City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager

DATE: January 18, 2018

SUBJECT: 1) Rezoning request from A-2, Agriculture District to I-2, General Industrial District
2) Placor Subdivision, Preliminary and Final Plats

Lee Plasier, President of Pla-Cor, Inc. has submitted and is requesting approval of an application for a preliminary and finals plat to be named Placor Subdivision. Additionally, Mr. Plasier is requesting approval of a rezoning of the southwest portion of the proposed Lot C from A-2 to I-2 making the entirety of the property I-2. The entirety of Lot B and a majority of Lot C is within the city limits of Carroll; however, the portion of Lot C that is proposed to be rezoned is outside the city limits. The portion of the property that is outside the Carroll city limits is adjacent to an old railroad bridge abutment and due to the liability related to its removal in the future staff is not supportive of annexing the property into the City of Carroll.

The plat contains 11.45 acres of land and is located between US Highway 30 (northeast) and W 6th Street (southwest), and behind the Crouse Crossing shopping center.

The property is identified in the 2013 Carroll Comprehensive Plan as General Industrial.

The development consists of 2 industrial lot. Lot B is 7.90 acres in size and Lot C is 3.55 acres in size. The lots meet the minimum requirements for I-2 zoning.

No new streets or right-of-ways are proposed as part of this development. Lot B will continue to have access to US Highway 30 with a possible future connection to West 6th Street. Lot C will have access to West 6th Street.

No new City owned utilities are proposed in the development. The lots will be served by City of Carroll water, sanitary sewer, and storm sewer systems.

The attached preliminary plat is pertinent to the application and includes the exterior boundary description of the proposed plat.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS:

1. That the Carroll City Council approve the rezoning of the southwest portion of Lot C from A-2, Agriculture District to I-2, General Industrial District.
2. That the Carroll City Council approve the Placor Subdivision Preliminary and Final Plats.

STAFF RECOMMENDATION: Staff recommends City Council approval of the rezoning and the Placor Subdivision Preliminary and Final Plats as recommended by the Planning and Zoning Commission.

CITY OF CARROLL
SUBDIVISION DATA

NAME OF PLAN: Placor Subdivision –Preliminary and Final Plats
NAME OF OWNER/DEVELOPER: Lee Plasier, President of Pla-Cor, Inc.

GENERAL INFORMATION:

PLAT LOCATION:	Between US Highway 30 (Northeast) and W 6th Street (southwest), and behind the Crouse Crossing shopping center
SIZE OF PLAN:	11.45 Acres
CURRENT ZONING:	I-2, General Industrial District - Lot B and all of Lot C except for the southwest portion A-2, Agriculture District – Southwest portion of Lot C
PROPOSED ZONING:	I-2, General Industrial District

LOTS:

NUMBER:	2 Industrial Lots
SIZE/DENSITY:	5.73 acres per lot
USE:	Industrial
BUILDING LINES:	None

ADJACENT LANDS:

NORTH:	Commercial
SOUTH:	Agricultural Land
EAST:	Commercial/Industrial
WEST:	Commercial/Industrial

STREET DEVELOPMENT:

No new streets or right-of-ways are proposed as part of this development. Lot B will continue to have a developed access to US Highway 30 with a possible future connection to West 6th Street. Lot C will have access to West 6th Street.

WASTE WATER:

No new City owned water utilities are proposed in the development. City of Carroll will serve the properties with existing utilities adjacent to each lot.

WATER SYSTEM:

No new City owned sanitary sewer utilities are proposed in the development. City of Carroll will serve the properties with existing utilities adjacent to each lot.

PRELIMINARY AND FINAL PLAT DRAWINGS:

The Planning and Zoning Commission and City Staff recommends approval as presented.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING MAP REFERRED TO IN SECTION 170.06 OF THE ZONING ORDINANCE INCORPORATED IN CHAPTER 170 OF THE CODE OF ORDINANCES OF THE CITY OF CARROLL, IOWA AND ALTERING THE ZONING DISTRICT FOR REAL ESTATE SITUATION IN THE CITY OF CARROLL, CARROLL COUNTY, IOWA:

BE IT ORDAINED by the City Council of the City of Carroll, Iowa as follows:

SECTION 1. The Zoning Map referred to and incorporated as a part of Section 170.06, Chapter 170 of the Code of Ordinances, City of Carroll, Iowa is hereby amended to the extent of altering the Zoning District of the following property described from A-2, Agricultural District to I-2, General Industrial District:

Lot 1 of the SW ¼ NE ¼ of Section 23, T84N, R35W, Carroll, Iowa as set forth on a plat of survey recorded May 10, 1996 at Book 10, Page 139

SECTION 2. The City Clerk is directed to attach a copy of the Ordinance to the official Zoning Map.

SECTION 3. The remainder of the Zoning Map, other than herein specified, shall remain the same as previously drawn and published.

SECTION 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. SEVERABILITY CLAUSE. 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 adjudged not invalid or unconstitutional.

