

**CITY OF RIVERSIDE COUNCIL AGENDA
RIVERSIDE CITY HALL COUNCIL CHAMBERS
60 N GREENE STREET**

Monday, December 5th, 2016 at 6:30 p.m.

6:30 PM – Regular City Council Meeting

NOTICE TO THE PUBLIC:

This is a meeting of the City Council to conduct the regular business of the City. Every item on the agenda is an item of discussion and action if needed.

CALL MEETING TO ORDER: Mayor Schneider

- Pledge of Allegiance
- Roll Call

APPROVAL OF AGENDA:

1. Approve Consent Agenda

- 1a) Minutes from 11-21-16
- 1b) Expenditures 12-05-16

2. Committee Reports:

3. Citizens Comments:

This time is for items NOT on the agenda. Please notify the City Clerk if you wish to comment on an agenda item and you will be recognized when that item comes up. When citizens are recognized to speak, please approach the podium, spell your first and last name before proceeding. Citizens should refrain from addressing individual Council Members and should not expect a response to any questions. Time is limited to 3 minutes.

4. Fire Truck Vandalism Update

5. Riverside Ball Association – Hall Park Batting Cages

6. Kevin Engel Sick Leave Payout **pg. 5**

7. Fixed-base Water Meter System Update

8. Drainage Ditch west of the Lagoons

9. PeopleService Information **pg. 7**

- Lift Station #1 VFD
- Well Pumps

10. Res #12052016-02 “Waive the Right to Review Pig Hill Flats Plat” pg.9

11. Speed Control on Highway 22

12. Closing Comments

- City Staff Comments
- City Council Comments & Requests for Information

13. Adjourn Council Meeting

Approved: _____
Allen Schneider, Mayor

Date: _____

RIVERSIDE CITY COUNCIL MEETING; NOVEMBER 21, 2016

The Riverside City Council meeting opened at 6:35 pm in City Hall with Mayor Allen Schneider requesting roll call. Council members present were: Ralph Schnoebelen, Jeanine Redlinger, Bob Schneider Jr., Tom Sexton, and Rob Weber.

Motion by Schneider to approve agenda. Second by Sexton, passed 5-0.

Motion by Schneider to approve consent agenda, minutes, and expenditures, pulling Schnoebelen Inc. invoice for separate vote. Second by Redlinger, passed 5-0. Schneider moved to pay the Schnoebelen Inc. invoice, second by Weber. Passed 4-0, Schnoebelen abstained.

Citizens Comments; Scott Butterbaugh asked about mail boxes and property markers on Ella Street.

Ron Sweeting presented estimate to clean out drainage ditch from City property starting at Hwy 22 to the English River. Council directed MMS to research area and drainage problem by the next meeting.

Weber moved to have kids responsible for vandalism to fire truck on October 31st to pay for repairs and issue apology to Firemen. Second by Schnoebelen, passed 5-0.

Larry Simon asked for vote on getting a 3rd party assessment on the Ella Street Engineering, as presented at last council meeting. Schnoebelen moved not to spend any more money on getting another opinion. Second by Redlinger, passed 3-2, Sexton and Weber opposed.

Glen Meisner of MMS Consultants updated council on Capital Improvement projects. MMS will research options for street lighting on Cherry Lane, and bring to next meeting. Weber voiced concern of street signs not being visible at night. Sexton stated that stop sign on Cherry Lane towards Ash is set back too far from the road. Meisner explained that it was installed in accordance to state code, in reference to the future sidewalk placement. The Ella street punch list was provided for council review. 19 items need to be completed before closing out project. Sexton asked that the sod guarantee be submitted in writing. MMS is looking forward to future projects, and asked to have work session to prioritize improvements. Council set Monday, December 12th for a work session at 6:00pm.

Sexton moved to pass Resolution #11212016-01 Final Pay Estimate for Cherry Lane to Rathje Construction for \$11,835.10. Second by Weber, passed 5-0.

Bill Stukey, PeopleService, Inc. gave the Monthly Report on water operations. He will have estimates on Lift Station cleaning next week. The Wastewater SBR System check will be done in December. Metal Locator is ordered with a total cost of \$600 with rebates, and trade-in of old unit.

