

BOARD OF SUPERVISORS

District 1 | **Stacey Walker**

District 2 | **Ben Rogers**

District 3 | **Louis J. Zumbach**

JEAN OXLEY LINN COUNTY PUBLIC SERVICE CENTER

935 2ND ST. SW

CEDAR RAPIDS, IA 52404

PH: 319-892-5000 | FAX: 319-892-5009

LinnCounty.org



**LINN COUNTY BOARD OF SUPERVISORS
MEETING AGENDA**

Monday, March 8, 2021

11 a.m.

Formal Board Room—Jean Oxley Public Service Center
935 2nd St. SW, Cedar Rapids, IA

Call to Order

Public Comment: Five Minute Limit per Speaker

This comment period is for the public to address topics on today's agenda.

Minutes

Discuss and decide on meeting minutes.

Public hearing and first consideration for rezoning case JR21-0001, request to rezone property located in the 2000 Block of Covington Rd. NW NE 15-83-8, from the VR (Village Residential) district to the VM (Village Mixed-Use) district, approximately 0.37 acres, Brecke Construction Services, LLC, owner.

Discuss a Partial Release of the judgement in place against properties listed at 915 Shaver Road NE, and 1800 10th Street SE, Cedar Rapids, Iowa

Discuss joint proposal from Kirkwood Community College and Eastern Iowa Airport for letter of support in Federal Aviation Administration (FAA) grant request and conditional financial award of \$25,000 from FY'22 Economic & Community Development funds

Discuss authorizing Purchasing Director to donate used 2006 Chrysler Town & Country van to Willis Dady Homeless Services.

Review the plans and specifications, authorize the notice to bidders, set the public hearing and set the bid filing date for Linn County Conservation for the construction of cold storage sheds at Morgan Creek and Wanatee parks.

Canvass of votes: Special Election for Alburnett Community School District

Canvass of votes: Special Election for Marion Independent School District

Public Comment: Five Minute Limit per Speaker

This is an opportunity for the public to address the board on any subject pertaining to board business.

Payroll Authorizations

Discuss and decide on Employment Change Roster (payroll authorizations).

Claims

Discuss and decide on claims.

Correspondence

Legislative Update

Appointments

Adjournment

To adhere to social distancing requirements, Linn County employees and the public may participate in this meeting as follows:

- 1) Conference call—telephone number 1-800-945-0974, access code 501116
- 2) Email questions or comments prior to or during the meeting to: bd-supervisors@linncounty.org

For questions about meeting accessibility or to request accommodations to attend or to participate in a meeting due to a disability, please contact the Board of Supervisors office at 319-892-5000 or at bd-supervisors@linncounty.org.

Prepared by Jessie Black
Linn County Planning & Development
935 2nd Street S.W., Cedar Rapids, Iowa 52404-2100
(319) 892-5130
Return to Becky Shoop, Auditor's Office

LINN COUNTY ORDINANCE No. - - 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF LINN COUNTY, IOWA BY REZONING AND CHANGING THE DISTRICT CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 2001 COVINGTON RD, IOWA FROM THE "VR" VILLAGE RESIDENTIAL DISTRICT TO THE "VM" VILLAGE MIXED-USE DISTRICT

BE IT ORDAINED by the Board of Supervisors of Linn County, Iowa, as follows:

SECTION 1. ZONING DISTRICT CHANGED. The zoning of property located at 2001 COVINGTON RD, Iowa legally described as:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN GLEN OAKS FIRST ADDITION TO LINN COUNTY, IOWA, RECORDED IN BOOK 14, PAGE 184, ON FILE IN THE LINN COUNTY RECORDER'S OFFICE, CEDAR RAPIDS, IOWA; THENCE SOUTH 15°40'57" EAST (ASSUMED BEARING), 325.59 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF NORTH GLEN DRIVE; THENCE SOUTHWESTERLY 103.32 FEET ALONG A 474.66 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 65°53'46" WEST, 103.12 FEET) ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 59°47'19" WEST, 13.40 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY 176.17 FEET ALONG A 786.02 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 65°47'02" WEST, 175.80 FEET) ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 72°33'00" WEST, 8.70 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF COVINGTON ROAD; THENCE NORTH 14°07'56" WEST, 193.69 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTHWESTERLY 230.29 FEET ALONG A 1970.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 17°28'52" WEST, 230.16 FEET) ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTH SECTION LINE OF SAID SECTION 15 AND

THE SOUTH LINE OF WARRANTY DEED AS RECORDED IN BOOK 8939, PAGE 528-529, ON FILE IN THE LINN COUNTY RECORDER'S OFFICE, CEDAR RAPIDS, IOWA; THENCE SOUTH 89°56'26" EAST, 141.19 FEET ALONG SAID SOUTH LINE AND SAID NORTH SECTION LINE TO THE SOUTHEAST CORNER OF SAID WARRANTY DEED; THENCE NORTH 08°26'26" WEST, 30.33 FEET ALONG WEST LINE OF SAID WARRANTY DEED TO THE SOUTH LINE OF COURT OFFICER DEED AS RECORDED IN BOOK 8376, PAGE 175-177, ON FILE IN THE LINN COUNTY RECORDER'S OFFICE, CEDAR RAPIDS, IOWA; THENCE SOUTH 89°56'26" EAST, 166.02 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; CONTAINING 2.547 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

is hereby changed from the "VR" Village Residential district to the "VM" Village Mixed-Use district.

SECTION 2. ZONING MAP AMENDED. The Planning and Development Director, or his/her designee, is instructed to modify the Official Zoning Map of Linn County, Iowa to reflect the district classification change described in Section 1.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with this ordinance are repealed.

