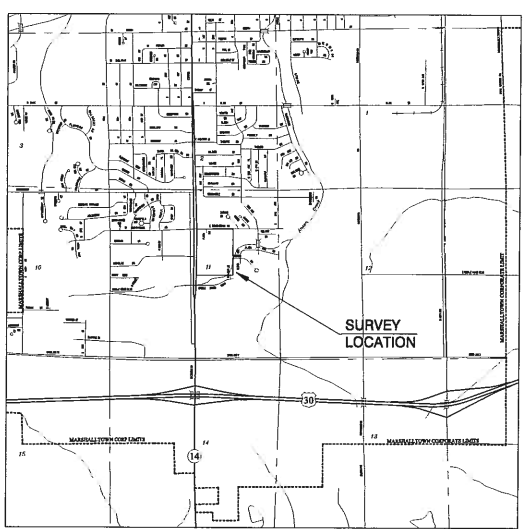


Line #	Length	Direction	Line #	Length	Direction
L1	53.08'	S89°50'33"E	L25	203.65'	S0°00'25"W
L2	77.77'	S0°00'40"E	L26	11.61'	S88°49'23"E
L3	12.70'	N89°58'19"E	L27	48.73'	S89°55'59"E
L4	75.38'	S89°58'54"E	L28	56.25'	S0°00'54"E
L5	138.57'	S0°00'44"W	L29	80.68'	S89°59'20"W
L6	16.25'	N90°00'00"E	L30	6.75'	S0°07'36"W
L7	72.90'	S0°00'00"E	L31	328.14'	N89°59'15"W
L8	39.00'	S89°59'32"E	L32	68.62'	N0°02'07"E
L9	50.53'	S0°00'28"W	L33	29.96'	S89°58'33"E
L10	27.57'	S89°55'06"W	L34	4.16'	N0°00'01"E
L11	161.37'	S0°00'48"W	L35	0.52'	S89°59'33"W
L12	213.39'	N89°57'41"E	L36	88.75'	N0°10'18"E
L13	155.29'	S0°08'46"W	L37	0.29'	S89°59'03"E
L14	69.57'	N89°50'32"W	L38	70.49'	N0°11'23"E
L15	0.62'	S0°55'22"E	L39	1.24'	N88°04'38"E
L16	9.85'	S89°30'33"W	L40	67.99'	N0°00'56"E
L17	14.38'	S0°37'35"E	L41	40.03'	N89°57'47"E
L18	134.15'	N89°50'09"W	L42	167.04'	N0°11'11"E
L19	7.55'	S0°23'31"W	L43	47.88'	S89°59'44"W
L20	24.16'	S89°55'29"E	L44	81.11'	N0°00'48"W
L21	25.13'	S0°02'13"W	L45	24.30'	N89°04'38"E
L22	71.80'	S89°59'39"E	L46	4.00'	N22°22'49"E
L23	162.67'	S0°00'18"W	L47	30.70'	N0°55'22"W
L24	118.87'	S89°59'24"W	L48	23.84'	N89°53'12"W

Line #	Length	Direction	Line #	Length	Direction
L49	3.88'	N0°00'22"W	L69	54.22'	N0°11'54"E
L50	0.28'	N89°48'37"W	L70	38.40'	S0°08'31"W
L51	198.38'	N0°11'15"E	L71	68.80'	N89°58'15"W
L52	87.82'	N0°11'50"E	L72	28.40'	N0°08'31"E
L53	24.21'	N0°04'22"E	L73	10.00'	S89°58'15"E
L54	153.06'	N89°00'00"E	L74	8.00'	N0°08'31"E
L55	75.60'	N0°00'00"E	L75	88.80'	S89°58'15"E
L56	9.60'	N90°00'00"W	L76	80.00'	N90°00'00"E
L57	107.14'	N0°00'00"E	L77	80.00'	N0°00'00"E
L58	7.05'	N89°00'00"E	L78	80.00'	S0°00'00"E
L59	65.39'	N0°07'07"E	L79	80.00'	N80°00'00"W
L60	10.13'	S89°08'48"E	L80	60.00'	N0°37'55"W
L61	78.92'	N0°00'04"E	L81	14.39'	N89°30'04"E
L62	54.94'	S89°50'18"E	L82	15.00'	N0°00'00"E
L63	0.90'	N0°00'00"E	L83	11.00'	N90°00'00"E
L64	18.00'	N89°00'00"E	L84	14.90'	S0°00'00"E
L65	14.00'	S0°00'00"E	L85	21.18'	N89°30'04"E
L66	16.04'	N90°00'00"W	L86	65.81'	S0°30'44"E
L67	41.12'	S0°08'44"W	L87	46.44'	S89°24'48"W
L68	54.98'	N89°50'20"W			



