City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MPW

DATE: March 18, 2020

SUBJECT: Kerkhoff Korner Plat 1
SW1/4 Section 23, T84N, R35W

Jay Masching, General Manager of GSC AG LLC and Chad R & Michelle L Kerkhoff have jointly submitted and are requesting approval of an application for a preliminary and final plat to be named Kerkhoff Korner Plat 1. The subdivision is located on the east side of Kittyhawk Ave just north of 200th St. The property is outside the corporate limits for the City of Carroll; however, it is within the City's 2-mile review area.

The property is identified in the 2013 Carroll Comprehensive Plan as Agriculture. The existing zoning is A-2, Agriculture District.

The development consists of 5 lots and all are at least 5.00 acres in size which meets the minimum requirements for single-family residential.

No new streets or right-of-ways are proposed as part of this development. Lots 2-5 will have access to 200th St and Lots 1 and 2 will have access to Kittyhawk Ave.

No new City owned utilities are proposed in the development. West Central Iowa Rural Water will serve each lot and septic will be used for sanitary sewer.

The attached preliminary and final plat is pertinent to the application and includes the exterior boundary description of the proposed plat.

PLANNING AND ZONING COMMISSION RECOMMENDATION: That the Carroll City Council approve the Kerkhoff Korner Plat 1, Preliminary and Final Plats and waive any platting irregularities.

STAFF RECOMMENDATION: Staff recommends City Council approval of the Kerkhoff Korner Plat 1, Preliminary and Final Plats and waive any platting irregularities.

CITY OF CARROLL
SUBDIVISION DATA

NAME OF PLAN: Kerkhoff Korner Plat 1 - Preliminary and Final Plats
NAME OF OWNER/DEVELOPER: GSC Ag LLC and Chad R & Michelle L Kerkhoff

GENERAL INFORMATION:

PLAT LOCATION:	East side of Kittyhawk Ave just north of 200th St
SIZE OF PLAN:	51.20 Acres
ZONING:	A-2, Agriculture District

LOTS:

NUMBER:	5 Lots
SIZE/DENSITY:	0.09 units per acre
USE:	Agriculture and Single Family Residential
BUILDING LINES:	60' front yard; 100' rear yard; and 30' side yard

ADJACENT LANDS:

NORTH:	Agricultural Land
SOUTH:	Agricultural Land
EAST:	Agricultural Land
WEST:	Agricultural Land

STREET DEVELOPMENT:

No new streets or right-of-ways are proposed as part of this development. Lots 2-5 will have access to 200th St and Lots 1 and 2 will have access to Kittyhawk Ave.

WASTE WATER:

No new City owned water utilities are proposed in the development. West Central Iowa Rural Water will serve each lot.

WATER SYSTEM:

No new City owned sanitary sewer utilities are proposed in the development. The lot will be served by a septic system for sanitary sewer service.

PRELIMINARY AND FINAL PLAT DRAWINGS:

The Planning and Zoning Commission and Staff recommends approval as presented.

Prepared by: City of Carroll, 112 E. 5th Street, Carroll, IA 51401 712-792-1000

RESOLUTION NO.: _____

WHEREAS, Jay Masching, General Manager of GSC AG LLC and Chad R & Michelle L Kerkhoff have jointly filed a Preliminary Plat for Kerkhoff Korner Plat 1, SW1/4, T84N, R35W, Carroll County, Iowa; and,

WHEREAS, the Preliminary Plat was given tentative approval by the City Planning and Zoning Commission at their meeting of March 11, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Council does hereby tentatively approve the Preliminary Plat for Kerkhoff Korner Plat 1, SW1/4, T84N, R35W, Carroll County, Iowa. Council gives authorization to proceed with preparation of the Final Plat pursuant to Section 6-6.0308 of the City of Carroll Subdivision Ordinance.

Passed and adopted by the Carroll City Council this 23rd day of March, 2020.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CERTIFICATE

State of Iowa)
ss.
Carroll, County)

We, Eric P. Jensen, Mayor and Laura A. Schaefer, City Clerk of the City of Carroll, Iowa hereby certify that at a meeting of the City Council of the City of Carroll, Iowa, held on the 23rd day of March, 2020 the attached Resolution was adopted by the City Council of the City of Carroll, Iowa, approved by the Mayor, duly entered into the record of the City Council meeting of that date, and we further certify that the Preliminary Subdivision Plat is found to conform to the law as approved and accepted and we hereby certify this Resolution and cause the same to be affixed to the Preliminary Subdivision Plat as provided by law.

