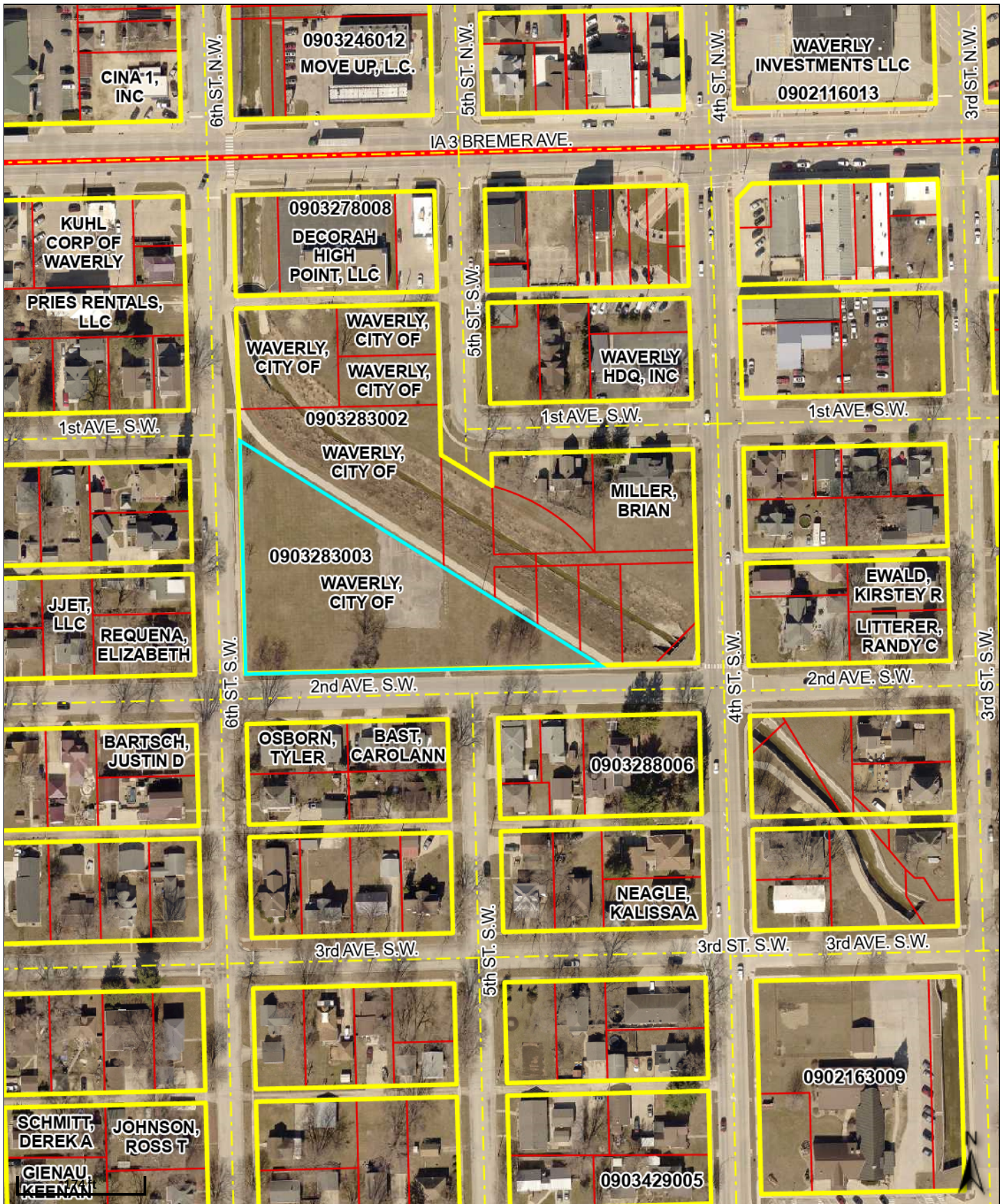


# Exhibit A - Aerial Map



Index Legend
Prepared by & Returned to: Isaiah M. Reicks, PLS 22468
HRS, LLC - 2206 East Bremer Avenue, Waverly IA 50677
Proprietor: City of Waverly
Requested By: William Werger, City Attorney
County: Bremer
City: Waverly
Subdivision: Wm. Sturdevant's Addition
Block(s): 11
Lot(s): 5, 6, & 7
Block(s): 14
Lot(s): 1, 2, 3, 4, 5, 6, 7 & 8

Instrument #: 20212898  
 06/11/2021 08:58:38 AM Total Pages: 6  
 0402 SURVEYS  
 Recording Fee: \$ 32.00  
 Missy Thurm  
 Recorder, Bremer County IA

