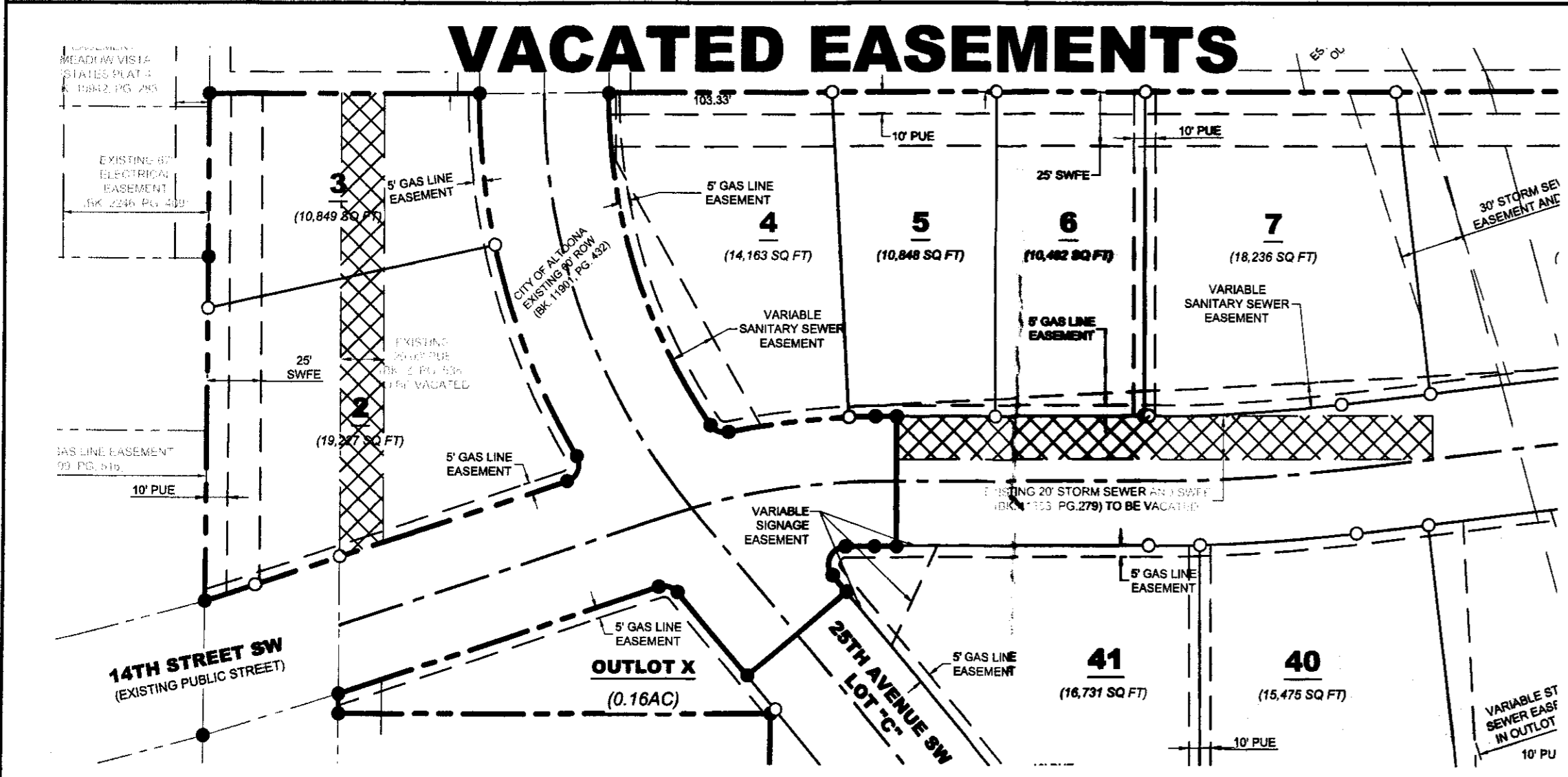