_____
Eric P. Jensen, Mayor

ATTEST:

_____
Laura A. Schaefer, City Clerk

State of Iowa)
ss.
Carroll County)

On this 23rd of March, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric P. Jensen and Laura A. Schaefer, to me personally known, who, being by me duly sworn did say that they are the Mayor and City Clerk respectively, of the City of Carroll, Iowa, executing the within and foregoing instrument, and that said instrument was signed and sealed on behalf of the City of Carroll, Iowa, by authority of its City Council and that said Mayor and City Clerk, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of the City of Carroll, Iowa, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

Prepared by/Return to: City of Carroll 112 E. 5th Street Carroll, Iowa 51401 712/792-1000

RESOLUTION NO. _____

WHEREAS, Jay Masching, General Manager of GSC AG LLC and Chad R & Michelle L Kerkhoff, owners of certain real estate described in a certain plat filed by them with the City Clerk of the City of Carroll, Iowa, known as Kerkhoff Korner Plat 1, SW1/4, T84N, R35W, Carroll County, Iowa; and,

WHEREAS, the said Plat has been duly examined by the City Planning and Zoning Commission, which has recommended approval of the same on March 11, 2020, and found same to conform to the general plan of the City; and,

WHEREAS, said Plat has been examined by the City Council and found to conform to the City of Carroll Subdivision Ordinance and falls within the general plan of the City of Carroll, Iowa, and is found to comply with Chapter 354 of the 2019 Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa:

1. That the plat of Kerkhoff Korner Plat 1, SW1/4, T84N, R35W, Carroll County, Iowa, is found to conform with the law and is hereby accepted.

2. That this Resolution shall be fully binding upon the owners, their assigns, purchasers or successors in interest.

3. That the Mayor and City Clerk of the City of Carroll, Iowa, are hereby directed to certify this Resolution and cause the same to be affixed to the said Plat as provided by law.

Passed and approved by the Carroll City Council this 23rd day of March, 2020.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CERTIFICATE

State of Iowa)
ss.
Carroll, County)

We, Eric P. Jensen, Mayor and Laura A. Schaefer, City Clerk of the City of Carroll, Iowa hereby certify that at a meeting of the City Council of the City of Carroll, Iowa, held on the 23rd day of March, 2020 the attached Resolution was adopted by the City Council of the City of Carroll, Iowa, approved by the Mayor, duly entered into the record of the City Council meeting of that date, and we further certify that the Final Subdivision Plat is found to conform to the law as approved and accepted and we hereby certify this Resolution and cause the same to be affixed to the Final Subdivision Plat as provided by law.

_____
Eric P. Jensen, Mayor

ATTEST:

_____
Laura A. Schaefer, City Clerk

State of Iowa)
ss.
Carroll County)

