

#1304



MATT SCHULTZ
Secretary of State
State of Iowa

TRANSMITTAL FORM FOR CONDEMNATION APPLICATION -
Pursuant to Iowa Code sections 6B.3(3), 9.2A, and 331.602(24)

Box 1

TRANSMITTAL FORM FOR SHERIFF'S STATEMENT -
Pursuant to Iowa Code sections 6B.38, 9.2A, and 331.602(24)

Box 2

Part I: CONDEMNATION APPLICATION

Pursuant to Iowa Code section 6B.3(3), the undersigned County Recorder files a copy of the attached Condemnation Application with the Office of the Secretary of State, noting as follows.

- 1. The name of the acquiring agency is City of Sioux City
- 2. The real property subject to the Application is located in Woodbury County.
- 3. The date the condemnation application was filed by the undersigned County Recorder is January month, 31 day, 2017 year.
- 4. The attached Condemnation Application is filed of record at Document # 8791
 Book 751 Page 4745
 Roll Image

Patrick F. Gill

County Recorder for **PATRICK F. GILL**
Woodbury County Auditor & Recorder
Woodbury County by *C. Murphy*
Designee

Part II: SHERIFF'S STATEMENT

Pursuant to Iowa Code section 6B.38, the undersigned County Recorder files a copy of the attached Sheriff's Statement with the Office of the Secretary of State, noting as follows.

- 1. The name of the acquiring agency is City of Sioux City
- 2. The corresponding Condemnation Application to this Sheriff's Statement was filed of record at Document # 8791 Book 751 Page 4745 and a copy was sent to the Secretary of State.
 Roll Image
- 3. The attached Sheriff's Statement was filed of record at Document # 11688
 Book 752 Page 2845 on 4 month, 19 day, 2017 year.
 Roll Image

Patrick F. Gill

PATRICK F. GILL
Woodbury County Auditor & Recorder
County Recorder for *by C. Murphy*
Auditor & Designee
Woodbury County

PLEASE SUBMIT TO:
Secretary of State
Attention: Condemnation Filings
State Capitol, Des Moines, IA 50319
FAX: 515-242-5952

SEE INSTRUCTIONS ON BACK

Roll 752 Image 2845-2946

Document 11688 Type CONDM Pages 102
Date 4/14/2017 Time 9:44 AM
Rec Amt \$512.00 Aud Amt \$5.00
Rev Transfer Tax \$30.40

PATRICK F GILL, AUDITOR AND RECORDER
WOODBURY COUNTY IOWA

Roll 751 Image 4745-4750

Document 8791 Type APCON Pages 6
Date 1/31/2017 Time 10:57 AM
Rec Amt \$42.00

2016 NOV 17 PM 3:21

WOODBURY COUNTY
SHERIFF

PATRICK F GILL, AUDITOR AND RECORDER
WOODBURY COUNTY IOWA

Prepared by: Amber L. Hegarty, City of Sioux City, P.O. Box 447, Sioux City, IA 51102 (712) 279-6318
Return to: Amber L. Hegarty, City of Sioux City, P.O. Box 447, Sioux City, IA 51102

In the Matter of the Condemnation
of Certain Rights in Land by City of
Sioux City, Iowa, a Municipal
Corporation, for a Project Located
In Sioux City, Woodbury County Iowa
Known as Jackson Street 2016 Improvement Project

**APPLICATION TO THE CHIEF JUDGE OF THE
3RD JUDICIAL DISTRICT FOR THE
APPOINTMENT OF A COMMISSION TO
APPRAISE DAMAGES**

TO: Judge Duane E. Hoffmeyer, Chief Judge, 3rd Judicial District including Woodbury County, Iowa

Comes now the City of Sioux City and states that the public interest requires that certain rights be acquired in nonagricultural land by Condemnation proceedings. The City of Sioux City has not been able to secure rights in lands by purchase and conveyance for the improvement of roads and streets. In accordance with Sec. 6B.2A, 6B.2B and 6B.3, the Code of Iowa, as amended by H.F. 476, the following is set forth:

Description: The lands and/or property rights sought to be condemned or affected are described on the attached Notice of Condemnation which is made a part of this Application.

Plat: The location of the right of way or other property rights sought to be condemned or affected are shown on the plat(s) attached to and a part of the attached Notice of Condemnation.

Minimum Land Needs: The minimum amount of land necessary to achieve the public purpose is as described in and shown on the Notice of Condemnation and attached plat(s).

Names and Addresses: The names and addresses of the record owners, lienholders, encumbrancers and other persons affected by this proceeding are listed on the attached Notice of Condemnation.

Purpose: The City of Sioux City desires the rights specified in the lands sought to be condemned for the improvement and/or maintenance of roads and streets within the State of Iowa.

Statement of Individual Rights: The City of Sioux City has provided the owner(s) with a statement of their individual rights and written notification as required under Sec. 6B.2A.

Good Faith Negotiations: The Applicant has made an effort to negotiate in good faith with the

owner(s) to acquire the property sought to be condemned. These efforts include:

1. Provided the owner(s) with written notification at least 30 days prior to the intent to proceed with this public improvement.
2. Provided the owner(s) with a copy of the appraisal of the property sought.
3. Discussed the basis of determining value.
4. Reviewed the project design plans.
5. Discussed the contents of the acquisition contract.
6. Addressed owner's questions and concerns.
7. Provided the owner(s) with a written offer of the fair market value.

Based on these efforts, we were unable to reach an agreement.


Request: NOW, THEREFORE, the City of Sioux City hereby requests the appointment of a compensation commission of six qualified persons to view the premises and appraise the damages which the owners, lienholders, encumbrancers and other persons affected will sustain by reason of this Condemnation.

Dated at Sioux City Iowa, this 11th day of October, 2016.


Sioux City, Iowa, a municipal corporation

By 
Amber L. Hegarty, Assistant City Attorney

Filed in my office at Sioux City, Iowa, this 11th day of October, 2016.


Duane E. Hoffmeyer
Chief Judge of the 3rd Judicial District
including Woodbury County, Iowa.

I certify that this Application for Condemnation has been approved by the Chief Judge.


Amber L. Hegarty

In the Matter of the Condemnation
of Certain Rights in Land by City of
Sioux City, Iowa, a Municipal
Corporation, for a Project Located
In Sioux City, Woodbury County Iowa
Known as Jackson Street 2016 Improvement
Project

NOTICE

TO: Owners of record: FD Sioux City 1400 Jackson Street, LLC
Tenants: Family Dollar, 1400 Jackson St, Sioux City, IA 51105
Lienholders: Midland States Bank, 1201 Network Centre Dr., Effingham, IL 62401
U.S. Bank National Association, as Trustee, successor in interest to Wachovia
Bank, N.A. as Trustee for Park Place Securities, Inc., 101 East 5th Street, St. Paul,
MN.

and to Mike Clayton, Woodbury County Treasurer, Pat Gill, Woodbury County Auditor, other interested persons; and to all other persons, companies or corporations having any interest in or owning any of the following described property:

Fee Title Acquisition: That portion of Quarter Block 2, Block 4, Higman's Addition to the City of Sioux City, Woodbury County, Iowa, described as follows:

Beginning at the southwest corner of said Quarter Block 2; thence North 01°23'26" East along the west line of said Block 4 for a distance of 60.00 feet; thence South 27°10'28" East for a distance of 35.50 feet; thence South 76°24'33" East for a distance of 40.50 feet; thence North 74°32'34" East parallel with and 3.00 feet distant from the south line of said Quarter Block 2 for a distance of 65.00 feet; thence South 15°27'26" East for a distance of 3.00 feet to said south line; thence South 74°32'34" West along said south line for a distance of 125.00 feet to the Point of Beginning, containing 1,437 square feet or 0.03 acres, more or less, Subject to easements, if any, of record or apparent.

Temporary Construction Easement: Those portions of Quarter Blocks 1 and 2, Block 4, Higman's Addition to the City of Sioux City, Woodbury County, Iowa, described as follows:

Beginning at the northwest corner of said Block 4; thence South 87°35'32" East along the north line of said Block 4 for a distance of 4.00 feet; thence South 01°23'28" West parallel with and 4.00 feet distant from the west line of said Block 4 for a distance of 237.26 feet; thence North 27°10'28" West for a distance of 8.37 feet to said west line; thence North 01°23'28" East along said west line for a distance of 229.98 feet to the Point of Beginning, containing 935 square feet or 0.02 acres, more or less, Subject to easements, if any, of record or apparent.

Said property is further described further in Attachment "A" hereto.

You, and each of you, are hereby notified that the City of Sioux City desires the condemnation of the described land for the Jackson Street 2016 Improvement Project. That such condemnation is sought for the following purpose: fee title and temporary construction easement

That a Commission has been appointed by law for the purpose of appraising the damages which will be caused by said condemnation.

In connection with this condemnation proceeding it is specifically provided as follows:

1. Any and all improvements located wholly within the land sought in fee simple title are condemned in their entirety.
2. The City of Sioux City, Iowa shall have a right of temporary easement in the following: Those portions of Quarter Blocks 1 and 2, Block 4, Higman's Addition to the City of Sioux City, Woodbury County, Iowa, described as follows: Beginning at the northwest corner of said Block 4; thence South 87°35'32" East along the north line of said Block 4 for a distance of 4.00 feet; thence South 01°23'28" West parallel with and 4.00 feet distant from the west line of said Block 4 for a distance of 237.26 feet; thence North 27°10'28" West for a distance of 8.37 feet to said west line; thence North 01°23'28" East along said west line for a distance of 229.98 feet to the Point of Beginning, containing 935 square feet or 0.02 acres, more or less, Subject to easements, if any, of record or apparent.
3. The area sought to be appropriated by temporary easement is reserved to the condemnee until the actual date said area is required for construction of this improvement. Also, said temporary easement right shall terminate immediately upon completion of the operations for which said right is sought and in no event later than the completion of this improvement.
4. Condemner hereby gives notice of condemnee's five-year right to renegotiate construction or maintenance damages not apparent at the time of the condemnation as required by the Code of Iowa, Section 6B.52.

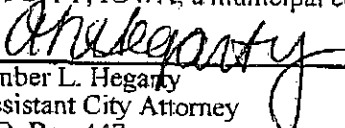
That such condemnation is sought for the improvement and/or maintenance of roads and streets in the State of Iowa in the matter prescribed in Chapters 28E, 306, 306A, 306B, 306C, 313, 6A, and 6B of the Code of Iowa and all amendments thereto.

That a commission for the purpose of appraising and awarding damages which will be caused by said appropriation and condemnation has been selected and appointed.

You are further notified that the Commissioners will report to the Sheriff's Office in Sioux City, Iowa, at 9:30 a.m. on the **1st day of March, 2017**, and will view your property on the same day. They will then return to the Sheriff's Office and proceed to appraise said damages. You may participate in these proceedings if you care to do so.

SIoux CITY, IOWA, a municipal corporation

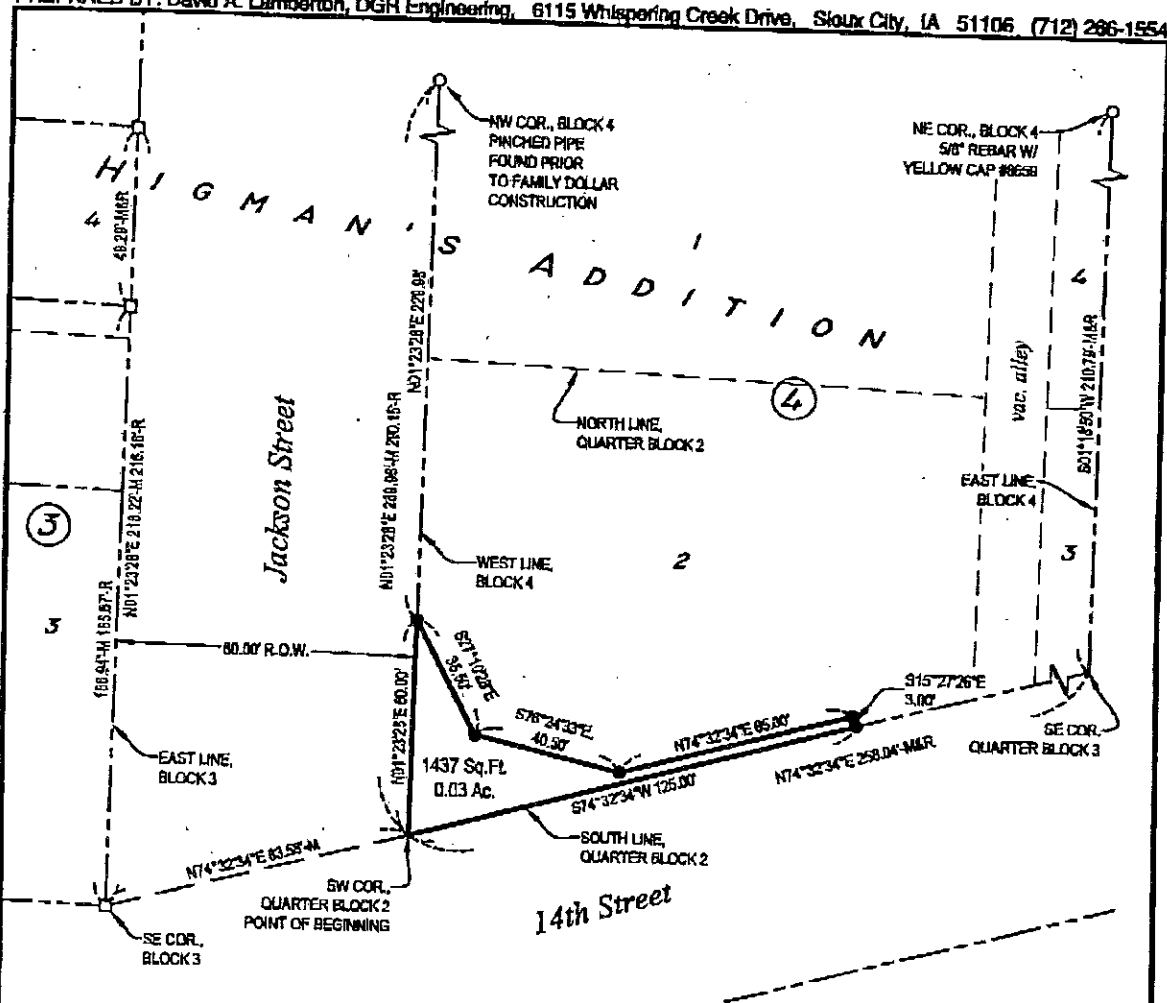
By


Amber L. Hegarty
Assistant City Attorney
P.O. Box 447
Sioux City, IA 51102
712-270-6318

ACQUISITION PLAT

FOR STREET RIGHT-OF-WAY
Part of Quarter Block 2 in Block 4,
Higman's Addition to Sioux City,
Woodbury County, Iowa

PREPARED BY: David A. Lambertson, DGR Engineering, 6115 Whispering Creek Drive, Sioux City, IA 51106, (712) 266-1554



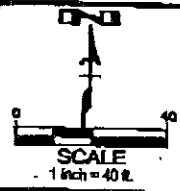
PARCEL DESCRIPTION:

That portion of Quarter Block 2, Block 4, Higman's Addition to the City of Sioux City, Woodbury County, Iowa, described as follows:
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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 Land Surveyor under the laws of the State of Iowa.
David A. Lambertson 12/15/15
DAVID A. LAMBERTSON License No. 15746 DATE
My license renewal date is December 31, 2018
Pages or sheets covered by this plat: 1 of 1

- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND NAIL IN PAVEMENT
 - SET MAG' NAIL IN CONCRETE
 - SET 1/2" x 30" REBAR w/ ORANGE CAP #15746
 - M MEASURED DIMENSION
 - R RECORD DIMENSION



DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Current Proprietor: FD Sioux City Iowa 1400 Jackson Street LLC
Survey performed at the request of: City of Sioux City
Date of Field Survey: 12/11/2015
Drawn By: DAL Approved By: DAL
Drawing # - P:\02265064\dwg\265064acq01.dwg

Project No. 265065
Sheet No. 1 of 1

PREPARED BY: David A. Lambertson, DGR Engineering, 6115 Whispering Creek Drive, Sioux City, IA 51106 (712) 266-1554

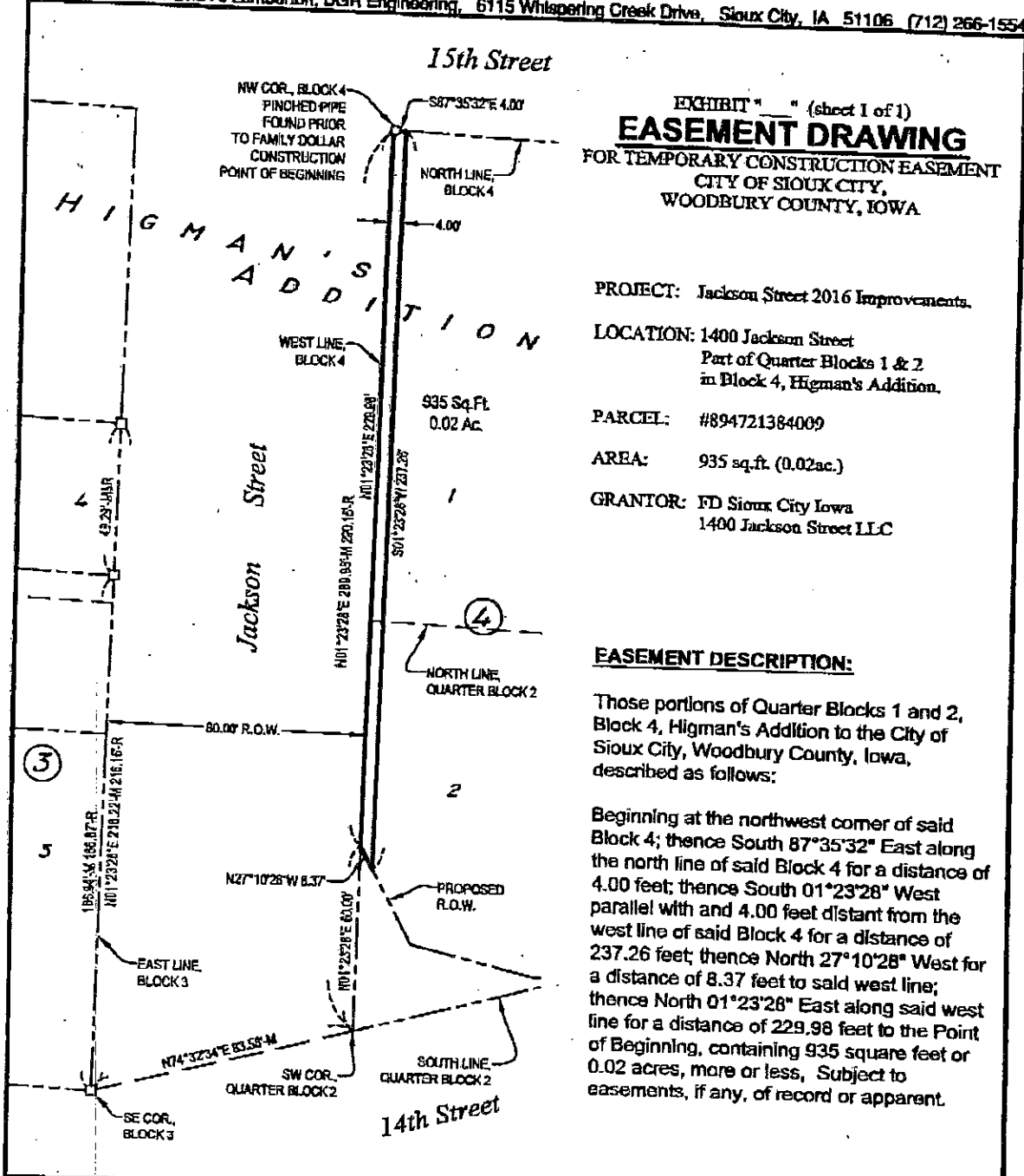


EXHIBIT " " (sheet 1 of 1)
EASEMENT DRAWING
 FOR TEMPORARY CONSTRUCTION EASEMENT
 CITY OF SIOUX CITY,
 WOODBURY COUNTY, IOWA

PROJECT: Jackson Street 2016 Improvements.
 LOCATION: 1400 Jackson Street
 Part of Quarter Blocks 1 & 2
 in Block 4, Higman's Addition.
 PARCEL: #894721384009
 AREA: 935 sq.ft. (0.02ac.)
 GRANTOR: FD Sioux City Iowa
 1400 Jackson Street LLC

EASEMENT DESCRIPTION:

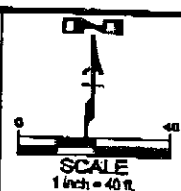
Those portions of Quarter Blocks 1 and 2, Block 4, Higman's Addition to the City of Sioux City, Woodbury County, Iowa, described as follows:

Beginning at the northwest corner of said Block 4; thence South 87°35'32" East along the north line of said Block 4 for a distance of 4.00 feet; thence South 01°23'28" West parallel with and 4.00 feet distant from the west line of said Block 4 for a distance of 237.26 feet; thence North 27°10'28" West for a distance of 8.37 feet to said west line; thence North 01°23'28" East along said west line for a distance of 229.98 feet to the Point of Beginning, containing 935 square feet or 0.02 acres, more or less, Subject to easements, if any, of record or apparent.



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 Land Surveyor under the laws of the State of Iowa.
 DAVID A. LAMBERTSON License No. 15746 DATE 12/15/15
 My license renewal date is December 31, 2018
 Pages or sheets covered by this seal: 1 of 1

- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND NAIL IN PAVEMENT
 - SET "MAG" NAIL IN CONCRETE
 - SET 12" x 30" REBAR w/ ORANGE CAP #15746
 - M MEASURED DIMENSION
 - R RECORD DIMENSION



DGR Engineering
 6115 Whispering Creek Drive
 Sioux City, IA 51106
 (712) 266-1554
 www.dgr.com

Current Proprietor: FD Sioux City Iowa 1400 Jackson Street LLC
 Survey performed at the request of: City of Sioux City
 Date of Field Survey: 12/11/2015
 Drawn By: DAL Approved By: DAL
 Drawing # - P102285064.dwg 265084ed01.dwg

Project No. 265065
 Sheet No. 1 of 1

In the Matter of the Condemnation
of Certain Rights in Land by City of
Sioux City, Iowa, a Municipal
Corporation, for a Project Located
In Sioux City, Woodbury County Iowa
Known as Jackson Street 2016 Project

**SHERIFF'S CERTIFICATION AS
TO AWARDS AND COSTS**

THE ORIGINAL CERTIFIED APPLICATION FOR CONDEMNATION IS RECORDED IN
ROLL 751, IMAGE 4745-4750, OR INSTRUMENT/DOCUMENT NUMBER _____,
AND DATED _____.

TO: THE CITY OF SIOUX CITY, IOWA

I certify that the commissioners in the above-entitled cause convened at Sioux City, Iowa,
on the 1 day of MARCH, 2017, and thereupon proceeded to view the premises, and said
commissioners did on the 1 day of MARCH, 2017, file their report in my office, awarding
damages as follows:

NAMES OF CONDEMNEES	AWARD	ATTORNEY FEES AND COSTS
<u>FD Sioux City</u>	\$ <u>5750.00</u>	\$ _____
<u>Family Dollar</u>	\$ <u>375.00</u>	\$ _____
<u>Midland State Bank</u>	\$ <u>12999.00</u>	\$ _____
<u>U.S. BANK N.A.</u>	\$ _____	\$ _____
TOTAL DAMAGES AWARDED:	\$ <u>19,124.00</u>	\$ _____

I certify that the costs incident to this proceeding are taxed and Notices were served as listed below:
(attach separate list if necessary)

Date	Names of Condemnees	Service Fee	Mileage x Rate Per Mile = Amount	Sum
<u>11-22-16</u>	<u>Family Dollar</u>	<u>15.50</u>	<u>M.n</u>	<u>18.43</u>
<u>11-22-16</u>	<u>Woodbury Co. Treasurer</u>	<u>15.50</u>	<u>M.n</u>	<u>18.43</u>
<u>11-22-16</u>	<u>Woodbury Co. Auditor</u>	<u>15.50</u>	<u>M.n</u>	<u>18.43</u>

Sheriff's Fees

Summoning and attending Commissioners (includes service fees)
(Maximum allowed by Code Section 331.655 is \$100.00)

Sub Total \$ 55.29

\$ 100.00

Mileage while summoning and attending Commissioners
(_____ miles x \$_____ per mile)

\$ 138.52

TOTAL: \$ 293.81



David Drew
Sheriff of Woodbury County, Iowa

#1304



MATT SCHULTZ
Secretary of State
State of Iowa

TRANSMITTAL FORM FOR CONDEMNATION APPLICATION -
Pursuant to Iowa Code sections 6B.3(3), 9.2A, and 331.602(24)



Box 1

TRANSMITTAL FORM FOR SHERIFF'S STATEMENT -
Pursuant to Iowa Code sections 6b.36, 9.2A, and 331.602(24)



Box 2

Part I: CONDEMNATION APPLICATION

Pursuant to Iowa Code section 6B.3(3), the undersigned County Recorder files a copy of the attached Condemnation Application with the Office of the Secretary of State, noting as follows.

- The name of the acquiring agency is City of Stone City
- The real property subject to the Application is located in Woodbury County.
- The date the condemnation application was filed by the undersigned County Recorder is January month, 31 day, 2017 year.
- The attached Condemnation Application is filed of record at Document # 8791
Book 751, Page 475.
Roll _____ Image _____

Patrick F. Gill

County Recorder for

PATRICK F. GILL

Woodbury County Auditor & Recorder

Woodbury County

County

by *C. Murphy*
Designer

Part II: SHERIFF'S STATEMENT

Pursuant to Iowa Code section 6B.38, the undersigned County Recorder files a copy of the attached Sheriff's Statement with the Office of the Secretary of State, noting as follows.

- The name of the acquiring agency is _____
- The corresponding Condemnation Application to this Sheriff's Statement was filed of record at Document # _____, Book _____, Page _____ and a copy was sent to the Secretary of State.
- The attached Sheriff's Statement was filed of record at Document # _____, Book _____, Page _____, on _____ month, _____ day, _____ year.

County Recorder for

County

PLEASE SUBMIT TO:
Secretary of State
Attention: Condemnation Filings
State Capitol, Des Moines, IA 50319
FAX: 515-242-5952

SEE INSTRUCTIONS ON BACK

Roll 751 Image 4745-4750
Document 8791 Type APCON Pages 6
Date 1/31/2017 Time 10:57 AM
Rec Amt \$42.00

2016 NOV 17 PM 3:21
WOODBURY COUNTY
SHERIFF

PATRICK F GILL, AUDITOR AND RECORDER
WOODBURY COUNTY IOWA

Prepared by: Amber L. Hegarty, City of Sioux City, P.O. Box 447, Sioux City, IA 51102 (712) 279-6318
Return to: Amber L. Hegarty, City of Sioux City, P.O. Box 447, Sioux City, IA 51102

In the Matter of the Condemnation
of Certain Rights in Land by City of
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In Sioux City, Woodbury County Iowa
Known as Jackson Street 2016 Improvement Project

**APPLICATION TO THE CHIEF JUDGE OF THE
3RD JUDICIAL DISTRICT FOR THE
APPOINTMENT OF A COMMISSION TO
APPRAISE DAMAGES**

TO: Judge Duane E. Hoffmeyer, Chief Judge, 3rd Judicial District including Woodbury County, Iowa

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Plat: The location of the right of way or other property rights sought to be condemned or affected are shown on the plat(s) attached to and a part of the attached Notice of Condemnation.

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Names and Addresses: The names and addresses of the record owners, lienholders, encumbrancers and other persons affected by this proceeding are listed on the attached Notice of Condemnation.

Purpose: The City of Sioux City desires the rights specified in the lands sought to be condemned for the improvement and/or maintenance of roads and streets within the State of Iowa.

Statement of Individual Rights: The City of Sioux City has provided the owner(s) with a statement of their individual rights and written notification as required under Sec. 6B.2A.

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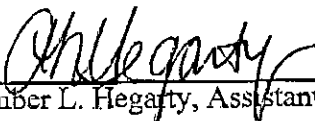
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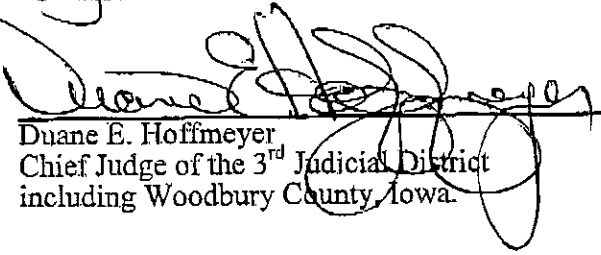
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Sioux City, Iowa, a municipal corporation

By 
Amber L. Hegarty, Assistant City Attorney

Filed in my office at Sioux City, Iowa, this 11th day of October, 2016.


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Chief Judge of the 3rd Judicial District
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Tenants: Family Dollar, 1400 Jackson St, Sioux City, IA 51105
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In connection with this condemnation proceeding it is specifically provided as follows:

1. Any and all improvements located wholly within the land sought in fee simple title are condemned in their entirety.
2. The City of Sioux City, Iowa shall have a right of temporary easement in the following: Those portions of Quarter Blocks 1 and 2, Block 4, Higman's Addition to the City of Sioux City, Woodbury County, Iowa, described as follows: Beginning at the northwest corner of said Block 4; thence South 87°35'32" East along the north line of said Block 4 for a distance of 4.00 feet; thence South 01°23'28" West parallel with and 4.00 feet distant from the west line of said Block 4 for a distance of 237.26 feet; thence North 27°10'28" West for a distance of 8.37 feet to said west line; thence North 01°23'28" East along said west line for a distance of 229.98 feet to the Point of Beginning, containing 935 square feet or 0.02 acres, more or less, Subject to easements, if any, of record or apparent.
3. The area sought to be appropriated by temporary easement is reserved to the condemnee until the actual date said area is required for construction of this improvement. Also, said temporary easement right shall terminate immediately upon completion of the operations for which said right is sought and in no event later than the completion of this improvement.
4. Condemner hereby gives notice of condemnee's five-year right to renegotiate construction or maintenance damages not apparent at the time of the condemnation as required by the Code of Iowa, Section 6B.52.

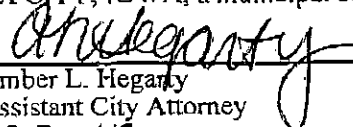
That such condemnation is sought for the improvement and/or maintenance of roads and streets in the State of Iowa in the matter prescribed in Chapters 28E, 306, 306A, 306B, 306C, 313, 6A, and 6B of the Code of Iowa and all amendments thereto.

That a commission for the purpose of appraising and awarding damages which will be caused by said appropriation and condemnation has been selected and appointed.

You are further notified that the Commissioners will report to the Sheriff's Office in Sioux City, Iowa, at 9:30 a.m. on the **1st day of March, 2017**, and will view your property on the same day. They will then return to the Sheriff's Office and proceed to appraise said damages. You may participate in these proceedings if you care to do so.

SIoux CITY, IOWA, a municipal corporation

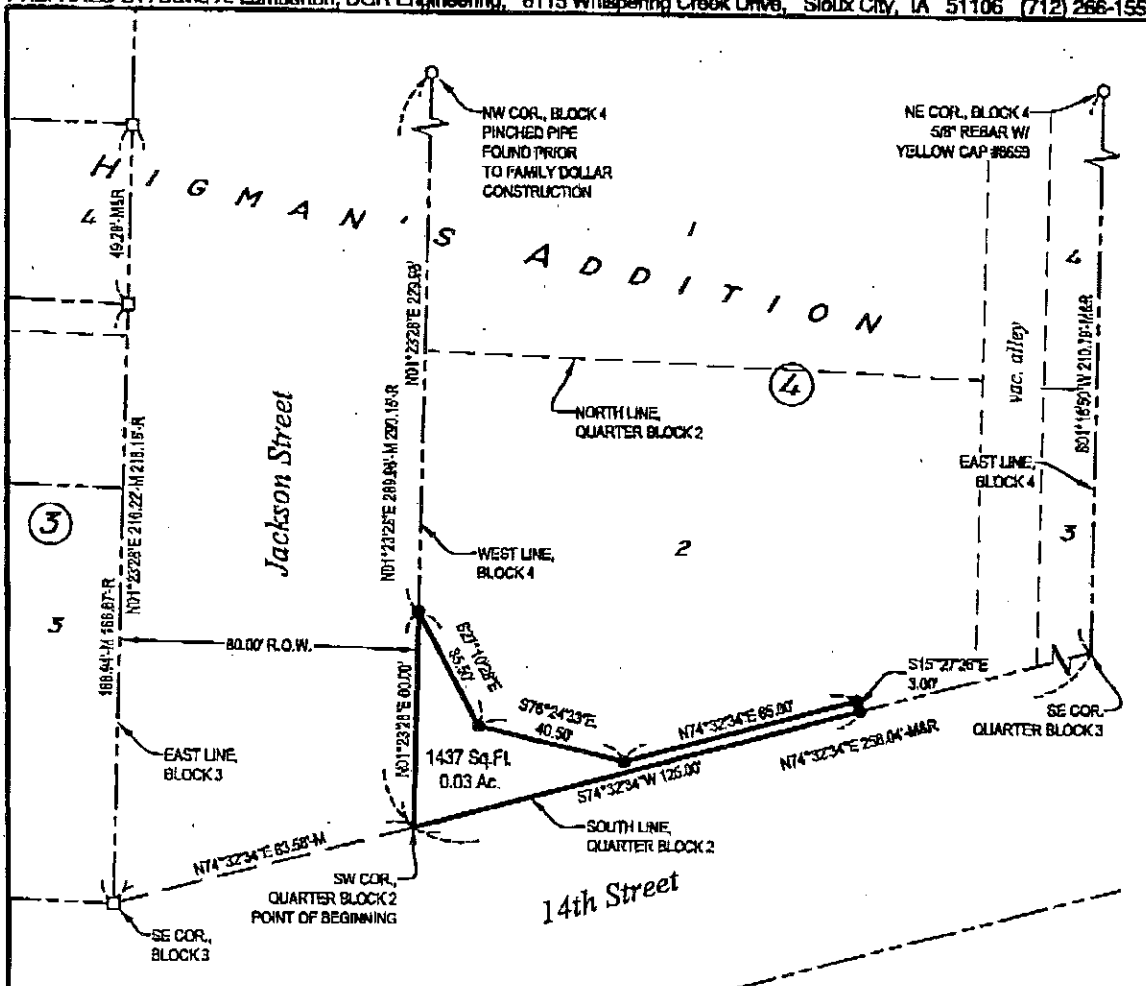
By


Amber L. Hegarty
Assistant City Attorney
P.O. Box 447
Sioux City, IA 51102
712-270-6318

ACQUISITION PLAT

FOR STREET RIGHT-OF-WAY
Part of Quarter Block 2 in Block 4,
Higman's Addition to Sioux City,
Woodbury County, Iowa

PREPARED BY: David A. Lamberton, DGR Engineering, 6115 Whispering Creek Drive, Sioux City, IA 51106 (712) 266-1554



PARCEL DESCRIPTION:

That portion of Quarter Block 2, Block 4, Higman's Addition to the City of Sioux City, Woodbury County, Iowa, described as follows:
 Beginning at the southwest corner of said Quarter Block 2; thence North 01°23'26" East along the west line of said Block 4 for a distance of 60.00 feet; thence South 27°10'28" East for a distance of 35.50 feet; thence South 76°24'33" East for a distance of 40.50 feet; thence North 74°32'34" East parallel with and 3.00 feet distant from the south line of said Quarter Block 2 for a distance of 65.00 feet; thence South 15°27'26" East for a distance of 3.00 feet to said south line; thence South 74°32'34" West along said south line for a distance of 125.00 feet to the Point of Beginning, containing 1,437 square feet or 0.03 acres, more or less. Subject to easements, if any, of record or apparent.

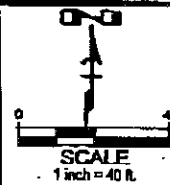


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision, and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

David A. Lamberton 12/15/15
 DAVID A. LAMBERTON License No. 15746 DATE
 My license renewal date is December 31, 2016
 Pages or sheets covered by this plat: 1 of 1

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND NAIL IN PAVEMENT
- SET MAG NAIL IN CONCRETE
- SET 1/2" x 3/8" REBAR w/ ORANGE CAP #15748
- M MEASURED DIMENSION
- R RECORD DIMENSION



DGR Engineering
 6115 Whispering Creek Drive
 Sioux City, IA 51106
 (712) 266-1554
 www.dgr.com

Current Proprietor: FD Sioux City Iowa 1400 Jackson Street LLC
 Survey performed at the request of: City of Sioux City
 Date of Field Survey: 12/11/2015
 Drawn By: DAL Approved By: DAL
 Drawing # - P:\02265064\dwg\265064acq01.dwg

Project No. 265065
 Sheet No. 1 of 1

PREPARED BY: David A. Lambertson, DGR Engineering, 6115 Whispering Creek Drive, Sioux City, IA 51106 (712) 266-1554

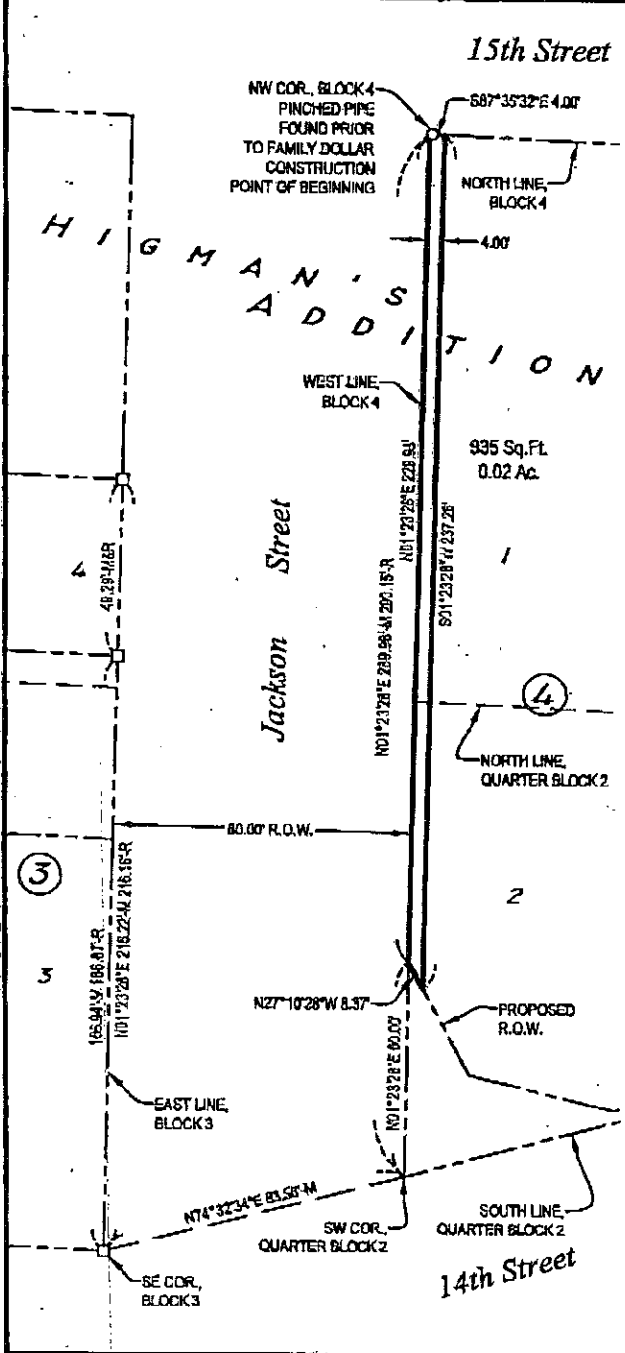


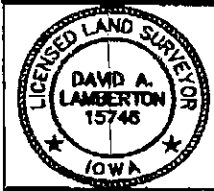
EXHIBIT " " (sheet 1 of 1)
EASEMENT DRAWING
 FOR TEMPORARY CONSTRUCTION EASEMENT
 CITY OF SIOUX CITY,
 WOODBURY COUNTY, IOWA

PROJECT: Jackson Street 2016 Improvements.
 LOCATION: 1400 Jackson Street
 Part of Quarter Blocks 1 & 2
 in Block 4, Higman's Addition.
 PARCEL: #894721384009
 AREA: 935 sq.ft. (0.02ac.)
 GRANTOR: FD Sioux City Iowa
 1400 Jackson Street LLC

EASEMENT DESCRIPTION:

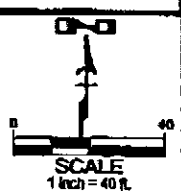
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I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision, and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
David A. Lambertson 12/15/15
 DAVID A. LAMBERTSON License No. 15746 DATE
 My license renewal date is December 31, 2019
 Pages or sheets covered by this seal: 1 of 1

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 Sioux City, IA 51108
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Project No.
265065
 Sheet No.
1 of 1