Brad Klein of Ferguson Waterworks presented updated price quote for Fixed-Based water meter system. Allen Schneider asked to receive a copy of the e-net Hosting Agreement. Klein will go ahead with a Propagation Study to determine the number of tower receivers needed to

transmit readings. Klein will return findings to council at next meeting. Weber asked City Clerk to get water rates of surrounding communities.

Sexton moved to pass Resolution#11212016-02 to Hire Jay Stuelke as permanent part-time employee for Streets and Parks, at the wage of \$17.50 per 30 hour week, starting December 1, 2016. Second by Weber, passed 5-0.

Schnoebelen moved to pass Resolution # 11212016-03 Approving the Annual Financial Report for Fiscal Year ending June 30, 2016. Second by Schneider, passed 5-0.

Council Comments; Schnoebelen wanted to thank the Marilyn Eagle family donation to the Sr. Meals program. He also thanked Bryan Lenz for working to get everything in order for the winter season.

Weber thanked Stukey for the informative water reports. Weber urged everyone to check out the History Center Museum, as he was amazed over the vibrant and dynamic displays, and the vast number of people who have pinned the map. He expressed that while he was not completely happy with Ella Street, the City has to move forward.

Schneider asked that the speeding problem on Hwy 22 through town be placed on the next agenda. He also thanked Becky LaRoche for putting together the Veteran's Day Celebration.

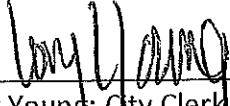
Allen Schneider informed council that the Ball Association received a WCRF grant for new batting cages. They will present council with placement plans.

Schnoebelen moved to adjourn meeting at 8:51 pm. Second by Redlinger, passed 5-0.

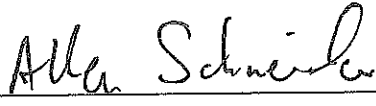
Full content of Council Meetings can be viewed on the City Web Site;
www.cityofriversideiowa.com

NEXT CITY COUNCIL MEETING – Monday, December 5, 2016 at 6:30 pm.
City Council Work Session – Monday, December 12, 2016 at 6:00 pm.

ATTEST:



Lory Young; City Clerk



Allen Schneider; Mayor

EXPENDITURES 12-05-16				
COUNCIL MEETING				
UNPAID BILLS				
BIG IRON WELDING	SNOW PLOW REPAIR	110-5-210-6335	\$	25.00
CRESENT ELECTRIC	FLAG LIGHTS/VETS PARK	001-5-430-6325	\$	98.13
DORSY	LEGAL-GO BONDS	301-5-750-6782	\$	10,000.00
FASTENAL	SHOP SUPPLY	001-5-210-6372	\$	136.20
FREEMAN LOCK	RVFD ALARM MONITORING	001-5-150-6356	\$	84.00
IAMU	OSHA TRAINING-LENZ	001-5-650-6240	\$	240.00
JIM POPE	INSPECTIONS	001-5-170-6499	\$	250.00
JIM'S SMALL ENGINE	RVFD-4 RESCUE SAWS	001-5-150-6356	\$	834.80
JIM'S SMALL ENGINE	WEED TRIMMER REPAIR	001-5-430-6504	\$	93.10
MENARDS	OFFICE	001-5-650-6506	\$	12.94
MENARDS	PARKS-DROP CORDS	001-5-430-6325	\$	118.96
MENARDS	SNOW MARKERS	110-5-210-6335	\$	376.00
MENARDS	SHOP SUPPLY	001-5-210-6507	\$	56.50
MENARDS	COMM. BUILDING	001-5-460-6310	\$	94.92
MIDWEST FRAME & AXLE	SNOW BLADE	110-5-210-6335	\$	289.76
MUNICIPAL SUPPLY	METER READER BATTERY	600-5-810-6504	\$	53.79
MUNICIPAL SUPPLY	METER READER BATTERY	610-5-815-6504	\$	53.79
N&N SANITATION	PIONEER ST CLEAN-UP	301-5-750-6788	\$	883.00
PITNEY BOWES	POSTAGE	600-5-810-6508	\$	250.00
PITNEY BOWES	POSTAGE	610-5-815-6508	\$	250.00
PRECISION ELECTRIC	VET PARK REPAIRS	001-5-430-6320	\$	154.46
RON'S AUTO	06' SILERADO	110-5-210-6331	\$	80.55
SANDRY FIRE	RESCUE PACK	001-5-150-6356	\$	4,000.00
STUELKE, JAY	INSPECTIONS	001-5-170-6499	\$	175.00
TOMLINSON-CANNON	MUDJACK-199 SCHNOEBELEN	001-5-520-6510	\$	700.00
US BANK	COPIER LEASE	001-5-650-6496	\$	166.37
US CELLULAR	NOV CELL	001-5-210-6373	\$	66.66
VEENSTRA KIM	WATER PLANT	600-5-810-6374	\$	447.60
YOUNG, LORY	DEC CELL	001-5-650-6373	\$	50.00
	TOTAL UNPAID BILLS		\$	20,041.53
PAID BILLS				
DELTA DENTAL	BILLING- DEC		\$	456.66
LINCOLN NATIONAL	LIFE, AD&D INS PREMIUMS -OCT		\$	218.06
MEDIACOM	NOV PHONE-INTERNET	001-5-650-6373	\$	321.19
PEOPLE SERVICE	DEC. CONTRACT	610-5-815-6500	\$	10,485.00
PEOPLE SERVICE	DEC. CONTRACT	600-5-810-6500	\$	10,485.00
SCHNOEBELEN INC	SNOW BLADE	110-5-210-6331	\$	1,575.00
WELLMARK INS.	DEC.BILLING		\$	2,717.94
	TOTAL PAID EXPENDITURES		\$	26,258.85
	TOTAL ALL EXPENDITURES		\$	46,300.38

