

Prepared by: Alecia A. Meuleners, Whitfield & Eddy, PLC, 699 Walnut Street, Ste. 2000, Des Moines, IA 50309 (515) 288-6041

**DEDICATION OF PLAT
OF UNION ADDITION, CERRO GORDO COUNTY, IOWA**

Green Belt Bank & Trust (“Developer”), the owner of the real estate described on the Plat attached to this Dedication, acknowledges Developer has caused said real estate to be surveyed and platted for the purpose of establishing and creating a subdivision in Cerro Gordo County, Iowa, to be known as “UNION ADDITION, CERRO GORDO COUNTY, IOWA.” The Plat is made with the full and free consent and in accordance with the wishes and desires of Developer.

The real estate is not located within two miles of the city limits of any city. There is attached to this Dedication a Resolution approving the Plat by the Board of Supervisors of Cerro Gordo County, Iowa. The Lots contained within the Subdivision are to be used for only those purposes allowed or permitted under the Zoning Ordinances of the applicable governing authority.

Easement is reserved and reservation is made:

(a) in favor of Cerro Gordo County for the free and uninhibited access to all private and common areas by the fire, police and other public safety vehicles and personnel for the customary performance of their respective duties and responsibilities.

(b) in, on and through the Lots as shown on the plat for private road right of way. The easement is perpetual.

This Dedication is executed by Developer on a separate signature page which also contains the notary acknowledgment. The balance of this page (except for the attachment notation) is intentionally left blank.

Attachments:

- a. Signature Page of Developer
- b. Certificate of County Treasurer
- c. Auditor’s Approval
- d. Final Plat (2 Pages)
- e. Surveyor’s Certificate
- f. Resolution of Board of Supervisors of Cerro Gordo County, Iowa
- g. Opinion of Title

**SIGNATURE PAGE OF DEVELOPER TO
DEDICATION OF PLAT OF UNION ADDITION, CERRO GORDO COUNTY, IOWA**

DEVELOPER:

GREEN BELT BANK & TRUST

By: _____

Date: _____

STATE OF IOWA)
) ss:
COUNTY OF _____)

The foregoing record was acknowledged before me on this ____ day of _____, 2019,
by _____, as _____ of Green Belt Bank & Trust.

Signature of Notary Public

CERTIFICATE OF COUNTY TREASURER

STATE OF IOWA)
) ss:
COUNTY OF CERRO GORDO)

I, Patricia Wright, County Treasurer of Cerro Gordo County, Iowa, do hereby certify the land described in the Plat of Union Addition, Cerro Gordo County, Iowa, is free from certified taxes and certified special assessments as shown by the records in my office.

Patricia Wright
County Treasurer of
Cerro Gordo County, Iowa

**Union Addition, Cerro Gordo County, Iowa
Includes 7442 Balsam Avenue**

Figure 1

Looking at the existing house on proposed Lot 1



December 18, 2019, J. Robbins

Figure 2

Looking at the first animal confinement building facilities on proposed Lot 1



December 18, 2019, J. Robbins

Figure 3

Looking at the second animal confinement building facilities on proposed Lot 1



December 18, 2019, J. Robbins

Figure 4

Looking along the front lot line of proposed Lot 1



December 18, 2019, J. Robbins

Figure 5
Looking at the existing driveway



December 18, 2019, J. Robbins

Figure 6
Looking at the feed mill, grain bins, and associated structures on proposed Lot 2



December 18, 2019, J. Robbins

Figure 7

Looking at the two westernmost farm buildings on proposed Lot 3



December 18, 2019, J. Robbins

Figure 8

Looking at the westernmost farm structure on proposed Lot 3



December 18, 2019, J. Robbins

Figure 9
Looking along the front lot line of proposed Lot 3



December 18, 2019, J. Robbins

Figure 10
Looking west along the north side lot line of proposed Lot 3



December 18, 2019, J. Robbins

Figure 11

Looking at the two wells south of the house on proposed Lot 1



December 18, 2019, J. Robbins



UNION ADDITION CERRO GORDO COUNTY, IOWA
FINAL PLAT

PLAT DESCRIPTION

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 95 NORTH, RANGE 22 WEST OF THE 5TH P.M. NOW INCLUDED IN AND FORMING A PART OF CERRO GORDO COUNTY, IOWA AND CONTAINING 80.28 ACRES (3,497,009 S.F.) AND SUBJECT TO ROADWAY EASEMENT BEING THE EAST 45.00 FEET THEREOF, SAID EASEMENT CONTAINS 1.37 ACRE (59,604 SF).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

- LOT 1 & LOT 3
A-1 AGRICULTURAL DISTRICT
- LOT 2
A-2 AGRICULTURAL DISTRICT

BULK REGULATIONS

- A-1
MINIMUM LOT AREA NOT LESS THAN 10.0AC
FRONT YARD SETBACK = 50.00'
REAR YARD SETBACK = 50.00'
SIDE YARD SETBACK = 25.00'
- A-2
MINIMUM LOT AREA NOT LESS THAN 2.0AC
FRONT YARD SETBACK = 50.00'
REAR YARD SETBACK = 50.00'
SIDE YARD SETBACK = 25.00'

SECTION AREAS

NE1/4 SE1/4 SEC. 31-95-22 = 40.13 AC.
NW1/4 SE1/4 SEC. 31-95-22 = 40.15 AC.