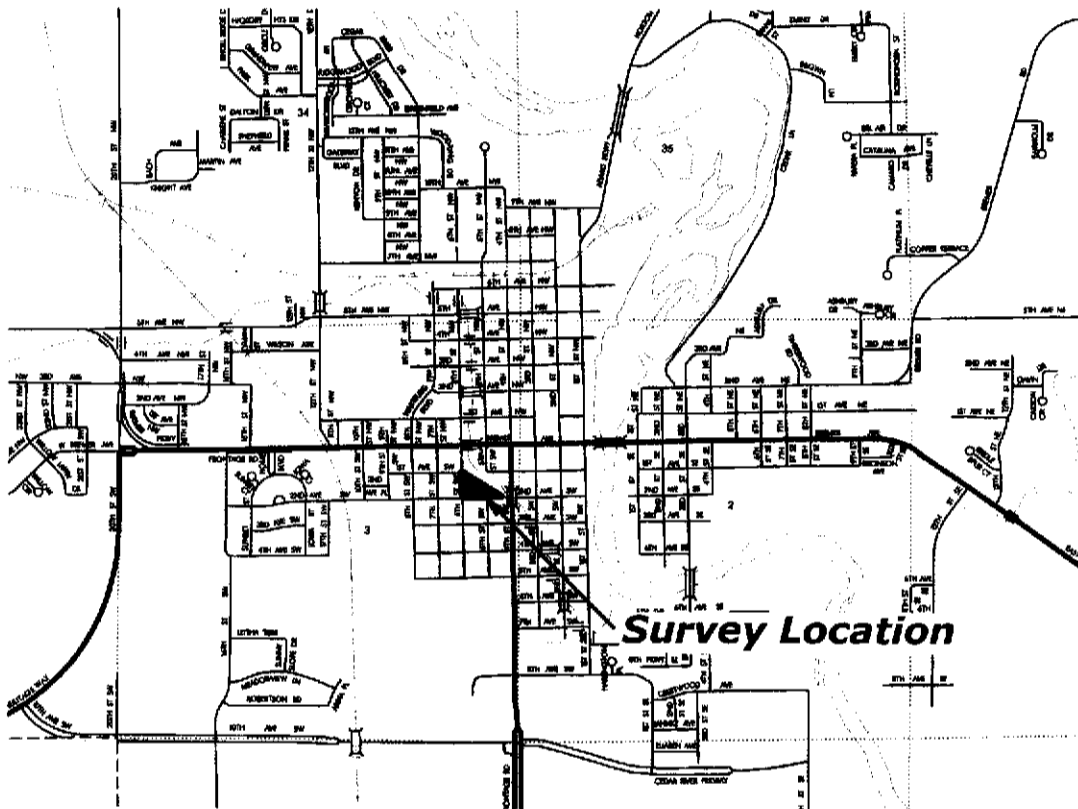


This Plat has been reviewed by the City of Waverly.

*[Signature]* 6/11/21  
 Zoning Administrator for the City of Waverly Date

Plat of Survey

**Parcel DD in Lots 5, 6, & 7, Block 11 and Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block 14 in Wm. Sturdevant's Addition to the City of Waverly, Bremer County, Iowa.**



**LEGEND**

	= Set 5/8"Ø Rebar w/YPC PLS 22468
	= Set 1"Ø Bronze Survey Marker PLS 22468
	= Fd. 5/8"Ø Rebar w/YPC PLS 22468
	= Fd. 5/8"Ø Rebar w/YPC PLS 10793
	= Fd. 5/8"Ø Rebar
	= Fd. 1/2"Ø Rebar w/YPC PLS 7811
	= Fd. 1/2"Ø Rebar w/RPC
	= Fd. 5/8"Ø Iron Pin
	= Fd. 1"Ø Iron Pin
	= Fd. 3/4"Ø Iron Pipe
	= Fd. 1"Ø Iron Pipe
	= Fd. 1.25"Ø Iron Pipe
	= Fd. 1.5"Ø Iron Pipe
	= Fd. Cut "X"
	= Survey Boundary Line
RPC,YPC,OPC,BPC = Red, Yellow, Orange, Blue Plastic Cap	
(0.00') = Recorded Dimension	

**Map Not to Scale**

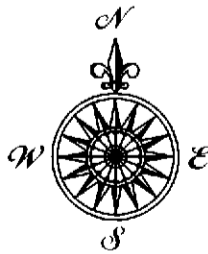
Map Courtesy of the Iowa Department of Transportation  
<http://www.iowadot.gov/maps/>

**Basis of Bearing:**

The Coordinate Basis for this survey and the subsequent Basis of Bearing is the Iowa State Plane Coordinate System North Zone (1401) Horizontal Control NAD 83 (1996), Vertical Control NAVD88 (Geoid 96C). Control was acquired by localizing into the Bremer County GPS Control System utilizing Points 7, 8, 9, 168, 169, 170, 204 & 307 and projected from Point 307. Scale factor 1.00009564006 applied. Projection Point: Northing = 3,729,574.50' Easting = 5,198,795.43'

**Notes:**

See Sheet 1 for Location Map.  
 See Sheet 2 for Section Control.  
 See Sheet 3 for Survey Details.  
 See Sheet 4 for Legal Description.



Survey was completed on March 10, 2021.

FB: Bremer 15, Pg. 35

LAJ Project Number: 2021-516

Sheet: 1



**Herold-Reicks  
 Surveying**

New Hampton Waverly Clear Lake  
 641-394-2725 319-483-5187 641-231-8092  
[www.hrsurveying.com](http://www.hrsurveying.com)