VICINITY MAP

OWNER OF RECORD:
MARSHALLTOWN CENTER ID LLC

DATE OF PREPARATION:
07-14-2017

APPLICANT INFORMATION:
MARSHALLTOWN CENTER ID LLC

ZONING INFORMATION:
RC (REGIONAL COMMERCIAL)

SITE INFORMATION:
MARSHALL TOWN CENTER
2500 SOUTH CENTER STREET
MARSHALLTOWN, IOWA 50158

LAND AREA:
PARCEL 1 = 38.89 ACRES OR 1,685,338 SQ. FT.
PARCEL 2 = 0.39 ACRES OR 16,988 SQ. FT.
TOTAL = 39.28 ACRES OR 1,702,326 SQ. FT.

BUILDING AREA = 376,546 SQ. FT.

FLOODPLAIN INFORMATION:
STORM DRAINAGE:
A) THERE IS NO ON SITE DRAINAGE RETENTION
B) THERE IS A DETENTION POND BOTH UPSTREAM AND DOWNSTREAM FROM THE SITE.

PARCEL 1:
FEMA FLOOD ZONE AREA IS ZONED "C" AREA OF MINIMAL FLOODING, FIRM PANEL #190200 0004 B.
500 YEAR FLOOD CONTAINED IN CULVERT. INFORMATION OBTAINED FROM CITY ENGINEERS OFFICE, MARSHALLTOWN, IOWA.

PARCEL 2:
FIRM SHOWS THAT IT IS IN ZONE "A", FIRM PANEL #190200 0004 B. CITY OF MARSHALLTOWN CULVERT PROJECT #729 IN 1972 SHOWS 500 YEAR FLOOD CONTAINED IN BOX CULVERT.

PARKING INFORMATION:

PARKING STALLS:	REGULAR SPACES	HANDICAP SPACES
PARCELS A & B	1782	39
PARCEL C	25	3
PARCEL D	11	1
PARCEL E	18	2
PARCEL F	17	0

FRONT YARD SETBACK

- 30 FEET ALONG COLLECTOR STREETS AS DEFINED IN THE MARSHALLTOWN COMPREHENSIVE PLAN.
- 40 FEET ALONG ARTERIAL STREETS AS DEFINED IN THE MARSHALLTOWN COMPREHENSIVE PLAN.
- 30 FEET ALONG OTHER STREETS.

SIDE YARD SETBACK

- 40 FEET IF ADJACENT TO A RESIDENTIAL DISTRICT
- 30 FEET IF ADJACENT TO A RESIDENTIAL DISTRICT
- CORNER LOTS: WIDTH OF YARD ON THE SIDE STREET LINE SHALL NOT BE LESS THAN HALF (1/2) THE DEPTH OF THE FRONT YARD EXCEPT IF THE SIDE YARD ABUTS AN ARTERIAL OR COLLECTOR STREET, IN WHICH CASE THE APPROPRIATE FRONT YARD SETBACK SHALL BE FOLLOWED.

REAR YARD SETBACK

NONE REQUIRED, EXCEPT ADJACENT TO A RESIDENTIAL DISTRICT, WHERE THERE SHALL BE A 35-FOOT MINIMUM SETBACK.

DISTRICT AREA
3 ACRES MINIMUM.

LOT WIDTH
NONE.

BUILDING HEIGHT
2 1/2 STORIES OR 40 FEET MAXIMUM.

