
**AMENDMENT NO. 2 TO ADEL URBAN
REVITALIZATION PLAN**

CITY OF ADEL, IOWA

October 2012

Original Plan 2010
Amendment No. 1 2012
Amendment No. 2 2012

Amendment No. 2 2012

The Urban Revitalization Plan for the City of Adel ("Plan") was adopted by Resolution 10-55 on December 14, 2010 (Original Plan) and amended by Resolution 12-13 on March 13, 2102 (Amendment No. 1). This Amendment No. 2 ("Amendment") to the Adel Urban Revitalization Plan adds the additional property that has been annexed by the City of Adel since the adoption of the Original Plan for the Adel Revitalization Area.

The property added by this Amendment is legally described in Exhibit A to this Amendment. This property has been annexed into the current City limits. The provisions of the Original Plan, as amended, shall be applicable to the property which has been annexed and which is added to the Adel Revitalization Area as of the effective date of its annexation to the City.

The area added by this Amendment No. 2 is illustrated in the map contained in Exhibit B. The boundaries of the Adel Revitalization Area, as amended by this Amendment No. 2, are illustrated in Exhibit C and include the entire area within the corporate limits of the City (i.e. current city limits) as of the effective date of the Ordinance adopting this Amendment No. 2.

Except as modified by this Amendment No. 2, the provisions of the Original Plan, as previously amended, are hereby ratified, confirmed and approved and shall remain in full force and effect as provided therein.

Exhibit A

The U.S. Highway 6 right of way in the Northeast Quarter (NE1/4) of Section 32, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa lying east of and connecting to the Adel, Iowa corporate limits; and

including that part of the Northwest Quarter (NW1/4) of Section 33, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa lying northerly and easterly of a line that is parallel to and located 200 feet northeasterly of the centerline of the Raccoon River, except the westerly 50 feet of said Northwest Quarter (NW1/4) of Section 33 lying southerly of U.S. Highway 6 right of way; and

including that part of the Northeast Quarter (NE1/4) of Section 33, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa lying northerly and easterly of a line that is parallel to and located 200 feet northeasterly of the centerline of the Raccoon River, except a parcel of land in said Northeast Quarter (NE1/4) of Section 33 described by commencing at the northeast corner of said Section 33, thence south 1,333.6 feet to the Point of Beginning; thence west 308.0 feet; thence south 400.0 feet; thence east 308.0 feet; thence north 400.00 feet to the Point of Beginning, as described in a Warranty Deed recorded in Book 2006 Page 20204 in the Dallas County Recorders Office, said exception further identified as Dallas County Parcel ID 113320012; and

excepting a parcel of land in said Northeast Quarter (NE1/4) of Section 33 described by commencing at the East Quarter Corner of said Section 33; thence north 90° west along the south line of the Northeast Quarter (NE1/4) of said Section 33 a distance of 754.0 feet; thence north 40°54' east, 419.0 feet; thence north 28°59' west, 380.0 feet; thence north 16°52' west, 119.8 feet; thence north 74°01' east, 151.0 feet; thence north 17°51' west, 154.0 feet; thence north 28°43' east, 116.4 feet; thence north 11°12' east, 100.00 feet; thence north 86°40' east, 209.3 feet; thence south 0°25' east, 278.0 feet; thence north 89°04' east, 308.0 feet to the center line of a county road; thence south 0°25' east, along the centerline of said county road 891.3 feet to the Point of Beginning, as described in a Warranty Deed recorded in Book B Page 491 in the Dallas County Recorders Office, except Tract B recorded in Book 2009 Page 15924 in the Dallas County Recorders Office, said exception further identified as Dallas County Parcel ID 113320018; and

excepting Tract B, recorded in Book 2009 Page 15924 in the Dallas County Recorders Office, said exception further identified as part of Dallas County Parcel ID 113340016; and

including the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 34, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa, lying north of the southerly right of way of U.S. Highway 6; and

including the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 34, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; and

including the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 34, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; and

including the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 34, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; and

including the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 35, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa, except the westerly 50 feet of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 35; and

including the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 35, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; and

including the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 35, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; and

including the U.S. Highway 6 right of way in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 35, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; and

including the U.S. Highway 6 right of way in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 35, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; and

including the North Half of U.S. Highway 6 right of way in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 35, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa, except the easterly 33 feet thereof; and

including the south 85 acres of the Southeast Quarter (SE1/4) of Section 26, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; except that part of the east 2 rods of the south 85 acres lying

northerly of the U.S. Highway 6 right of way line, said exception further identified as Dallas County Parcel ID 1126400007; and

including that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 26, Township 79 North, Range 27, West of the 5th P.M., Dallas County, Iowa lying north of R & N Industrial Park as identified in the amended plat recorded in Book 1998 Page 10828 in the Dallas County Recorders Office; and

including the U.S. Highway 6 right of way in the Southwest Quarter (SW1/4) of Section 26, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; and

including the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 27, Township 79 North, Range 27, West of the 5th P.M., Dallas County, Iowa, except the east 1.5 acres of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section 27; and

