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Camp Cardinal



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Fee Amt: \$67.00 Page 1 of 13
Johnson County Iowa
Kim Painter County Recorder

BK 3880 PG 429-441

Prepared by: C. Joseph Holland, Suite 300, 123 N. Linn St. Iowa City, IA 52245 319-354-0331

CHAPTER 28E AGREEMENT BETWEEN CLEAR CREEK, LLC; SOUTHGATE DEVELOPMENT COMPANY, INC.; THE CITY OF IOWA CITY; THE CITY OF CORALVILLE; AND THE IOWA CITY COMMUNITY SCHOOL DISTRICT FOR DEDICATION OF A SCHOOL SITE IN CONNECTION WITH THE PROJECT TO JOINTLY CONSTRUCT CAMP CARDINAL ROAD.

THIS AGREEMENT is made by and between the City of Coralville, Iowa, a municipal corporation, ("Coralville"); the City of Iowa City, Iowa, a municipal corporation, ("Iowa City"); Iowa City Community School District, ("ICCS"), Clear Creek L.L.C., ("Clear Creek") Southgate Development Company, Inc. ("Southgate").

WHEREAS, Coralville, Iowa City ICCSD, Clear Creek, and Southgate desire to provide for the dedication of a School Site as part of a project to jointly construct Camp Cardinal Road from an area south of Clear Creek in Coralville southerly to Melrose Avenue in Iowa City, (the "Project"); and

WHEREAS, pursuant to Chapter 28E of the Code of Iowa (2005), Iowa City, Coralville, ICCSD, Clear Creek, and Southgate desire to enter into an agreement outlining their respective duties and responsibilities regarding said Project.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

Purpose. The purpose of the agreement is to provide for the dedication of a School Site in conjunction with the Project and for payment of certain expenses in connection therewith.

Consideration. The mutual consideration herein is the undertaking of the Project and execution of this agreement by the Parties.

No separate legal entity. No separate legal entity is created by this Agreement. The City Council of each City will administer the City's duties hereunder and the School Board of ICCSD will administer the District's duties hereunder.

Filing. The City Clerk of Coralville shall file this Agreement with the Secretary of State and record this Agreement in the Office of the Johnson County Recorder as required by §28E.8 of

the Code of Iowa (2005).

DEDICATION OF SCHOOL SITE AND COST SHARING AGREEMENT

WHEREAS, Clear Creek, L.L.C. (Clear Creek), Southgate Development Company, Inc. ("Southgate"), the City of Iowa City ("Iowa City"), and the City of Coralville ("Coralville") are the Parties to a Memorandum of Understanding dated as of December 21, 2001 ("Memorandum") which establishes a general agreement for a Master Plan ("Master Plan") for development of approximately 462 acres of land; and,

WHEREAS, the Parties to that Memorandum contemplate the conveyance to the Iowa City Community School District ("ICCSA") of a School Site of 13 acres more or less within the area included within the Master Plan; and,

WHEREAS, Clear Creek, Southgate, Iowa City, Coralville, and ICCSD desire to memorialize the understandings relating to identification of and conveyance of the School Site;

IT IS, THEREFORE AGREED AS FOLLOWS:

1. The approximate boundaries of the School Site are those as shown upon the attached Exhibit A hereto. The boundaries shall generally be as those locations are shown upon Exhibit A. The boundaries shall be subject to adjustment as further provided herein. The School Site shall be approximately thirteen (13) acres and shall contain approximately ten (10) useable acres. Useable acres shall be as projected by Snyder & Associates, Inc. based upon selection of a "cut elevation" near the center of the School Site and grading of the School Site to approximately a 2% slope within the useable area.

2. The centerline of the "Proposed Kennedy Parkway" has been defined by Snyder & Associates Inc. and is set out in Exhibit B attached hereto, but recognize that the proposed alignment may be adjusted during the course of development and construction of the roadway.

3. The Parties understand and agree that the alignment of the "Old Camp Cardinal Road" as it abuts the School Site as depicted upon Exhibit A has not been determined, and may not be determined for some indefinite period.

4. The Parties agree that in the event changes in the alignment of the proposed Kennedy Parkway are approved by all Parties, the south boundary of the School Site shall be adjusted to conform to such modified alignment.

