

# First American Site Acquisition, Inc.

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JULIE SHEBEK  
2124 Larry Drive N.E.  
Cedar Rapids, IA 52402  
Phone: 319-721-0411

May 15, 2019

Hardin County  
Attn: Jessica Sheridan,  
Zoning Administrator  
1215 Edgington Avenue, Suite #5  
Eldora, Iowa 50627

Ms. Sheridan,

This letter is written to request approval for a Conditional Use Permit to allow USCOC of Greater Iowa, LLC to construct a 150' monopole telecommunication tower on the corner of 180<sup>th</sup> Street and County Highway S27, Buckeye, Iowa. The leased land is owned by George G. Fagg Heirs, LLC.

The proposed tower is needed to improve coverage on Highway 20 and to improve coverage to Buckeye and residential areas to the north.

I understand this request must go before the Board of Adjustment for approval. Please consider this letter as part of the Conditional Use Permit application.

If there are any questions, please contact me at 319-721-0411.

Sincerely,



Julie A. Shebek  
First American Site Acquisition, Inc.  
On behalf of USCOC of Greater Iowa, LLC



paid ck#4340

HARDIN COUNTY ZONING  
Application for Special Permit

Fee: \$75.00

Application is hereby made by: USCOC of Greater Iowa, LLC  
4201 River Center Crt NE, C.R. 1A 52402

Describe operation or installation: Construct 150' monopole telecommunication tower

On the following described parcel: DW 1/4 of the DW 1/4 of section 14, Township 88, Range 22

Leasing!

Lot or tract area 100 x 100' Average width of lot n/a  
 Height of structure 150 feet; number of stories n/a  
 Dimensions from right-of-way or lot lines:  
 Front 119 feet; Rear 150 + feet; Side 81 feet; Side 150 + feet  
 (Side 81 feet is labeled West, Side 150 + feet is labeled East)

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

Owner Shelie A. Shubek, First American Site Acq.  
 Agent on behalf of USCOC of Greater Iowa, LLC

Print Form

*Office Use Only*

Permit is granted to proceed in accordance with information shown on this application and receipt of \$\_\_\_\_\_ fee is acknowledged.

Date approved: \_\_\_\_\_

Hardin County Zoning Administrator

\*Show a sketch of tract or lot on Form No. 2, with dimensions, proposed buildings, yards, etc.\*  
All fees are non-refundable.

Zoned District: Agriculture

Proposed Tower will be a galvanized gray in color

Proposed Tower Height: 150' monopole telecommunication tower

Setbacks:

North – 119'

South – 150'+

East – 150' +

West – 81'

Abandonment: USCOC of Greater Iowa, LLC agrees to comply that in the event the tower is not in use for a period of 180 days, the tower shall be deemed abandoned. USCOC of Greater Iowa, LLC will then have 180 days to reactivate the use of the tower, transfer the tower to another operator, or dismantle and remove the tower.

## LEASE PARCEL

A part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), Township Eighty-Eight (88) North, Range Twenty-Two (22) West of the Fifth Principal Meridian, Buckeye Township, Hardin County, Iowa containing 10,000 square feet (0.230 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 14; thence S00°-33'-51"W 209.72 feet along the west line of the NW1/4 of said Section 14; thence S89°-26'-09"E 93.87 feet to the point of beginning; thence N00°-13'-46"W 100.00 feet; thence N89°-46'-14"E 100.00 feet; thence S00°-13'-46"E 100.00 feet; thence S89°-46'-14"W 100.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

