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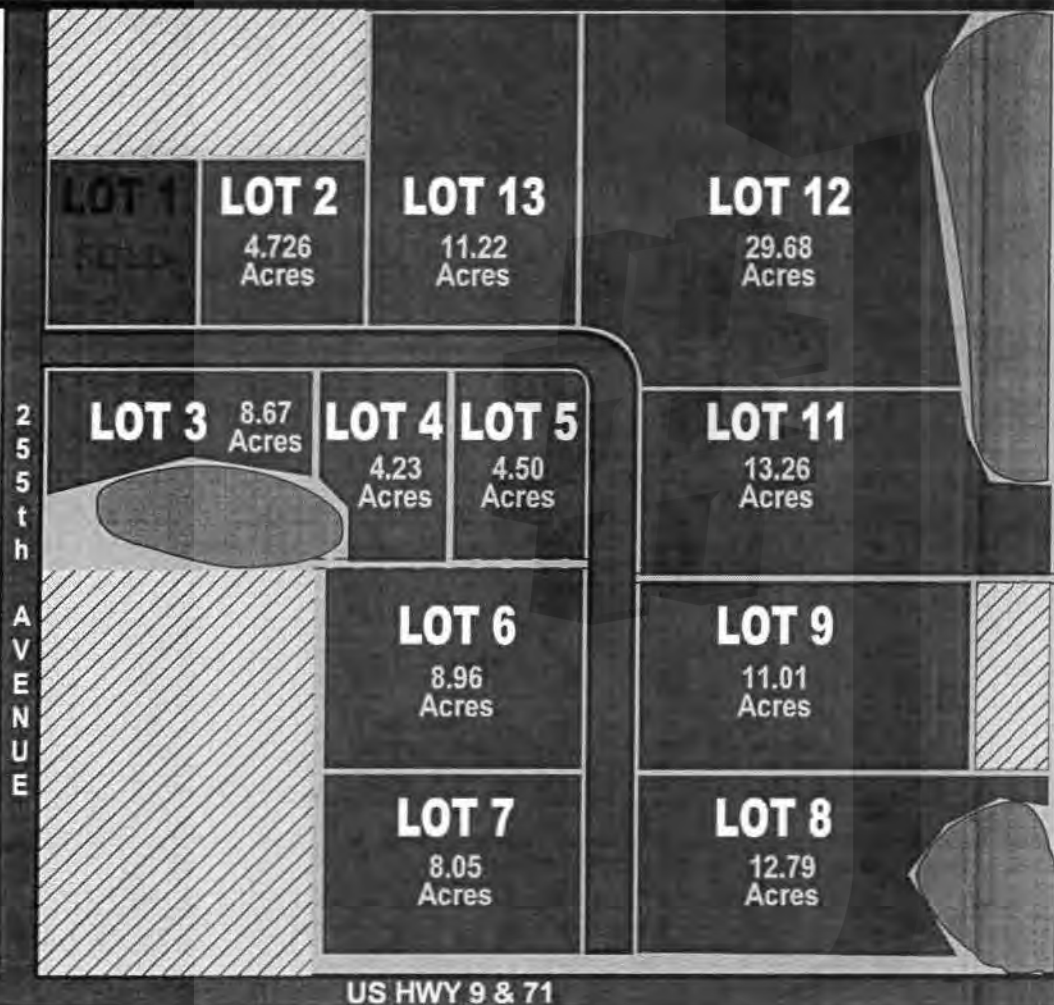
SAVE

East Lake Industrial Park



City of Spirit Lake, Iowa

East Lake Industrial Park



130 Acres of Industrial Property

For Information contact:
Iowa Lakes Corridor Development Corporation

800-765-1428
www.lakescorridor.com

PROJECT PARTNERS:



City of Spirit Lake



Iowa Lakes Electric Cooperative
The Power of Many. Working as One!
A Touchstone Energy® Cooperative



Iowa Lakes Development Corporation • Iowa Lakes Electric Cooperative • Spirit Lake Development Corporation

*45,000 per acre
invested, not
looking for profit.*

PLAT OF EAST LAKE INDUSTRIAL PARK

BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 100 NORTH, RANGE 34 WEST, OF THE 5TH P.M., CITY OF SPIRIT LAKE, DICKINSON COUNTY, IOWA.