The Parties agree that in the event changes in the alignment of Old Camp Cardinal Road are approved by all Parties, the east boundary of the School Site shall be adjusted to conform to such modified alignment.

The Parties agree that the other boundaries of the School Site, as shown on Exhibit A may be adjusted by Southgate, Clear Creek, and ICCSD in order to allow for effective use of the School Site by ICCSD and appropriate development of abutting land by Southgate and Clear Creek.

5. Southgate shall cause an Acquisition Plat to be prepared on behalf of ICCSD establishing the preliminary boundaries for the School Site, which shall be based upon those shown upon the attached Exhibit A and the centerline of Proposed Kennedy Parkway as described in Exhibit B. That Acquisition Plat shall be agreed upon by the Parties and shall be recorded, with the understanding that it may be necessary to record a revised or amended Acquisition Plat to adjust for the final location of Kennedy Parkway as provided for in this Agreement.

6. Clear Creek shall convey the property described in that Auditor's Parcel to ICCSD contemporaneous with recording of the Acquisition Plat. Access to the School Site by ICCSD shall be over adjoining land owned by Clear Creek by way of a temporary private right of way in a location to be agreed upon by Clear Creek and ICCSD. The right of way shall terminate and expire without further action upon completion of Kennedy Parkway and acceptance as a public street. Prior to that time access will be available only over an unimproved and unsurfaced right of way, unless otherwise agreed upon by and between Clear Creek and ICCSD.

7. At such time as the alignment of the proposed Kennedy Parkway is finally established, the southerly boundary line of the School Site may be adjusted by severance and annexation by Coralville and Iowa City, if necessary to keep the School Site wholly within Coralville, and appropriate conveyances made. The alignment shall be deemed to have been established when agreed to by the governing body or bodies of the municipality, or municipalities, having jurisdiction to approve a subdivision plat or other proceedings necessary to acceptance of the Proposed Kennedy Parkway as a public street.

When the alignment is deemed established, ICCSD shall deed to the appropriate municipality or municipalities any portion of the School Site conveyed to ICCSD, as described in the Acquisition Plat referred to above, necessary to dedicate the right of way for the established alignment.

In the event the alignment is established and leaves a gap between the School Site and the established alignment, Clear Creek shall deed to ICCSD the property lying between the right of way to

be dedicated and the south boundary line of the School Site, so that the School Site and the road right of way are contiguous.

8. At such time as the alignment of the Old Camp Cardinal Road is determined, the most easterly boundary line shall be adjusted by severance and annexation by Coralville and Iowa City, if necessary, and appropriate conveyances made. The alignment shall be deemed to have been established when agreed to by the governing body or bodies of the municipality, or municipalities, having jurisdiction to approve a subdivision plat or other proceedings necessary to acceptance of the Old Camp Cardinal as a public road.

When the alignment is deemed established, ICCSD shall deed to the appropriate municipality or municipalities any portion of the School Site conveyed to ICCSD, as described in the Acquisition Plat referred to above, necessary to dedicate the right of way for the established alignment.

In the event the alignment is established and leaves a gap between the School Site and the established alignment, Clear Creek shall deed to ICCSD the property lying between the right of way to be dedicated and the most easterly boundary line of the School Site, so that the School Site and the road right of way are contiguous.

9. ICCSD will not resist and will join in any documents reasonably necessary to accomplish subdivision or other development of the land surrounding the School Site.

10. In consideration of dedication and conveyance of the School Site ICCSD, Iowa City, and Coralville agree to pay to Clear Creek the total sum of \$312,000.00. ICCSD shall pay \$200,000.00, Iowa City \$56,000.00, and Coralville \$56,000.00. These sums shall be due and payable in full upon conveyance of the School Site to ICCSD.

The parties agree that ICCSD shall not be assessed for or otherwise be expected to share in or contribute to the cost of the construction and/or improvement of Kennedy Parkway, Old Camp Cardinal Road or New Camp Cardinal Road, nor for installation of normal and ordinary utility services. However, any costs associated with over-sized infrastructure or utilities, beyond those normally required by applicable design standards and specifically to serve the needs of ICCSD shall be paid wholly by ICCSD.