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

Passed and approved by the Carroll City Council this _____ day of _____, 2018.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Eric P. Jensen, Mayor

ATTEST:

_____
Laura A. Schaefer, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the ____ day of _____, 2018.

_____
Laura A. Schaefer, City Clerk

PRELIMINARY PLAT
PLACOR SUBDIVISION
RE-SUBDIVISION OF G.C. PROPERTIES SUBDIVISION, LOT 1
CITY OF CARROLL
CARROLL COUNTY, IOWA

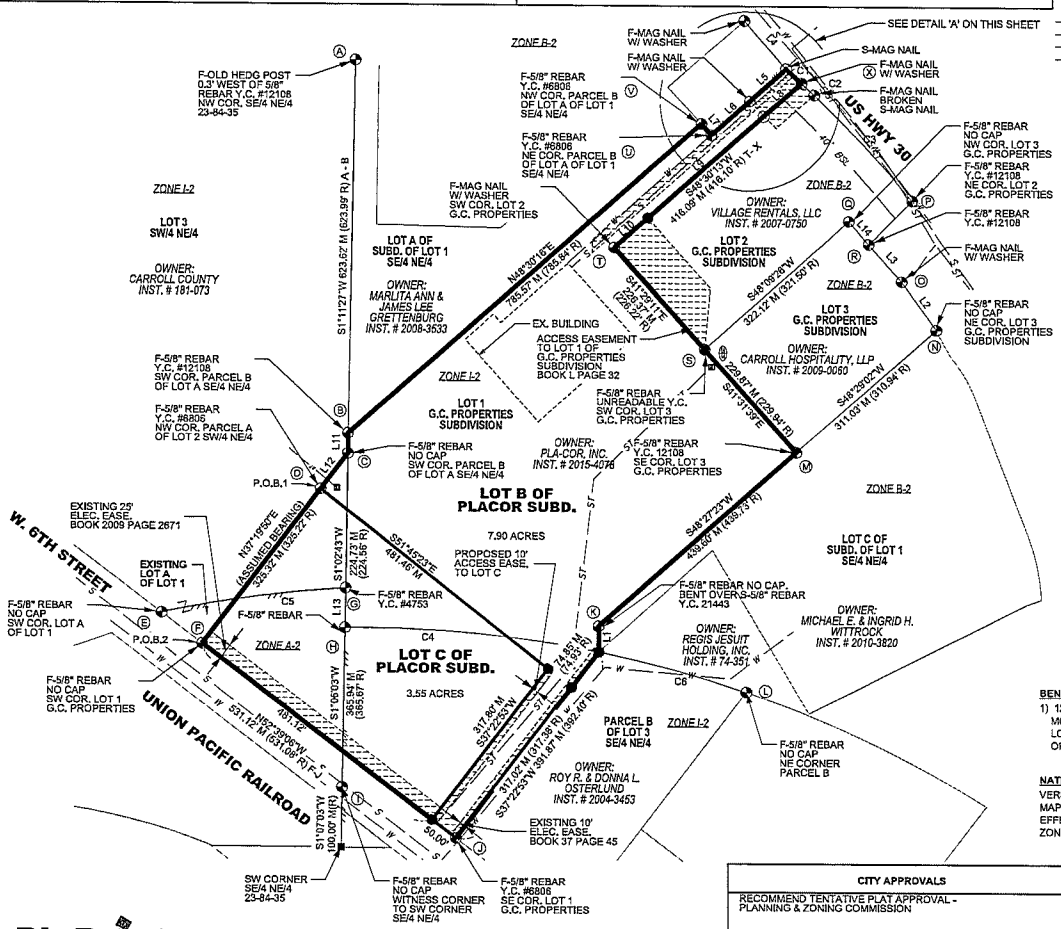
COUNTY RECORDER'S USE ONLY

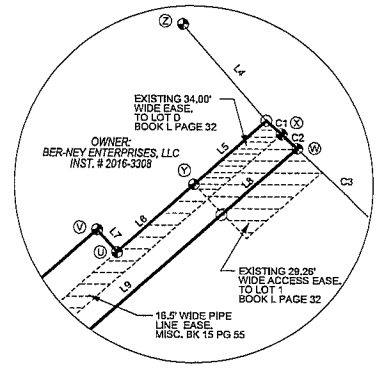
LEGEND

- CITY LIMIT LINE
- MONUMENT FOUND
- MONUMENT SET WITH YELLOW CAP (Y.C.) # 21443
- SET M.A.G. NAIL
- X SET 'X' IN PAVEMENT
- TEMPORARY POINT
- (A) FOUND MONUMENT LABEL
- F FOUND MONUMENT
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- S SET MONUMENT
- 40' BSL BUILDING SET BACK LINE
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- W EXISTING WATER LINE
- BM BENCHMARK

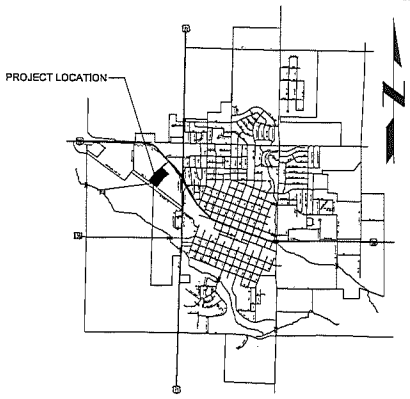
0 50 100 200

GRAPHIC SCALE
FULL SIZE (22" x 34") 1" = 100'
HALF SIZE (11" x 17") 1" = 200'





DETAIL 'A'



CITY OF CARROLL, IOWA

OWNER, SUBDIVIDER, BUILDER	LAND SURVEYOR	DESIGN ENGINEER
LEE PLASIER 1410 N. MAIN AVE. SIOUX CENTER, IOWA 51250 712-722-4628	DANIEL G. MESSERICH 919 BROOKDALE DRIVE CARROLL, IOWA 51401 712-790-8513	KEVIN J. SIMONS 803 3rd STREET WESTSIDE, IOWA 51467 402-660-8814

ACREAGE TABLE

TOTAL ACREAGE	11.45 ACRES
NUMBER OF LOTS	2
MIN. LOT AREA	3.55 ACRES
AVG. LOT AREA	5.72 ACRES
MAX. LOT AREA	7.90 ACRES
PUBLIC LAND AREA	NONE
ROW LAND AREA	NONE

ZONING:

EXISTING ZONING	I-2 & A-2
PROPOSED ZONING	I-2

BUILDING SETBACKS:

FRONT YARD	40'
REAR YARD MIN.	NONE
SIDE YARD MIN.	NONE

NOTE:
ALL BEARINGS ARE ASSUMED, ALL MONUMENTS SET ARE REBAR WITH YELLOW CAP No. 21443 UNLESS OTHERWISE NOTED.