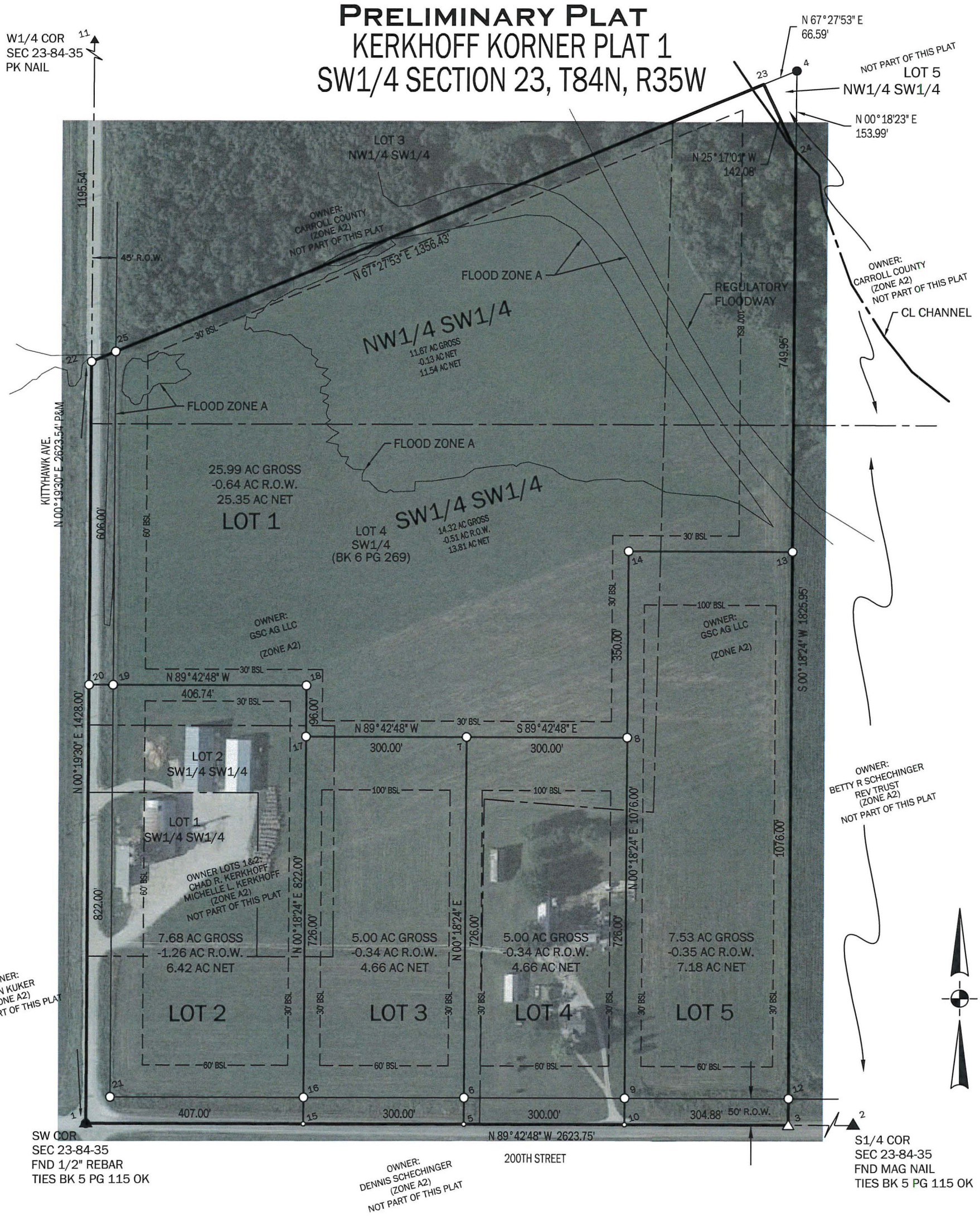
On this 23rd day of March, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric P. Jensen and Laura A. Schaefer, to me personally known, who, being by me duly sworn did say that they are the Mayor and City Clerk respectively, of the City of Carroll, Iowa, executing the within and foregoing instrument, and that said instrument was signed and sealed on behalf of the City of Carroll, Iowa, by authority of its City Council and that said Mayor and City Clerk, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of the City of Carroll, Iowa, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

Index Legend

SURVEYOR'S NAME/RETURN TO:
MIKE SCHULTE, SCHULTE SURVEYING, INC.
2003 390TH STREET, WESTSIDE, IA 51467
712-790-3489 MIKE@SCHULTESURVEY.COM
REQUESTED BY:
JAY MASCHING
OWNER:
GSC AG LLC AND CHAD R. & MICHELLE L. KERKHOFF
SURVEY LOCATED:
KERKHOFF KORNER PLAT 1
SW1/4 SECTION 23, T84N, R35W, CARROLL COUNTY, IOWA
SURVEY DATE: 2020/02/10

Preliminary Plat
KERKHOFF KORNER PLAT 1
SW1/4 SECTION 23, T84N, R35W



Legend

SURVEY	FOUND	SET
SECTION CORNER	▲	△
5/8" REBAR YPC #17979 (UNLESS NOTED)	●	○
MAG NAIL	•	∘
PLATTED DISTANCE	P	
MEASURED DISTANCE	M	
BUILDING SETBACK LINE	XX' BSL	
SECTION LINE	— — — —	

Basis of Bearing
IaRCS ZONE 7 - US SURVEY FEET
IaRTN DERIVED - NAD83(2011)(EPOCH 2010.00)

0 200 400

KERKHOFF KORNER PLAT 1 SW1/4 SEC 23, T84N, R35W

Schulte Surveying, Inc.