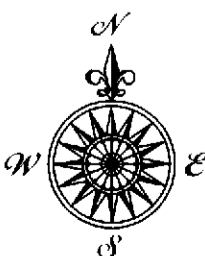
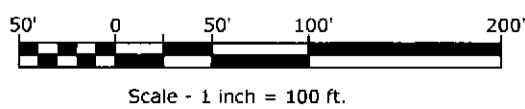
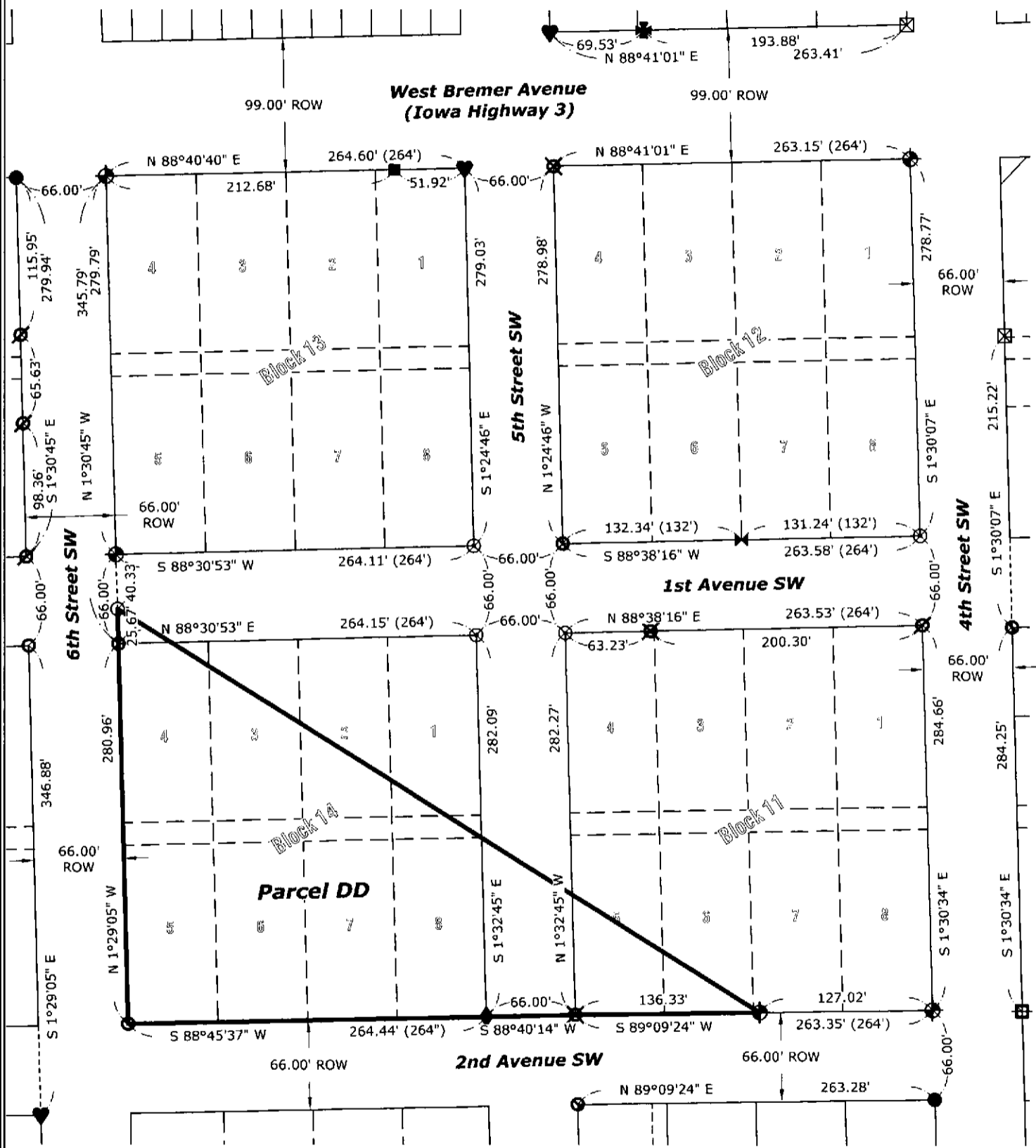
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*[Signature]* 4-13-21  
 Isaiah M. Reicks Date:

License number 22468  
 My license renewal date is December 31, 2021.  
 Sheets covered by this seal: 1-4