CURVE	RADIUS	CENTRAL ANGLE	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1839.95'	1°4'35"	17.28'	34.57' (34.21' R)	S47°52'38"E	34.57' M
C2	1839.95'	0°53'37"	14.35'	28.70' M (28.78' R)	S48°23'32"E	28.70' M
C3	1839.95'	7°27'14"	119.85'	239.37' M (239.44' R)	S42°44'24"E	239.20' M
C4	1969.88'	12°21'46"	213.36'	425.06' (425.15' R)	N84°47'13"W	424.24' M
C5	2035.88'	8°42'26"	154.99'	309.39' M (309.45' R)	S82°08'11"W	309.10' M
C6	1969.88'	7°23'07"	127.13'	253.91' M (253.98' R)	N74°54'46"W	253.73' M

LINE	DIRECTION	MEASURED	RECORDED
L1	S00°44'16"E	42.86'	42.49'
L2	S35°26'07"E	98.89'	98.86'
L3	S41°30'22"E	82.84'	82.90'
L4	S40°44'38"E	108.08'	107.00'
L5	N48°20'25"E	80.74'	80.77'
L6	N48°20'25"E	85.68'	85.54'
L7	S41°15'56"E	25.08'	25.00'
L8	S48°30'13"W	84.34'	84.34'
L9	S48°30'13"W	256.98'	256.99'
L10	S48°30'13"W	74.77'	74.77'
L11	N00°14'20"E	33.58'	33.26'
L12	N37°23'10"E	75.04'	75.02'
L13	N0°58'52"E	65.50'	66.00'
L14	N40°54'29"W	50.44'	48.74'

BENCH MARKS:
1) 1280.87(FT) NAVD_88,
MONUMENT TYPE: RIM OF INTAKE
LOCATION: NEAR SOUTHWEST CORNER OF LOT 3 G.C. PROPERTIES SUBD.

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP:
VERSION NUMBER: 2.3.3.2
MAP NUMBER: 19027C0134C
EFFECTIVE DATE: SEPTEMBER 15, 2017
ZONE X: AREA OF MINIMAL FLOOD HAZARD

CITY APPROVALS	PLA-COR, INC. APPROVALS
RECOMMEND TENTATIVE PLAT APPROVAL - PLANNING & ZONING COMMISSION CHAIRMAN DATE TENTATIVE PLAT ACCEPTED - CITY OF CARROLL, IOWA MAYOR DATE	LEE PLASIER, PRESIDENT DATE

LICENSED PROFESSIONAL ENGINEER KEVIN J. SIMONS 22392 IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT 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

SIGNATURE DATE
KEVIN J. SIMONS
PRINTED OR TYPED NAME
22392
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 AND 2

DATE	1/17/2018
PROJECT NO.	125
SCALE	SEE GRAPHIC SCALE
FIELD BOOK	No. 1
SHEET	1 OF 2

PinPoint Land Surveying

C:\Users\PinPoint\OneDrive\Active Projects\125-Heather Ragalter\Survey\125-PREPLAT.dgn

PRELIMINARY PLAT
PLACOR SUBDIVISION
RE-SUBDIVISION OF G.C. PROPERTIES SUBDIVISION, LOT 1
CITY OF CARROLL
CARROLL COUNTY, IOWA

BOUNDARY DESCRIPTION

PLACOR SUBDIVISION, RE -SUBDIVISION OF G.C. PROPERTIES SUBDIVISION, LOT 1, CITY OF CARROLL, CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER LOT 1 G.C. PROPERTIES SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING TWO (P.O.B.2), THENCE N 37° 19' 50" E (ASSUMED BEARING) A DISTANCE OF 325.32 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806;

THENCE N 37° 23' 10" E A DISTANCE OF 75.04 FEET TO A 5/8" REBAR WITH NO CAP;

THENCE N 00° 14' 20" E A DISTANCE OF 33.56 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 12108;

THENCE N 48° 30' 16" E A DISTANCE OF 785.57 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806;

THENCE S 41° 15' 56" E A DISTANCE OF 25.08 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806;

THENCE N 48° 20' 25" E A DISTANCE OF 85.68 FEET TO A MAG NAIL WITH WASHER;

THENCE N 48° 20' 25" E A DISTANCE OF 80.74 FEET TO A MAG NAIL, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF HIGHWAY 30;

THENCE 34.57 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1839.95 FEET WHICH CHORD BEARS S 47° 52' 38" E WITH A CHORD LENGTH OF 34.57 FEET, SAID CURVE BEING ON THE SOUTH RIGHT-OF-WAY OF HIGHWAY 30 TO A MAG NAIL WITH WASHER;