including that part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 27, Township 79 North, Range 27, West of the 5th P.M., Dallas County, Iowa, lying south of the northerly right of way line of the Dallas County bike trail (former Chicago and Northwestern Transportation Company); and

including that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 27, Township 79 North, Range 27, West of the 5th P.M., Dallas County, Iowa, lying south of the northerly right of way line of the Dallas County bike trail (former Chicago and Northwestern Transportation Company); and

including that part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 27, Township 79 North, Range 27, West of the 5th P.M., Dallas County, Iowa, lying south of the northerly right of way line of the Dallas County bike trail (former Chicago and Northwestern Transportation Company); and

including the Southeast Quarter (SE1/4) of Section 28, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa, except a parcel of land described by commencing at the southeast corner of said Section 28; thence north 0°00' east along the east line of the Southeast Quarter (SE1/4) of said Section 28, 1117.75 feet to the north right of way line of an east-west county road; thence north 90°00' west, 84.35 feet to the Point of Beginning, said point being on the west right of way line of a north-south county road; thence north 90°00' west, 150.0 feet; thence north 0°00' east, 347.0 feet; thence north 90°00' east, 141.35 feet, thence

south 1°27' east parallel to and 45.0 feet west of the center line tangent of said North-South county road 347.0 feet to the Point of Beginning, as described in a Warranty Deed recorded in Book 662 Page 263 in the Dallas County Recorders Office, said exception further defined as Dallas County Parcel ID 1128400010; and

excepting the North -South Roadway right of way (locally known as Prospect Avenue) lying north of the East-West Roadway right of way (locally known as 288th trail) in the Southeast Quarter (SE1/4) of Section 28, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa; and

excepting a parcel of land in said Southeast Quarter (SE1/4) of Section 28 described by beginning at the northeast corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section 28; thence north 0°00' west, 629.0 feet; thence south 79°00' west, 100.0 feet; thence north 89°41' west, 128.00 feet; thence south 73°45' west, 100.00 feet; thence south 23°35' west, 163.8 feet, thence south 19°27' east, 156.0 feet, thence south 89°49' east, 43.0 feet; thence north 76°18' east, 56.0 feet; thence south 52°23' east, 63.0 feet; thence south 70°30' east, 44.0 feet; thence south 18°30' east, 112.0 feet; thence south 00°07' east, 164.0 feet; thence south 40°00' west, 92.0 feet; thence south 65°43' west, 69.0 feet; thence south 50°30' east, 95.0 feet; thence south 46°45' east, 68.0 feet; thence south 11°15' east, 133.0 feet; thence south 6°35' east, 136.0 feet; thence north 14°30' east, 275.0 feet; thence north 0°00' west, 230.0 feet along the section line to the Point of Beginning, as described in a Warranty Deed recorded in Book 680 Page 84 in the Dallas County Recorders Office, said exception further defined as Dallas County Parcel ID 1128400008; and

excepting a parcel of land in said Southeast Quarter (SE1/4) of Section 28 described by commencing at the Southeast Corner of said Section 28; thence west, 10.3 feet; thence north 1°30' west, 1043.6 feet; thence north 86°07'-1/2' west, 444.1 feet; thence south 84°24'-1/2' west, 873.4 feet; thence south 82°12'-1/2' West, 910.2 feet to the point of beginning; thence north 0°15' west, 570.4 feet; thence west, 414.0 feet to the west line of the Southeast Quarter (SE1/4) of said section 28; thence south, 612.8 feet; thence north 88°45'-1/2' east, 150.0 feet; thence north 82°12'-1/2' east, 279.0 feet to the point of beginning, as described in a Warranty Deed recorded in Book 763 Page 775 in the Dallas County, Recorders Office, said exception further defined as Dallas County Parcel ID 1128400002;

and excepting a parcel of land in said Southeast Quarter (SE1/4) of Section 28 described by commencing at the southeast corner of said Section 28; thence north 0°00' east along the east line of the Southeast

