

Northgate East Plat 2 Park Site Dedication Agreement

WHEREAS, Jerry's Homes, Inc. (hereinafter called "Developer") is the Developer of Northgate East Plat 2 (hereinafter called "Development") in Ankeny, Iowa;

WHEREAS, in order to satisfy the City of Ankeny (hereinafter "City") park site dedication requirements as specified in City Code Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development, Developer requests that the City defer the park site dedication requirement until a future phase of the Development; and

WHEREAS, the deferred park site dedication shall be part of a future conveyance of real property, of the approximate size and location shown as 6.33 acres Outlot 'Y', Northgate East Plat 1, that Developer proposes to dedicate to the City in order to satisfy the park site dedication requirement specified in the City's subdivision regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

NOW, IT IS THEREFORE AGREED, by Jerry's Homes, Inc. and its successors or assigns:

1. **Location of the Land; Deferral.** The deferred park site dedication shall be that approximately 6.33 acres Outlot 'Y', Northgate East Plat 1, shown on Exhibit "A" that Developer shall dedicate to the City in order to satisfy the park site dedication requirement specified in the City's subdivision regulations in Section 200.35.1(A), Criteria for Requiring Parkland Dedication.
2. **Dedication.** Developer will dedicate to the City at no cost to the City, the entire 6.33 acre parcel shown on Exhibit "A" for parkland, in as-is condition with the exception of Developer Improvements as defined herein.
3. **Developer Improvements.** Developer will install erosion control and bank stabilization improvements as shown on Exhibit "B" Sheets 12 & 13 of the Northgate East Site Plan.
4. **Timing of Dedication.** All of the Developer Improvements will need to be completed prior to the City accepting the parkland dedication. Owner, Developer, or its successors or assigns shall dedicate the land to the City contemporaneously with the filing of a future Northgate East final plat.

Dated this 24 day of September, 2019.



By:

Jay Coxon, Director Land Dev.

Name, Title

STATE OF IOWA, COUNTY OF POLK, ss:

On the 24th day of SEPT, 2019, before me, the undersigned, a Notary Public in and for the said State, personally appeared JAY COXON to me personally known, who being by me duly sworn, did say that he/she is the LAND DEVELOPMENT DIRECTOR of Developer; that the instrument was signed on behalf of the corporation by authority of its members; and that he/she as LAND DEVELOPMENT DIRECTOR acknowledges execution of the instrument to be the voluntary act and deed of the corporation by it and be him/her voluntarily executed.



Katie Dunkin
NOTARY PUBLIC IN AND OF THE STATE OF IOWA