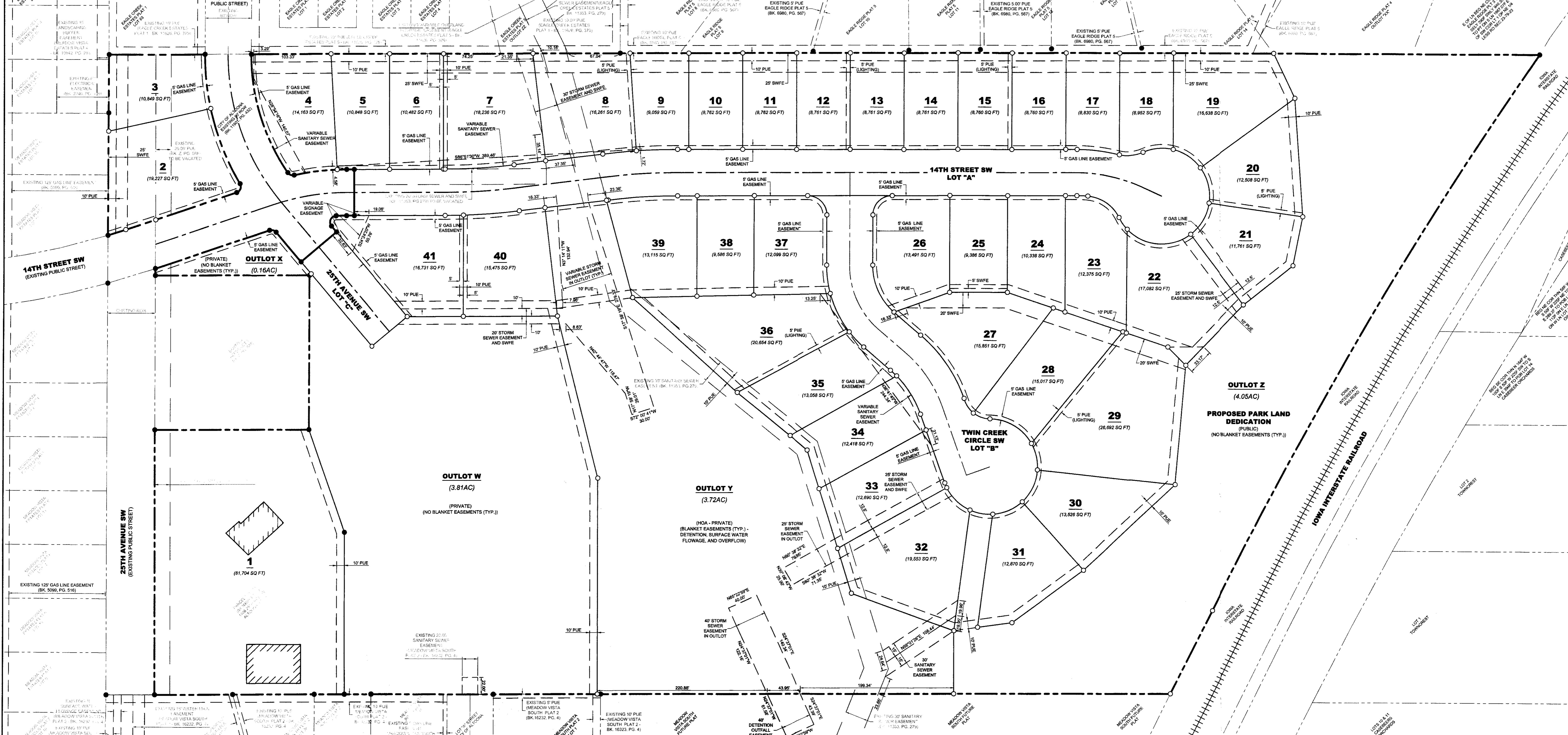