THENCE S 48° 30' 13" W A DISTANCE OF 84.34 FEET TO A MAG NAIL;

THENCE S 48° 30' 13" W A DISTANCE OF 256.98 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 48° 30' 13" W A DISTANCE OF 74.77 FEET TO A MAG NAIL WITH WASHER;

THENCE S 41° 29' 11" E A DISTANCE OF 226.37 FEET TO A 5/8" REBAR WITH UNREADABLE YELLOW CAP;

THENCE S 41° 31' 39" E A DISTANCE OF 229.87 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 12108;

THENCE S 48° 27' 23" W A DISTANCE OF 439.60 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 00° 44' 16" E A DISTANCE OF 42.86 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 37° 22' 53" W A DISTANCE OF 74.85 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 37° 22' 53" W A DISTANCE OF 317.02 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST 6TH STREET;

THENCE N 52° 39' 06" W ON THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 531.12 FEET TO THE POINT OF BEGINNING TWO.

THE ABOVE DESCRIBED PARCEL CONTAINS 11.45 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: PLA-COR, INC.

BOUNDARY DESCRIPTION

LOT B PLACOR SUBDIVISION CITY OF CARROLL, CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER LOT 1 G.C. PROPERTIES SUBDIVISION, THENCE N 37° 19' 50" E (ASSUMED BEARING) A DISTANCE OF 325.32 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806, SAID POINT BEING THE POINT OF BEGINNING ONE (P.O.B.1). ;

THENCE N 37° 23' 10" E A DISTANCE OF 75.04 FEET TO A 5/8" REBAR WITH NO CAP;

THENCE N 00° 14' 20" E A DISTANCE OF 33.56 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 12108;

THENCE N 48° 30' 16" E A DISTANCE OF 785.57 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806;

THENCE S 41° 15' 56" E A DISTANCE OF 25.08 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806;

THENCE N 48° 20' 25" E A DISTANCE OF 85.68 FEET TO A MAG NAIL WITH WASHER;

THENCE N 48° 20' 25" E A DISTANCE OF 80.74 FEET TO A MAG NAIL, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF HIGHWAY 30;

THENCE 34.57 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1839.95 FEET WHICH CHORD BEARS S 47° 52' 38" E WITH A CHORD LENGTH OF 34.57 FEET, SAID CURVE BEING ON THE SOUTH RIGHT-OF-WAY OF HIGHWAY 30 TO A MAG NAIL WITH WASHER;

THENCE S 48° 30' 13" W A DISTANCE OF 84.34 FEET TO A MAG NAIL;

THENCE S 48° 30' 13" W A DISTANCE OF 256.98 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 48° 30' 13" W A DISTANCE OF 74.77 FEET TO A MAG NAIL WITH WASHER;

THENCE S 41° 29' 11" E A DISTANCE OF 226.37 FEET TO A 5/8" REBAR WITH UNREADABLE YELLOW CAP;

THENCE S 41° 31' 39" E A DISTANCE OF 229.87 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 12108;

THENCE S 48° 27' 23" W A DISTANCE OF 439.60 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 00° 44' 16" E A DISTANCE OF 42.86 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 37° 22' 53" W A DISTANCE OF 74.85 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 37° 22' 53" W A DISTANCE OF 317.02 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST 6TH STREET;

THENCE N 52° 39' 06" W ON THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE N 37° 22' 53" E A DISTANCE OF 317.80 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE N 51° 45' 23" W A DISTANCE OF 481.46 FEET TO THE POINT OF BEGINNING ONE.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.90 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: PLA-COR, INC.

BOUNDARY DESCRIPTION

LOT C OF PLACOR SUBDIVISION CITY OF CARROLL, CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER LOT 1 G.C. PROPERTIES SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING TWO (P.O.B.2). THENCE N 37° 19' 50" E (ASSUMED BEARING) A DISTANCE OF 325.32 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806;

THENCE S 51° 45' 23" E A DISTANCE OF 481.46 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 37° 22' 53" W A DISTANCE OF 317.80 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST 6TH STREET;

THENCE N 52° 39' 06" W ON THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 481.12 FEET TO THE POINT OF BEGINNING TWO.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.55 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: PLA-COR, INC.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT: THAT PLA-COR, INC. IS THE OWNER OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PLACOR SUBDIVISION. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF ITS PROPERTY AS SHOWN ON THIS PLAT. ALL STREET RIGHT-OF-WAY CONTAINED WITHIN THE PERIMETER OF THIS SUBDIVISION AS SHOWN HEREON ARE HEREBY TENDERED FOR PUBLIC USE. SAID OWNER FURTHER GRANTS PERPETUAL UTILITY EASEMENTS AND ELECTRICAL EASEMENTS TO THE CITY OF CARROLL AND ANY PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY THE LICENSEES OF SAID SUBDIVISION TO BUILD, ERECT, MAINTAIN AND OR REPAIR THE FOLLOWING: WATERLINES, DRAINAGE FACILITIES, NATURAL GAS LINES, WIRES AND CABLES FOR CARRYING TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION AND RECEPTION OF SIGNALS AND SOUNDS OF ALL KINDS ON, OVER, THROUGH, UNDER AND ACROSS ALL STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT. THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA SHALL NOT BE CHANGED WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY OF CARROLL. NO LANDSCAPING OR STRUCTURE SHALL BE ERECTED OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN APPROVAL OF THE CITY OF CARROLL.