(Handwritten) 20,041.53
 ✓ w/ A-P
 RL

PACKET: 02897 12-05-16 EXPENDITURES BL

VENDOR SET: 01 City of Riverside

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

**** T O T A L S ****

INVOICE TOTALS 20,041.53
 DEBIT MEMO TOTALS 0.00
 CREDIT MEMO TOTALS 0.00

BATCH TOTALS 20,041.53

**** G/L ACCOUNT TOTALS ****

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	
2016-2017	001-2020		ACCOUNTS PAYABLE	7,332.04-*					
	001-5-150-6356		FIRE DEPT - TOOLS & EQUI	4,918.80	7,500	3,136.57- Y	204,069	133,560.08	
	001-5-170-6499		BUILDING INSPECTOR - CON	425.00	2,000	1,155.00	204,069	138,053.88	
	001-5-210-6372		SHOP SUPPLIES	136.20	4,000	1,913.06	110,058	82,339.88	
	001-5-210-6373		STREET PHONE EXPENSE	66.66	2,500	1,519.12	110,058	82,409.42	
	001-5-210-6417		STREET MAINTENANCE EXPEN	700.00	2,000	1,300.00	110,058	81,776.08	
	001-5-210-6507		OPERATING SUPPLIES	56.50	1,500	1,404.65	110,058	82,419.58	
	001-5-430-6320		GROUNDS MAINTENANCE	154.46	10,000	7,407.26	91,075	61,263.28	
	001-5-430-6325		PARK SUPPLIES	217.09	5,000	3,416.74	91,075	61,200.65	
	001-5-430-6504		PARK MINOR EQUIPMENT	93.10	13,750	11,670.59	91,075	61,324.64	
	001-5-460-6310		BLD MAINT & EXPENSE	94.92	1,000	737.50	136,080	92,355.73	
	001-5-650-6240		MEETINGS & CONFERENCES	240.00	3,500	1,168.66	99,185	57,889.56	
	001-5-650-6373		TELEPHONE	50.00	3,000	1,447.20	99,185	58,079.56	
	001-5-650-6496		COPIER	166.37	3,500	1,168.50	99,185	57,963.19	
	001-5-650-6506		OFFICE SUPPLIES	12.94	4,000	2,934.95	99,185	58,116.62	
	110-2020		ACCOUNTS PAYABLE	771.31-*					
	110-5-210-6331		VEHICLE OPERATIONS & REP	80.55	7,000	1,717.78	118,700	108,029.99	
	110-5-210-6335		SNOW REMOVAL & SAND & SA	690.76	2,500	818.48- Y	118,700	107,419.78	
	301-2020		ACCOUNTS PAYABLE	10,883.00-*					
	301-5-750-6782		ELLA STREET SPINE	10,000.00	650,000	52,373.78- Y	2,390,000	1,551,619.81	
	301-5-750-6788		THREE SEASON SHELTER	883.00	175,000	170,067.00	2,390,000	1,560,736.81	
	600-2020		ACCOUNTS PAYABLE	751.39-*					
	600-5-810-6374		WATER EXPENSE	447.60	58,000	56,649.64	394,712	286,048.78	
	600-5-810-6504		REPLACEMENT ITEMS	53.79	5,000	4,448.21	394,712	286,442.59	
	600-5-810-6508		POSTAGE - WATER	250.00	2,200	707.63	394,712	286,246.38	
	610-2020		ACCOUNTS PAYABLE	303.79-*					
	610-5-815-6504		REPLACEMENT ITEMS	53.79	5,000	4,623.21	284,696	193,803.62	
	610-5-815-6508		POSTAGE - SEWER	250.00	3,500	2,660.00	284,696	193,607.41	
	999-1330		DUE FROM OTHER FUNDS	20,041.53 *					