11. ICCSD shall neither offer to nor sell, convey, or otherwise transfer or dispose of any ownership interest in the School Site without first offering the same to Southgate Development Company Inc. for reacquisition. Southgate shall have the right to reacquire the School Site by payment of \$200,000.00 to ICCSD, \$56,000.00 to Iowa City, and \$56,000.00 to Coralville, as may be adjusted according to the provisions set out below. In the

event that ICCSD should propose to offer to or to sell, convey, or otherwise transfer or dispose of less than the entire School Site, the reacquisition payments due from Southgate shall be prorated in the proportion of the fraction of the acreage of the property so affected.

ICCSD shall give Southgate written notice of the desire of ICCSD to offer or sell, convey, or otherwise transfer or dispose of all or part of the School Site, specifically identifying the portion of or interest in the School Site affected. Notice shall be effective upon receipt by Southgate.

Southgate shall have sixty days from the date of receipt of notice to tender the reacquisition payments to ICCSD, Iowa City, and Coralville. If payment is not tendered to each on or before the sixtieth day, ICCSD shall be free to dispose of the property described in the notice as it shall determine, free of claims by Southgate.

The reacquisition payments shall be the initial acquisition payments as set out above adjusted by any increase in the CPI between index amount for the month in which the initial acquisition payments are fully paid by ICCSD, Iowa City, and Coralville and the index amount for the month immediately preceding the month in which Southgate receives written notice from ICCSD of the desire of ICCSD to offer or sell, convey, or otherwise transfer or dispose of all or part of the School Site. In no event shall the reacquisition payments be less than the initial acquisition payments set out above.

"CPI" shall mean and refer to the Consumer Price Index - U.S. City Average, Urban Wage Earners and Clerical Workers, All Items (base index year 1982-84=100) (CPI-W) as published by the United States Department of Labor, Bureau of Labor Statistics. If the manner in which the CPI, as determined by the U.S. Department of Labor, shall be substantially revised, including without limitation, a change in the base index year, an adjustment shall be made by the parties based upon such revised index which would produce results equivalent, or as nearly as possible equivalent, to those which would have been obtained if the CPI has not been so revised.

These provisions shall be a covenant running with the land and shall bind the property and the successors in interest of the parties to this Agreement.

12. This Agreement shall be effective upon approval and execution by each and all of the public bodies which are Parties hereto and upon execution of this Agreement by Southgate, and shall be binding upon the assigns and successors in interest of the Parties.

13. Each of the Parties shall be considered a benefitted party by this Agreement and each and any of the Parties shall have the right to enforce performance of this Agreement by appropriate proceedings, judicial or otherwise. In the event that legal proceedings are necessary to secure performance of this Agreement, the prevailing Party or Parties shall be entitled to collect reasonable attorney's fees and costs of litigation from the non-prevailing Party or Parties.

Dated as of this 9th day of ~~April~~ May, 2005.

Clear Creek, L.L.C.

Teresa L. Morrow

By: Teresa L. Morrow, Manager

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

This instrument was acknowledged before me on the 9th day of May, 2005 by Teresa L. Morrow, as Manager of Clear Creek, L.L.C.

(Stamp or Seal)

[Signature]

Notary Public in and for the State of Iowa



C. Joseph Holland
Iowa Notarial Seal
Commission number 141011
My Commission Expires
March 24, 2008

Southgate Development Company, Inc.

Teresa L. Morrow

by: Teresa L. Morrow, Vice-President

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

This instrument was acknowledged before me on the 9th day of May, 2005 by Teresa L. Morrow, as Vice-President of Southgate Development Company, Inc.

(Stamp or Seal)

[Signature]

Notary Public in and for the State of Iowa



C. Joseph Holland
Iowa Notarial Seal
Commission number 141011
My Commission Expires
March 24, 2008

RESOLUTION NO. 05-173

RESOLUTION AUTHORIZING THE MAYOR TO SIGN AND THE CITY CLERK TO ATTEST A CHAPTER 28E AGREEMENT BETWEEN CLEAR CREEK, LLC; SOUTHGATE DEVELOPMENT COMPANY, INC.; THE CITY OF IOWA CITY; THE CITY OF CORALVILLE AND THE IOWA CITY COMMUNITY SCHOOL DISTRICT FOR DEDICATION OF A SCHOOL SITE IN CONNECTION WITH THE PROJECT TO JOINTLY CONSTRUCT CAMP CARDINAL ROAD