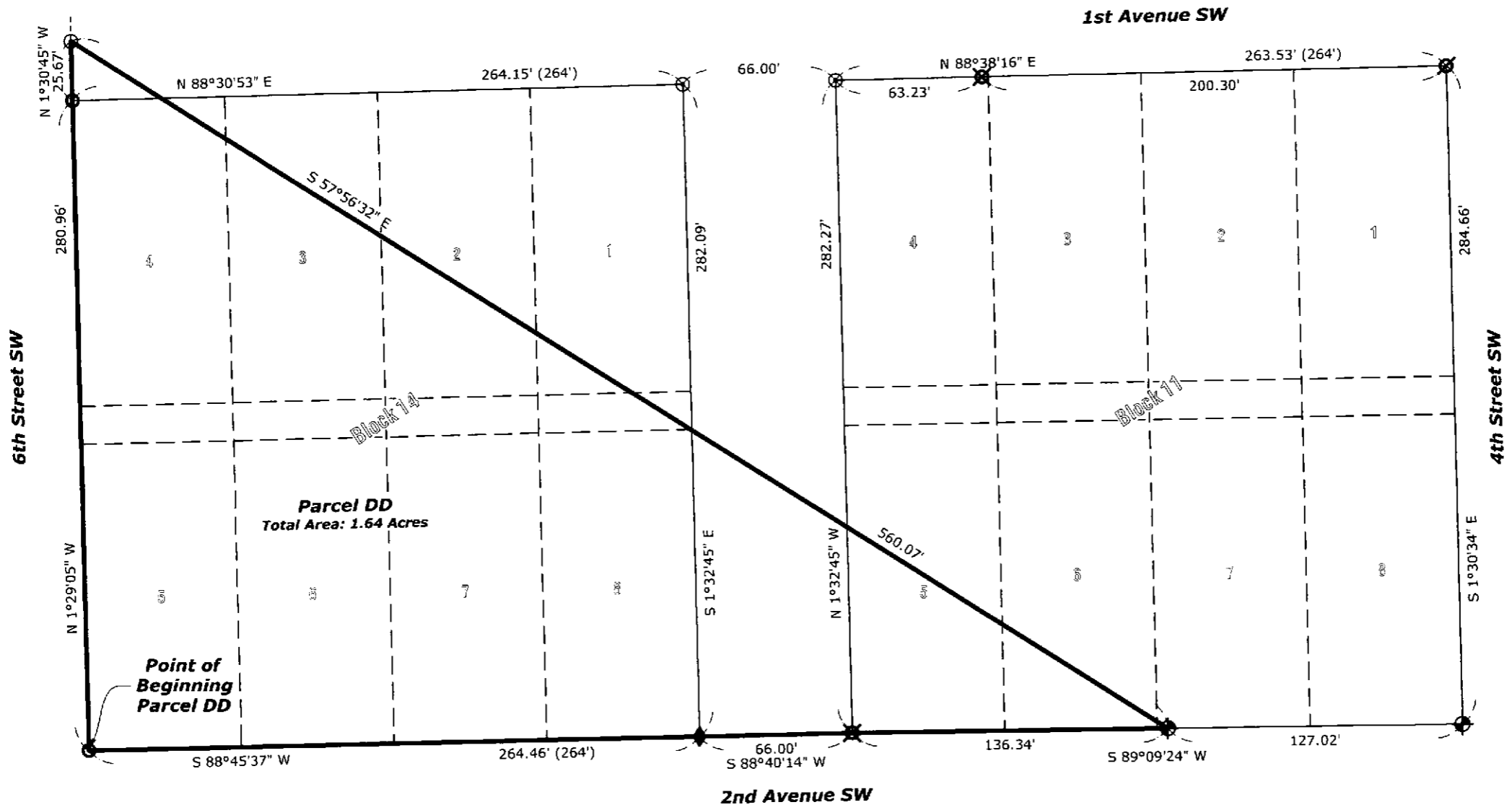
Plat of Survey

**Parcel DD in Lots 5, 6, & 7, Block 11 and Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block 14 in Wm. Sturdevant's Addition to the City of Waverly, Bremer County, Iowa.**



Plat of Survey

Parcel DD in Lots 5, 6, & 7, Block 11 and Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block 14 in Wm. Sturdevant's Addition to the City of Waverly, Bremer County, Iowa.

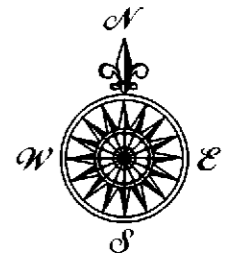


Parcel DD  
Total Area: 1.64 Acres

Point of Beginning  
Parcel DD



Scale - 1 inch = 60 ft.



*Plat of Survey*

**Parcel DD in Lots 5, 6, & 7, Block 11 and Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block 14 in Wm. Sturdevant's Addition to the City of Waverly, Bremer County, Iowa.**

460-09-03-283-003

**Legal Description:**

**Parcel DD** in Lots 5, 6, & 7, Block 11 and Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block 14 in Wm. Sturdevant's Addition to the City of Waverly, Bremer County, Iowa, and more particularly described as follows:

Beginning at the Southwest Corner of said Block 14 in said Addition;

Thence **North 01°29'05" West, 280.96 feet** along the West Line of said Block 14 to the Northwest Corner thereof;

Thence **North 01°30'45" West, 25.67 feet** along the East Right-of-Way Line of 6th Street SW;

Thence **South 57°56'32" East, 560.07 feet** to the South Line of said Block 11;

Thence **South 89°09'24" West, 136.34 feet** along the South Line of said Block 11 to the Southwest Corner thereof;

Thence **South 88°40'14" West, 66.00 feet** along the North Right-of-Way Line of 2nd Avenue SW to the Southeast Corner of said Block 14;

Thence **South 88°45'37" West, 264.46 feet** along the South Line of said Block 14 to the Point of Beginning.

Containing **1.64 Acre(s)**, subject to any easements recorded or unrecorded.

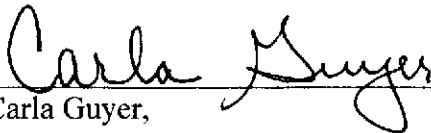
Note: The Bearings and Distances indicated in this Legal Description are to the Monuments "Found or Set" as indicated on the attached "Plat of Survey" and the calls along the courses in this Description are to those Monuments as indicated.  
References are hereby made to the Recorded Documents as indicated on this Plat of Survey.

Prepared by and return to: Carla Guyer, City of Waverly, 200 1<sup>st</sup> Street NE, Waverly, IA 50677; (319) 352-9211

CERTIFICATION TO COUNTY RECORDER

I, Carla Guyer, hereby certify that attached hereto is a true and correct copy of Resolution 21-79, approving a plat of survey of the former Washington-Irving School site.

Dated this 11<sup>th</sup> day of June, 2021.



Carla Guyer,  
City Clerk of the City of Waverly, Iowa



**Resolution 21-79**

A Resolution approving a Plat of Survey of the former Washington Irving School site.