DATE OF SURVEY

11-14-2019

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31-95-22 IS ASSUMED TO BEAR SOUTH 89°07'55" EAST.

OWNER

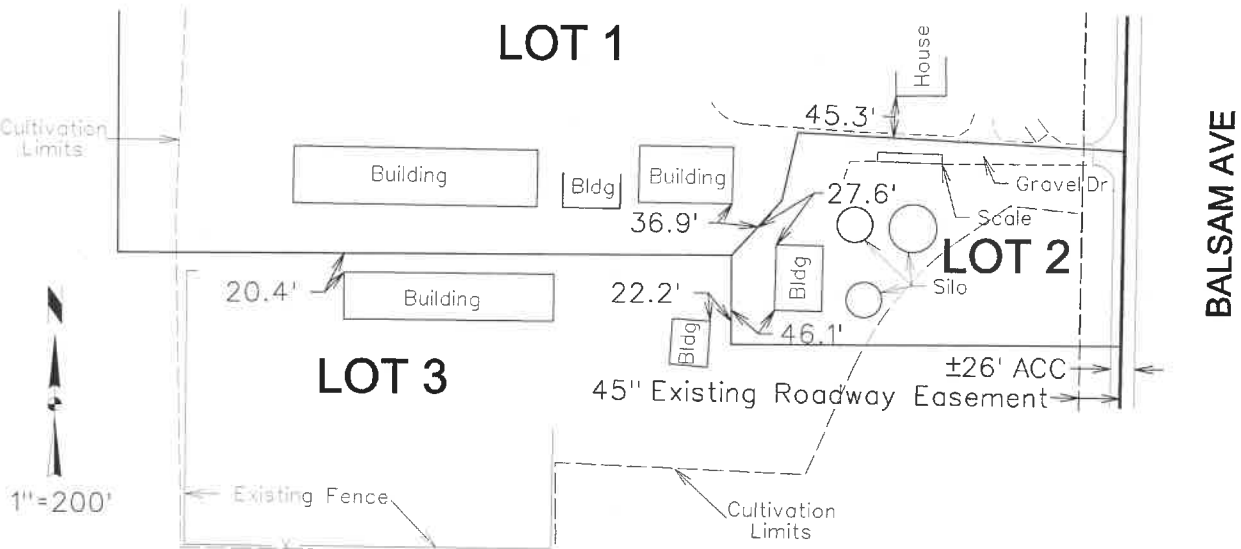
GREEN BELT BANK AND TRUST
616 WASHINGTON AVE
IOWA FALLS IA 50126

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
N 1/2 SE 1/4
SECTION 31, TOWNSHIP 95N, RANGE 22W
REQUESTED BY:
STEFFES GROUP, LLC

BUILDING DETAIL



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 Professional Land Surveyor under the laws of the State of Iowa.

Terry Coady
License Number 18643
My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:
Sheet 1 and 2 of 2

UNION ADDITION CERRO GORDO COUNTY, IOWA

FINAL PLAT

CERRO GORDO COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 1191054
Sheet 1 of 2

Sheet 1 of 2

UNION ADDITION CERRO GORDO COUNTY, IOWA
FINAL PLAT



LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #18643 (Unless Otherwise Noted)	●	○
Calculated Point	+	
Platted Distance		
Measured Bearing & Distance		
Recorded As		
Deed Distance		
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LOT	GROSS	ROW EASEMENT	NET
1	10.00 AC (435,603 SF)	0.33 AC (14,473 SF)	9.67 AC (434,130 SF)
2	2.00 AC (87,120 SF)	0.22 AC (9,523 SF)	1.78 AC (77,597 SF)
3	68.28 AC (2,974,286 SF)	0.82 AC (35,608 SF)	67.46 AC (2,938,678 SF)

MARK

REVISION

DATE

BY

Checked By: JDP

Date: 11/18/19

Scale: 1"= 200'

Field Bk: 1303 Pg 31

Project No: 1191054

Sheet 2 of 2

UNION ADDITION CERRO GORDO COUNTY, IOWA

FINAL PLAT

CERRO GORDO COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 1191054

Sheet 2 of 2