EAGLE KNOLL ESTATES PLAT 1 - EASEMENTS



NOTES:
 1. SEE SHEET 1 FOR ADDITIONAL INFORMATION.
 2. ALL PROPOSED EASEMENTS ARE PARALLEL TO THE NEAREST PROPERTY LINE, UNLESS OTHERWISE NOTED.

DRAWING SCALE:
 0 60 120
 SCALE: 1" = 60'
 (ALWAYS CHECK AGAINST BARSCALE)

ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 101 NE CIRCLE DR., OREM, IA 50111 | 110 W. GREEN ST., WATERSHET, IA 50273
 PH: (815) 988-5048 | PH: (515) 462-3965

PROJECT NO: 16599
DRAWN FILE NO: 17-00877
DRAWN BY: BDA
DESIGNED BY: VEP/JRK
REVIEWED BY: VEP
ISSUE DATE: 04/25/2018
CLIENT PROJECT NO:

SUBMITTAL SCHEDULE:

1. Initial Submittal	01/03/2018
2. Second Submittal	01/25/2018
3. Third Submittal	03/28/2018
4. Fourth Submittal	04/25/2018

FINAL PLAT
EAGLE KNOLL ESTATES PLAT 1
 ALTOONA, POLK COUNTY, IOWA

SHEET NO: 2 of 2

Exhibit " ___ "

**MINIMUM PROTECTION ELEVATIONS (MPE)
FOR
EAGLE KNOLL ESTATES PLAT 1
LOCATED IN: CITY OF ALTOONA, IOWA**

Lot No.	LLE *	MPE **	Lot No.	LLE *	MPE **	Lot No.	LLE *	MPE **
1	921.7	925.66 (Ex)	16	917.3	N/A	31	890.5	N/A
2	926.7	N/A	17	915.0	N/A	32	893.2	901.5
3	928.4	N/A	18	912.8	N/A	33	900.4	901.5
4	920.0	N/A	19	906.5	N/A	34	902.5	902.5
5	918.0	N/A	20	901.9	N/A	35	902.3	902.5
6	913.0	N/A	21	896.8	898.5	36	902.3	902.5
7	908.0	912.0	22	896.8	898.5	37	910.9	N/A
8	908.0	912.0	23	903.0	N/A	38	908.9	N/A
9	911.7	N/A	24	906.2	N/A	39	904.8	912.0
10	913.8	N/A	25	909.2	N/A	40	904.4	912.0
11	915.9	N/A	26	912.3	N/A	41	913.0	N/A
12	918.0	N/A	27	906.2	N/A			
13	920.2	N/A	28	902.2	N/A			
14	921.8	N/A	29	895.2	898.5			
15	919.5	N/A	30	893.9	N/A			

* The shown Lowest Lot Elevation (LLE) is the lowest designed elevation for each lot; and are from the Grading Plan on Sheets Q1.01 to Q1.16, inclusive, of the Proposed Construction Plans for Eagle Knoll Estates Plat 1 with an approved design date of August 31, 2017, and on file with the City of Altoona, Iowa. Actual site grading may vary depending on the respective contractor(s).

** The shown MPE elevations are referenced from the vertical control data shown on Sheet Q1.01 of the Proposed Construction Plans for Eagle Knoll Estates Plat 1 with an approved design date of August 31, 2017, and on file with the City of Altoona, Iowa. Actual site grading may vary depending on the respective contractor(s). The Minimum Opening Elevation (MOE) shall be protected to at least the MPE.

A separate and local form shall be individually provided by each lot owner, and to be signed and sealed by a duly licensed Professional Land Surveyor under the laws of the State of Iowa, for verification prior to issuance of the Certificate of Occupancy from the City of Altoona, Iowa.

Prepared By: Abaci Consulting, Inc.; 101 NE Circle Drive; Grimes, Iowa 50111
Office 515-986-5048; Fax 515-986-0588
Abaci Project No.: 16599

	ENGINEERING CERTIFICATION
	<p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT, SPECIFICATION, OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.</p> <p align="center"> </p> <p> JAY RONALD KOESTER, P.E. #21923 MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2018 11 June 2018 DATE </p> <p> PAGES OR SHEETS COVERED BY THIS SEAL This Page Only </p> <hr/> <hr/> <hr/>

Z:\site comp\Clients\Bartels, Jack\16599 - 1406 25th Ave SW, Altoona\Sheet Set\Final Plat\16599_MPE Elevations.docx

2. There is a Mortgage against the subject real estate in favor of Northwest Bank from Eagle Knoll Estate, LLC, in the original amount of \$2,100,000.00. Said mortgage is dated December 13, 2017, and filed December 27, 2017, in Book 16773 at page 159 in the records of the Polk County Recorder's office. This mortgage is a lien on the subject real estate and must be released.