LEGAL DESCRIPTION

PARCEL 1:
THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE EIGHTEEN (18) WEST OF THE 5TH P.M., ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. ALSO DESCRIBED AS BEGINNING AT THE CENTER OF SECTION 11, T83N, R18W OF THE 5TH P.M. THENCE AT AN ASSUMED BEARING OF N79°59'W 128.27' TO THE NORTHWEST CORNER OF THE SW 1/4 NE 1/4 OF SAID SECTION 11; THENCE N88°75'56" E 158.29' TO THE NORTHEAST CORNER OF SAID SW 1/4 NE 1/4; THENCE S11°19'04" E 1293.81' TO THE SOUTHEAST CORNER OF SAID SW 1/4 NE 1/4; THENCE S89°25'56" W 1303.72' TO THE POINT OF BEGINNING. PARCEL 1 CONTAINS 38.89 ACRES INCLUDING 4.01 ACRES OF PUBLIC ROAD EASEMENT.

PARCEL 2:
BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4 NE 1/4 OF SECTION 11, T83N, R18W OF THE 5TH P.M., MARSHALL CO., IOWA, THENCE WEST ALONG THE SOUTH LINE OF SAID NW 1/4 NE 1/4 87.9'; THENCE S08°11'13" E 18.12'; THENCE EAST 18.12'; THENCE SOUTH 58.49' TO THE POINT OF BEGINNING, AND THE WEST 60' OF THE EAST 147.9' OF THE SOUTH 130' OF THE NW 1/4 NE 1/4 OF SECTION 11, T83N, R18W OF THE 5TH P.M., MARSHALL COUNTY, IOWA, ALSO DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4 NE 1/4 OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA; THENCE S89°47'39" W 147.80' ALONG THE SOUTH LINE OF SAID NW 1/4 NE 1/4; THENCE N11°25'17" W 180.00'; THENCE N89°51'12" E 79.12'; THENCE S84°57'35" W 98.48'; THENCE S11°30'41" E 88.49' TO THE POINT OF BEGINNING. PARCEL 2 CONTAINS 0.39 ACRES

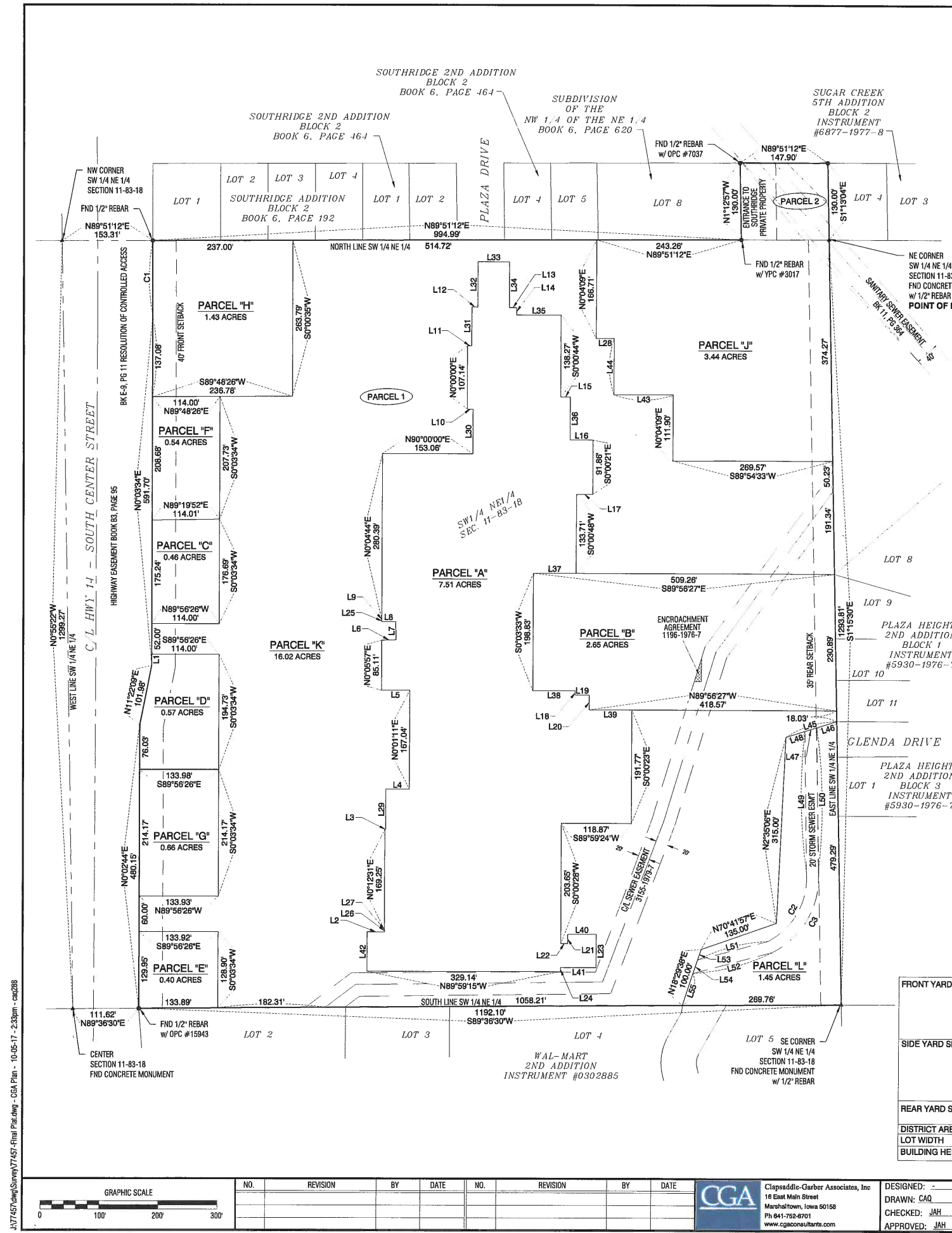
DESIGNED BY: DATE: 7.13.2017
 DRAWN BY: CAD DATE: 7.13.2017
 CHECKED BY: DATE: 7.13.2017
 APPROVED BY: DATE:

PRELIMINARY PLAT

MARSHALLTOWN MALL FIRST ADDITION
MARSHALLTOWN, IOWA

CCA
 Citywide-Center Associates, Inc.
 Marshalltown, Iowa 50158
 PH: 641-782-6701
 WWW.CCAIOWA.COM

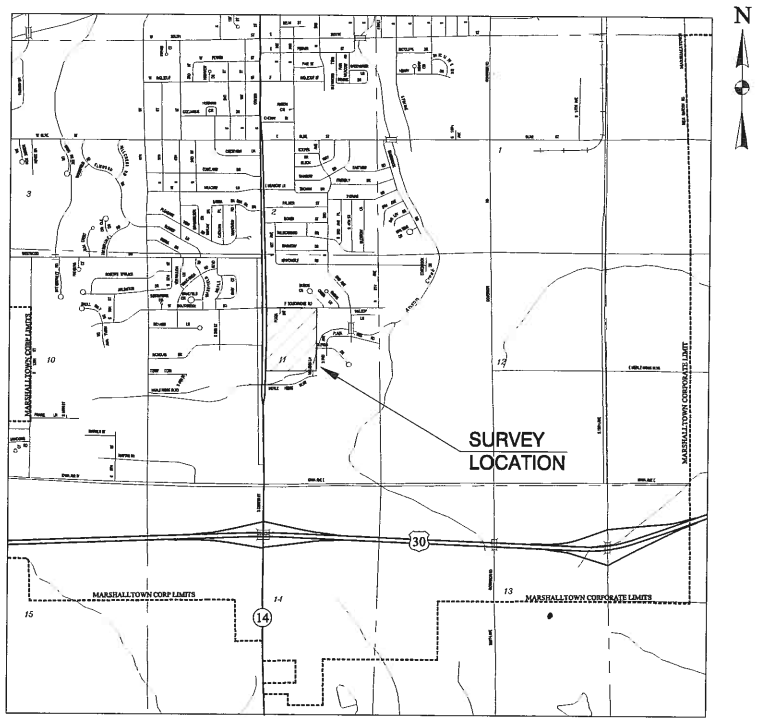
PROJECT NO.: 77457
 SHEET NO. 1 OF 1



Curve Table					
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	126.90'	17630.83'	0°24'45"	N0°08'47"W	126.90'
C2	142.78'	120.86'	67°40'27"	N28°25'37"E	134.60'
C3	167.89'	140.86'	68°17'26"	N29°03'58"E	158.13'

