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 MJP-W

DATE: May 18, 2017

SUBJECT: Auen MidAmerican Subdivision Preliminary and Final Plats

Auen Properties and MidAmerican Energy Company have submitted and are requesting approval of an application for Auen MidAmerican Subdivision Preliminary and Final Plats. The plat contains 8.10 acres of land and is located East of N Grant Street between E 3rd Street and E 1st Street. The purpose of the plat enables land swaps between MidAmerican Energy and Auen Properties. The attached map details the swaps.

The property is identified in the 2013 Carroll Comprehensive Plan as Light Industrial. The existing zoning is I-1, Light Industrial District.

The plat contains 2 lots and 2 outlots. MidAmerican Energy will own Lot 1 and Auen Properties will own Lot 2, Outlots A and B. Outlot A is for future E 3rd Street and Outlot B is for future development. All lots meet the minimum lot requirements for the Light Industrial zoning district.

No new streets or right-of-ways are proposed as part of this development with the two lots having access onto Grant Road.

The properties are currently served by the City of Carroll Water and Sanitary Sewer utilities. No new City owned utilities are proposed to be developed with this plat.

There are a number of items that the City Code required to be shown on the preliminary plat that staff is recommending to the City Council be waived since this is a developed site with no planned expansions. The items include:

- Existing building
- Existing public and private utility systems
- Existing elevation contours/proposed grading plan

Staff recommends the Council waive showing these items on the preliminary plat.

The attached Preliminary and Final Plats are pertinent to the application and includes the exterior boundary description of the proposed plat.

PLANNING AND ZONING COMMISSION RECOMMENDATION: During their May 10th meeting, the Planning and Zoning Commission recommended that the Carroll City Council approve Auen MidAmerican Subdivision Preliminary and Final Plats as presented.

STAFF RECOMMENDATION: That the City Council approve Auen MidAmerican Subdivision Preliminary and Final Plats as presented and specifically waive showing the following items on the preliminary plat:

- Existing buildings
- Existing public and private utility systems
- Existing elevation contours/proposed grading plan

CITY OF CARROLL
SUBDIVISION DATA

NAME OF PLAN: Auen MidAmerican Subdivision Preliminary and Final Plats
NAME OF OWNER/DEVELOPER: Auen Properties and MidAmerican Energy Company

GENERAL INFORMATION:

PLAT LOCATION:	East of N Grant Road and between E 3rd Street and E 1st Street
SIZE OF PLAN:	8.10 Acres
ZONING:	I-1, Light Industrial District

LOTS:

NUMBER:	2 Industrial Lots and 2 Outlots (Outlot A is for future E 3rd Street and Outlot B is for future development)
SIZE/DENSITY:	0.22 Acres Min Lot area and 3.26 Acres Max Lot Area
USE:	Light Industrial
BUILDING LINES:	20' front yard; 20' rear yard; and 5' side yard

ADJACENT LANDS:

NORTH:	Farmland Parking (I-1 Zoning)
SOUTH:	Kuemper Catholic Schools Fieldhouse (I-1 Zoning)
EAST:	Light Industrial District (Undeveloped) (I-1 Zoning)
WEST:	Multi-Family Residential (R-5 Residential)

STREET DEVELOPMENT:

No new streets or dedicated right-of-way are proposed as part of this development. Lots 1 and 2 have access to N Grant Road.

WASTE WATER:

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

WATER SYSTEM:

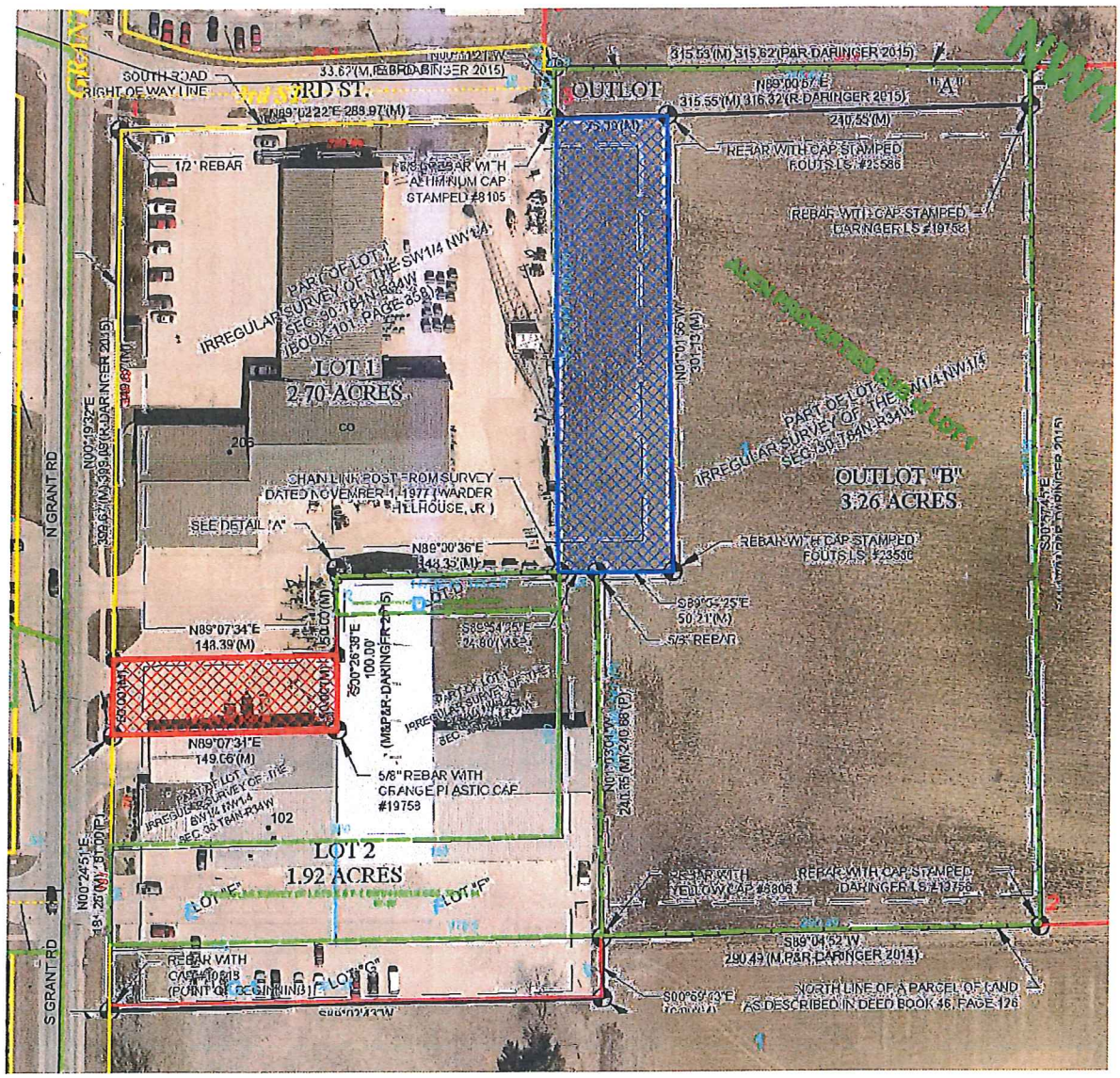
No new City owned utilities are proposed in the development. Lots 1 and 2 are connected to and served by City of Carroll water and sanitary sewer utilities.

PRELIMINARY PLAT DRAWING: Staff recommends approval
FINAL PLAT DRAWING: Staff recommends approval

Auen MidAmerican Subdivision

Land Swaps

Blue Area = Land owned by Auen Properties being transferred to MidAmerican Energy
Red Area = Land owned by MidAmerican Energy being transferred to Auen Properties



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

RESOLUTION NO.: _____

WHEREAS, Auen Properties, a partnership of James I. Auen and Miriam A. Auen, have filed a Preliminary Plat for Auen MidAmerican Subdivision to the City of Carroll, Carroll County, Iowa; and,

WHEREAS, the Preliminary Plat was given tentative approval by the City Planning and Zoning Commission at their meeting of May 10, 2017;

NOW, THEREFORE, BE IT RESOLVED that the Council does hereby waive the following preliminary plat requirements for the Preliminary Plat for Auen MidAmerican Subdivision to the City of Carroll, Carroll County, Iowa:

- Show the location of the existing buildings
- Show present and proposed public utilities systems
- Show the existing contours and proposed site-grading

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Council does hereby tentatively approve the Preliminary Plat for Auen MidAmerican Subdivision to the City of Carroll, 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, and

Passed and adopted by the Carroll City Council this 22nd day of May, 2017.

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 22nd day of May, 2017 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 22nd of May, 2017, 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

City of Carroll 112 E. 5th Street Carroll, Iowa 51401 712/792-1000

RESOLUTION NO. _____

WHEREAS, Auen Properties, a partnership of James I. Auen and Miriam A. Auen, 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 the Auen MidAmerican Subdivision to the City of Carroll, 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 May 10, 2017, 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 2017 Code of Iowa.

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

1. That the plat of Auen MidAmerican Subdivision to the City of Carroll, 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 22nd day of May, 2017.