SECTION 4. SEVERABILITY. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. SAVING. The Code of Ordinances, Linn County, Iowa, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 6. EFFECTIVE DATE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Public hearing and first consideration on the 8th day of March, 2021

Second consideration on the 10th day of March, 2021

Third and final passage on the _____ day of _____, 2021

Published in the Gazette on the _____ day of _____, 2021

LINN COUNTY BOARD OF SUPERVISORS

Chairperson

Supervisor

Supervisor

ATTEST:

Joel D. Miller, Linn County Auditor

STATE OF IOWA)
) SS
COUNTY OF LINN)

I, _____, County Auditor of Linn County, Iowa, hereby certify that the above and foregoing is a true copy of an ordinance passed by the Linn County Board of Supervisors at a regular meeting of said Board held on _____, 2021 and published as provided by law on _____, 2021.

Linn County Auditor

Subscribed and sworn to me this ____ day of _____, 2021.

Notary Public, State of Iowa



December 16, 2020

Linn County Attorney's Office- Civil Division
Attn: Lisa M. Epp, Assistant Linn County Attorney
935 2nd Street SW
Cedar Rapids, Iowa 52404

RE: Cedar River, Cedar Rapids, Iowa, Flood Risk Management Project; request for partial release of judgment on Interstate Power and Light Company owned parcels (GPN 142730500400000; 141630200200000; and 142730500100000)

Dear Lisa M. Epp,

I am writing you today in regards to the Judgment filed July 15, 2015, Case No. 1:15-CV-00061-EJM by Plaintiffs United States of America, The State of Iowa, The County of Linn, Iowa, and Sierra Club versus defendant Interstate Power and Light Company.

The City of Cedar Rapids, Iowa (City) and the U.S. Army Corps of Engineers (USACE) are in the process of constructing a flood control system in Cedar Rapids, Iowa. The City, as the non-federal sponsor for this project, is responsible for providing all unencumbered lands, easements, rights-of-way, relocations, and disposal areas needed to construct and operate the flood control system.

The City is requesting a partial release of the judgment in place against properties located at 915 Shaver Road NE, Cedar Rapids, Iowa 52402 and 1800 10th Street SE, Cedar Rapids, Iowa 52401, owned by Interstate Power and Light Company. The legal descriptions for these properties are:

PART OF LOT 5, AUDITOR'S PLAT NO 29, CEDAR RAPIDS, LINN COUNTY, IOWA

OUTLOT A, JOHN WEARE'S SECOND ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA

A PART OF PARCEL A, PLAT OF SURVEY NO. 2216 AS FILED IN BOOK 10289, PAGE 465 OF
THE COUNTY RECORDS OF LINN COUNTY, IOWA

More particularly described on survey Exhibits A, B, and C, attached.

Interstate Power and Light Company informed the City they have and continue to be in compliance with certain emissions control per the Clean Air Act (CCA) and have applied for New Source Review (NSR) permits that conform within the permitting requirements. Interstate Power and Light Company have achieved, maintained, and continue to demonstrate compliance with the Clean Air Act (CCA) and applicable requirements established thereunder the Preventions of Significant Deterioration Act (PSD) and to take appropriate action to remedy, mitigate and offset the harm to the public health and environment as detailed in Case No. 1:15-CV-00061-EJM. Interstate Power and Light Company has paid all related civil penalties.

Public Works Department

City Services Center • 500 15th Avenue S.W. • Cedar Rapids, Iowa 52404-5836 • (319) 286-5802 • FAX (319) 286-5801

On September 2, 2015, the United States of America, the State of Iowa, the County of Linn, Iowa, the Sierra Club and Interstate Power and Light Company filed a Joint Stipulation Terminating a Completed Task in the Consent Decree requesting court approve termination. This was certified and filed on August 26, 2016. This action was acknowledgment that all civil penalties outlined in the judgment had been completed.

We respectfully request you agree to the requested partial release of properties as outlined and shown on Exhibits A, B, and C, attached. Please find enclosed the prepared Partial Release of Judgment Lien. Please return the signed Partial Release of Judgment Lien by 1/29/2021. If you have any questions about this request, contact me at 225 2nd St. SE, Ste. 210 Cedar Rapids, IA 52401, by phone 319-360-7849 or email breid@prosourcecotech.com.

Sincerely,
ProSource Technologies, LLC On behalf of the City of Cedar Rapids



Billie Reid
Title Specialist

cc: The City of Cedar Rapids, file

Enclosures:

Copy of Judgment filed July 15, 2015, Case No. 1:15-CV-00061-EJM
Partial Release of Judgement Lien with Exhibits A, B, and C (2 copies)
Business card
Return envelope

Public Works Department

City Services Center • 500 15th Avenue S.W. • Cedar Rapids, Iowa 52404-5836 • (319) 286-5802 • FAX (319) 286-5801

THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF IOWA
CEDAR RAPIDS DIVISION

IN RE:

Upon the Petition of

NO. 1:15-CV-00061-EJM

Linn County, Iowa,

Plaintiff(s),

**PARTIAL RELEASE OF JUDGMENT
LIEN AS
TO SPECIFIC PROPERTY**

and Concerning:

**Interstate Power and Light Company,
Defendants(s).**

The undersigned, holder of judgment for injunctive relief and civil penalties as a result of violation of the Prevention of Significant Deterioration "PSD" provisions of the Act, 42, U.S.C Sections 7470-7492 and the EPA-approved Iowa State Implementation Plan ("Iowa SIP") regulations promulgated thereunder in the above-entitled matter, or attorney of record for the holder of said judgment in the above-entitled matter, does hereby release the lien of said judgment from the following described real estate:

PART OF LOT 5, AUDITOR'S PLAT NO 29, CEDAR RAPIDS, LINN COUNTY, IOWA

OUTLOT A, JOHN WEARE'S SECOND ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA

A PART OF PARCEL A, PLAT OF SURVEY NO. 2216 AS FILED IN BOOK 10289, PAGE 465 OF THE COUNTY RECORDS OF LINN COUNTY, IOWA, more particularly described on Exhibits A, B, and C, attached hereto and incorporated herein by this reference.

Executed this day of , 20 .

Judgment Holder or Attorney of Record for Judgment Holder

STATE OF IOWA, LINN COUNTY, ss.