## 30' WIDE ACCESS & UTILITY EASEMENT

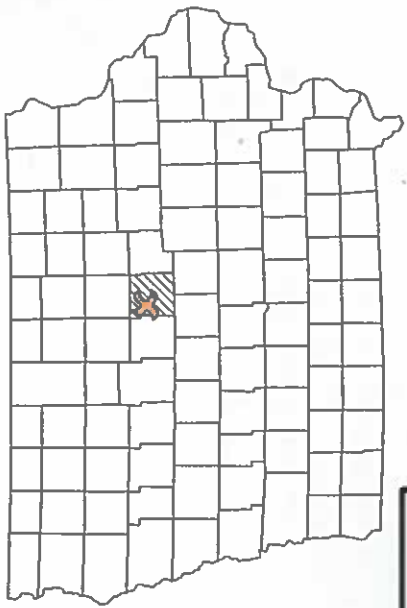
A part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), Township Eighty-Eight (88) North, Range Twenty-Two (22) West of the Fifth Principal Meridian, Buckeye Township, Hardin County, Iowa containing 5,140 square feet (0.118 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 14; thence S00°-33'-51"W 209.72 feet along the west line of the NW1/4 of said Section 14; thence S89°-26'-09"E 93.87 feet; thence N00°-13'-46"W 100.00 feet to the point of beginning; thence S89°-46'-14"W 30.61 feet to a point on the east line of County Highway S27; thence N00°-19'-01"E 10.53 feet along said east line of County Highway S27; thence N48°-51'-44"E 29.74 feet along said east line of County Highway S27; thence N89°-46'-14"E 68.26 feet; thence N03°-42'-21"W 48.09 feet to a point on the south line of 180<sup>th</sup> Street; thence N89°-46'-14"E 30.06 feet along said south line of 180<sup>th</sup> Street; thence S03°-42'-21"E 48.09 feet; thence N89°-46'-14"E 9.73 feet; thence S00°-13'-46"E 30.00 feet; thence S89°-46'-14"W 100.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

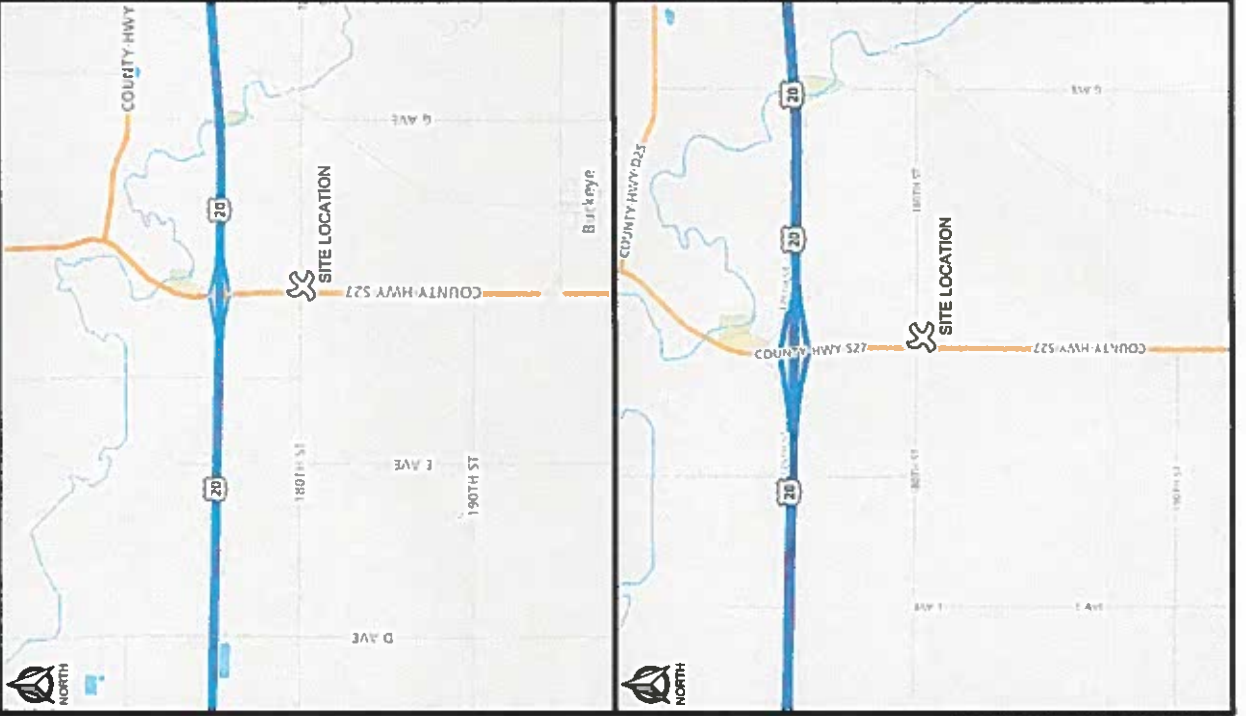


# U.S. Cellular

## BUCKEYE (760978) BUCKEYE, IOWA LEASE EXHIBIT 150' MONOPOLE



### SITE LOCATION MAPS



### SHEET INDEX

NO.:	SHEET TITLE
G-001	TITLE SHEET
C-101	SITE PLAN
C-102	ENLARGED SITE PLAN
T-201	SITE ELEVATION

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.