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	N0°03'34"E	18.70'
L2	S89°58'33"E	29.96'
L3	N89°04'38"E	1.24'
L4	N89°57'47"E	40.03'
L5	S89°59'44"W	47.88'
L6	N89°04'38"E	24.30'
L7	N0°55'22"W	30.70'
L8	N89°53'12"W	23.84'
L9	N89°48'37"W	0.26'
L10	N90°00'00"E	9.60'
L11	N90°00'00"E	7.05'
L12	S89°08'48"E	10.13'
L13	N89°58'15"E	12.70'
L14	S0°00'18"W	12.23'
L15	N90°00'00"E	16.20'
L16	S89°59'52"E	39.00'
L17	S89°55'08"W	27.97'
L18	S0°03'33"W	7.00'
L19	S89°56'27"E	24.00'
L20	S0°03'33"W	25.00'
L21	N0°03'49"E	15.82'
L22	S89°49'23"E	11.61'
L23	S0°00'54"E	56.25'
L24	S0°07'36"W	6.76'
L25	N0°00'22"W	3.86'
L26	N0°08'01"E	4.16'
L27	S89°58'33"W	0.52'
L28	S89°54'33"W	30.26'

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L29	N0°00'58"E	67.99'
L30	N0°00'00"E	75.60'
L31	N0°07'07"E	65.39'
L32	N0°00'04"E	78.92'
L33	S89°56'03"E	53.08'
L34	S0°00'40"E	77.79'
L35	S89°58'54"E	75.36'
L36	S0°00'00"E	72.90'
L37	N89°56'27"W	72.46'
L38	S89°56'27"E	72.00'
L39	S89°56'27"E	72.14'
L40	S89°55'59"E	48.73'
L41	S89°58'20"W	60.68'
L42	N0°02'07"E	66.62'
L43	S89°54'33"W	100.00'
L44	N0°04'09"E	95.20'
L45	N72°37'00"E	90.00'
L46	N72°37'00"E	35.55'
L47	N72°37'00"E	20.85'
L48	N72°37'00"E	33.60'
L49	N0°55'29"W	237.07'
L50	N0°55'29"W	242.22'
L51	N76°04'03"E	123.60'
L52	N76°04'03"E	138.96'
L53	N18°29'38"E	18.90'
L54	N18°29'38"E	23.96'
L55	N18°29'38"E	57.14'



VICINITY MAP

OWNER OF RECORD:
MARSHALLTOWN, CENTER IO LLC

DATE OF PREPARATION:
07-28-2017

APPLICANT INFORMATION:
MARSHALLTOWN, CENTER IO LLC

ZONING INFORMATION:
RC (REGIONAL COMMERCIAL)

SITE INFORMATION:
MARSHALL TOWN CENTER
2500 SOUTH CENTER STREET
MARSHALLTOWN, IOWA 50158

LAND AREA:
PARCEL 1 = 38.69 ACRES OR 1,685,336 SQ. FT.
PARCEL 2 = 0.39 ACRES OR 16,988 SQ. FT.
TOTAL = 39.08 ACRES OR 1,702,324 SQ. FT.

BUILDING AREA = 376,546 SQ. FT.

FLOODPLAIN INFORMATION:

STORM DRAINAGE:
A) THERE IS NO ON SITE DRAINAGE RETENTION
B) THERE IS A DETENTION POND BOTH UPSTREAM AND DOWNSTREAM FROM THE SITE.

PARCEL 1
FEMA FLOOD ZONE AREA IS ZONED "C" AREA OF MINIMAL FLOODING, FIRM PANEL #190200 0004 B.
500 YEAR FLOOD CONTAINED IN CULVERT. INFORMATION OBTAINED FROM CITY ENGINEER'S OFFICE, MARSHALLTOWN, IOWA.