3. The real estate taxes for fiscal year 2016-2017 were assessed as Parcel Nos. 171.00182.057.006 and 171.00182.057.004. The taxes for 2015-2016 and all prior years are paid. The taxes for 2016-2017 due and payable in 2017-2018 show the following:

Parcel No. 171.00182.057.006
1st installment of \$2,455.00 is paid
2nd installment of \$2,455.00 is paid

Parcel No. 171.00182.057.004
1st installment of \$5.00 is paid
2nd installment of \$5.00 is paid

Parcel No. 171.00182.057.003
No tax assessed (street)

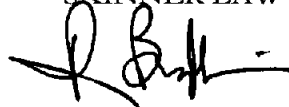
Parcel No. 171.00460.485.037
No tax assessed (street)

Parcel No. 171.00182.057.006 has now been retired. That property will now be assessed as Parcel No. 171.00182.057.007.

3. Searches have been made against the titleholder, Jack Laverne Bartels, Mary Jo Bartels, and Jack Laverne Bartels and Mary Jo Bartels, Co-Trustees of the Bartels Living Trust, and the same are negative except as set out herein.

I find nothing further to report. I hereby certify that title to the above-described real estate is in fee simple in the name of Eagle Knoll Estate, LLC, an Iowa Limited Liability Company, subject only to the mortgages as stated above. This opinion is in compliance with 354.11(1)(c) of the Code of Iowa.

Respectfully submitted,
SKINNER LAW OFFICE, P.C.



R. Bradley Skinner
Title Guaranty No. 3448

Exhibit "A"
Eagle Knoll Estate

All that part of Lot 2 Bartels Acres, an Official Plat, and Lot "A" of said Bartels Acres and Lot "E" of Meadow Vista Estates Plat 1, an Official Plat, all now included in and forming a part of the City of Altoona, Polk County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2 Bartels Acres, thence North $00^{\circ}04'41''$ West, along the West line of said Lot 2, a distance of 344.37 feet, to the Southwest corner of Lot 1 Bartels Acres; thence North $89^{\circ}55'19''$ East, along the South line of said Lot 1, a distance of 200.00 feet, to the Southeast corner of said Lot 1; thence North $00^{\circ}04'41''$ West, along the East line of said Lot 1, a distance of 200.00 feet, to the Northeast corner of said Lot 1; thence South $89^{\circ}55'19''$ West, along the North line of said Lot 1, a distance of 200.00 feet, to the Northwest corner of said Lot 1; thence North $00^{\circ}04'41''$ West, along the West line of said Lot 2, a distance of 72.22 feet, to a point on the North right-of-way line of 14th Street SW; thence South $71^{\circ}28'53''$ West, along said North right-of-way line, a distance of 40.55 feet, to a point on a curve; thence along the arc of a curve concave Southerly, having a radius of 970.00 feet, a central angle of $1^{\circ}25'59''$, an arc length of 24.26 feet, a chord bearing of South $72^{\circ}23'27''$ West, and a chord of 24.26 feet; thence North $00^{\circ}12'09''$ East, a distance of 234.59 feet; thence North $89^{\circ}52'15''$ East, a distance of 124.72 feet; thence North $89^{\circ}44'11''$ East, a distance of 60.00 feet; thence North $89^{\circ}51'32''$ East, along the North line of said Lot 2, a distance of 1,673.62 feet, to the Northeast corner of said Lot 2, being a point on the West right-of-way line of the Iowa Interstate Railroad; thence along a curve concave Southeasterly, having a radius of 5,780.00 feet, a central angle of $8^{\circ}18'23''$, an arc length of 837.93 feet and a chord bearing South $30^{\circ}08'11''$ West, and a chord distance of 837.21; thence South $26^{\circ}43'37''$ West, along said railroad right-of-way, a distance of 120.56 feet, to the Southeast corner of said Lot 2; thence South $89^{\circ}49'49''$ West, along the South line of said Lot 2, a distance of 1,322.20 feet, to the Point of Beginning (POB),

Except the right-of-way of 25th Avenue SW and 14th Street SW, as shown and described in the Acquisition Plat filed in Book 11901, Page 432-433.