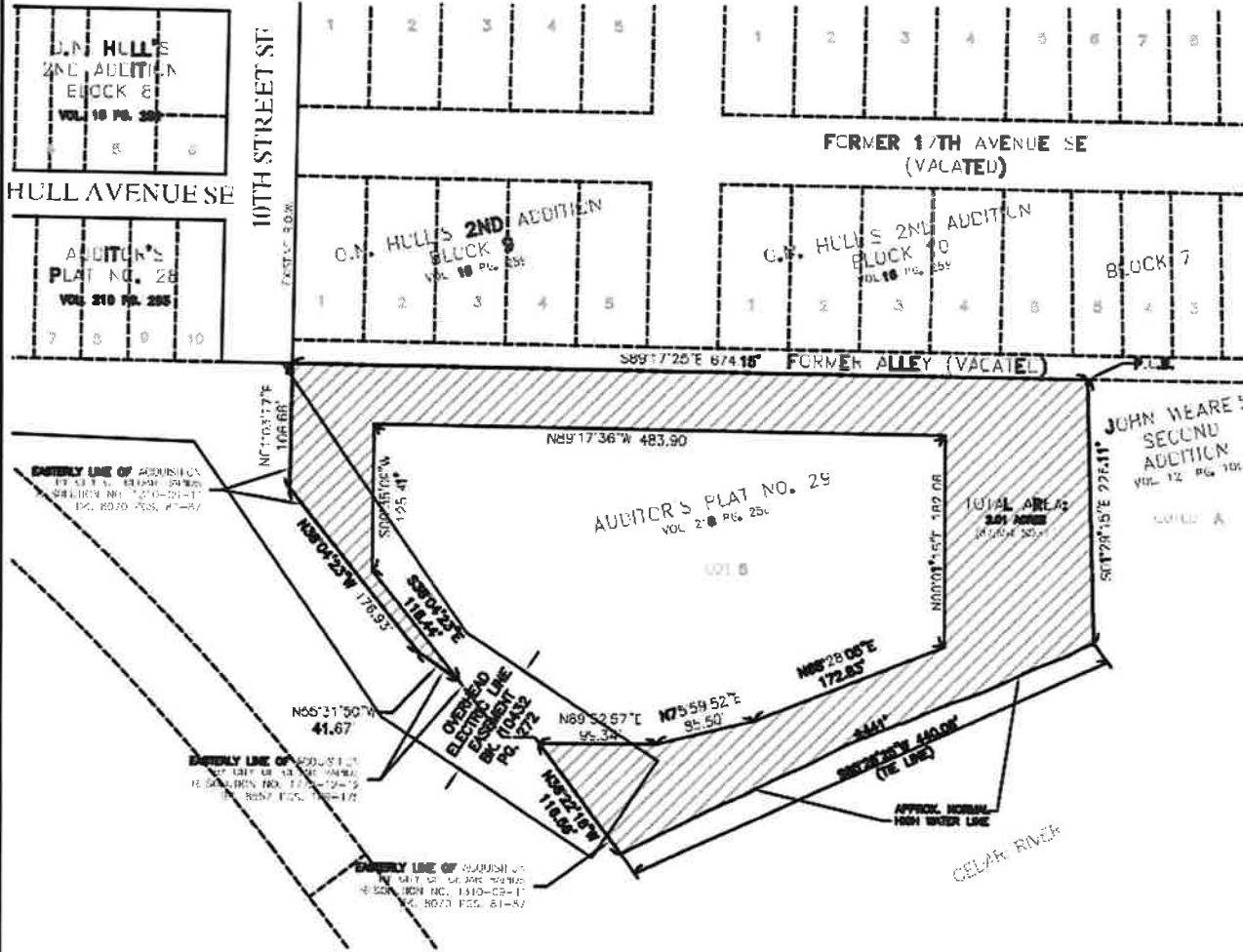
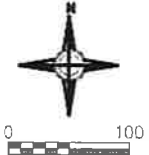
On this day of , 20 , before me, a Notary Public in and for said County and State, personally appeared , to me personally known, and who, being by me duly sworn, acknowledged that executed the same as voluntary act and deed (as judgment holder) (as attorney of record for and on behalf of said judgment holder).

(NOTARIAL SEAL)

(Type/Print Name)
Notary Public in and for the State of .
My Commission expires:

EXHIBIT A

FLOOD CONTROL SYSTEM VACATE
 Prepared by: Robert A. K. Reitzel, K. Anderson-Sorenson Engineers & Surveyors, Inc.
 300 River Ridge Drive, Cedar Rapids, Iowa 52403-2700



Legal Description

PART OF LOT 11, ADDITION TO PLAT NO. 28, CEDAR RAPIDS, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF SAID LOT 11

THENCE S01°25'15"E ALONG THE EASTERLY LINE OF SAID LOT 11 236.11 FEET TO THE NORMAL HIGH WATER LINE OF THE CEDAR RIVER;

THENCE SOUTHWESTERLY ALONG SAID NORMAL HIGH WATER LINE 441 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF ADDITION BY CITY OF CEDAR RAPIDS RESOLUTION NO. 1310-08-11 RECORDED IN BOOK 2010, PAGES 81-87 OF SAID COUNTY RECORDS, SAID POINT BEING S89°28'20"E, 440.08 FEET FROM THE PREVIOUS DESCRIBED CORNER;

THENCE N38°22'18"E ALONG THE EASTERLY LINE OF SAID ADDITION 116.88 FEET;

THENCE N89°28'07"E, 90.38 FEET;

THENCE N75°09'07"E, 65.00 FEET;

THENCE N89°28'07"E, 172.83 FEET;

THENCE N00°01'10"E 100.00 FEET;

THENCE N89°17'28"E 403.80 FEET;

THENCE S00°26'07"W, 128.41 FEET;

THENCE S30°04'25"E, 118.44 FEET TO THE EASTERLY LINE OF ADDITION BY CITY OF CEDAR RAPIDS RESOLUTION NO. 1770-12-12 RECORDED IN BOOK 2007, PAGES 160-176 OF SAID COUNTY RECORDS;