WHEREAS, Clear Creek, LLC; Southgate Development Company, Inc.; the City of Iowa City; and the City of Coralville are the parties to a Memorandum of Understanding regarding the Clear Creek Master Plan and Camp Cardinal Road dated as of December 21, 2001, which establishes a general agreement for a master plan for development of approximately 462 acres of land; and

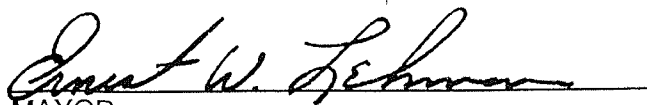
WHEREAS, the parties to the memorandum contemplate the conveyance to the Iowa City Community School District of a school site of 13 acres more or less within the area included within the master plan; and

WHEREAS, Clear Creek, Southgate, Iowa City, Coralville and the Iowa City Community School District desire to memorialize the understanding relating to the identification of and conveyance of the school site.

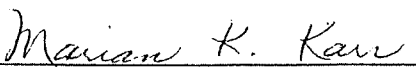
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA CITY, IOWA, THAT:

1. The Mayor and City Clerk are hereby authorized to execute in duplicate the Chapter 28E Agreement between Clear Creek, LLC; Southgate Development Company; the City of Coralville, the City of Iowa City and the Iowa City Community School District for Dedication of a School Site in connection with the Project to jointly construct Camp Cardinal Road, attached hereto and incorporated by reference herein, and said agreement is hereby approved as to form and content, and is found to be in the best interests of the citizens of Iowa City, Iowa.
2. The City Clerk is hereby authorized to forward the executed resolutions and agreements to Attorney Joseph Holland for forwarding to the Coralville City Clerk, who, pursuant to the terms of the agreement, shall file the agreement with the Secretary of State and record the agreement in the Office of the Johnson County Recorder as required by Section 28E.8 of the Code of Iowa (2005).

Passed and approved this 3rd day of May, 2005.


MAYOR

Approved by
 5-4-05
City Attorney's Office

ATTEST: 
CITY CLERK

SEAL

Iowa City Community School District

Jan Leff
By: Jan Leff, Board President

ATTEST:

Paul Bobek
Paul Bobek, Board Secretary

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

This instrument was acknowledged by me on 27th day of April, 2005, by Jan Leff, Board President and Paul Bobek, Board Secretary, of the Iowa City Community School District.

Kay A. Seagren
Notary Public for the State of Iowa

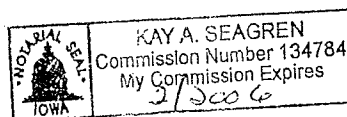


EXHIBIT LIST

Exhibit A Tentative Plat of School Site

Exhibit B Metes and Bounds description of the centerline of
Kennedy Parkway, or graphic depiction thereof on
plats of survey.

The parties agree that the information provided for in the Exhibits referred to above is set out in an Auditor's Parcel Plat recorded at Book 49, pages 89-90, Plat records of Johnson County, Iowa, upon which the School Site is designated as Auditor's parcel 2005-005, and that a copy of the Auditor's Parcel Plat, as recorded, shall be attached hereto in substitution for the Exhibits referred to above.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A1	14° 02' 09" LT	1,000.00'	244.97'	123.10'	S 79° 34' 51" W 244.36'
B1	36° 18' 56" RT	1,000.00'	633.83'	327.97'	S 89° 16' 45" E 623.27'
B2	33° 44' 53" LT	1,000.00'	588.92'	303.28'	N 87° 59' 34" W 580.45'
B3	2° 34' 23" LT	1,000.00'	44.91'	22.46'	S 73° 50' 58" W 44.91'
C1	18° 34' 21" LT	750.00'	243.11'	122.63'	N 80° 24' 27" W 242.05'

PLAT DESCRIPTIONS

PARCEL 2005-004 DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH P.M., IN THE CITY OF CORALVILLE, JOHNSON COUNTY, IOWA AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 0° 01' 04" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH P.M., IN THE CITY OF CORALVILLE, JOHNSON COUNTY, IOWA A DISTANCE OF 903.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0° 18' 53" WEST 788.52 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1,000.00 FEET, WHOSE ARC LENGTH IS 44.91 FEET AND WHOSE CHORD BEARS SOUTH 73° 50' 58" WEST, 44.91 FEET; THENCE CONTINUING WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1,000.00 FEET, WHOSE ARC LENGTH IS 244.97 FEET AND WHOSE CHORD BEARS SOUTH 79° 34' 51" WEST, 244.36 FEET; THENCE SOUTH 86° 35' 55" WEST, 124.27 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 0° 09' 46" EAST ALONG SAID WEST LINE, 945.55 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTHWEST EAST ALONG SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 409.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.76 ACRES (337,851 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL 2005-005 DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH P.M., IN THE CITY OF CORALVILLE, JOHNSON COUNTY, IOWA AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 0° 18' 53" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH P.M., IN THE CITY OF CORALVILLE, JOHNSON COUNTY, IOWA A DISTANCE OF 511.93 FEET TO THE SOUTHWEST CORNER OF PARCEL "B" AS SHOWN IN CLEAR CREEK SUBDIVISION RECORDED IN BOOK 29, PAGE 53; THENCE SOUTH 89° 05' 53" WEST ALONG THE SOUTH LINE OF PARCEL "B", 133.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PRESENTLY KNOWN AS CAMP CARDINAL ROAD AND TO THE POINT OF BEGINNING; THENCE SOUTH 6° 01' 45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 352.50 FEET; THENCE NORTH 89° 47' 38" WEST ALONG SAID WEST LINE, 242.05 FEET; THENCE CONTINUING WESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1,000.00 FEET, WHOSE ARC LENGTH IS 588.92 FEET AND WHOSE CHORD BEARS NORTH 87° 59' 34" WEST, 580.45 FEET; THENCE NORTH 1° 40' 23" EAST ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89° 01' 04" EAST ALONG SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 570.48 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE WEST ALONG SAID WEST LINE AND CREEK SUBDIVISION; THENCE SOUTH 89° 01' 04" EAST ALONG SAID WEST LINE AND CORNER OF SAID PARCEL "B"; THENCE NORTH 89° 01' 04" EAST ALONG SAID WEST LINE OF PARCEL "B", 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.46 ACRES (542,797 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL 2005-006 DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH P.M., IN THE CITY OF IOWA CITY, JOHNSON COUNTY, IOWA AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 0° 18' 53" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH P.M., IN THE CITY OF IOWA CITY, JOHNSON COUNTY, IOWA A DISTANCE OF 865.13 FEET; THENCE NORTH 89° 41' 38" WEST, 333.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PRESENTLY KNOWN AS CAMP CARDINAL ROAD AND TO THE POINT OF BEGINNING; THENCE SOUTH 0° 18' 53" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 457.66 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89° 04' 24" WEST ALONG SAID WEST LINE, 1276.45 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; A DISTANCE OF 475.18 FEET; THENCE SOUTH 89° 01' 04" EAST, 124.27 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1,000.00 FEET, WHOSE ARC LENGTH IS 244.97 FEET AND WHOSE CHORD BEARS NORTH 73° 50' 58" EAST, 244.36 FEET; THENCE CONTINUING EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1,000.00 FEET, WHOSE ARC LENGTH IS 633.83 FEET AND WHOSE CHORD BEARS SOUTH 36° 18' 56" EAST, 623.27 FEET; THENCE CONTINUING EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 750.00 FEET, WHOSE ARC LENGTH IS 243.11 FEET AND WHOSE CHORD BEARS SOUTH 80° 24' 27" EAST, 242.05 FEET; CONTAINING 15.03 ACRES (654,548 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

REQUESTED BY CLEAR CREEK L.L.C

PLAT OF SURVEY

CITY OF CORALVILLE AND IOWA CITY, IOWA

SNYDER & ASSOCIATES

601 B.V. ORALABOR ROAD
 ANKENY, IOWA 50021
 515-964-2020

ATLANTIC IOWA
 703-344-4444

MARYVILLE, MISSOURI
 314-334-3444

ST. JOSEPH, MISSOURI
 816-231-2222

1	REVISED TEXT	02/10/07	BY
MAJOR	REVISION	DATE	BY
Engineer	Checked By: TLC	Scale: 1" = 400'	
Tabulation: JBP	Date: 12/27/04	Field No: P6	
Project No: 103.0827			
File No: B-520			

103.0827 B-520
 Sheet 2 of 2