### DIRECTORY

**CLIENT:**  
U.S. CELLULAR - CEDAR RAPIDS  
4201 RIVER CENTER CT, NE SUITE 101  
CEDAR RAPIDS, IA 52402  
CONTACT: KEVIN HAINES  
PHONE: 319.560.3944

**ENGINEERING COMPANY:**  
EDGE CONSULTING ENGINEERS, INC.  
824 WATER STREET  
PRAIRIE DU SAC, WI 53578  
PROJECT MANAGER: ANDREW BRADLEY  
PHONE: 608.644.1449  
FAX: 608.644.1548

**SITE ACQUISITION:**  
FIRST AMERICAN SITE ACQUISITION  
2124 LARRY DRIVE, N.E.  
CEDAR RAPIDS, IA 52402  
CONTACT: JULIE SHEBEK  
PHONE: 319.721.0411  
FAX: 319.294.0877

### PROJECT INFO

**SITE LOCATION:**  
180TH STREET & COUNTY HWY 527  
BUCKEYE, IA

**ES11 ADDRESS:** TBD

**SITE #:** 760978

**PROPERTY OWNER:**  
GEORGE G. FAGG HEIRS, LLC  
1910 NE NORTHBROOK DRIVE  
ANKENY, IA 50021

**SITE COORDINATES (PER GOOGLE EARTH):**  
AT TOWER BASE  
LAT: 42°-26'-26.5"  
LONG: 93°-23'-05.8"  
GROUND ELEVATION: 1150'

**PLSS INFORMATION:**  
PART OF NW1/4 OF THE NW1/4,  
SECTION 14, T.8N., R.22E.,  
BUCKEYE TOWNSHIP,  
HARDIN COUNTY  
IOWA

**PARCEL ID NUMBER:**  
682214100001

### SCOPE OF WORK

**PROJECT DESCRIPTION:**  
150' MONOPOLE  
OUTDOOR LTE EQUIPMENT  
LEASE AREA: 100' x 100'

### UTILITY INFORMATION

**ELECTRIC SERVICE PROVIDER:** TBD

**FIBER PROVIDER:** TBD

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN IOWA, CALL DIGGER'S HOTLINE  
TOLL FREE: 1-800-292-8989  
FAX A LOCATE: 1-319-322-2400

IOWA STATUTE 480.4 (1993) REQUIRES MIN. OF 2 WORK DAYS NOTICE BEFORE YOU EXCAVATE

ENGINEER SEAL

**PRELIMINARY - NOT FOR CONSTRUCTION**

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

### TITLE SHEET BUCKEYE, IOWA (760978)

CONSULTANT:	Edge Consulting Engineers, Inc. 424 WATER STREET PRAIRIE DU SAC, WI 53578 608.644.1449 VOICE 608.644.1548 FAX www.edgeconsult.com
CLIENT:	U.S. Cellular U.S. CELLULAR - CEDAR RAPIDS 4201 RIVER CENTER CT, NE SUITE 101 CEDAR RAPIDS, IA 52402 PHONE: 319.560.3944
SHEET TITLE:	
SUBMITTAL:	
INT. DATE:	12/14/2018
DESCRIPTION:	REV. A
CHECKED BY:	ABB
DATE:	12/14/2018
PROJECT NUMBER:	21028
SET TYPE:	LEASE EXHIBIT
SHEET NUMBER:	G-001