THENCE N83°11'20"E ALONG SAID EASTERLY LINE 41.87 FEET TO THE NORTHWEST CORNER OF SAID ADDITION;

THENCE ALONG SAID ADDITION FILED IN BOOK 2010, PAGES 81-87 OF SAID COUNTY RECORDS FOR THE MEYER TRACT;

THENCE N0°04'23"E, 176.88 FEET;

THENCE N89°28'12"E 100.00 FEET TO THE NORTHWEST CORNER OF SAID ADDITION;

THENCE S89°17'28"E ALONG THE NORTH LINE OF SAID LOT 11 674.18 FEET TO THE POINT OF BEGINNING CONTAINING 2.01 ACRES (87,664 SQ. FT.) MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

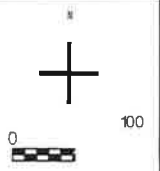
DRAFT

APPROVED BY: _____
 TITLE: _____
 FIRM: ANDERSON SORENSON ENGINEERS & SURVEYORS, INC.
 ADDRESS: 300 RIVER RIDGE DRIVE, CEDAR RAPIDS, IOWA 52403-2700
 PHONE: 319.244.1111
 FAX: 319.244.1112
 WEBSITE: www.asurvey.com

EXHIBIT A

FLOOD CONTROL SYSTEM: REACH 4

Prepared by & Return to: R. Rodney Klien, Anderson-Bogert Engineers & Surveyors, Inc.
4001 River Ridge Dr. N.E. Cedar Rapids, Iowa 52402 (319) 377-4629



SURVEY PERFORMED
OCTOBER, 2020

EXHIBIT A
Project Number: 214087

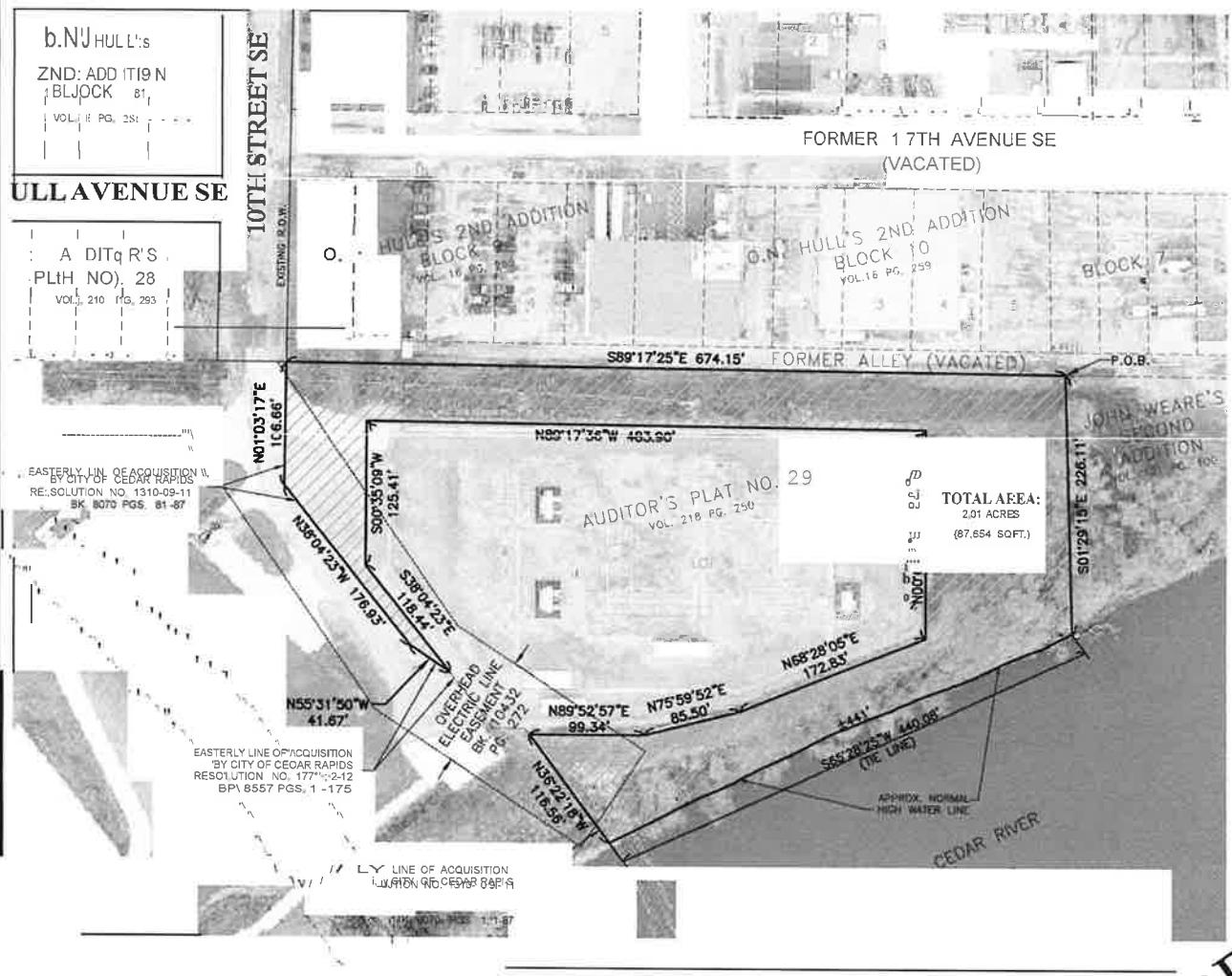
Drawn By: JAW Approved By: RLK
Date: 10/23/20 Scale: 1"=100'
Field Book #335