THE PURPOSE OF THE 10 FOOT WIDE ACCESS EASEMENT IS TO ACCESS WEST 6TH STREET TO AND FROM LOT C OF PLACOR SUBDIVISION. USE OF THIS EASEMENT IS ONLY GRANTED TO SAID LOT C.

PinPoint Land Surveying

C:\Users\PinPoint\OneDrive\Active Projects\125-Heather Ragaller\Survey\125-PREPLAT.dgn

DATE 1/17/2018	PROJECT NO. 125
SCALE SEE GRAPHIC SCALE	
FIELD BOOK No. 1	
SHEET 2 OF 2	

Prepared by: City of Carroll, 112 E. 5th Street, Carroll, IA 51401 712-792-1000

RESOLUTION NO.: _____

WHEREAS, Lee Plasier, President of Pla-Cor, Inc., has filed a Preliminary Plat for Placor Subdivision, Re-Subdivision of G.C. Properties Subdivision, Lot 1, City of Carroll, Carroll County, Iowa; and,

WHEREAS, the Preliminary Plat was given tentative approval by the City Planning and Zoning Commission at their meeting of January 10, 2018;

NOW, THEREFORE, BE IT RESOLVED that the Council does hereby tentatively approve the Preliminary Plat for Placor Subdivision, Re-Subdivision of G.C. Properties Subdivision, Lot 1, City of Carroll, Carroll County, Iowa. Council gives authorization to proceed with preparation of the Final Plat pursuant to Section 6-6.0308 of the City of Carroll Subdivision Ordinance.

Passed and adopted by the Carroll City Council this 22nd day of January, 2018.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CERTIFICATE

State of Iowa)
ss.
Carroll, County)

We, Eric P. Jensen, Mayor and Laura A. Schaefer, City Clerk of the City of Carroll, Iowa hereby certify that at a meeting of the City Council of the City of Carroll, Iowa, held on the 22nd day of January, 2018 the attached Resolution was adopted by the City Council of the City of Carroll, Iowa, approved by the Mayor, duly entered into the record of the City Council meeting of that date, and we further certify that the Final Subdivision Plat is found to conform to the law as approved and accepted and we hereby certify this Resolution and cause the same to be affixed to the Final Subdivision Plat as provided by law.

_____
Eric P. Jensen, Mayor

ATTEST:

_____
Laura A. Schaefer, City Clerk

State of Iowa)
ss.
Carroll County)

On this 22nd day of January, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric P. Jensen and Laura A. Schaefer, to me personally known, who, being by me duly sworn did say that they are the Mayor and City Clerk respectively, of the City of Carroll, Iowa, executing the within and foregoing instrument, and that said instrument was signed and sealed on behalf of the City of Carroll, Iowa, by authority of its City Council and that said Mayor and City Clerk, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of the City of Carroll, Iowa, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