** 2016-2017 YEAR TOTALS 20,041.53

Vw/Excel

Lory Young

From: Jennifer Campbell <Jennifer.Campbell@auditor.state.ia.us>
Sent: Friday, July 22, 2016 11:53 AM
To: 'lory'
Subject: Re: Sick pay
Attachments: _Certification_.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Lory-

We had a finding in the special investigation report issued December 20, 2013. In that report, we reviewed sick leave payouts issued to certain employees upon their termination. We determined these payments were not in compliance with the City's employee handbook dated December 17, 2007. There was no provision for the payout of unused sick leave.

If the City's employee handbook has been revised and/or updated since then, any payouts made need to be in compliance with current policy. If the policy is silent to payouts of sick leave, they are considered to not be permissible.

Does that help?

Jennifer

>>> "Lory Young" <lory@cityofriversideiowa.com> 7/22/2016 11:01 AM >>>

Good morning,

Kevel Engle gave his two week notice and there have been some comments made about "sick leave" payouts. I know in previous audits, you mentioned the sick leave payouts. Can you please reiterate that comment for me?

Thanks,

Lory Young, IaCMC, IaCMFO
City Clerk/Finance Officer
City of Riverside (Pop. 993)
PO Box 188
City of Riverside, IA 52327
319-648-3501
lory@cityofriversideiowa.com

This email message and its attachments may contain confidential information that is exempt from disclosure under Iowa Code chapters 22, 139A, and other applicable law. Confidential information is for the sole use of the intended recipient. If you believe that you have received this transmission in error, please reply to the sender, and then delete all copies of this message and any attachments. If you are not the intended recipient, you are hereby notified that any review, use, retention, dissemination, distribution, or copying of this message may be prohibited by law.

The Auditor of State website is <http://auditor.iowa.gov/>.

Lory Young

From: Paul Greufe <greufe@me.com>
Sent: Friday, July 22, 2016 2:31 PM
To: Lory Young
Subject: Re: Information

Lory,

My understanding of a situation regarding an employee who recently provided his voluntary resignation is as follows:

1. A prior council passed a resolution allowing for the payout of unused sick leave for certain employees. It appears that this action took place in 2012.

2. A different council passed, by resolution, the approval of a newly revised employee handbook, which does not provide for the payout of unused sick leave. This action was taken after 2012.

It was my understanding that the new employee handbook was intended to replace any/all prior documents - thus establishing a new standard for all employees. Since this was done after the council's action in 2012 - it could be assumed to have eliminated that prior agreement.

I'm not aware of any labor law that requires the payout of unused sick leave. If the council would like to pay out the employee, I recommend passing, by resolution, that decision at an upcoming meeting. Although I would not recommend to any entity that they payout unused sick leave, as it results in tremendous liability to the taxpayers.

Additionally, the handbook provides for the payout of accrued, but unused vacation. Given the fact that vacation accrual and usage is currently being reviewed for accuracy of existing employees - I would recommend delaying the payout until final audited numbers are presented to the council. Although not in compliance with the handbook, I believe in this instance it is more important to insure the payout is accurate.

Paul

Sent from my iPhone

On Jul 22, 2016, at 1:11 PM, Lory Young <lory@cityofriversideiowa.com> wrote:

Paul,

Here is the information per our conversation. Please advise.

Thank you,

Lory Young, IaCMC, IaCMFO
City Clerk/Finance Officer
City of Riverside (Pop. 993)
PO Box 188
City of Riverside, IA 52327
319-648-3501
lory@cityofriversideiowa.com

<20160722125541664.pdf>

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7688 / Virus Database: 4627/12660 - Release Date: 07/22/16



Well And Pump Service
Municipal • Industrial • Environmental

Cahoy Pump Service

Great Lakes Water Resources Group
(an affiliate)

January 8, 2016

Riverside Municipal Water Department
21 East First Street
Riverside, Iowa 52327

Attn: Mr. Kevin Engel
RE : Water Well Maintenance

Greetings Kevin:

We understand you wish to receive a proposal to conduct a “pull and inspect” on your wells No. 7 & 8. To that end we are pleased to provide you with the following Scope of Work and cost analysis for your review:

SCOPE OF WORK:

- Mobilize to the site & conduct a brief performance test through the system.
- Install Lock Out / Tag Out equipment on control panel.
- Conduct a meggar test down-the-hole.
- Pull pumping equipment. Load motor, pump, drop pipe, and pitless spool.
- Transport to Cahoy machine shop, teardown, measure, and inspect pump end.
- Provide report to Owner.
- Return to site, install pumping equipment, and provide startup service.
- Pull the 2nd well and repeat the above.

PRICING STRUCTURE:

#	DESCRIPTION	U	Q	UNIT PRICE	TOTAL PRICE
1	Mobilizations	EA	2	\$ 150.00	\$ 300.00
2	Performance tests	EA	2	\$ 150.00	\$ 300.00
3	Pull both pumps, load equipment at site, set both pumps	HR	16	\$ 180.00	\$ 2,880.00
4	Transport, teardown, & inspect pumps	EA	2	\$ 275.00	\$ 550.00
5	Televisе wells	EA	2	\$ 775.00	\$ 1,550.00
	TOTAL ESTIMATED COST	xx	xx	xxxxxxx	\$ 5,580.00

Kevin, we sincerely appreciate the opportunity to provide you with this proposal. Please note that in order to keep your costs down we have based this proposal on the work being down in conjunction with other work we have in the area.

Please feel free to contact me if you have any questions or wish to have us proceed with scheduling the work.

Sincerely,

Mike Whittenbaugh
President

Corporate Office:
24568 150th Street • Suite 200
Sumner, Iowa 50674
(563) 578-1130

Great Lakes Water Resources Group
1127 Plainfield Road
Joliet, Illinois 60435
(815) 726-2720

Cahoy - West
200 Grant Street
Marne, Iowa 51552
(712) 781-2030

Cahoy - Illinois North
887 South Farwell Bridge Road
Ridott, Illinois 61067
(800) 552-5341

STANDARD TERMS AND CONDITIONS

Unless specified otherwise in the proposal, the following terms and conditions apply:

- Proposal is valid for 30 days.
- Prices specified herein do not include federal, state, municipal, use, excise, or other taxes. Therefore, any applicable tax to materials or equipment shall be paid by the Purchaser at the time of invoices(s) as an extra, or in lieu thereof, Purchaser shall provide to CPS tax exemption certificates acceptable to said taxing authorities prior to the ordering of materials and equipment.
- Except for Lump Sum items, the Proposal is an estimate only. The final invoice will be determined by the actual quantities used – be it more or less.
- Unforeseen replacement parts will be invoiced at the rate of cost x 1.78. Any and all replacement parts must be approved by owner prior to ordering.
- Monthly Progress Pay Requests will be submitted to owner. All invoices and due and payable within 30 days of invoice date. All accounts past thirty days accrue interest at the rate of 1.5% per month (18% APR) unless prior arrangements are made and approved by Cahoy Pump Service (CPS).
- Jobsite must be accessible with heavy, rubber-tired vehicles and equipment. Any additional costs incurred by CPS will be passed on to the owner.
- While CPS will take reasonable steps to minimize damage to ground and surrounding areas, Cahoy is not responsible for final grading, seeding, ect. if necessary.
- Standby time will be invoiced at the rate of \$ 225.00 per man-hour plus any applicable Per Diems involved.
- CPS does not, in any way, guarantee the water quality or quantity produced in any well. Well rehabilitation is not an exact science and, in some instances, may render the well useless. Positive BacT results may result in the Owner paying CPS to return to the jobsite to disinfect the well, pumping equipment, and possibly the discharge line(s).
- CPS will furnish owner a copy of all Daily Log sheets and Expense Reports upon request from owner.
- CPS will furnish owner a copy of Insurance Certificate to owner upon request.
- All materials furnished and installed by CPS holds a one (1) year warranty from date of installation. CPS warrants that its services will be performed in conformity with the standard of care in effect in its industry at the time of performance of such services. CPS agrees to the extent it is permitted to pass on any warranties provided by the manufacturer of materials and/or equipment furnished under this contract. CPS itself provides no warranty, express, implied, or otherwise, on any such materials or equipment. CPS will not be responsible for work done materials or equipment furnish or repairs or alterations made by others.
- Warranty is only valid if account is paid in full.
- CPS shall not be liable for any bodily injury, death, or injury to or destruction of tangible property except as the same may have been caused by the negligence of CPS. In no event shall CPS be liable for any delays or special, indirect, incidental or consequential damages. Purchaser agrees that the total limit of CPSs' liability (whether based on negligence, warranty, strict liability or otherwise) hereunder, shall not exceed the aggregate amount due CPS for services rendered under this contract. All claims, including claims for negligence or any other cause whatsoever, shall be deemed waived unless made in writing and received by CPS within one (1) year after CPSs' completion of work hereunder.
- All materials are priced F.O.B. origin.
- In the event a lost circulation zone or a cobble zone is encountered the owner will be invoiced for any additional costs for materials and labor required to remedy the lost circulation zone / cobble zone. CPS reserves the sole right to determine if these conditions exist without input or agreement from owner or owners' representative(s).

APPROVED BY: Darin Cahoy DATE: 1/08/16
 Cahoy Pump Service

I/we accept these conditions and direct GLWRG to proceed with the work as described in the above proposal. I/we understand that payment in full is due within 30 days of invoice date unless prior arrangement have been made. I/we also understand that all past due account accrue interest an at annual rate of 18%.

ACCEPTED BY: _____ DATE: _____
 Owner

SIGNATURE: _____ TITLE: _____

RESOLUTION #12052016-02

**WAIVE THE RIGHT TO REVIEW THE PLAT FOR PIGG HILL FLATS
SUBDIVISION FOR RICHARD AND BARBARA SIMON**
The south 457.6 feet of Lot #2 of the northwest quarter (NW ¼) of
section number 20.....

WHEREAS, the City of Riverside has the right under Iowa Law and City ordinance to review the Preliminary Plat of the above referenced parcel as it is located within the two mile radius of Riverside.

NOW THEREFORE BE IT RESOLVED, the City Council of Riverside does hereby waive their right to review the plat and allow Washington County to perform this task.

It was moved by Councilperson -----, second by Councilperson ----- to approve the foregoing resolution on December 5, 2016.

Roll Call: Redlinger, Schneider, Sexton, Weber, Schnoebelen

Ayes:

Nays:

Absents:

Signed: _____
Allen Schneider, Mayor

Attest: _____
Lory Young, City Clerk

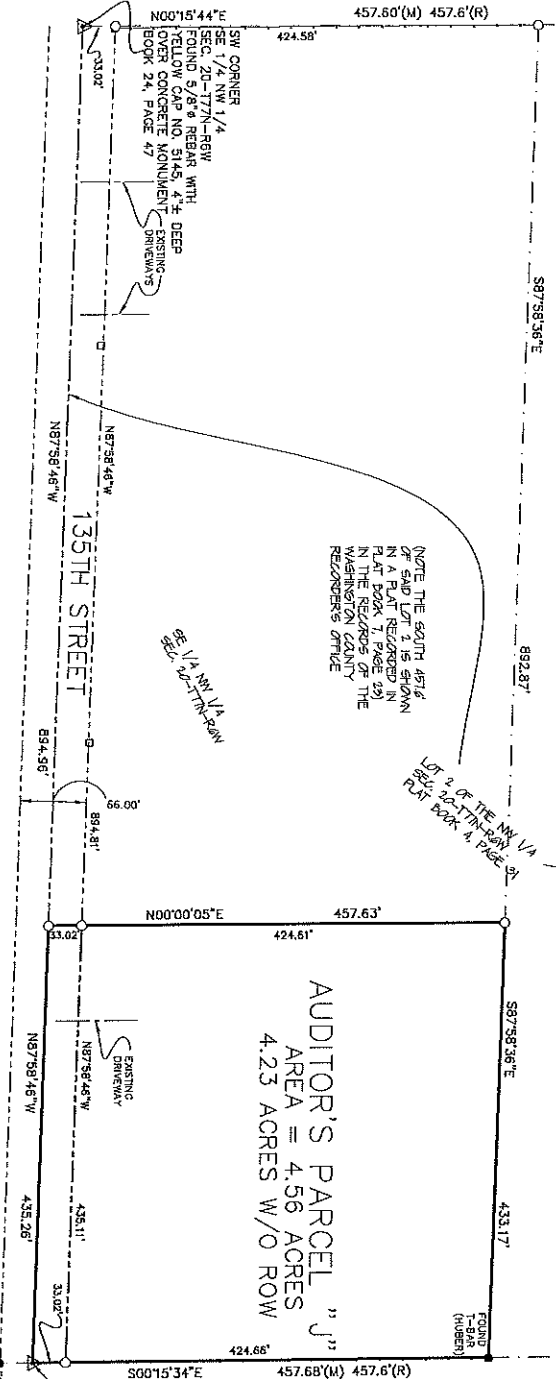
PROPRIETORS: RICHARD L. & BARBARA SIMON
 SURVEY REQUESTED BY: RICHARD L. SIMON
 DATE OF SURVEY: JUNE 17, 2015

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, PAINTED
- △ CONGRESSIONAL CORNER, REESTABLISHED
- FENCE CORNER/PERMITS POST (as noted)
- PROPERTY CORNER SET (5/8" iron pin w/ yellow plastic US Cap embossed with "MMS")
- CURTAIN CORNER
- CENTER LINE
- RIGHT-OF-WAY LINE
- CONGRESSIONAL SECTION LINES
- CENTER LINE
- EASTING DRIVEWAY
- EASING DRIVEWAY
- EASING FINISH LINE
- MEASURED DIMENSIONS
- CURVE SCIENT NUMBER

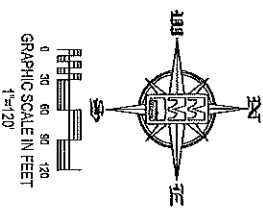
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS



NOTE: THE SOUTH 457.6' OF SAID LOT 2 IS SHOWN IN A PLAT RECORDED IN PLAT BOOK 7, PAGE 12) IN THE RECORDS OF THE WASHINGTON COUNTY RECORDER'S OFFICE

LOT 2 OF THE NW 1/4 SEC. 20-17N-R6W PLAT BOOK 4, PAGE 8)

AUDITOR'S PARCEL "J"
 AREA = 4.56 ACRES
 4.23 ACRES W/O ROW



BEGINNING AT THE CENTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, IOWA, THENCE N87°58'46"W, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20, A DISTANCE OF 435.26 FEET; THENCE N00°00'05"E, 457.63 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND SHOWN ON A PLAT RECORDED IN BOOK 7, PAGE 23 IN THE RECORDS OF THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE S87°58'36"E, ALONG SAID NORTH LINE, 433.17 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE S00°15'34"E, ALONG THE EAST LINE OF SAID TRACT OF LAND, 457.68 FEET TO THE POINT OF BEGINNING, CONTAINING 4.56 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PLAT OF SURVEY "J"
AUDITOR'S PARCEL
 WASHINGTON COUNTY, IOWA

THIS PLAT OF SURVEY, AUDITOR'S PARCEL "J" MEETS THE SUBDIVISION ORDINANCE REQUIREMENTS OF WASHINGTON COUNTY, IOWA.

WASHINGTON COUNTY SUBDIVISION COORDINATOR

DATE _____

LICENSED PROFESSIONAL SURVEYOR
 JAMES E. LIGHT
 15827

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

My license renewed date is December 31, 20____.

Scale of details covered by this plat: _____



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282

www.mmsconsultants.net

Date	Revision

PLAT OF SURVEY
AUDITOR'S PARCEL "J"

A PORTION OF LOT 2 IN THE SE 1/4 NW 1/4 OF SEC. 20-17N-R6W OF THE 5TH P.M. WASHINGTON COUNTY, IOWA

MMS CONSULTANTS, INC.

Order: 11/11/2016

Drawn By: MAS
 Checked By: JEL/SDM
 Project No: IC 4172-006

Scale: 1"=120'
 Sheet No: 1