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Legal Description

PART OF LOT 5, AUDITOR'S PLAT NO. 29, CEDAR RAPIDS, LINN COUNTY, IOWA FURTHER DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5;
- THENCE S01°29'15"E ALONG THE EASTERLY LINE OF SAID LOT 5, 226.11 FEET TO THE NORMAL HIGH WATER LINE OF THE CEDAR RIVER;
- THENCE SOUTH-WESTERLY ALONG SAID NORMAL HIGH WATER LINE 441 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF ACQUISITION BY CITY OF CEDAR RAPIDS RESOLUTION NO. 1310-09-11 RECORDED IN BOOK 8070, PAGES 81-87 OF SAID COUNTY RECORDER, SAID POINT BEING S55°28'25"W, 440.08 FEET FROM THE PREVIOUS DESCRIBED COURSE;
- THENCE N36°22'18"W ALONG THE EASTERLY LINE OF SAID ACQUISITION, 116.56 FEET;
- THENCE N89°52'57"E, 99.34 FEET;
- THENCE N75°59'52"E, 85.50 FEET;
- THENCE N88°28'05"E, 172.83 FEET;
- THENCE N00°01'15"E, 182.05 FEET;
- THENCE N89°17'36"W, 483.90 FEET;
- THENCE S00°35'09"W, 125.41 FEET;
- THENCE S33°04'23"E, 118.44 FEET TO THE EASTERLY LINE OF ACQUISITION BY CITY OF CEDAR RAPIDS RESOLUTION NO. 1770-12-12 RECORDED IN BOOK 8557, PAGES 169-175 OF SAID COUNTY RECORDER;
- THENCE N55°31'50"W ALONG SAID EASTERLY LINE, 41.67 FEET TO THE NORTHWEST CORNER OF SAID ACQUISITION;
- THENCE N38°04'23"W, 176.93 FEET;
- THENCE N01°03'17"E, 106.66 FEET TO THE NORTHEAST CORNER OF SAID ACQUISITION;
- THENCE S89°17'25"E ALONG THE NORTH LINE OF SAID LOT 5, 674.15 FEET TO THE POINT OF BEGINNING CONTAINING 2.01 ACRES (87,654 SQ.FT.) MORE OR LESS.
- SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

TOTAL AREA:
2.01 ACRES
(87,654 SQ.FT.)

Legend

- Boundary Line - - - - -
- Adjoining Lot Line - - - - -
- Building Setback Line - - - - -
- Found 5/8" Rebar -
- w/Yellow Cop #17929 -
- Set Wx30" Rebar -
- w/Orange Cap #18646 -
- Found Cut "X" - X
- Set Section/Quarter Corner - &
- Found Section/Quarter Corner - A
- Measured - (M)
- Record - (R)

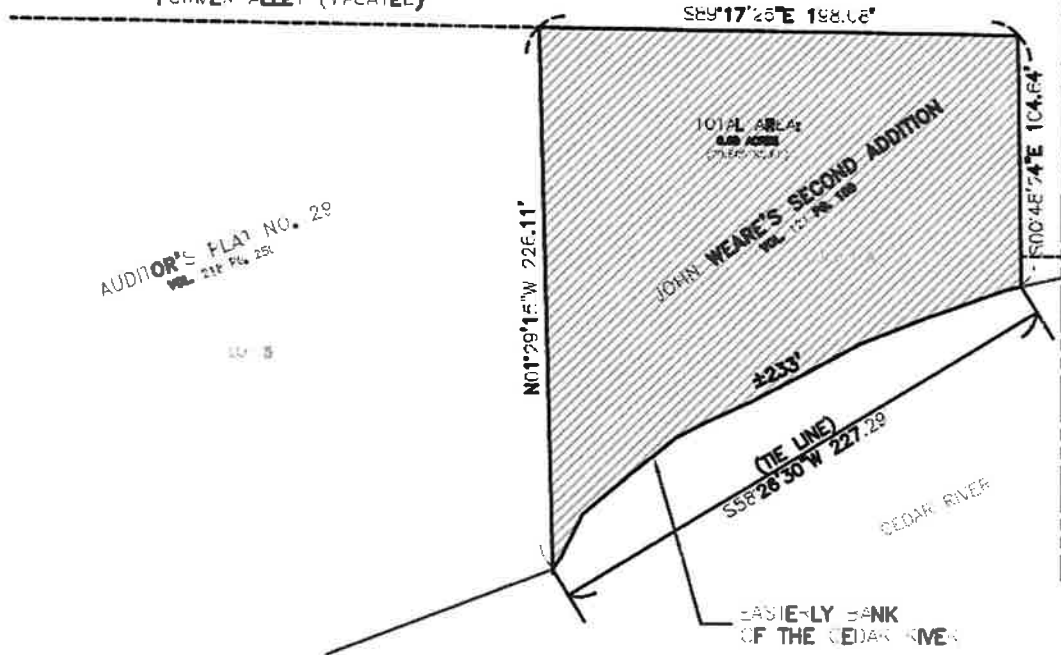
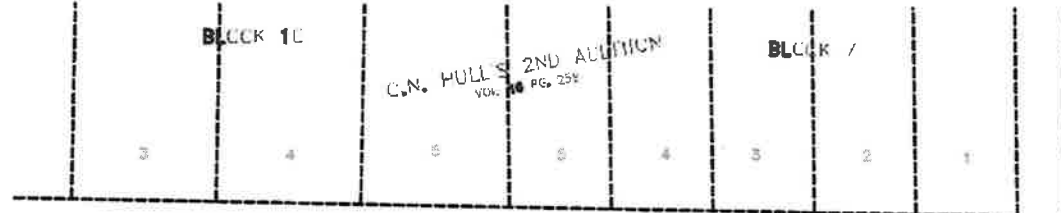
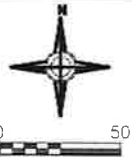
NOTES:

- 1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 2. BEARINGS HEREON ARE BASED UPON IOWA STATE PLANE NAD 83 NORTH ZONE.
- PROPRIETOR: INTERSTATE POWER & LIGHT COMPANY
GPN: 14273-05004-00000

DRAFT

EXHIBIT B

FLUOROCARBON SYSTEMS, INC.
 The plat was prepared by the Cedar Rapids, Iowa, and Des Moines, Iowa, Surveyors, Inc.
 301 Riverside Drive, Cedar Rapids, Iowa 52402, U.S.A.