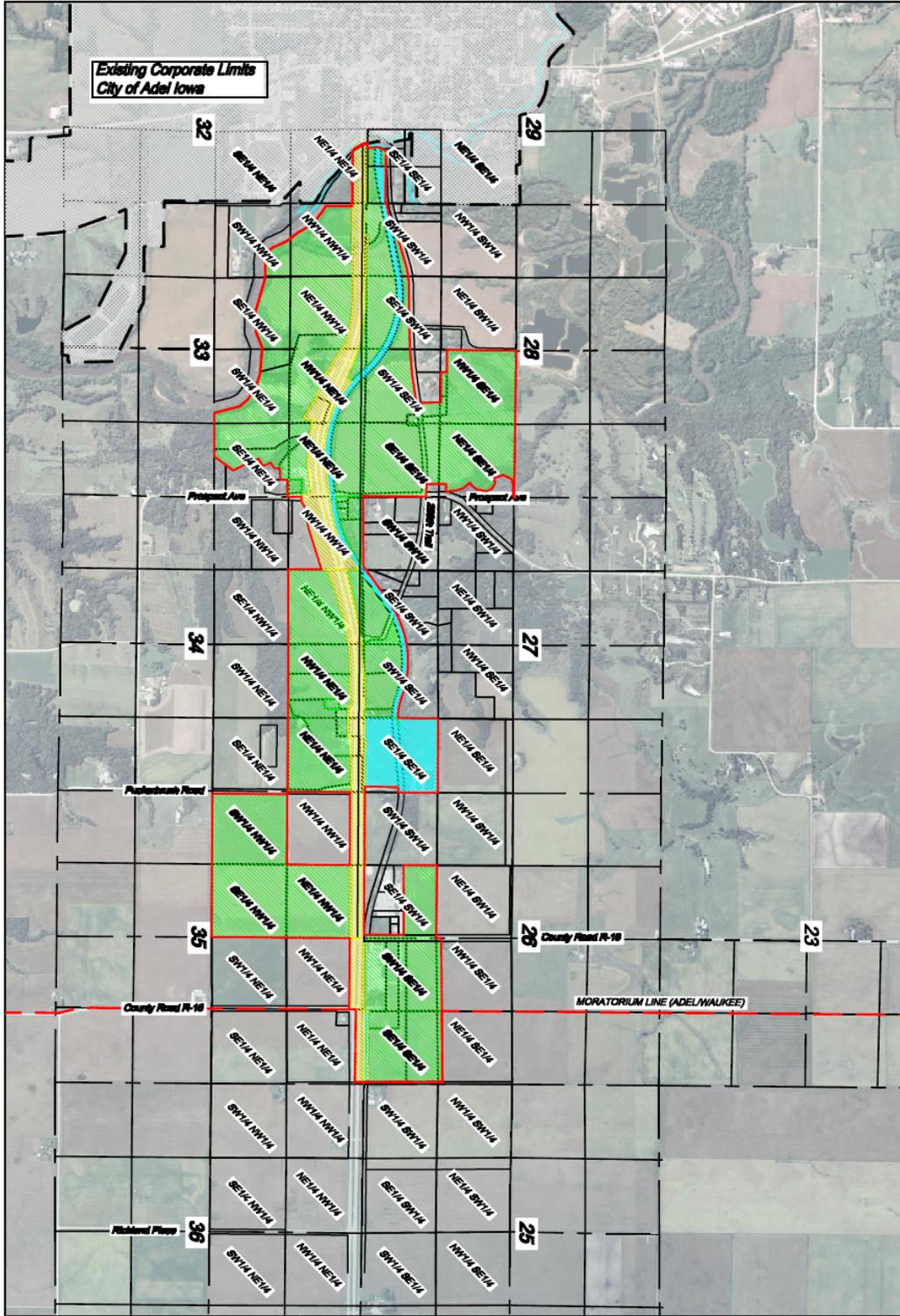
Quarter (SE1/4) of said Section 28, 1040.29 feet; thence north 86°04' west, 632.78 feet; thence south 82°28'30" west, 1193 feet to the Point of Beginning; thence north 0°07'30" east, 513 feet; thence south 89°54'30" west, 442 feet; thence south 0°15' east, 570.35 feet; thence north 82°28'30" east, 442 feet to the Point of Beginning subject to presently established roadway, Except parcel "A" of the survey of the W1/2, SE1/4, Section 28, Township 79 North, Range 27 West of the 5th P.M., as shown in Book 651, Page 459 in the office of the Recorder of Dallas County, Iowa, and including Parcel "B" of the survey of the NW1/4, SE1/4 and the SW1/4 SE1/4, Section 28, Township 79 North, Range 27 West of the 5th P.M., as shown in Book 651, Page 459 in the office of the Recorder of Dallas County, Iowa, , as described in Warranty Deed recorded in Book 2005 Page 11372 in the Dallas County, Recorders Office, said exception further defined as Dallas County Tax ID 1128400004; and

including that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 28, Township 79 North, Range 27, West of the 5th P.M., Dallas County, Iowa, lying south of the presently established southerly right of way line of an existing roadway (locally known as 288th trail); and

including that part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 28, Township 79 North, Range 27, West of the 5th P.M., Dallas County, Iowa, lying south of the presently established southerly right of way line of an existing roadway (locally known as 288th trail), except the west 300' lying north of the northerly right of way line of the Dallas County bike trail (former Chicago and Northwestern Transportation Company); and

including that part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 29, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa, lying south of the northerly right of way line of the Dallas County bike trail (former Chicago and Northwestern Transportation Company) and easterly of the east bank of the raccoon river bank;

Exhibit B
City of Adel
Annexation Plot Plan
EXHIBIT 'A'



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|---------------------------|---------------------------|
| Existing Corporate Limits | Section Line |
| Voluntary Annexation | Quarter Quarter Line |
| Non Consenting Property | Existing Corporate Limits |
| County Owned Property | Annexation Limits |
| State Owned Property | 871 Acres +/- |
| | Date: Aug. 12, 2011 |

Exhibit C

City of Adel
Zoning Map 2012