FINAL PLAT
PLACOR SUBDIVISION
RE-SUBDIVISION OF G.C. PROPERTIES SUBDIVISION, LOT 1
CITY OF CARROLL
CARROLL COUNTY, IOWA

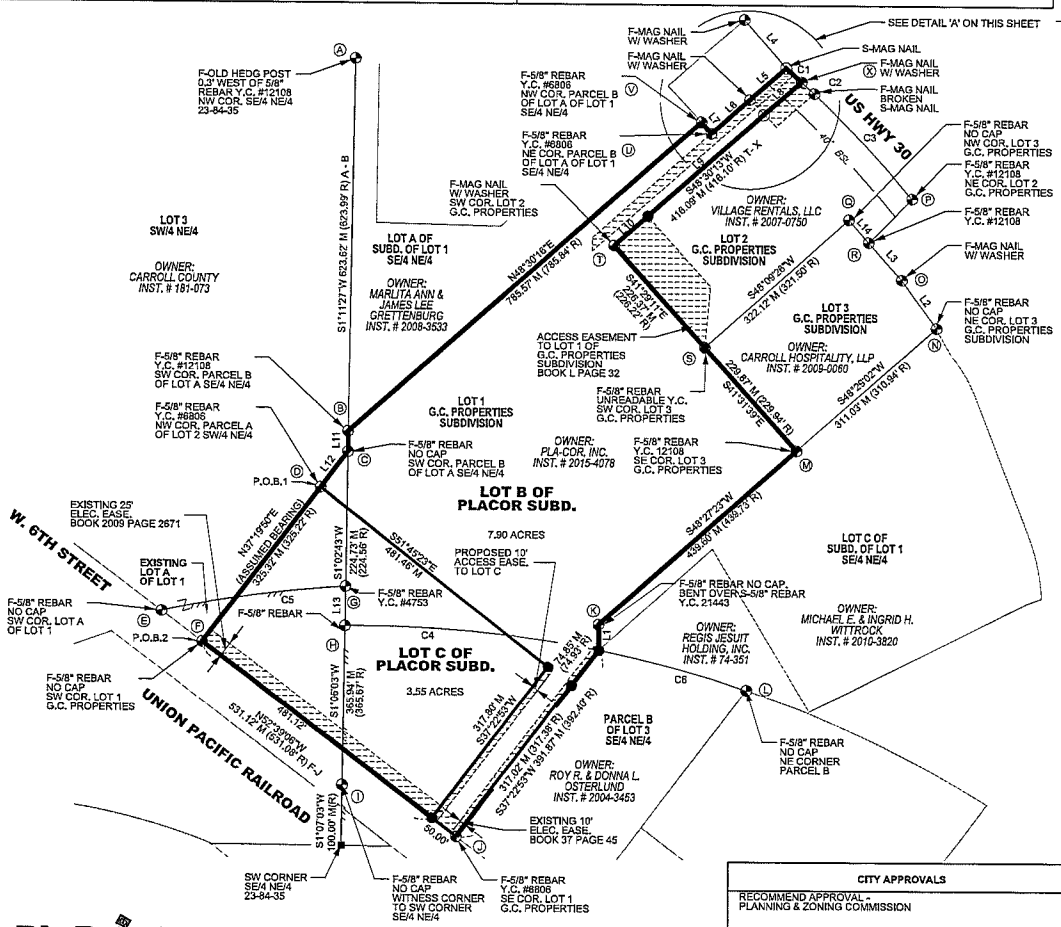
COUNTY RECORDER'S USE ONLY

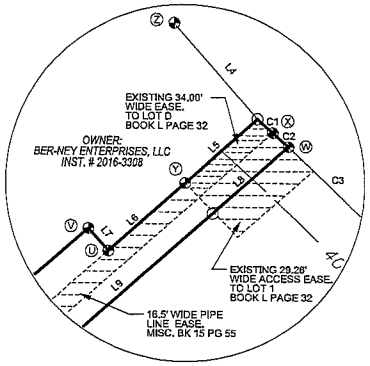
LEGEND

- CITY LIMIT LINE
- MONUMENT FOUND
- MONUMENT SET WITH YELLOW CAP (Y.C.) # 21443
- SET M.A.G. NAIL
- X SET 'X' IN PAVEMENT
- TEMPORARY POINT
- (A) FOUND MONUMENT LABEL
- F FOUND MONUMENT
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- S SET MONUMENT
- 40' BSL BUILDING SET BACK LINE

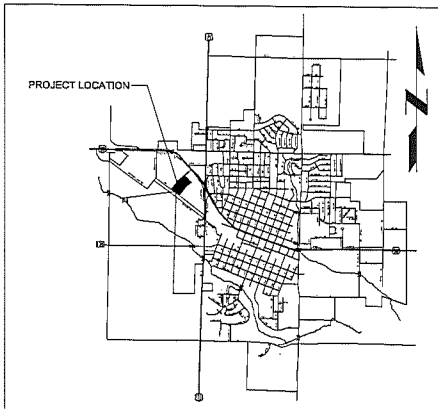
0 50 100 200

GRAPHIC SCALE
FULL SIZE (22" x 34")
1" = 100'
HALF SIZE (11" x 17")
1" = 200'





DETAIL 'A'



CITY OF CARROLL, IOWA

OWNER, SUBDIVIDER, BUILDER
LEE PLASIER
1410 N. MAIN AVE.
SIOUX CENTER, IOWA 51250
712-722-4628

LAND SURVEYOR
DANIEL G. MESSERICH
919 BROOKDALE DRIVE
CARROLL, IOWA 51401
712-790-8513

ACREAGE TABLE

TOTAL ACREAGE	11.45 ACRES
NUMBER OF LOTS	2
MIN. LOT AREA	3.55 ACRES
AVG. LOT AREA	5.72 ACRES
MAX. LOT AREA	7.90 ACRES
PUBLIC LAND AREA	NONE
ROW LAND AREA	NONE

BUILDING SETBACKS:

FRONT YARD	40'
REAR YARD MIN.	NONE
SIDE YARD MIN.	NONE

NOTE:
ALL BEARINGS ARE ASSUMED,
ALL MONUMENTS SET ARE REBAR WITH YELLOW CAP No. 21443 UNLESS OTHERWISE NOTED.

CURVE	RADIUS	CENTRAL ANGLE	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1839.95'	1°4'35"	17.29'	34.57' (34.21' R)	S47°52'38"E	34.57' M
C2	1839.95'	0°53'37"	14.36'	28.70' M (28.78' R)	S46°53'32"E	28.70' M
C3	1839.95'	7°27'14"	119.85'	239.37' M (239.44' R)	S42°44'24"E	239.20' M
C4	1989.88'	12°21'48"	213.38'	425.06' (425.15' R)	N84°47'13"W	424.24' M
C5	2035.88'	8°42'26"	154.99'	309.39' M (309.45' R)	S82°08'11"W	309.10' M
C6	1989.88'	7°23'07"	127.13'	253.91' M (253.96' R)	N74°54'46"W	253.73' M

LINE	DIRECTION	MEASURED	RECORDED
L1	S00°44'18"E	42.88'	42.49'
L2	S35°26'07"E	98.88'	98.88'
L3	S41°30'22"E	82.84'	82.90'
L4	S40°44'38"E	108.08'	107.00'
L5	N48°20'25"E	80.74'	80.77'
L6	N48°20'25"E	85.68'	85.54'
L7	S41°15'56"E	25.08'	25.00'
L8	S48°30'13"W	84.34'	84.34'
L9	S48°30'13"W	256.98'	256.98'
L10	S48°30'13"W	74.77'	74.77'
L11	N00°14'20"E	33.56'	33.26'
L12	N37°23'10"E	75.04'	75.02'
L13	N0°58'52"E	65.00'	66.00'
L14	N40°54'29"W	50.44'	48.74'

CITY APPROVALS	PLA-COR, INC. FINAL PLAT APPROVAL
RECOMMEND APPROVAL - PLANNING & ZONING COMMISSION CHAIRMAN DATE	
FINAL PLAT ACCEPTED - CITY OF CARROLL, IOWA MAYOR DATE	LEE PLASIER, PRESIDENT DATE