WHEREAS, the City of Waverly has submitted a Plat of Survey of the former Washington Irving School property formerly located at 213 6<sup>th</sup> Street SW; and

WHEREAS, this property is bordered by 6<sup>th</sup> Street SW, 2<sup>nd</sup> Avenue SW, and the Dry Run Creek; and

WHEREAS, the proposed Plat of Survey would create Parcel DD which will be a triangle parcel that would consist of the northeast property line following the existing trail system, the southern property line running parallel to 2<sup>nd</sup> Avenue SW, and the western property line running parallel to 6<sup>th</sup> Street SW; and

WHEREAS, having better defined property lines with the Plat of Survey would allow the City to move forward with corrective zoning in the Dry Run corridor which includes numerous parcels within the waterway needing to be rezoned to U-1(Environmentally Sensitive Protected District) and some private residential properties needing to be rezoned from U-1(Environmentally Sensitive Protected District) to R-2 (Residential District); and

WHEREAS, the Planning and Zoning Commission reviewed the Plat of Survey for the proposed Parcel DD at their May 6, 2021 meeting and recommended approval of the Plat of Survey with a vote of 4- yes, 3- no, and 1- absent; and

WHEREAS, the resulting parcel will be a single lot that will be held by the City until a decision is made on how it will be developed or sold.

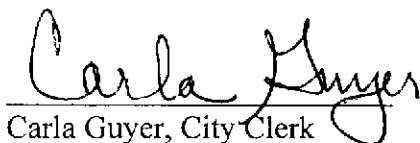
NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF WAVERLY, IOWA does hereby approve a Plat of Survey of the former Washington Irving School site to create the proposed Parcel DD located at 213 6<sup>th</sup> Street SW.

PASSED AND ADOPTED this 7<sup>th</sup> day of June, 2021.



Adam P. Hoffman, Mayor

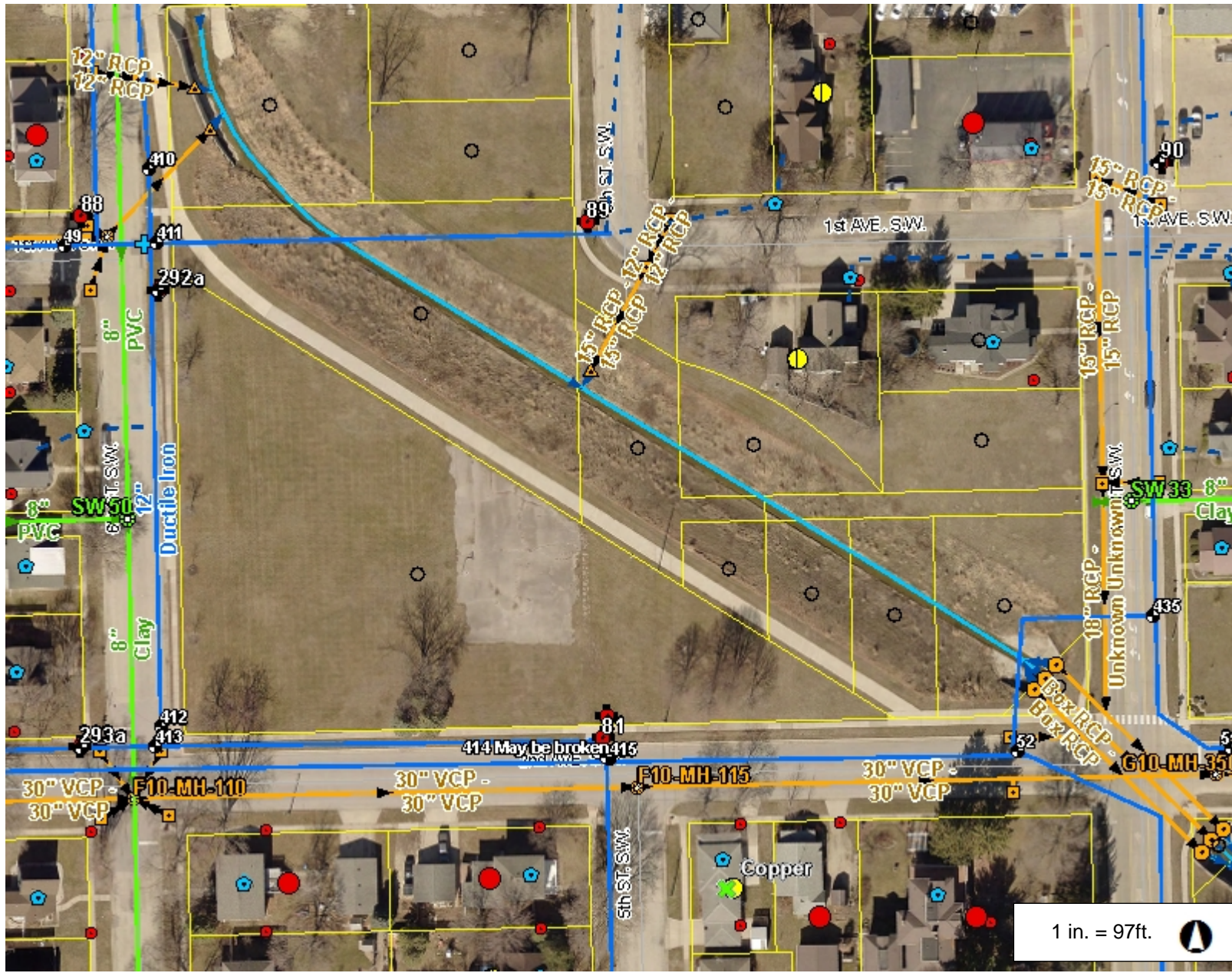
ATTEST:



Carla Guyer, City Clerk

# Exhibit C

# Waverly, IA



### Legend

**Lead Survey Data**

- Green X: No
- Red X: Yes

**Service Line Material-Street Si**

- Red circle: Assumed Lead
- Green circle: Assumed Not Lead
- Orange circle: CI
- Yellow circle: Copper
- Pink circle: DI
- Purple circle: Galvanized
- Black circle: HDPE
- Red circle: Lead
- Blue circle: Plastic/Other
- White circle with black border: Unknown; Unable to determine with

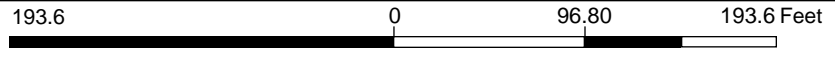
**System Valve**

- Green circle: Resilient Valve
- Blue circle: Shut Off Info
- Red diamond: Hydrant
- Blue plus sign: Water Main Break
- Blue circle: Misc Water Point

**Network Structure**

- White circle: Production Well
- Blue square: Water Tower
- Green circle: <all other values>
- Blue dashed line: Lateral Line
- Blue solid line: Water Main

1 in. = 97ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

## Bremer County, IA

## Summary (Auditor)

Parcel ID 0903283003  
 Property Address N/A  
 Sec/Twp/Rng 03-91-14  
 Brief Tax Description 03-91-14 WM STURDEVANT PARCEL DD PT OF BLKS 11 & 14  
 (Note: Not to be used on legal documents)

Deed Book/Page  
 Contract Book/Page  
 Gross Acres 1.64  
 Exempt Acres 1.64  
 Net Acres 0.00  
 Class R - Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)

District 46000 - WAVERLY CITY/W-SR SCH  
 School District WAVERLY-SHELL ROCK COMM SCHOOL

## Owners (Auditor)

Deed Holder  
[Waverly, City Of](#)  
[PO Box 616](#)  
 Waverly IA 50677  
 Contract Holder  
 Life Estate  
 Mailing Address  
 Waverly, City Of  
 PO Box 616  
 Waverly IA 50677

## Land (Assessor)

Lot Area 1.64 Acres;71,438 SF

## Yard Extras (Assessor)

#1 - (1) Tennis / Basketball Court 7,350 SF, Concrete, Average Pricing, Built 1980

## Recordings (Assessor)

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
4/13/2021	HEROLD-REICKS SURVEYING	WAVERLY, CITY OF	2021/2898	Other with explanation	Survey		\$0.00
1/17/2014	WAVERLY-SHELL ROCK COMMUNITY SCHOOL DISTRICT	CITY OF WAVERLY	2014/0203	Sale to/by Government/Exempt Organization	Deed		\$45,000.00

Show There are other parcels involved in one or more of the above sales:

## Permits (Assessor)

Permit #	Date	Description	Amount
9066	03/01/2010	Demo/Rmvl	0

## Valuation (Assessor)

	2026	2025	2024	2023
Classification	Residential	Residential	Commercial	Commercial
+ Assessed Land Value	\$155,700	\$155,700	\$174,000	\$174,000
+ Assessed Building Value	\$0	\$8,380	\$0	\$0
+ Assessed Dwelling Value	\$8,380	\$0	\$0	\$0
= Gross Assessed Value	\$164,080	\$164,080	\$174,000	\$174,000
- Exempt Value	(\$164,080)	(\$164,080)	(\$174,000)	(\$174,000)
= Net Assessed Value	\$0	\$0	\$0	\$0

## Exemptions

Code	Description	Amount
EXMPL	EXEMPT MUNICIPAL PROPERTY	174,000

## Taxation (Auditor)

	2024 Pay 2025-2026	2023 Pay 2024-2025	2022 Pay 2023-2024
+ Taxable Land Value	\$0	\$0	\$0
+ Taxable Building Value	\$0	\$0	\$0

	2024 Pay 2025-2026	2023 Pay 2024-2025	2022 Pay 2023-2024
+ Taxable Dwelling Value	\$0	\$0	\$0
<b>= Gross Taxable Value</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
- Homestead 65+ Exemption	\$0	\$0	\$0
- Military Exemption	\$0	\$0	\$0
<b>= Net Taxable Value</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
x Levy Rate (per \$1000 of value)	37.69380	37.70405	35.55586
<b>= Gross Taxes Due</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
<b>= Net Taxes Due</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Tax History (Treasurer)

Year	Due Date	Amount	Paid	Date Paid	Receipt
2024	March 2026	\$0	No		026624
	September 2025	\$0	No		
2023	March 2025	\$0	No		025144
	September 2024	\$0	No		
2022	March 2024	\$0	No		029170
	September 2023	\$0	No		
2021	March 2023	\$0	No		030399
	September 2022	\$0	No		
2020	March 2022	\$0	No		030717
	September 2021	\$0	No		