DRAWN BY: MLS
PROJ NUMBER: 20-007
SHEET : 1 OF 2
SCALE: 1"= 200'

PRELIMINARY PLAT
KERKHOFF KORNER PLAT 1
SW1/4 SECTION 23, T84N, R35W

BOUNDARY DESCRIPTION:

KERKHOFF KORNER PLAT 1 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 84 NORTH, RANGE 35 WEST, OF THE 5TH, P.M., CARROLL COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 84 NORTH, RANGE 35 WEST, OF THE 5TH P.M., CARROLL COUNTY, IOWA; THENCE NORTH 00°19'30" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, 1428.00 FEET TO THE NORTHWEST CORNER OF LOT 4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE NORTH 67°27'53" EAST ALONG THE NORTH LINE OF SAID LOT 4, 1356.43 FEET TO THE WEST CORNER OF LOT 5 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH 25°17'01" EAST ALONG THE SOUTHWESTERN LINE OF SAID LOT 5 , 142.08 FEET TO THE SOUTH CORNER OF SAID LOT 5; THENCE SOUTH 00°18'24" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 1825.95 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°42'48" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 , 1311.88 FEET TO THE POINT OF BEGINNING CONTAINING 51.20 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

THE ABOVE DESCRIBED PARCEL CONTAINS ALL OF LOTS 1 AND 2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 AS DESCRIBED IN DEED 2020-0307 OWNED BY CHAD R. KERKHOFF AND MICHELLE L. KERKHOFF. THE ABOVE DESCRIPTION ALSO CONTAINS ALL OF LOT 4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, AND ALL THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EXCEPT LOTS 1 AND 2 THEREOF, AND ALSO; ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE SOUTH LINE OF LOT 3 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 AND EAST OF THE EAST LINE OF SAID LOT 4 OF THE SOUTHWEST 1/4 AS DESCRIBED IN DEED 2015-2091 OWNED BY GSC AG, LLC.

THE ABOVE DESCRIBED PARCEL IS HEREBY DIVIDED INTO LOTS WITH NUMBERS AND DIMENSIONS AS SHOWN HEREON, AND SHALL HEREAFTER BE KNOWN AS KERKHOFF KORNER PLAT 1 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 84 NORTH, RANGE 35 WEST, OF THE 5TH, P.M., CARROLL COUNTY, IOWA.

OWNER/SUBDIVIDER

CHAD R. & MICHELLE L. KERKHOFF
21701 KITTYHAWK AVE.
CARROLL, IA 51401
(712) 830-3808

OWNER/SUBDIVIDER

GSC JUERGENS FEED LLC NOW KNOWN AS GSC AG LLC
620 WEST 3RD STREET
CARROLL, IA 51401
(712) 792-3506

PRELIMINARY PLAT APPROVALS

ADDRESS & LOCATION

PROPOSED LOT 1 - EXISTING BUILDING SITE

19914 KITTYHAWK AVE, CARROLL IOWA
SITE IS CURRENTLY LOCATED OUTSIDE THE CITY LIMITS OF CARROLL.

ADDRESS & LOCATION

PROPOSED LOT 4 - EXISTING HOUSE SITE

20175 200TH STREET, CARROLL IOWA
SITE IS CURRENTLY LOCATED OUTSIDE THE CITY LIMITS OF CARROLL.

OWNER:

CHAD R. KERKHOFF

MICHELLE L. KERKHOFF

OWNER:

GSC AG LLC - JAY MASCHING (GENERAL MANAGER)

ZONING EXISTING AND FUTURE: A2

170.25
4. MINIMUM REQUIREMENTS. THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE OBSERVED:
A. LOT AREA: MINIMUM 5 ACRES
B. YARD REQUIREMENTS:
C. FRONT YARD - 80 FEET ALONG STATE & FEDERAL ROADS. 60 FEET FROM OTHER ROADS. NOTE ALL FRONT YARD SET BACKS ARE MEASURED FROM STREET RIGHT OF WAY.
D. SIDE YARD - 30 FEET MINIMUM
E. REAR YARD - 100 FEET MINIMUM
F. MAXIMUM HEIGHT OF A PRINCIPAL STRUCTURE SHALL BE 30 FEET AND 15 FEET FOR AN ACCESSORY STRUCTURE, EXCEPT AS PROVIDED IN SECTION 170.32(1).