LICENSED PROFESSIONAL LAND SURVEYOR DANIEL G. MESSERICH 21443 IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE DATE
DANIEL G. MESSERICH
PRINTED OR TYPED NAME
21443
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 AND 2

DATE 1/17/2018 PROJECT NO. 125
SCALE SEE GRAPHIC SCALE
FIELD BOOK No. 1
SHEET 1 OF 2

PinPoint Land Surveying

C:\Users\PinPoint\OneDrive\Active Projects\125-Heather Ragaller\Survey\125-FINAL-PLAT.dgn

FINAL PLAT
PLACOR SUBDIVISION
RE-SUBDIVISION OF G.C. PROPERTIES SUBDIVISION, LOT 1
CITY OF CARROLL
CARROLL COUNTY, IOWA

BOUNDARY DESCRIPTION

PLACOR SUBDIVISION, RE-SUBDIVISION OF G.C. PROPERTIES SUBDIVISION, LOT 1, CITY OF CARROLL, CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER LOT 1 G.C. PROPERTIES SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING TWO (P.O.B.2). THENCE N 37° 19' 50" E (ASSUMED BEARING) A DISTANCE OF 325.32 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806;

THENCE N 37° 23' 10" E A DISTANCE OF 75.04 FEET TO A 5/8" REBAR WITH NO CAP;

THENCE N 00° 14' 20" E A DISTANCE OF 33.56 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 12108;

THENCE N 48° 30' 16" E A DISTANCE OF 785.57 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806;

THENCE S 41° 15' 56" E A DISTANCE OF 25.08 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806;

THENCE N 48° 20' 25" E A DISTANCE OF 85.68 FEET TO A MAG NAIL WITH WASHER;

THENCE N 48° 20' 25" E A DISTANCE OF 80.74 FEET TO A MAG NAIL, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF HIGHWAY 30;

THENCE 34.57 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1839.95 FEET WHICH CHORD BEARS S 47° 52' 38" E WITH A CHORD LENGTH OF 34.57 FEET, SAID CURVE BEING ON THE SOUTH RIGHT-OF-WAY OF HIGHWAY 30 TO A MAG NAIL WITH WASHER;

THENCE S 48° 30' 13" W A DISTANCE OF 84.34 FEET TO A MAG NAIL;

THENCE S 48° 30' 13" W A DISTANCE OF 256.98 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 48° 30' 13" W A DISTANCE OF 74.77 FEET TO A MAG NAIL WITH WASHER;

THENCE S 41° 29' 11" E A DISTANCE OF 226.37 FEET TO A 5/8" REBAR WITH UNREADABLE YELLOW CAP;

THENCE S 41° 31' 39" E A DISTANCE OF 229.87 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 12108;

THENCE S 48° 27' 23" W A DISTANCE OF 439.60 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 00° 44' 16" E A DISTANCE OF 42.86 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 37° 22' 53" W A DISTANCE OF 74.85 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 37° 22' 53" W A DISTANCE OF 317.02 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST 6TH STREET;

THENCE N 52° 39' 06" W ON THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 531.12 FEET TO THE POINT OF BEGINNING TWO.

THE ABOVE DESCRIBED PARCEL CONTAINS 11.45 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: PLA-COR, INC.

BOUNDARY DESCRIPTION

LOT B PLACOR SUBDIVISION CITY OF CARROLL, CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER LOT 1 G.C. PROPERTIES SUBDIVISION, THENCE N 37° 19' 50" E (ASSUMED BEARING) A DISTANCE OF 325.32 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806, SAID POINT BEING THE POINT OF BEGINNING ONE (P.O.B.1). :

THENCE N 37° 23' 10" E A DISTANCE OF 75.04 FEET TO A 5/8" REBAR WITH NO CAP;

THENCE N 00° 14' 20" E A DISTANCE OF 33.56 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 12108;

THENCE N 48° 30' 16" E A DISTANCE OF 785.57 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806;

THENCE S 41° 15' 56" E A DISTANCE OF 25.08 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806;

THENCE N 48° 20' 25" E A DISTANCE OF 85.68 FEET TO A MAG NAIL WITH WASHER;

THENCE N 48° 20' 25" E A DISTANCE OF 80.74 FEET TO A MAG NAIL, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF HIGHWAY 30;

THENCE 34.57 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1839.95 FEET WHICH CHORD BEARS S 47° 52' 38" E WITH A CHORD LENGTH OF 34.57 FEET, SAID CURVE BEING ON THE SOUTH RIGHT-OF-WAY OF HIGHWAY 30 TO A MAG NAIL WITH WASHER;

THENCE S 48° 30' 13" W A DISTANCE OF 84.34 FEET TO A MAG NAIL;

THENCE S 48° 30' 13" W A DISTANCE OF 256.98 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 48° 30' 13" W A DISTANCE OF 74.77 FEET TO A MAG NAIL WITH WASHER;

THENCE S 41° 29' 11" E A DISTANCE OF 226.37 FEET TO A 5/8" REBAR WITH UNREADABLE YELLOW CAP;

THENCE S 41° 31' 39" E A DISTANCE OF 229.87 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 12108;

THENCE S 48° 27' 23" W A DISTANCE OF 439.60 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 00° 44' 16" E A DISTANCE OF 42.86 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 37° 22' 53" W A DISTANCE OF 74.85 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 37° 22' 53" W A DISTANCE OF 317.02 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST 6TH STREET;

THENCE N 52° 39' 06" W ON THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE N 37° 22' 53" E A DISTANCE OF 317.80 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE N 51° 45' 23" W A DISTANCE OF 481.46 FEET TO THE POINT OF BEGINNING ONE.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.90 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: PLA-COR, INC.