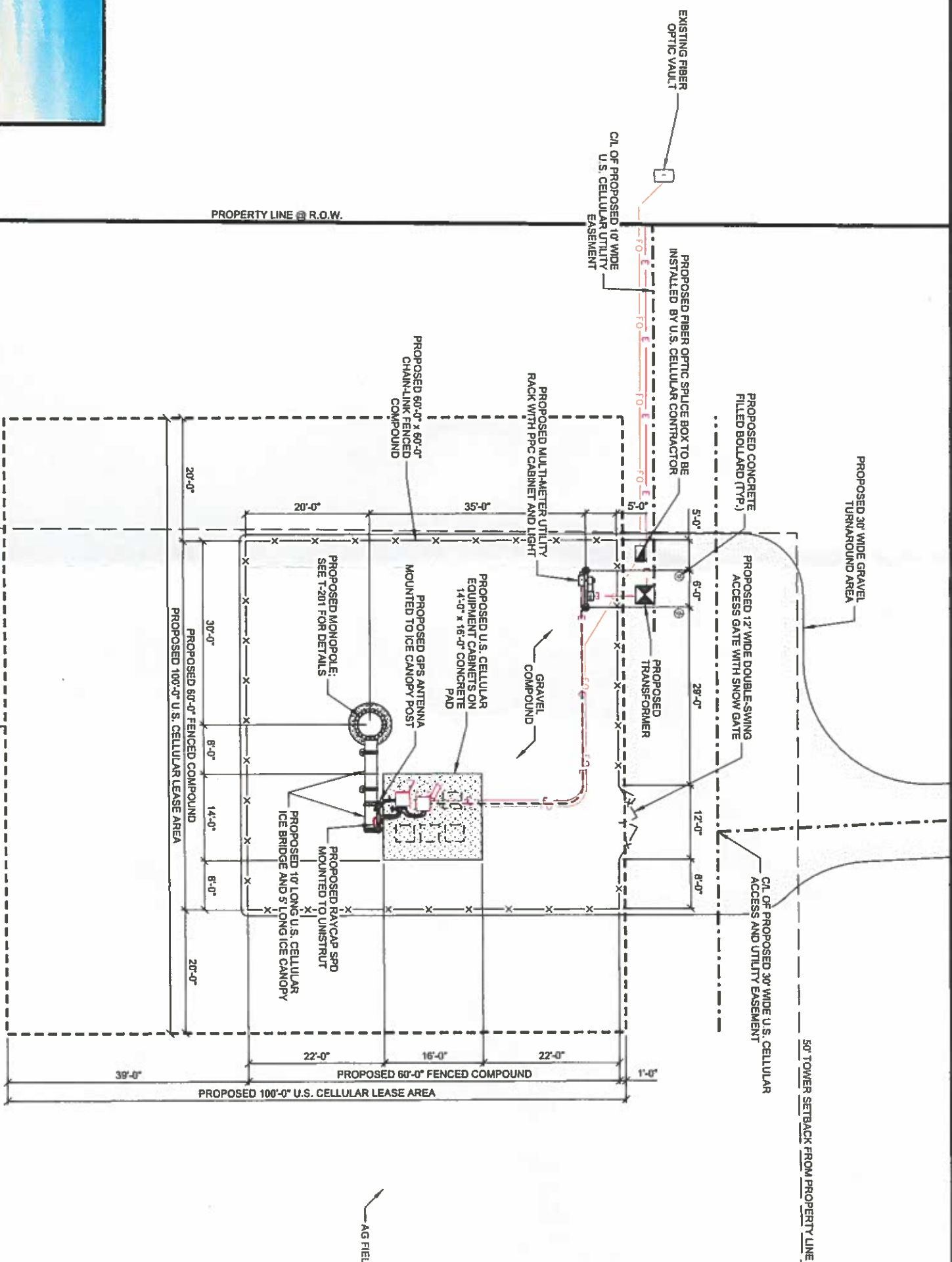


PROPERTY LINE @ R.O.W.



A

PROPOSED COMPOUND LOCATION



**ENLARGED SITE PLAN**  
**BUCKEYE (760978)**  
**BUCKEYE, IOWA**

**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, IA 52678  
 663.444.1544 FAX  
 663.444.1544 FIC  
 www.edgeinc.com

**U.S. Cellular**  
 U.S. CELLULAR - CEDAR RAPIDS  
 4201 RIVER CENTER CT, NE SUITE 101  
 CEDAR RAPIDS, IA 52502  
 PHONE: 319.502.3844

CLIENT:

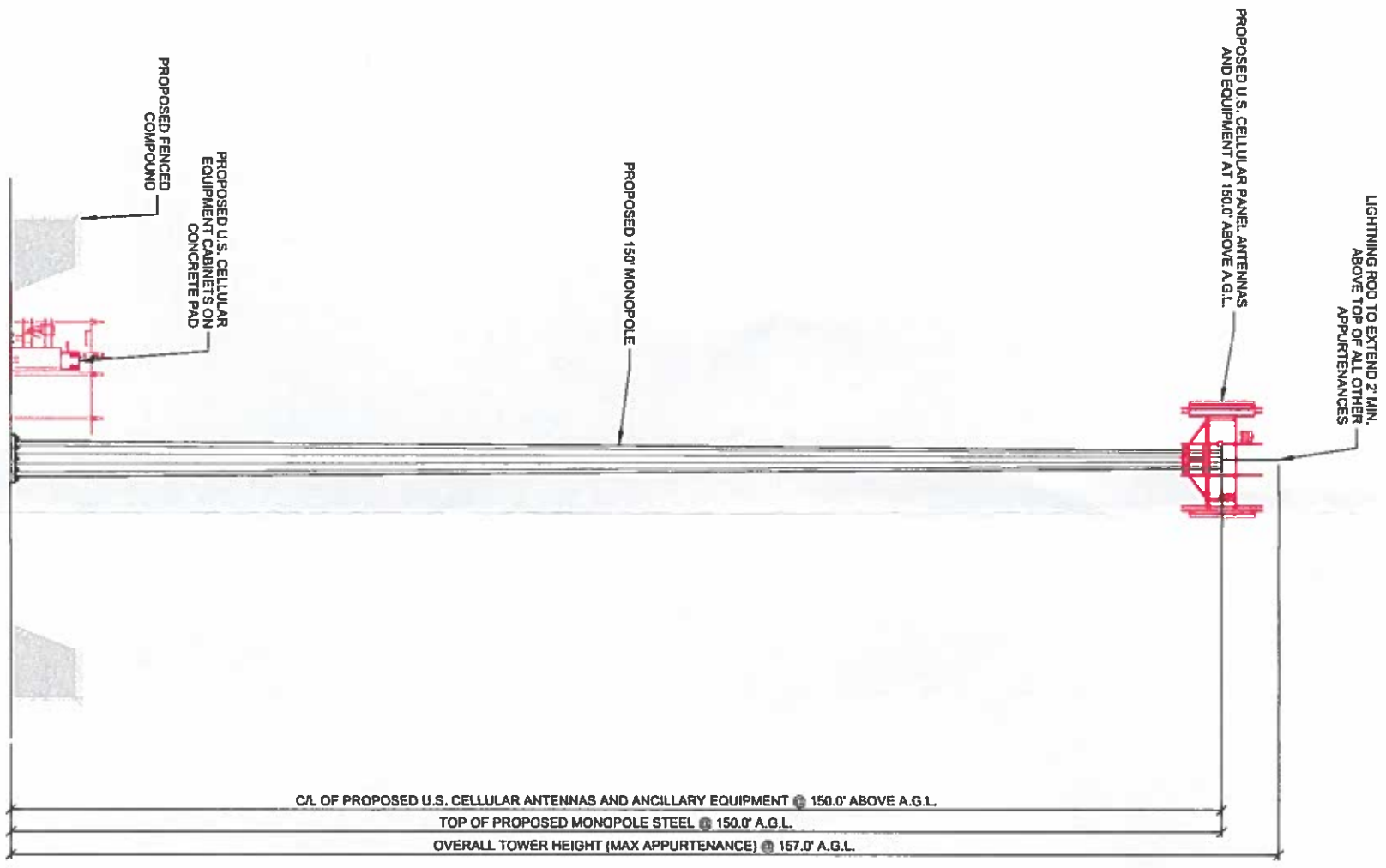
CONSULTANT:

SHEET TITLE:

NO.	DATE	DESCRIPTION
TAS	12/14/2018	REV. A

CHECKED BY:	ASB
PLOT DATE:	12/14/2018
PROJECT NUMBER:	21026
SET TYPE:	LEASE EXHIBIT
SHEET NUMBER:	C-102





- NOTES:
1. CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNAS WITH PROJECT MANAGER.
  2. CONTRACTOR TO VERIFY LIGHTNING ROD EXTENDS 2 MIN. ABOVE ALL ANTENNAS & EQUIPMENT.

**A** **SITE ELEVATION**  
SCALE: 1/8" = 1'-0" 1/4" = 2'-0"  
1/2" = 4'-0" 3/4" = 6'-0"

CONSULTANT:



624 WATSON STREET  
PRairie DU SAC, WI 53578  
608.844.1448 VOICE  
608.844.1548 FAX  
www.edgeconsultants.com

CLIENT:



U.S. CELLULAR, GEORGIA ROUTE 8  
4201 RYAN CENTER CT., NE SUITE 101  
CELANO PARK, IA 52002  
PHONE: 319.580.2844

**SITE ELEVATION**  
**BUCKEYE (760978)**  
**BUCKEYE, IOWA**

SHEET TITLE:

SUBMITTAL:

INT.	DATE	DESCRIPTION:
TAS	12/14/2018	REV. A

CHECKED BY	DATE
ABB	12/14/2018

PROJECT NUMBER	21026
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SET TYPE	LEASE EXHIBIT
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SHEET NUMBER	T-201
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