FLOOD BOUNDARY

100 YEAR BOUNDARY AS SHOWN (FIRM 19027C0134)

AIRPORT ZONING

SITE IS LOCATED OUTSIDE AIRPORT ZONING.

ACREAGE TABLE

TOTAL NUMBER OF LOTS: 4

LOT#	GROSS ACRES	R.O.W. ACRES	NET ACRES
LOT 1	25.99	0.64	25.35
LOT 2	7.68	1.26	6.42
LOT 3	5.00	0.34	4.66
LOT 4	5.00	0.34	4.66
LOT 5	7.53	0.35	7.18
TOTAL	51.20	2.93	48.27

UTILITY NOTES

THIS PARCEL IS LOCATED OUTSIDE THE CITY LIMITS OF CARROLL. AT THIS TIME, NO WATER, ELECTRICAL, OR SEWER SERVICES WILL BE SERVING THE SITE. ACCESS TO LOTS WILL BE OBTAINED DIRECTLY FROM 200TH STREET OR KITTYHAWK AVE.

CITY TENTATIVE APPROVAL:

PLANNING & ZONING COMMISSION - CHAIRMAN DATE

CITY OF CARROLL - CLERK DATE

BASIS OF BEARING

IaRCS ZONE 7 - US SURVEY FEET
IaRTN DERIVED - NAD83(2011)(EPOCH 2010.00)

POINT	NORTHING	EASTING	ELEV
1	7461125.09	17428124.60	1/2" REBAR
2	7461111.96	17430748.32	MAG NAIL
3	7461118.53	17429436.46	MAG NAIL
4	7463098.44	17429447.06	5/8" REBAR
5	7461121.56	17428831.59	SEE LEGEND
6	7461171.55	17428831.86	SEE LEGEND
7	7461847.55	17428835.48	SEE LEGEND
8	7461846.04	17429135.47	SEE LEGEND
9	7461170.05	17429131.86	SEE LEGEND
10	7461120.05	17429131.59	SEE LEGEND
11	7463748.59	17428139.48	PK NAIL
12	7461168.53	17429436.73	SEE LEGEND
13	7462194.51	17429442.22	SEE LEGEND
14	7462196.04	17429137.35	SEE LEGEND
15	7461123.06	17428531.59	SEE LEGEND
16	7461173.06	17428531.86	SEE LEGEND
17	7461849.05	17428535.48	SEE LEGEND
18	7461945.05	17428536.00	SEE LEGEND
19	7461946.86	17428174.26	SEE LEGEND
20	7461947.08	17428129.26	SEE LEGEND
21	7461174.87	17428169.88	SEE LEGEND
22	7462553.07	17428132.70	SEE LEGEND
23	7463072.92	17429385.56	CALCULATED - IN RIVER
24	7462944.45	17429446.24	CALCULATED - IN RIVER
25	7462571.78	17428177.81	SEE LEGEND

PROFESSIONAL LAND SURVEYOR
MIKE SCHULTE
17979
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

2020/02/21
MIKE SCHULTE DATE
LICENSE NUMBER: 17979
LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES COVERED BY THIS SEAL: 2 OF 2

KERKHOFF KORNER PLAT 1 SW1/4 SEC 23, T84N, R35W

SCHULTE SURVEYING, INC.

DRAWN BY: MLS
PROJ NUMBER: 20-007
SHEET : 2 OF 2
SCALE: 1"= 200'

Index Legend

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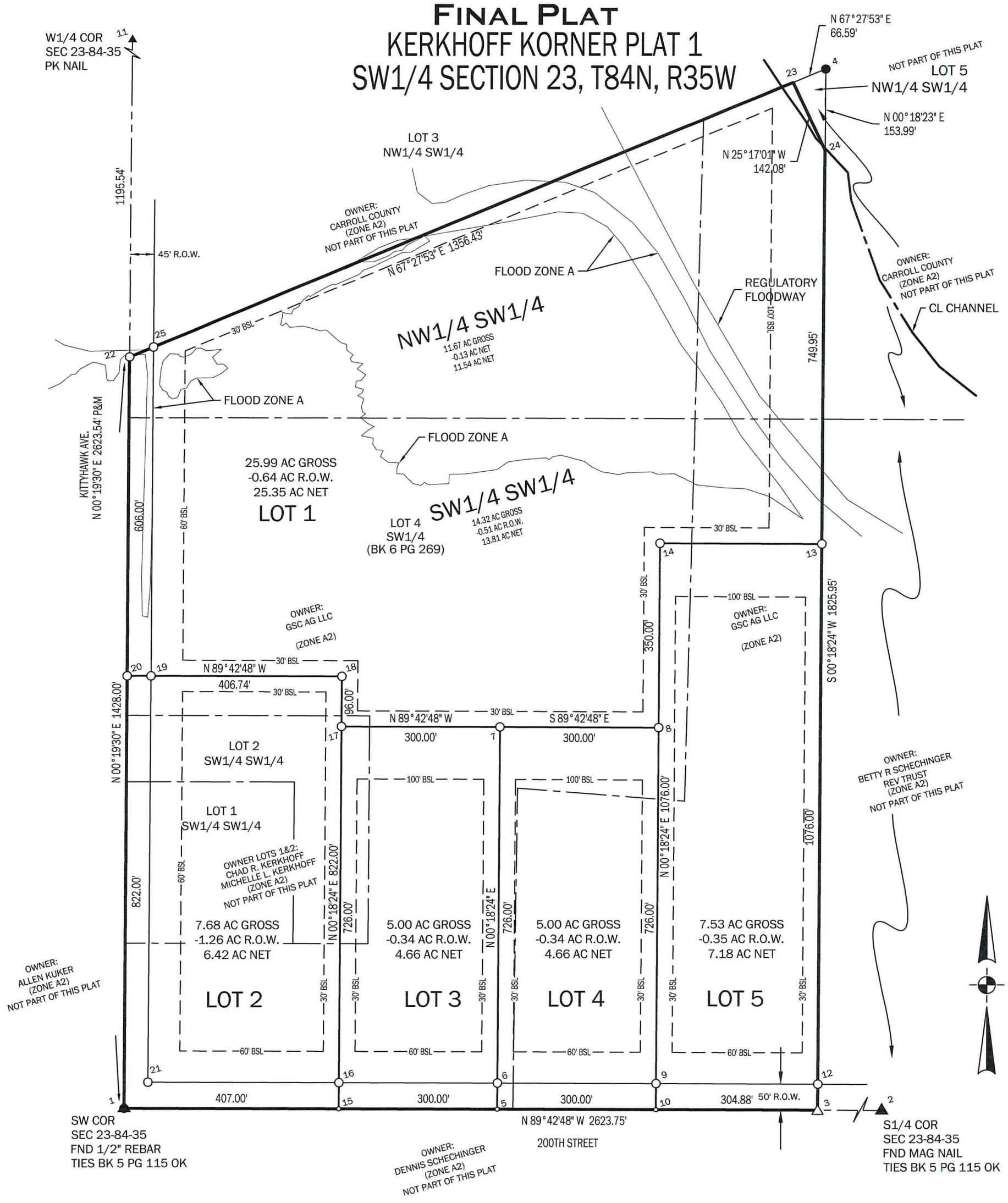
712-790-3489 MIKE@SCHULTESURVEY.COM
REQUESTED BY:
JAY MASCHING
OWNER:
GSC AG LLC AND CHAD R. & MICHELLE L. KERKHOFF
SURVEY LOCATED:
KERKHOFF KORNER PLAT 1
SW1/4 SECTION 23, T84N, R35W, CARROLL COUNTY, IOWA
SURVEY DATE: 2020/02/10

Final Plat
KERKHOFF KORNER PLAT 1
SW1/4 SECTION 23, T84N, R35W



Legend

SURVEY	FOUND	SET
SECTION CORNER	▲	△
5/8" REBAR YPC #17979 (UNLESS NOTED)	●	○
MAG NAIL	•	∘
PLATTED DISTANCE	P	
MEASURED DISTANCE	M	
BUILDING SETBACK LINE	XX' BSL	
SECTION LINE	— — — —	

Basis of Bearing
IaRCS ZONE 7 - US SURVEY FEET
IaRTN DERIVED - NAD83(2011)(EPOCH 2010.00)

0 200 400

KERKHOFF KORNER PLAT 1 SW1/4 SEC 23, T84N, R35W

Schulte Surveying, Inc.

DRAWN BY: MLS
PROJ NUMBER: 20-007
SHEET: 1 OF 2
SCALE: 1"= 200'

FINAL PLAT
KERKHOFF KORNER PLAT 1
SW1/4 SECTION 23, T84N, R35W

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ZONING EXISTING AND FUTURE: A2

170.25
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100 YEAR BOUNDARY AS SHOWN (FIRM 19027C0134)

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UTILITY NOTES

THIS PARCEL IS LOCATED OUTSIDE THE CITY LIMITS OF CARROLL. AT THIS TIME, NO WATER, ELECTRICAL, OR SEWER SERVICES WILL BE SERVING THE SITE. ACCESS TO LOTS WILL BE OBTAINED DIRECTLY FROM 200TH STREET OR KITTYHAWK AVE.

OWNER/SUBDIVIDER

CHAD R. & MICHELLE L. KERKHOFF
21701 KITTYHAWK AVE.
CARROLL, IA 51401
(712) 830-3808

OWNER/SUBDIVIDER

GSC JUERGENS FEED LLC NOW KNOWN AS GSC AG LLC
620 WEST 3RD STREET
CARROLL, IA 51401
(712) 792-3506

FINAL PLAT APPROVALS

ADDRESS & LOCATION

PROPOSED LOT 1 - EXISTING BUILDING SITE

19914 KITTYHAWK AVE, CARROLL IOWA
SITE IS CURRENTLY LOCATED OUTSIDE THE CITY LIMITS OF CARROLL.

OWNER:

CHAD R. KERKHOFF

MICHELLE L. KERKHOFF

ADDRESS & LOCATION

PROPOSED LOT 4 - EXISTING HOUSE SITE

20175 200TH STREET, CARROLL IOWA
SITE IS CURRENTLY LOCATED OUTSIDE THE CITY LIMITS OF CARROLL.

OWNER:

GSC AG LLC - JAY MASCHING (GENERAL MANAGER)

FINAL PLAT APPROVALS
CITY RECOMMENDATION OF APPROVAL:

PLANNING & ZONING COMMISION - CHAIRMAN DATE

PLANNING & ZONING COMMISION - SECRETARY DATE

CITY ACCEPTED:

CITY OF CARROLL - MAYOR DATE

BASIS OF BEARING

IaRCS ZONE 7 - US SURVEY FEET
IaRTN DERIVED - NAD83(2011)(EPOCH 2010.00)

POINT	NORTHING	EASTING	ELEV
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16	7461173.06	17428531.86	SEE LEGEND
17	7461849.05	17428535.48	SEE LEGEND
18	7461945.05	17428536.00	SEE LEGEND
19	7461946.86	17428174.26	SEE LEGEND
20	7461947.08	17428129.26	SEE LEGEND
21	7461174.87	17428169.88	SEE LEGEND
22	7462553.07	17428132.70	SEE LEGEND
23	7463072.92	17429385.56	CALCULATED - IN RIVER
24	7462944.45	17429446.24	CALCULATED - IN RIVER
25	7462571.78	17428177.81	SEE LEGEND

PROFESSIONAL LAND SURVEYOR
MIKE SCHULTE
17979
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

2020/02/21
MIKE SCHULTE DATE
LICENSE NUMBER: 17979
LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES COVERED BY THIS SEAL: 2 OF 2

KERKHOFF KORNER PLAT 1 SW1/4 SEC 23, T84N, R35W

SCHULTE SURVEYING, INC.

DRAWN BY: MLS
PROJ NUMBER: 20-007
SHEET : 2 OF 2
SCALE: 1"= 200'