BOUNDARY DESCRIPTION

LOT C OF PLACOR SUBDIVISION CITY OF CARROLL, CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER LOT 1 G.C. PROPERTIES SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING TWO (P.O.B.2). THENCE N 37° 19' 50" E (ASSUMED BEARING) A DISTANCE OF 325.32 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 6806;

THENCE S 51° 45' 23" E A DISTANCE OF 481.46 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443;

THENCE S 37° 22' 53" W A DISTANCE OF 317.80 FEET TO A 5/8" REBAR WITH YELLOW CAP No. 21443, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST 6TH STREET;

THENCE N 52° 39' 06" W ON THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 481.12 FEET TO THE POINT OF BEGINNING TWO.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.55 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: PLA-COR, INC.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT: THAT PLA-COR, INC. IS THE OWNER OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PLACOR SUBDIVISION. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF ITS PROPERTY AS SHOWN ON THIS PLAT. ALL STREET RIGHT-OF-WAY CONTAINED WITHIN THE PERIMETER OF THIS SUBDIVISION AS SHOWN HEREON ARE HEREBY TENDERED FOR PUBLIC USE. SAID OWNER FURTHER GRANTS PERPETUAL UTILITY EASEMENTS AND ELECTRICAL EASEMENTS TO THE CITY OF CARROLL AND ANY PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY THE LICENSEES OF SAID SUBDIVISION TO BUILD, ERECT, MAINTAIN AND OR REPAIR THE FOLLOWING: WATERLINES, DRAINAGE FACILITIES, NATURAL GAS LINES, WIRES AND CABLES FOR CARRYING TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION AND RECEPTION OF SIGNALS AND SOUNDS OF ALL KINDS ON, OVER, THROUGH, UNDER AND ACROSS ALL STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT. THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA SHALL NOT BE CHANGED WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY OF CARROLL. NO LANDSCAPING OR STRUCTURE SHALL BE ERECTED OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN APPROVAL OF THE CITY OF CARROLL.

THE PURPOSE OF THE 10 FOOT WIDE ACCESS EASEMENT IS TO ACCESS WEST 6TH STREET TO AND FROM LOT C OF PLACOR SUBDIVISION. USE OF THIS EASEMENT IS ONLY GRANTED TO SAID LOT C.

PinPoint Land Surveying

C:\Users\PinPoint\OneDrive\Active Projects\125-Heather Ragalter\Survey\125-FINAL-PLAT.dgn

DATE 1/17/2018	PROJECT NO. 125
SCALE SEE GRAPHIC SCALE	
FIELD BOOK No. 1	
SHEET 2 OF 2	

Prepared by/Return to: City of Carroll 112 E. 5th Street Carroll, Iowa 51401 712/792-1000

RESOLUTION NO. _____

WHEREAS, Lee Plasier, President of Pla-Cor, Inc., owner of certain real estate described in a certain plat filed by them with the City Clerk of the City of Carroll, Iowa, known as the Placor Subdivision, Re-Subdivision of G.C. Properties Subdivision, Lot 1, City of Carroll, Carroll County, Iowa; and,

WHEREAS, the said Plat has been duly examined by the City Planning and Zoning Commission, which has recommended approval of the same on January 10, 2018, and found same to conform to the general plan of the City; and,

WHEREAS, said Plat has been examined by the City Council and found to conform to the City of Carroll Subdivision Ordinance and falls within the general plan of the City of Carroll, Iowa, and is found to comply with Chapter 354 of the 2017 Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa:

1. That the plat of Placor Subdivision, Re-Subdivision of G.C. Properties Subdivision, Lot 1, City of Carroll, Carroll County, Iowa, is found to conform with the law and is hereby accepted.

2. That this Resolution shall be fully binding upon the owners, their assigns, purchasers or successors in interest.

3. That the Mayor and City Clerk of the City of Carroll, Iowa, are hereby directed to certify this Resolution and cause the same to be affixed to the said Plat as provided by law.

Passed and approved by the Carroll City Council this 22nd day of January, 2018.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CERTIFICATE

State of Iowa)
ss.
Carroll, County)

We, Eric P. Jensen, Mayor and Laura A. Schaefer, City Clerk of the City of Carroll, Iowa hereby certify that at a meeting of the City Council of the City of Carroll, Iowa, held on the 22nd day of January, 2018 the attached Resolution was adopted by the City Council of the City of Carroll, Iowa, approved by the Mayor, duly entered into the record of the City Council meeting of that date, and we further certify that the Preliminary Subdivision Plat is found to conform to the law as approved and accepted and we hereby certify this Resolution and cause the same to be affixed to the Preliminary Subdivision Plat as provided by law.

_____
Eric P. Jensen, Mayor

ATTEST:

_____
Laura A. Schaefer, City Clerk

State of Iowa)
ss.
Carroll County)

On this 22nd of January, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric P. Jensen and Laura A. Schaefer, to me personally known, who, being by me duly sworn did say that they are the Mayor and City Clerk respectively, of the City of Carroll, Iowa, executing the within and foregoing instrument, and that said instrument was signed and sealed on behalf of the City of Carroll, Iowa, by authority of its City Council and that said Mayor and City Clerk, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of the City of Carroll, Iowa, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa