

March 17, 2015

To: Mayor Bemrich and City Council
From: David Fierke, City Manager
**Subject: Memorandum of Understanding:
City of Fort Dodge and Garst Building LC**



ACTION: For Vote Monday, March 23, 2015

Brief History

The plans and specifications for Phase 1C of the East Region Storm Sewer Project have been completed by Snyder and Associates. ROW will be needed from Garst Building LC in order to complete the project. Garst Building LC has indicated an interest in widening and enhancing their east drive entrance off 8th Avenue South and has proposed a property "swap" with the City.

Analysis of Issue

The proposal requests that the City deed a 15' strip of land between the Garst property and the City's property. The additional land would allow Garst to widen the drive entrance and provide a new gate and decorative fencing to enhance the entrance. In exchange for the City property, Garst would provide the following easements needed for Phase 1C of the East Region Storm Sewer Project:

8,142 s.f. Permanent Easement
8,873 s.f. Temporary Easement

In addition to the above easements, Garst would deed an approximately 100' x 200' parcel on the south end of their property to the City. This additional land would be used by the City to expand the composting area.

Budget Impact

Under the proposed agreement, the property exchange would require a portion of the City's electrical facilities, which are currently located within the 15' strip of property that is proposed to be deeded to Garst, to be relocated. This would require MidAmerican to set a new pole east of the drive entrance, bore conduit under the parking area and pull new underground cable to the padmount transformer. The estimated cost to relocate the electrical is \$13,597.63. In addition, Garst will be removing the existing fencing on their property. If the City so chooses, new fencing would need to be constructed in order to secure the City's property. The estimated cost for new chain link fencing around the City property is \$16,758.22.

Strategic Plan Impact

Policy D.4.2: Advanced planning for all infrastructure facilities shall be supported and routinely updated. Facilities benefited by advanced planning shall include, at minimum, schools, health care, residential areas, roads, water, sewer, storm water management, parks, recreation, and greenways.

Existing Plan Impact

Consistent with Capital Improvement Plan and Envision 2030 Plan.

Subcommittee or Commission Review / Recommendation

None

Staff Conclusions / Recommendations

Staff recommends approving the attached Memorandum of Understanding with Garst Building LC

Alternatives

The only alternative would be to not approve the attached Memorandum of Understanding, which is not recommended.

Implementation and Accountability

If this resolution is approved, staff of the Department of Business Affairs and Community Growth will ensure that the terms of the Memorandum of Understanding are met.

Signed

Approved



Vickie L. Reeck
Community Development Manager

David R. Fierke
City Manager

RESOLUTION NO. _____

RESOLUTION APPROVING MEMORANDUM OF UNDERSTANDING WITH GARST BUILDING LC FOR THE ACQUISITION OF INTERESTS IN REAL PROPERTY FOR PHASE 1C OF THE EAST REGION STORM SEWER PROJECT

WHEREAS, plans and specifications for Phase 1C of the East Region Storm Sewer Project have been prepared by Snyder and Associates; and,

WHEREAS, the acquisition of interests in real property from Garst Building LC are needed in order to complete the project; and,

WHEREAS, Garst Building LC has indicated an interest in widening and enhancing their east drive entrance off of 8th Avenue South and has proposed a property "swap" with the City; and,

WHEREAS, the attached Memorandum of Understanding has been negotiated with Garst Building LC

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Dodge, Iowa, hereby approve the attached Memorandum of Understanding.

Be it further resolved that said Memorandum of Understanding shall become effective following a public hearing on the disposal of the subject real estate in the said Memorandum of Understanding.

Passed this _____ day of _____, 2015.

Ayes: _____

Nays: _____

Other: _____

CITY OF FORT DODGE, IOWA

By: _____
Matt Bemrich, Mayor

ATTEST:

Jeff Nemmers, City Clerk

**MEMORANDUM OF UNDERSTANDING
BY AND BETWEEN
THE CITY OF FORT DODGE, IOWA
AND GARST BUILDING LC**

THIS AGREEMENT, made and entered into this _____ day of _____, 2015, by and between the City of Fort Dodge, Iowa, an Iowa Municipal Corporation (The "City") and Garst Building LC ("Garst")

WITNESSETH

WHEREAS, the City is undertaking Phase 1C of the East Region Storm Sewer Project; and,

WHEREAS, in order to complete said project the City will need to acquire certain property rights from Garst; and,

WHEREAS, Garst desires to obtain property from the City in order to widen and enhance the east drive entrance off of 8th Avenue South, as well as expand the parking lot area.

NOW, THEREFORE, the parties agree to the following stipulations:

Garst agrees to:

1. Provide the City a Permanent Surface Water Flowage Easement needed for Phase 1C of the East Region Storm Sewer Project. Said permanent easement is described as follows:

A PART OF LOT 4 OF "SOUTH LAWN", AUDITOR'S PLAT FOR TAXATION PURPOSES OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 28 WEST OF THE 5TH P.M., AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 4 AND THE SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE SOUTH; THENCE NORTH 89° 54' 50" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE SOUTH, 260.02 FEET; THENCE SOUTH 00° 15' 31" EAST, 806.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52° 57' 16" EAST, 137.14 FEET; THENCE SOUTH 37° 02' 44" WEST, 75.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 52° 59' 52" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 80.00 FEET; THENCE NORTH 00° 15' 31" WEST, 94.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES (8,142 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

See attached Easement Plat

2. Provide the City a Temporary Construction Easement needed for Phase 1C of the East Region Storm Sewer Project. Said temporary easement will be in effect for the 2015 construction season (approximately April 1, 2015 – December 1, 2015) and is described as follows:

A PART OF LOT 4 OF "SOUTH LAWN", COUNTY AUDITOR'S TAXATION PLAT OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 28 WEST OF THE 5TH P.M., AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89° 54' 50" WEST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 250.02 FEET; THENCE SOUTH 00° 15' 31" EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 15' 31" EAST, 767.95 FEET; THENCE NORTH 89° 44' 29" EAST, 15.00 FEET; THENCE SOUTH 00° 15' 31" EAST, 57.25 FEET; THENCE NORTH 52° 59' 52" WEST, 31.41 FEET; THENCE NORTH 00° 15' 31" WEST, 806.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE SOUTH; THENCE SOUTH 89° 54' 50" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES (8,873 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

3. Provide the City fee title to an approximately 100' x 200' parcel of land located at the south end of Lot 3 of "South Lawn", Auditor's Plat for Taxation Purposes of the Southwest ¼ of the Northeast ¼ of Section 28, Township 89 North, Range 28 West of the 5th P.M., City of Fort Dodge, Webster County, Iowa. Exact legal description to be determined at the time of transfer of property.

The City agrees to:

1. Provide Garst fee title to the following described property, following public hearing for disposal:

PARCEL "A" OF LOT 1

A PART OF LOT 1 OF "SOUTH LAWN", AUDITOR'S PLAT FOR TAXATION PURPOSES OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 28 WEST OF THE 5TH P.M., CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF SAID "SOUTH LAWN" AUDITOR'S PLAT; THENCE SOUTH 89°53'24" EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°14'05" EAST, 356.84 FEET; THENCE NORTH 89°53'24" WEST, 15.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 00°14'05" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 356.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.12 ACRES (5,353 S.F.).

AND

PARCEL "A" OF LOT 2

A PART OF LOT 2 OF "SOUTH LAWN", AUDITOR'S PLAT FOR TAXATION PURPOSES OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 28 WEST OF THE 5TH P.M., CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°14'05" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 599.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE SOUTH; THENCE SOUTH 89°53'24" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 15.00 FEET; THENCE SOUTH 00°14'05" EAST, 599.36 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 89°53'24" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.21 ACRES (8,990 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

See attached plats of survey

2. At City expense, relocate electrical facilities currently on the east side of Garst property.

All parties of this agreement hereby and herewith agree to hold harmless and indemnify each of the other parties, their employees or representatives, from any and all liability to which they may be subject, arising out of the execution of this agreement.

This is the complete and final agreement of the parties and no statement not herein contained has been relied upon by any party in affixing their signature hereto.

All parties warrant that they have full and sufficient authority to execute this agreement and each party will sign whatever document is necessary to effectuate this agreement.

IN WITNESS WHEREOF, we have affixed our signatures hereto.

CITY OF FORT DODGE, IOWA

ATTEST

By: Matt Bemrich, Mayor

Jeff Nemmers, City Clerk

STATE OF IOWA, WEBSTER COUNTY, ss:

On this ____ day of _____, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Matt Bemrich and Jeff Nemmers to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of said corporation; that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its City Council; and that the said Mayor and City Clerk as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for said State of Iowa

GARST BUILDING LC

By: Nicholas Garst, Owner & Registered Agent

STATE OF IOWA, WEBSTER COUNTY, ss:

On this ____ day of _____, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Nicholas Garst, to me personally known, who being by me duly sworn, did say that he is the Owner and Registered Agent, of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Owner and Registered Agent as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for said State of Iowa

PREPARED BY: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

RETURN TO: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

ACQUISITION PLAT

SURFACE WATER FLOWAGE EASEMENT DESCRIPTION:

A PART OF LOT 4 OF "SOUTH LAWN", COUNTY AUDITOR'S TAXATION PLAT OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 28 WEST OF THE 5TH P.M., AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89° 54' 50" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE SOUTH, 260.02 FEET; THENCE SOUTH 00° 15' 31" EAST, 806.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52° 57' 16" EAST, 137.14 FEET; THENCE SOUTH 37° 02' 44" WEST, 75.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 52° 57' 16" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 80.00 FEET; THENCE NORTH 00° 15' 31" WEST , 94.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES (8,143 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BASIS OF BEARING

THE NORTH LINE OF LOT 4, "SOUTH LAWN" COUNTY AUDITOR'S SUBDIVISION OF THE SW1/4 OF THE NE1/4 OF SECTION 28-89-28 IS ASSUMED TO BEAR N 89° 54' 50 W

DATE OF SURVEY



11-28-12

OWNER

GARST BUILDING, LC

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	I	≡
Control Point	○ CP	
Bench Mark	⊙	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	---	---
Section Line	---	---
1/4 Section Line	---	---
1/4 1/4 Section Line	---	---
Easement Line	---	---

	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.	
		9-17-2014
	Terry Coady, PLS	Date
	License Number 18643	
	My License Renewal Date is December 31, 2015	
Pages or sheets covered by this seal:		
Sheets 1 and 2 of 2		

FORT DODGE EAST REGION STORM SEWER PHASE 1C
PARCEL 25 - GARST BUILDING, LC

SHEET 1 OF 2

PN: 1120558

PM: TLC

DATE: 9/16/14

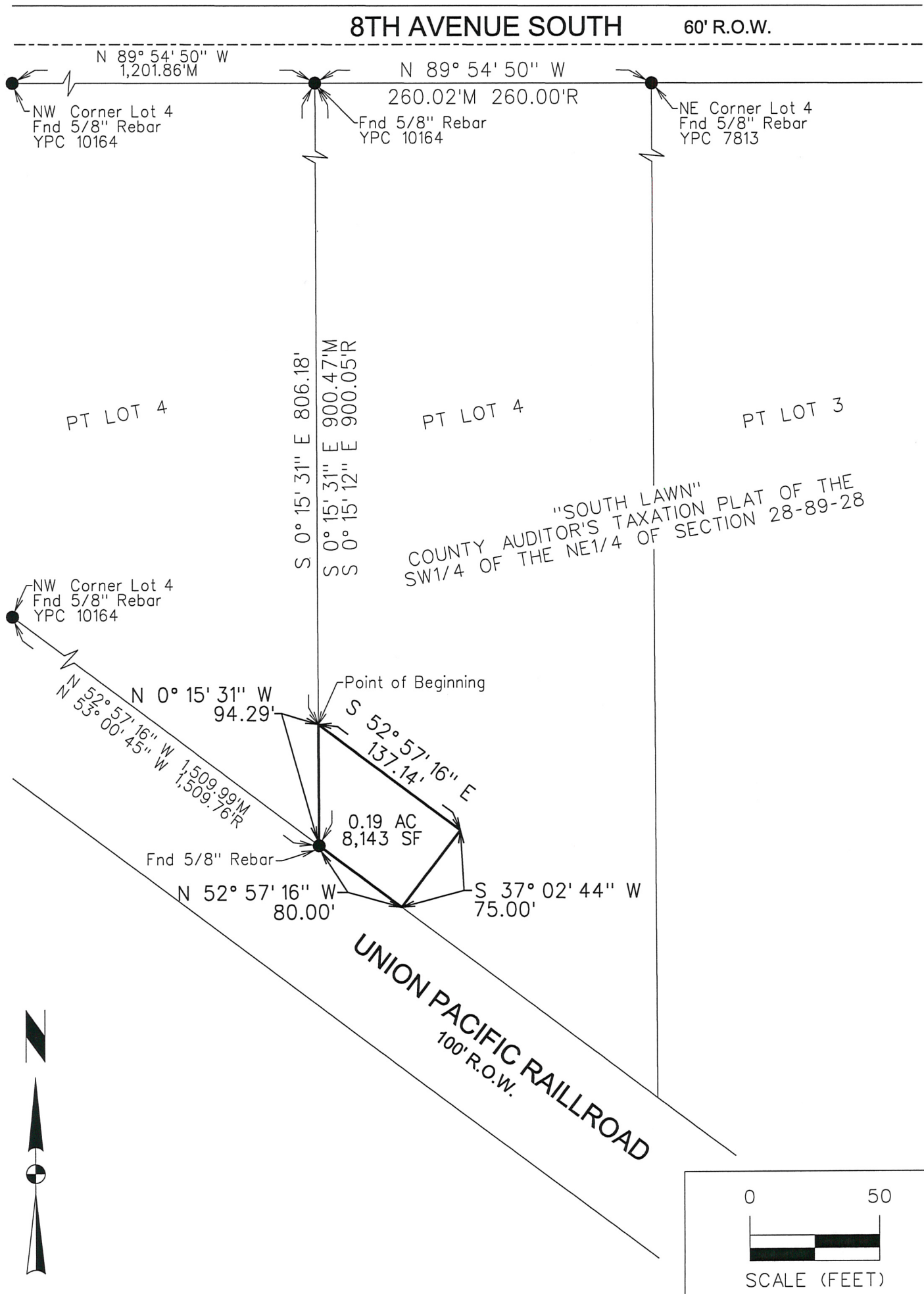
TECH: KRG



SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

ACQUISITION PLAT



FORT DODGE EAST REGION STORM SEWER PHASE 1C
PARCEL 25 - GARST BUILDING, LC

SHEET 2 OF 2

PN:	1120558
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PM:	TLC
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DATE: 9/16/14

TECH: KRG



SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

RETURN TO: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

PARCEL "A" OF LOT 1:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF SAID "SOUTH LAWN"
AUDITOR'S PLAT; THENCE SOUTH 89°53'24" EAST ALONG THE SOUTH LINE OF SAID
LOT 2, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°14'05" EAST, 356.84 FEET;
THENCE NORTH 89°53'24" WEST, 15.00 FEET TO THE WEST LINE OF SAID LOT 1;
THENCE NORTH 00°14'05" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE
OF 356.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.12 ACRES (5,353
S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

MARCH 05, 2015











































































































































CITY OF FORT DODGE, IOWA

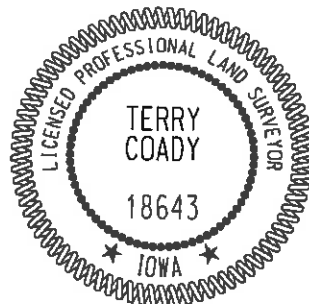
THE EAST LINE OF LOT 3,
"SOUTH LAWN" IS ASSUMED TO
BEAR NORTH 00° 14' 05" WEST.

Survey

Section Corner
1/2" Rebar, Yellow Cap # 18643
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Plotted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Yellow Plastic Cap
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Set



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry Coody, PLS 3-10-2015
Date

License Number 18643

My License Renewal Date is December 31, 2015

Pages or sheets covered by this seal:

Sheets 1 & 2

SHEET 1 OF 2

PN: 1120558

FIELD BK 1136B/21

T-R-S: 89-28-28

DATE: 3/9/15

TECH/PM: JDP/TLC



SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

PLAT OF SURVEY

8TH AVE SOUTH

S89°53'24"E 399.94'M 400'P

S89°53'24"E
263.55'M
263.59'P

FND 5/8" Rebar

FND 5/8" Rebar
YPC (Unreadable)

Lot 2

SW COR LOT 2
FND 5/8" Rebar
Point of Beginning

S89°53'24"E 399.94'M 400'P

S89°53'24"E 15.00'

Pt Lot 1

Lot 3

Pt. Lot 1

N0°14'05"W 1096.20'M 1096.36'P

N0°14'05"W 356.84'

S0°14'05"E 356.84'

PARCEL "A"
0.12 AC. (5,353 S.F.)

N89°53'24"W 15.00'

SW COR LOT 3
FND 2" IRON PIPE

S89°53'24"E
199.61'M
200'P

C.N.W. RR

"SOUTH LAWN" AUDITOR'S PLAT
SEC. 28-89-28
(BK 50, PG 675)

0 100



SCALE (FEET)

PT LOT 1, "SOUTH LAWN" AUDITOR'S PLAT
PLAT OF SURVEY

SHEET 2 OF 2

PN: 1120558

T-R-S: 89-28-28

DATE: 3/9/15

TECH/PM: JDP/TLC



SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

PREPARED BY: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

RETURN TO: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

PLAT OF SURVEY

PARCEL "A" OF LOT 2:

A PART OF LOT 2, "SOUTH LAWN" AUDITOR'S PLAT FOR TAXATION PURPOSES OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 28 WEST OF THE 5TH P.M., CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°14'05" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 599.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE SOUTH; THENCE SOUTH 89°53'24" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 15.00 FEET; THENCE SOUTH 00°14'05" EAST 599.36 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 89°53'24" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.21 ACRES (8,990 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

MARCH 05, 2015

OWNER

CITY OF FORT DODGE, IOWA

BASIS OF BEARING

THE WEST LINE OF LOT 2, "SOUTH LAWN" IS ASSUMED TO BEAR NORTH 00°14'05" WEST.

LEGEND

Survey

Section Corner
1/2" Rebar, Yellow Cap # 18643
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Yellow Plastic Cap
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found

▲
●
■
H
○ CP
● P
M
R
D
C
YPC

Set

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○
□
H



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry Coady 3-10-2015
Terry Coady, PLS Date

License Number 18643

My License Renewal Date is December 31, 2015

Pages or sheets covered by this seal:

Sheets 1 & 2

PT LOT 2, "SOUTH LAWN" AUDITOR'S PLAT
PLAT OF SURVEY

SHEET 1 OF 2

PN: 1120558

T-R-S: 89-28-28

DATE: 3/9/15

TECH/PM: JDP/TLC

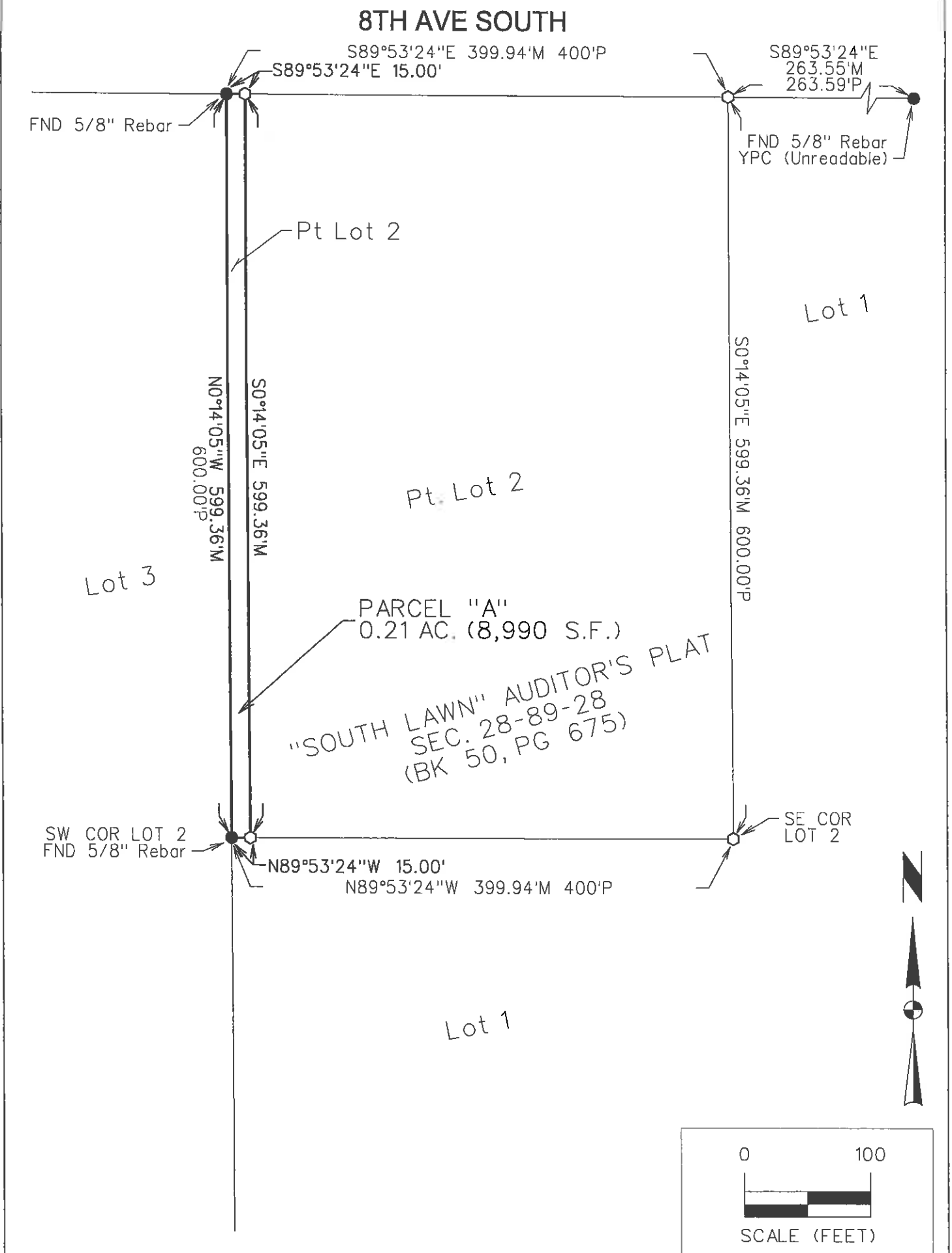



SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

FIELD BK 1136B/21

PLAT OF SURVEY



PT LOT 2, "SOUTH LAWN" AUDITOR'S PLAT		SHEET 2 OF 2
PLAT OF SURVEY		PN: 1120558
FIELD BK 1136B/21		T-R-S: 89-28-28
 SNYDER & ASSOCIATES, INC. Engineers and Planners		DATE: 3/9/15
2727 S.W. SNYDER BLVD. ANKENY, IA 50023 (515) 964-2020		TECH/PM: JDP/TLC