Containing 28.22 Acres, more or less.

CERTIFICATE OF TREASURER OF POLK COUNTY, IOWA

STATE OF IOWA)
) ss:
COUNTY OF POLK)

I, Mary Maloney, Treasurer of Polk County, having examined the records of my office, in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to real properties, specifically set forth in Exhibit "A" attached hereto and made part hereof, to be hereinafter designated as:

EAGLE KNOLL ESTATES PLAT 1 an Official Plat, Polk County, Iowa

do hereby certify that same is free from all certified taxes,
special assessments and special rates and charges.

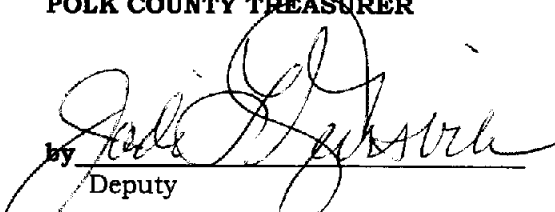
Nor are there any taxes due for Moneys and Credits, Bushels of Grain,
Industrial Machinery, Data Processing Equipment, Utilities or Buildings on Leased Land against

EAGLE KNOLL ESTATE, LLC; BARTELS LIVING TRUST, MARY JO BARTELS & JACK LAVERNE BARTELS TRUSTEES,


who is(are) the record title holder(s) of said real estate.

Dated at Des Moines, IA , Thursday, May 17, 2018 .

MARY MALONEY
POLK COUNTY TREASURER

by 
Deputy
(Treasurer's Seal)

Subscribed and sworn to before me on this
17th day of May, 2018.

by 
Notary Public in and for Polk County, IA

(Notary Seal)



PREPARED BY: Rebecca Lawrence, Property Description Specialist

EXHIBIT A

All that part of Lot 2 Bartels Acres, an Official Plat, and Lot "A" of said Bartels Acres and Lot "E" of Meadow Vista Estates Plat 1, an Official Plat, all now included in and forming a part of the City of Altoona, Polk County, Iowa, more particularly described as follows:

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Except the right-of-way of 25th Avenue SW and 14th Street SW, as shown and described in the Acquisition Plat filed in Book 11901, Page 432-433.

Containing 28.22 Acres, more or less.

Prepared by: Jordan Scupien, Polk County Auditor's Office, 111 Court Ave., Ste. 230, Des Moines, IA 50309-2297 (515) 286-3080

Approval of Subdivision Plat Name

Pursuant to Iowa Code §354.6(2) and §354.11(1)(e), the Polk County Auditor has approved the subdivision plat name of:

EAGLE KNOLL ESTATES PLAT 1



Jamie Fitzgerald, Polk County Auditor

May 14, 2018

Date



By Jordan Scupien

ALTOONA

RESOLUTION # 5-21-2018#05

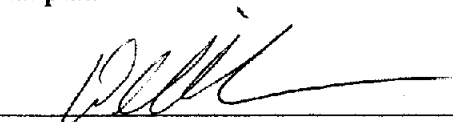
**RESOLUTION APPROVING THE FINAL PLAT FOR
"EAGLE KNOLL ESTATES PLAT 1"**

WHEREAS, the City of Altoona has received a request for approval of the above referenced final plat; and

WHEREAS, the Altoona City Council has reviewed said final plat and found it to be in true order.

THEREFORE, BE IT RESOLVED BY THE ALTOONA CITY COUNCIL to approve the request for said final plat.

Passed this 21st day of May, 2018



Dean O'Connor, Mayor

Attest:



Randy Pierce, City Clerk

Council member Mertz introduced and moved for the adoption of RESOLUTION #5-21-2018# 05. Seconded by Willey.

Council Vote:	Ayes	Nays	Absent	Abstain
Boka	✓			
Duer	✓			
Leigher	✓			
Mertz	✓			
Willey	✓			