AUDITOR'S PLAT NO. 29
 VOL. 214 PG. 251

TOTAL AREA:
 6.25 ACRES
 271,850.00 SQ. FT.

Legal Description
 OUTLOT OF JOHN WEARE'S SECOND ADDITION TO CEDAR RIVER, LINDA SECURITIES CORP.
 PARCEL CONTAINS 0.25 ACRES (25,000 SQ. FT.) MORE OR LESS.
 SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

Legend

Boundary Line	—————
Adjoining Lot Line	- - - - -
Section Line
Markers: Setback Line
Found 5/8" Rubber	•
Found 1/2" Iron Pipe	○
Found 4 x 20" Rubber	○
Found 2" Iron Pipe	○
Found Section/Quarter Corner	X
Found Section/Quarter Corner	△
Measured	W
Record	W

DRAFT

NOTES:
 1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. BEARINGS HEREON ARE BASED UPON IOWA STATE PLANE AND 83 NORTH ZONE.
 PROPRIETOR: IOWA ELECTRIC LIGHT AND POWER COMPANY
 GPL: 14273-0801-0000

DRAWN BY: [Name] DATE: [Date]
 CHECKED BY: [Name] DATE: [Date]
 EXHIBIT B
 Project Number: 214087
 ANDERSON SCIENTIFIC
 SURVEYORS
 1001 EAST 15TH AVENUE
 DES MOINES, IOWA 50319
 PHONE: 515-281-1111
 FAX: 515-281-1112
 WWW.AS-SURV.COM

EXHIBIT B

FLOOD CONTROL SYSTEM: REACH 4

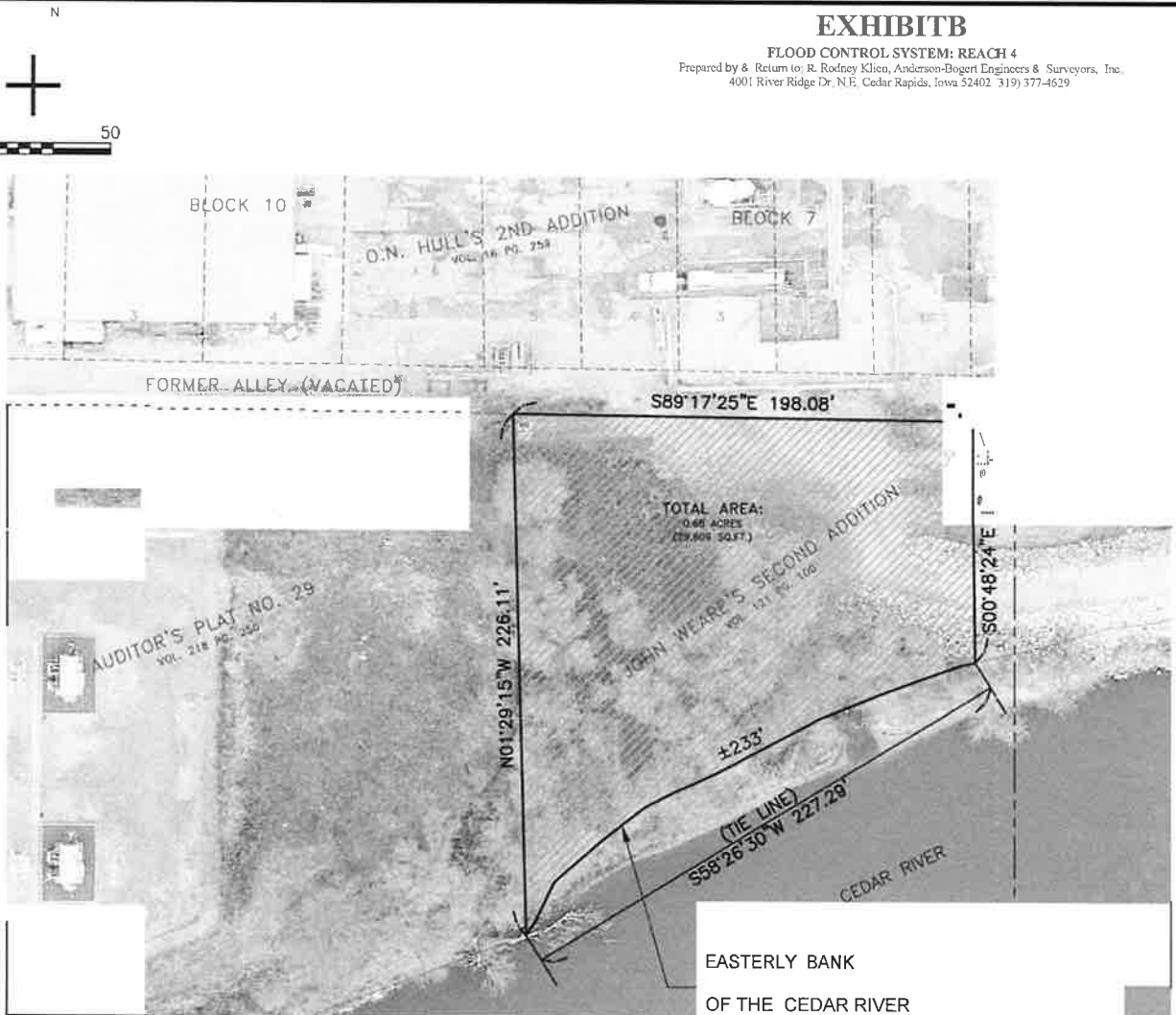
Prepared by & Return to: R. Rodney Klison, Anderson-Bogert Engineers & Surveyors, Inc.
4001 River Ridge Dr. N.E. Cedar Rapids, Iowa 52402 319) 377-4629

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Persons of Judgment

2020-10-01 10:00 AM



Legal Description

OUTLOT A, JOHN WEARE'S SECOND ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA.
PARCEL CONTAINS 0.68 ACRES (29,609 SQ. FT.) MORE OR LESS.
SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

Legend

- Boundary Line - - - - -
- Adjoining Lot Line - - - - -
- Section Line - - - - -
- Building Setback Line - - - - -
- Found 5/8" Rebar w/Yellow Cop # 17929
- Set Wx30" Rebar w/Orange Cop # 18646
- Found "Cut" X
- Set Section/Quarter Corner
- Found Section/Quarter Corner
- Measured
- Record

DRAFT

NOTES:
 1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 2. BEARINGS HEREON ARE BASED UPON IOWA STATE PLANE NAD 83 NORTH ZONE.
 PROPRIETOR: IOWA ELECTRIC LIGHT AND POWER COMPANY
 GPN: 14273-05001-00000

SURVEY PERFORMED
OCTOBER, 2020

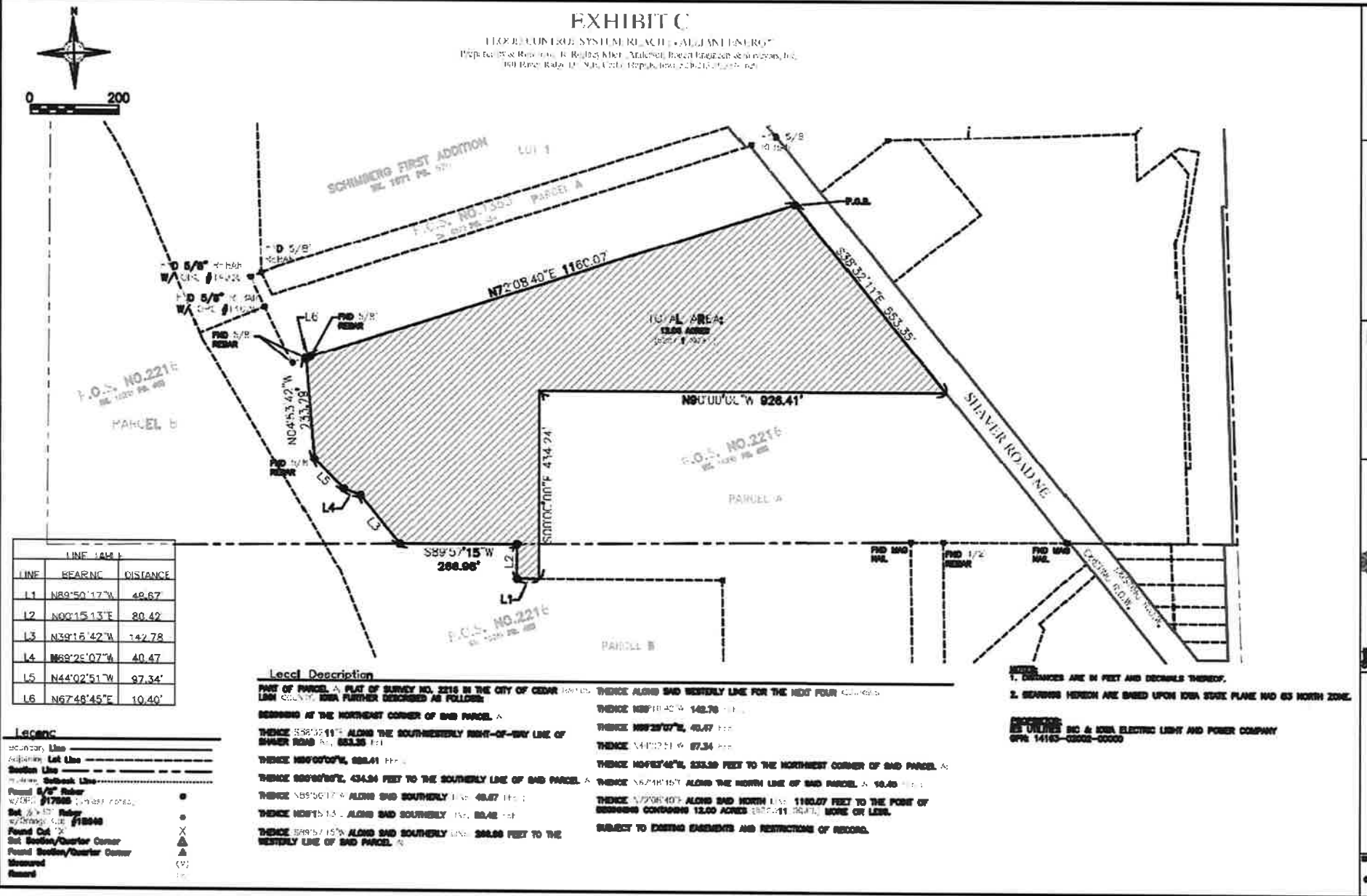
Drawn By: RSK
Date: 09/16/20
Print Book #235

Approved By: RSK
Date: 09/16/20
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NO. 0017, P.L. 114, 115
 OCTOBER, 2020

INSTRUMENT NO. 217767

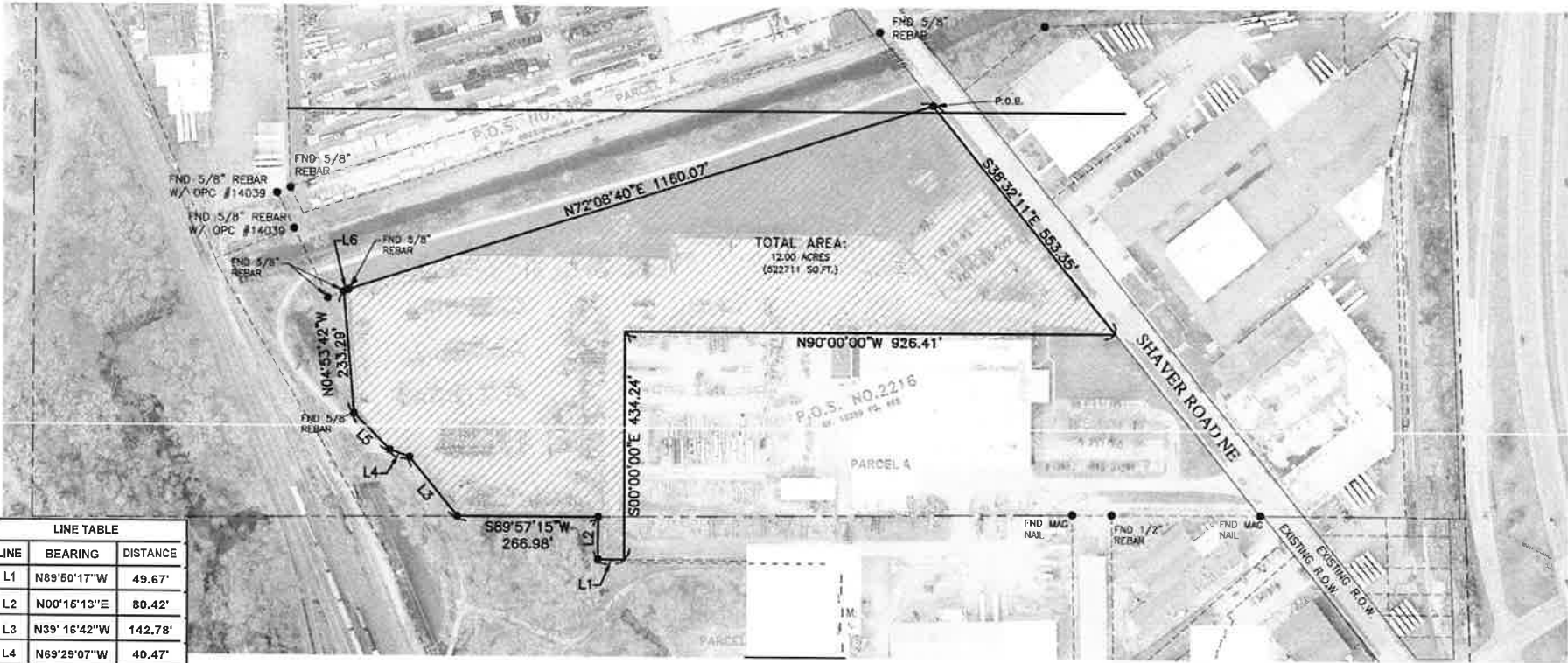
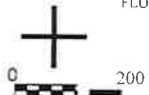
APPROVED BY: [Signature]
 BOB & JOAN ELECTRIC LIGHT AND POWER COMPANY
 P.O. BOX 280

ANDERSON SOBELT

EXHIBIT C

FLOOD CONTROL SYSTEM: REACH 1 - ALLIANT ENERGY

Prepared by & Return to: R. Rodney Kilian, Anderson-Bogert Engineers & Surveyors, Inc.
4001 River Ridge Dr. N.E. Cedar Rapids, Iowa 52402 (319) 377-4629



LINE	BEARING	DISTANCE
L1	N89°50'17"W	49.67'
L2	N00°15'13"E	80.42'
L3	N39°16'42"W	142.78'
L4	N69°29'07"W	40.47'
L5	N44°02'51"W	97.34'
L6	N67°48'45"E	10.40'

Legal Description

PART OF PARCEL A, PLAT OF SURVEY NO. 2216 IN THE CITY OF CEDAR RAPIDS, IOWA FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL A;
 THENCE N89°50'17"W, 142.78 FEET;
 THENCE N69°29'07"W, 40.47 FEET;
 THENCE N44°02'51"W, 97.34 FEET;
 THENCE N04°53'42"W, 233.29 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A;
 THENCE S00°00'00"E, 434.24 FEET TO THE SOUTHERLY LINE OF SAID PARCEL A;
 THENCE N67°48'45"E ALONG THE NORTH LINE OF SAID PARCEL A, 10.40 FEET;
 THENCE N72°08'40"E ALONG SAID SOUTHERLY LINE, 1160.07 FEET TO THE POINT OF BEGINNING CONTAINING 12.00 ACRES (522,711 SQ.FT.) MORE OR LESS.
 THENCE S89°57'15"W ALONG SAID SOUTHERLY LINE, 266.98 FEET TO THE WESTERLY LINE OF SAID PARCEL A;
 THENCE N90°00'00"W, 926.41' FEET;
 THENCE N38°32'11"E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SHAVER ROAD NE, 553.35 FEET;
 THENCE N89°00'00"W, 926.41 FEET;
 THENCE N04°53'42"W, 233.29 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A;
 THENCE S00°00'00"E, 434.24 FEET TO THE SOUTHERLY LINE OF SAID PARCEL A;
 THENCE N67°48'45"E ALONG THE NORTH LINE OF SAID PARCEL A, 10.40 FEET;
 THENCE N72°08'40"E ALONG SAID SOUTHERLY LINE, 1160.07 FEET TO THE POINT OF BEGINNING CONTAINING 12.00 ACRES (522,711 SQ.FT.) MORE OR LESS.
 SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

NQ161L
 1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 2. BEARINGS HEREON ARE BASED UPON IOWA STATE PLANE NAD 83 NORTH ZONE.

PROPRIETOR:
 IES UTILITIES INC & IOWA ELECTRIC LIGHT AND POWER COMPANY
 GPN: 14163-02002-00000

Legend

Boundary Line -	---
Adjoining Lot Line -	---
Section Line -	---
Building Setback Line -	---
Found 5/8" Rebar w/OPC #17565 (unless noted)	*
Set 1/2"x3/8" Rebar w/Orange Cop #18646	o
Found Cut "X"	X
Set Section/Quarter Corner	S
Found Section/Quarter Corner	A
Measured Record	(M)
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SURVEY PERFORMED OCTOBER, 2020
 EXHIBIT C Project Number: 214097
 Drawn By: AWS Date: 10/27/20
 Cedar Rapids
 Sheet No. 1 of 1