PARCEL 2
FIRM SHOWS THAT IT IS IN ZONE "A", FIRM PANEL #190200 0004 B. CITY OF MARSHALLTOWN CULVERT PROJECT #729 IN 1972 SHOWS 500 YEAR FLOOD CONTAINED IN BOX CULVERT.

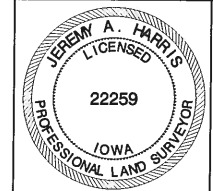
LEGAL DESCRIPTION
PARCEL 1 THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION ELEVEN IN TOWNSHIP EIGHTY-THREE NORTH, RANGE EIGHTEEN WEST OF THE FIFTH P.M., MARSHALL COUNTY, IOWA.
AND
PARCEL 2 BEGINNING AT THE SOUTHEAST CORNER OF THE NW1/4 NE1/4 OF SECTION 11, T83N, R18W OF THE 5TH P.M., MARSHALL CO., IOWA, THENCE WEST ALONG THE SOUTH LINE OF SAID NW1/4 NE1/4 87.9'; THENCE NORTH 130'; THENCE EAST 18.12'; THENCE SOUTHEASTERLY 99.52' TO THE EAST LINE OF SAID NW1/4 NE1/4; THENCE SOUTH 59.43' TO THE POINT OF BEGINNING, AND THE WEST 80' OF THE EAST 147.9' OF THE SOUTH 130' OF THE NW1/4 NE1/4 OF SECTION 11, T83N, R18W OF THE 5TH P.M., MARSHALL COUNTY, IOWA. ALSO DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF THE NW1/4 NE1/4 OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 15 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA; THENCE S89°47'39"W 147.90' ALONG THE SOUTH LINE OF SAID NW1/4 NE1/4; THENCE N1°25'57"W 130.00'; THENCE N89°51'12"E 79.12'; THENCE S44°57'32"W 98.46'; THENCE S1°13'04"E 59.43' TO THE POINT OF BEGINNING. PARCEL 2 CONTAINS 0.39 ACRES

FRONT YARD SETBACK	1. 30 FEET ALONG COLLECTOR STREETS AS DEFINED IN THE MARSHALLTOWN COMPREHENSIVE PLAN. 2. 40 ALONG ARTERIAL STREETS AS DEFINED IN THE MARSHALLTOWN COMPREHENSIVE PLAN. 3. 30 FEET ALONG OTHER STREETS. 4. 60 FEET IF ACROSS FROM A RESIDENTIAL DISTRICT
SIDE YARD SETBACK	5. 35 FEET IF ADJACENT TO A RESIDENTIAL DISTRICT 6. CORNER LOTS: WIDTH OF YARD ON THE SIDE STREET LINE SHALL NOT BE LESS THAN HALF (1/2) THE DEPTH OF THE FRONT YARD EXCEPT IF THE SIDE YARD ABUTS AN ARTERIAL OR COLLECTOR STREET, IN WHICH CASE THE APPROPRIATE FRONT YARD SETBACK SHALL BE FOLLOWED.
REAR YARD SETBACK	NONE REQUIRED, EXCEPT ADJACENT TO A RESIDENTIAL DISTRICT, WHERE THERE SHALL BE A 35-FOOT MINIMUM SETBACK.
DISTRICT AREA	3 ACRES MINIMUM.
LOT WIDTH	NONE.
BUILDING HEIGHT	2 1/2 STORIES OR 40 FEET MAXIMUM.

MARSHALLTOWN P&Z COMMISSION

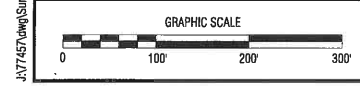
MAYOR SIGNATURE

ATTEST



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.

JEREMY A. HARRIS, PLS _____ date
Iowa License Number 22259
My License Renewal Date is December 31, 2017
Pages or sheets covered by this seal: THIS SHEET



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

DESIGNED: _____ DATE: _____
DRAWN: CAQ DATE: 10-9-2017
CHECKED: JAH DATE: 10-3-2017
APPROVED: JAH DATE: 10-3-2017

MARSHALLTOWN MALL FIRST ADDITION
MARSHALLTOWN, IOWA

FINAL PLAT

PROJECT NO. 77457
SHEET NO. 1 OF 1