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 22nd day of May, 2017 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 22nd day of May, 2017, 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	
Location:	SW1/4, NW1/4, SEC. 30, T-84-N, R-34-W
Requestor:	AUEN / MIDAMERICAN ENERGY COMPANY
Proprietor:	AUEN / MIDAMERICAN ENERGY COMPANY
Surveyor:	MATTHEW A. FOUTS
Surveyor Company:	JEO CONSULTING GROUP INC.
Return To:	724 SIMON AVENUE, CARROLL, IOWA 51401

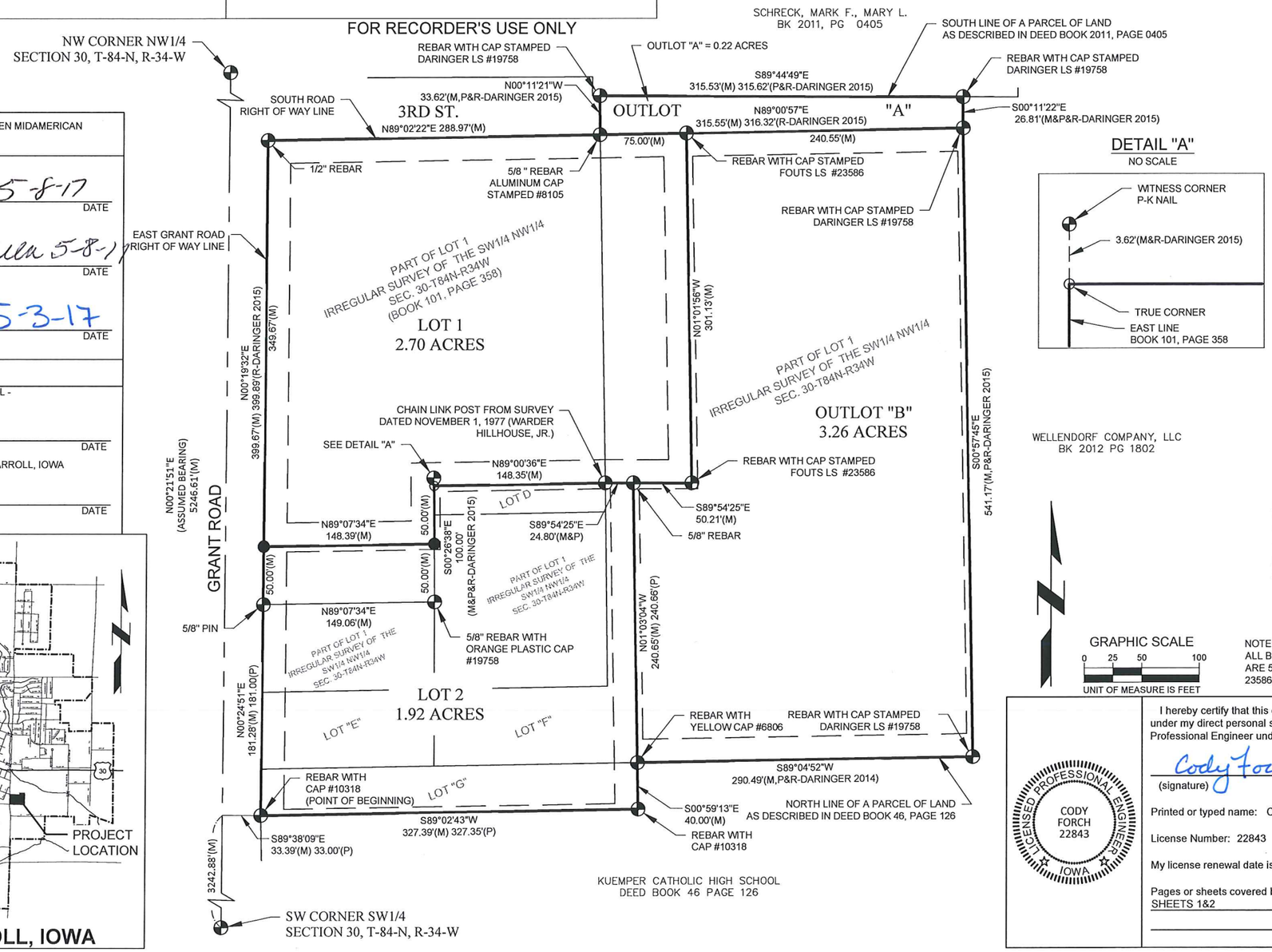
LEGEND

MONUMENT FOUND		DEEDED DISTANCE	D
MONUMENT FOUND LABEL	(A)	MEASURED DISTANCE	M
MONUMENT SET	●	PLATTED DISTANCE	P
CALCULATED POINT	O	RECORDED DISTANCE	R
POINT OF BEGINNING	P.O.B.	EASEMENT	EASE.
RIGHT-OF-WAY	ROW	UTILITY	UTIL.
BUILDING SET BACK LINE			