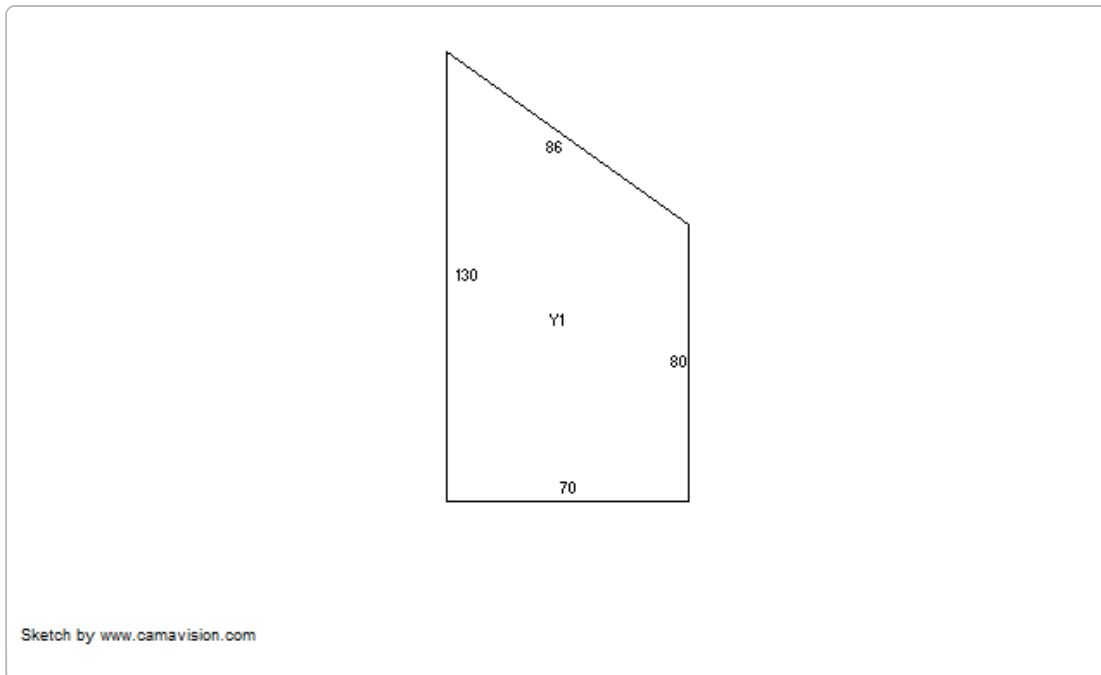
### Property Tax Dollars (Auditor)

Owner: Waverly, City Of  
Property Address :  
Total Assessed Value: \$0  
Estimated Yearly Taxes: \$0.00

## Total Yearly Property Tax

\*The tax distribution amounts may not be exact.

### Sketches (Assessor)



## Forest or Fruit Tree Exemption

[Apply for Forest or Fruit Tree Exemption](#)

**No data available for the following modules:** Comp Report Generator (Commercial), Comp Report Generator (Agricultural), Residential Dwellings (Assessor), Commercial Buildings (Assessor), Agricultural Buildings (Assessor), Assessment Notice (Assessor), Tax Sale Certificates, Photos (Assessor), Board of Review Petition (Assessor), Family Farm Tax Credit.

The maps included in this website are for informational purposes only and not intended for use as a technical or legal document.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 5/13/2026, 1:16:53 AM](#)

[Contact Us](#)

Developed by  
 **SCHNEIDER**  
G E O S P A T I A L

**Section 100.8 R-3 Residential District**

**SEC. 100.8.01 PURPOSE.** The R-3 District is a medium density residential area intended to provide for innovatively designed housing opportunities, consisting of individually owned horizontally attached single family dwellings and single-family cluster detached dwellings primarily in a condominium regime. The R-3 district is appropriately located near primary and secondary collectors or arterials and may act as a buffer area between higher density residential development and other low density residential development. This district is intended to allow for attaching single family dwelling units by common walls to create self-contained neighborhoods with shared or private parking facilities and minimal access points.

**SEC. 100.8.02 USES.** The following uses and structures identified with such uses shall be allowed to exist within an R-3 district:

1. Permitted Uses. The following shall be considered permitted uses or structures:
  - a. Two (2), Three (3) and Four (4) family dwelling units horizontally attached, Accessory Dwelling Units (ADUs).
  - b. One family detached dwellings in a cluster development of two or more.
  - c. Public Parks, open spaces and recreational facilities.
  - d. Home Occupations shall meet the criteria set forth in Section 100.27.04.
2. Special Provisional Uses. See Section 100.21.09. (amended Ordinance 1151, adopted 08/19/24; Published 08/27/24)

**SEC. 100.8.03 REQUIRED PROVISIONS.** - (Amended by Ordinance 1134, Published 12/19/2023)

1. Dimension and Density Requirements. The following minimum and maximum size and density regulations shall apply in the R-3 Residential District:
  - a. Minimum Lot Width/Depth for Lots with Single Structures:
    - (1) One family: 40 feet/100 feet
    - (2) Two family: 65 feet/100 feet
    - (3) Three family: 90 feet/100 feet
    - (4) Four family: 115 feet/100 feet
  - b. Minimum Density Requirement for Lots with Multiple Structures:
    - (1) Two family: 6,500 square feet per structure
    - (2) Three family: 9,000 square feet per structure
    - (3) Four family: 11,500 square feet per structure
    - (4) One family detached (cluster homes): 4,000 square feet per structure
  - c. Building Setbacks:
    - (1) Front yard: 25 feet
    - (2) Side yard: 7.5 feet (except for one family attached which is zero (0) feet on the attached side). Multi-family structures on the same property shall be located at least 15 feet apart.
    - (3) Rear yard: 25 feet
  - d. Maximum Building Improvement Dimensions:
    - (1) Height: 2 stories or 35 feet, whichever is less.
    - (2) Impervious Coverage: 40% of lot area, inclusive of building square footage area and impervious paved road and parking surface areas. Sidewalks and private patio areas shall not be counted towards this requirement.

- e. Minimum Building Dimensions:
  - (1) Width of one-story structures: 25 Ft. for 80% of its length
  - (2) Width of two-story structures: 20 Ft. for 80% of its length
- f. Driveway Considerations:
  - (1) At the curb and right of way line:
    - (a) Driveways serving one unit at the curb of a public street: 22 feet maximum
    - (b) Driveways serving two units at the curb of a public street: 40 feet maximum
    - (c) Driveways leading to shared parking area: 22 feet maximum
  - (2) Garages that share a mutual wall, must have a joint driveway,
  - (3) Distance from property line: 5 feet minimum.

(Ordinance 1103 – Published on 5/24/22)

(Ordinance 1134 - Published on 12/19/23)

- 2. Site Plan Required. A site plan is required for lots with two or more dwelling structures at full build out. The yard set-back requirement must be met around the perimeter of the development. A site plan review process will be utilized. A proposed dimensioned site plan and restrictive covenants shall accompany the building permit application and will be reviewed by the City Staff. The site plan shall include at a minimum:
  - a. Structure(s)
  - b. Building Setback Lines
  - c. Resulting Grading Plan (two foot min. intervals)
  - d. Resulting Drainage Plan (showing flow lines and including underground tiles, termination points of drain spouts at least five feet from all property lines)
  - e. Erosion Control Plan
  - f. All Adjoining Land Uses, Streets, Utility Service Lines
  - g. On-site Parking
  - h. Driveways
  - i. Sidewalks Connecting to Adjacent Public Sidewalks
  - j. Screening (if required by Code)
  - k. Recreation Space
  - l. The site plan shall also contain such dimensional or additional information as may be required by the Zoning office.
- 3. For newly developing areas, property owners shall submit along with all new zoning change applications, a preliminary development plan for said property and all contiguous properties owned by the same property owner(s). This plan shall show compliance with the City's Land Use Plan.

**SEC. 100.8.04 SITE PLAN REVIEW PROCEDURE.**

- 1. The site plan review procedure provides for special review of projects that have more than one structure on a single lot and can have potentially significant effects on traffic circulation or a significant effect on land uses in adjacent neighborhoods. The procedure provides for review and evaluation of site development features and possible mitigation of unfavorable effects on surrounding property.
  - a. Administration. The Zoning Administrator or designee shall review, evaluate, and approve all site plans submitted pursuant to this procedure.
  - b. Form of Site Plan. All site plans shall be submitted in the following form:

- (1) Site plans shall be drawn on sheets no larger than 24 inches by 36 inches. Where the size of the site precludes all required information from being shown on a sheet, the Zoning Administrator may permit a larger sheet size or an increase in scale.
  - (2) Site plans shall be drawn with north directed to the top of the page and the page may be oriented with either its short side or long side as the top of the page.
  - (3) All site plans shall include a north arrow, graphic scale, and appropriate key.
  - (4) All site plans shall include the name, address, and phone number of the company or persons responsible for preparing the site plan.
  - (5) Two (2) copies of the site plan and all required information shall be submitted. A reduced copy of the site plan on a sheet 8.5 inches by 11 inches and a digital version of the plan (.pdf or equivalent file) shall also be submitted.
- c. **Administrative Appeal.** The Zoning Administrator must act upon each complete application within 30 calendar days. An applicant may appeal a denial to the Planning and Zoning Commission within 10 calendar days of the action of the Zoning Administrator. The Commission shall consider the appeal at the first available meeting following the filing of such appeal. An applicant may appeal a denial of the Commission to the City Council within 10 calendar days of the action of the Commission. The Council shall consider the appeal at the first available meeting following the filing of such appeal.
- d. **Review and Evaluation.**
- (1) The Zoning Administrator, the Planning and Zoning Commission (if appealed) and the Council (if further appealed) shall review and act upon the site plan application based on applicable regulations in this chapter.
  - (2) The Zoning Administrator, the Planning and Zoning Commission (if appealed) and the Council (if further appealed) shall make the following findings before approval of the site plan:
    - (a) The proposed development, together with any necessary modifications, is compatible with the criteria set forth in this chapter.
    - (b) Any required modifications to the site plan are reasonable and are the minimum necessary to minimize potentially unfavorable effects.
    - (c) The site plan conforms to the Zoning Regulations contained in this chapter.
    - (d) The site plan documents include the information requested in the Site Plan Checklist.
- e. **Modification of the Site Plan.** The Zoning Administrator or designee (or the Planning and Zoning Commission in cases of appeal) may require modification of a site plan as a prerequisite for approval. Required modifications may be more restrictive than

zoning district regulations and may include, but not be limited to, additional landscaping or screening; installation of erosion control measures; improvement of access or circulation; rearrangement of structures on the site; or other modifications deemed necessary to protect the public health, welfare, or character of the community.

- f. Term and Modification of Approval.
  - (1) A Site Plan Approval shall become void one year after the date of approval, unless the applicant receives a Building Permit and diligently carries out development prior to the expiration of this period.
  - (2) The Zoning Administrator or his /her designee may approve a modification to a previously approved site plan if he/she determines that the modification does not materially change the plan.
  - (3) The Zoning Administrator or his/her designee may revoke a Site Plan Approval if he/she determines that the development is not complying with the terms and conditions of the approval. Such revocation may be appealed to the Commission and Council under the procedure outlined above.
  
- g. Approval to Run with Land. An approval pursuant to this section shall run with the land until the expiration date of such approval.

(Ord. 1170 07-15-25)