RECORD DESCRIPTION OF AREA PLATTED:

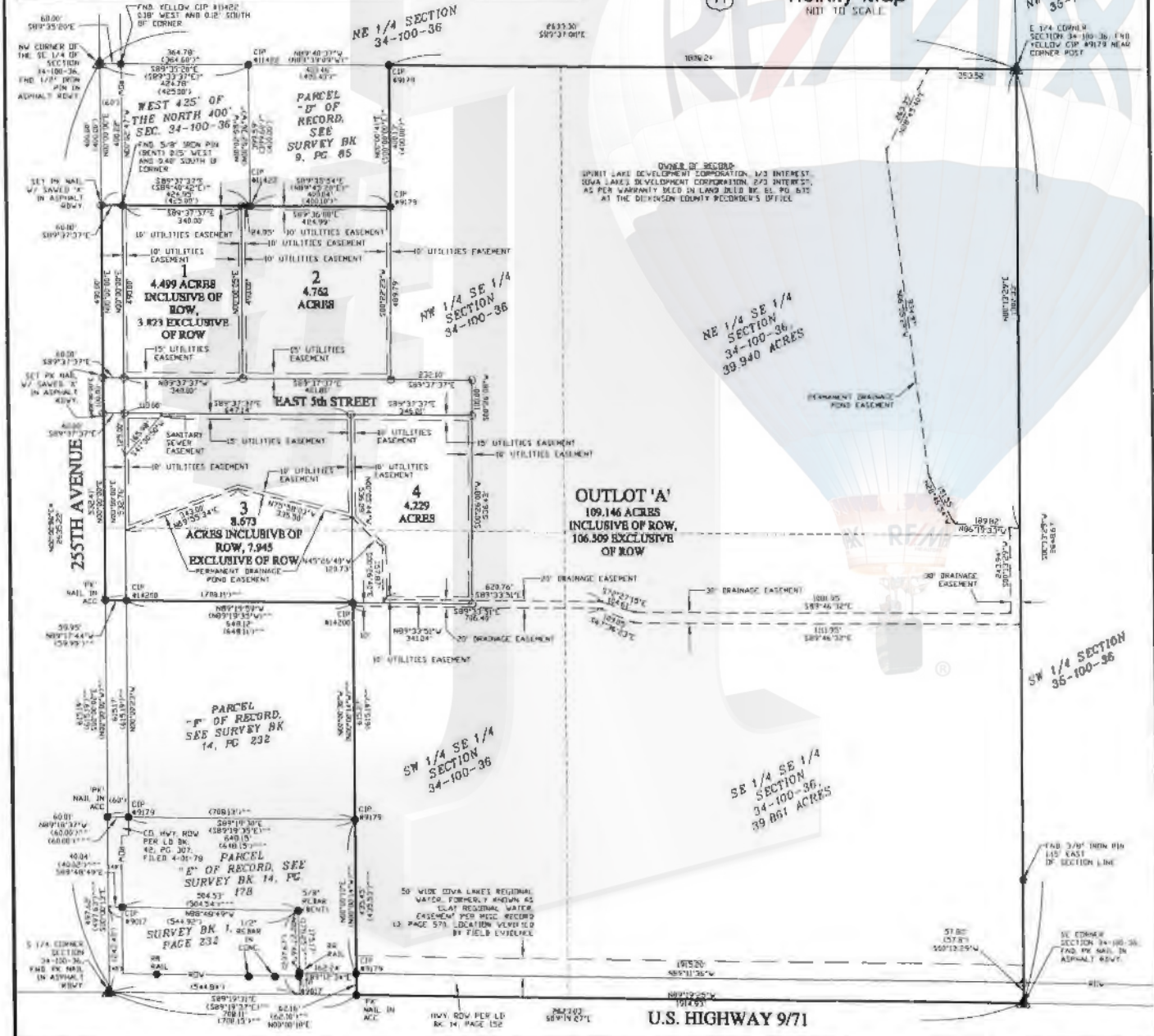
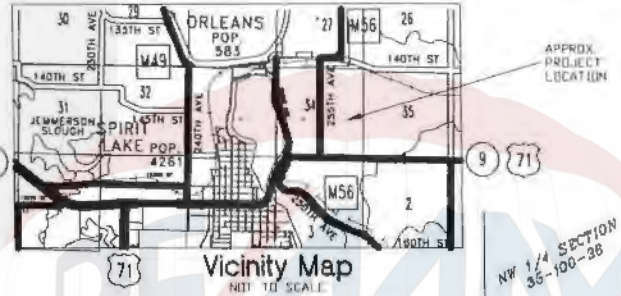
THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 100 NORTH, RANGE 36 WEST, OF THE 5TH P.M., DICKINSON COUNTY, IOWA, EXCEPT THE FOLLOWING DESCRIBED TRACT--BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 100 NORTH, RANGE 36 WEST, OF THE 5TH P.M.; THENCE IN AN ASSUMED BEARING OF NORTH 0°36'31" WEST 242.40 FEET ALONG THE WESTERLY LINE OF THE SE 1/4 OF SAID SECTION 34; THENCE SOUTH 89°25'5" EAST 344.92 FEET; THENCE SOUTH 0°36'5" EAST 237.67 FEET TO THE SOUTHERLY LINE OF SAID SECTION 34 OF THE SOUTHEAST QUARTER; THENCE NORTH 89°55'3" WEST 344.84 FEET TO THE POINT OF BEGINNING; AND FURTHER EXCEPTING THE WEST 425 FEET OF THE NORTH 400 FEET OF SAID SOUTHEAST QUARTER OF SECTION 34, AND FURTHER EXCEPTING THE EAST 4000 FEET OF THE WEST 82500 FEET OF THE NORTH 4000 FEET OF SAID SOUTHEAST QUARTER OF SECTION 34, SUBJECT TO THE RIGHTS OF THE PUBLIC IN EXISTING RIGHT-OF-WAY FOR PUBLIC ROADS AND UTILITIES; AND FURTHER EXCEPTING PARCEL E IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 100 NORTH, RANGE 36 WEST, OF THE 5TH P.M., DICKINSON COUNTY, IOWA, AS THE SAME APPEARS IN AN AFFIDAVIT BY JAMES R. BLUM, L.S., JIM BLUM SURVEYING, DATED JULY 10, 2008, FILED JULY 10, 2008 AT ATT. REC. 27, PAGE 839, IN THE OFFICE OF THE RECORDER OF DICKINSON COUNTY, IOWA; AND FURTHER EXCEPTING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 100 NORTH, RANGE 36 WEST, OF THE 5TH P.M., DICKINSON COUNTY, IOWA, BEING AS FOLLOWS-- COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE NORTH 0°00'00" EAST 497.63 FEET ALONG THE CENTER QUARTER LINE OF SAID SECTION 34, TO THE POINT OF BEGINNING; THENCE SOUTH 89°19'35" EAST 708.11 FEET ALONG THE NORTHERLY LINE OF PARCEL E; THENCE NORTH 0°00'14" WEST 615.19 FEET; THENCE NORTH 89°19'35" WEST 708.11 FEET TO THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 34; THENCE SOUTH 0°00'00" EAST 615.19 FEET ALONG SAID QUARTER LINE TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 10,000 ACRES OF LAND, INCLUSIVE OF EXISTING ROAD RIGHT-OF-WAYS.

THE ABOVE DESCRIBED PARCEL SHALL BE HEREAFTER KNOWN AS EAST LAKE INDUSTRIAL PARK WITH LOTS AND PARCELS WITH NAMES, NUMBERS, AND DIMENSIONS AS SHOWN HEREON AND SHALL BE SUBJECT TO EASEMENTS OF RECORD AND/OR AS SHOWN.

NOTE: EAST 5TH STREET SHALL BE DEDICATED TO THE CITY OF SPIRIT LAKE FOR PUBLIC USE. ALL DRAINAGE AND SANITARY SEWER EASEMENTS SHALL BE DEDICATED TO THE CITY OF SPIRIT LAKE. ALL UTILITY EASEMENTS SHALL BE DEDICATED TO THE PUBLIC.

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- SET 1/2" I.P. W/ YELLOW CAP #10318 OR AS NOTED
- ROW PUBLIC ROAD RIGHT-OF-WAY LINE
- () RECORD DIMENSION
- () RECORD DIMENSION AS PER SURVEY BK 9, PG 85 LOCATED AT THE DICKINSON COUNTY RECORDER'S OFFICE
- () RECORD DIMENSION AS PER SURVEY BK 14, PG. 232 LOCATED AT THE DICKINSON COUNTY RECORDER'S OFFICE
- () RECORD DIMENSION AS PER SURVEY BK 14, PG. 178 LOCATED AT THE DICKINSON COUNTY RECORDER'S OFFICE
- () ASSUMED BEARING



Drawn 8-31-12	By BMB	Checked by		<p>Beck Engineering, Inc. 2903 15th Street P.O. Box 048 Spirit Lake, Iowa 51360 (712) 336-3596</p>	<p>CLIENT: City of Spirit Lake 1803 Hill Avenue Spirit Lake, IA 51360</p>
Revised		HQS	Final Plat East Lake Industrial Park Spirit Lake, IA		
PAGE 1/1		Project No.	E 10004		

ARTICLE XV

Light Industrial District (I-1)

Article 15: Light Industrial District

- Section 15.1. Intent
- Section 15.2. Principal Permitted Uses
- Section 15.3. Special Exception Uses
- Section 15.4. Permitted Accessory Uses
- Section 15.5. Bulk Regulations
- Section 15.6. Off-Street Parking and Loading Spaces
- Section 15.7. Sign Regulations
- Section 15.8. Zoning Permits Required

15.1. INTENT.

The intent of the Light Industrial District is to provide for a wide range of business uses and structures that have high standards of performance and can locate near certain residential and business uses. The district regulations are designed to permit the development of certain manufacturing or industrial operations which on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the community as a whole by reasons of noise, dust, smoke, odor, traffic, physical appearance or similar factors. Industrial operations within this district should be in an enclosed building, although storage yards or facilities may be located outside. No residential uses are permitted in this district.

15.2. PRINCIPAL PERMITTED USES.

Within the (I-1) Light Industrial District, unless otherwise provided, only the following principal uses and structures shall be permitted by right.

Industrial Uses	Commercial Uses	Civic Uses
Biotechnology Production and Manufacturing Custom Manufacturing Light Industry Railroad Facilities Research and Production Services Limited Warehousing and Distribution General Warehousing and Distribution	Automotive Repair Services Automotive Washing Equipment Repair Services Building Maintenance Services Business or Trade School Commercial Kennel Convenience Storage Condominium Storage Units Convenience Store Laundry Services Professional Office	Club or Lodge Government/Public Services Local Utility Services Maintenance and Service Facilities Safety Services

**COVENANTS AND RESTRICTIONS
EAST LAKE INDUSTRIAL PARK
SPIRIT LAKE, IOWA**

Introduction

These covenants and restrictions for the East Lake Industrial Park are provided to ensure proper use and high quality, appropriate development and improvements of each building site and protect property owners against detrimental activity that may depreciate the value of their property.

The East Lake Industrial Park property located at Highway 9/71, Spirit Lake, Iowa, is developed to assist the commercial/industrial development in the City of Spirit Lake, Dickinson County and the Iowa Great Lakes corridor area. Each parcel within the East Lake Industrial Park shall be conveyed subject to these Covenants and Restrictions, all of which are to attach with the land and shall be binding on all parties and all persons claiming them. The Developers of the property are the Iowa Lakes Development Corporation and the Spirit Lake Development Corporation.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure or other buildings shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utility lines or which may change the direction or flow of drainage channels in the easements. The easement area of each lot and all improvements in such easement area shall be maintained continuously by the owner of the lot except for those improvements for which a public authority or utility company is responsible.

Section 1 – Permitted Uses of the Property

The East Lake Industrial Park property is developed as a planned industrial park. Business operations shall be performed or carried out entirely within a building that is so designed and constructed that the enclosed operations and uses do not cause or produce a nuisance to other lots or property, such as, but not limited to, vibration, sound, electromechanical or electromagnetic disturbances, radiation, air or water pollution, dust, or emission of odorous toxic, or nontoxic matter, nor create a potential for explosion or other hazard. Certain activities which cannot be carried on within a building may be permitted outside, provided that the activity is screened so as not to be visible from neighboring properties and streets.

Section 2 – Prohibited Uses of Property

The following operations and uses shall not be permitted on any property:

1. Residential use of any kind.
2. Trailer courts or recreational vehicle campground.
3. Junk yards/salvage yards.
4. Drilling for and removing oil, gas, or other hydrocarbon substances.
5. Refining of petroleum or its products.
6. Commercial liquid propane storage/distribution yards.
7. Commercial evacuation of building or construction materials.
8. Distillation of bones.