PRELIMINARY PLAT
AUEN MIDAMERICAN SUBDIVISION
CITY OF CARROLL
CARROLL COUNTY, IOWA

JEO CONSULTING GROUP INC
Ph: 712.792.9711
724 Simon Avenue
Carroll, IA 51401

FOR RECORDER'S USE ONLY



PRELIMINARY PLAT APPROVED AUEN MIDAMERICAN SUBDIVISION

James Auen 5-8-17
JAMES I. AUEN DATE

Miriam A. Auen 5-8-17
MARIAM A. AUEN DATE

5-3-17
MICHAEL A. GEHRINGER, V.P. DATE

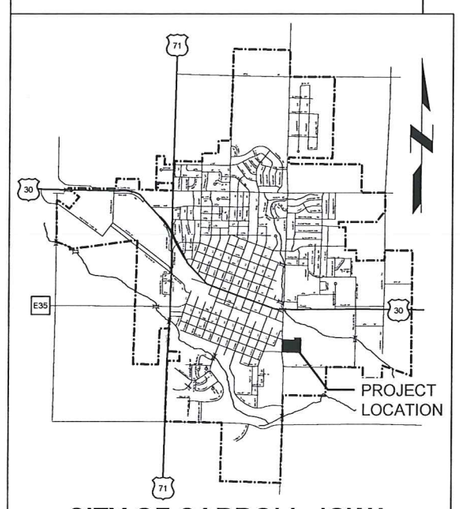
CITY APPROVALS

RECOMMEND TENTATIVE PLAT APPROVAL - PLANNING & ZONING COMMISSION

CHAIRMAN DATE

TENTATIVE PLAT APPROVAL - CITY OF CARROLL, IOWA

CLERK DATE



CITY OF CARROLL, IOWA

DETAIL "A"
NO SCALE

WELLENDORF COMPANY, LLC
BK 2012 PG 1802

OWNER, SUBDIVIDER

AUEN PROPERTIES, A PARTNERSHIP
OF JAMES I. AUEN AND MIRIAM A. AUEN
102 NORTH GRANT ROAD
CARROLL, IOWA 51401

MIDAMERICAN ENERGY COMPANY
P.O. BOX 657
DES MOINES, IOWA 50306-0657

ENGINEER

CODY FORCH, PE
724 SIMON AVENUE
CARROLL, IOWA 51401
712-792-9711

ACREAGE TABLE

TOTAL ACREAGE	8.10 ACRES
NUMBER OF LOTS	4
MIN. LOT AREA	0.22 ACRES
AVG. LOT AREA	2.02 ACRES
MAX. LOT AREA	3.26 ACRES
PUBLIC LAND AREA	0 ACRES
ROW LAND AREA	0 ACRES

ZONING

EXISTING ZONING	I-1
PROPOSED ZONING	I-1

SETBACKS

FRONT YARD	20'
REAR YARD MIN.	20'
SIDE YARD MIN.	5'

*NOTE: ALL FRONT YARD BUILDING SETBACK LINES ARE TO BE MEASURED FROM THE STREET RIGHT-OF-WAY.

FLOODING

COMMUNITY-PANEL NUMBER 190041 0005 B
MARCH 19, 1990
ZONE X - OUTSIDE THE 500 YEAR FLOOD PLAIN

INDEX

SHEET NO:	SHEET NAME:
1	PRELIMINARY PLAT
2	BOUNDARY DESCRIPTION

GRAPHIC SCALE
0 25 50 100
UNIT OF MEASURE IS FEET

NOTE:
ALL BEARINGS ARE ASSUMED, ALL MONUMENTS SET ARE 5/8"x24" REBAR WITH YELLOW CAP "FOUTS LS 23586" UNLESS OTHERWISE NOTED.

LICENSED PROFESSIONAL ENGINEER
CODY FORCH
22843
IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Cody Forch 5/8/17
(signature) (date)

Printed or typed name: Cody Forch

License Number: 22843

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:
SHEETS 1&2

PRELIMINARY PLAT

AUEN MIDAMERICAN SUBDIVISION
CARROLL COUNTY, IOWA

PROJECT NO. R160404.03
DATE 5/3/2017
DRAWN BY RMO
FILE NAME Subdivision Plat.dwg
FIELD BOOK CARROLL #45
FIELD CREW MF/KT
REVIEW BY
REVIEW DATE
SURVEY FILE NO. 000000

P:\Surveying\160404.03 - MEC Carroll Lot Split\6 Survey\Drawings\Subdivision Plat.dwg, on 5/3/2017 12:03 PM,

PRELIMINARY PLAT
AUEN MIDAMERICAN SUBDIVISION
CARROLL COUNTY, IOWA

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 34 WEST OF THE FIFTH P.M., CARROLL COUNTY, IOWA. FORMERLY KNOWN AS: PART OF LOT 1 OF THE IRREGULAR SURVEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 34 WEST AS RECORDED IN BOOK 101 PAGE 358 AT THE CARROLL COUNTY RECORDER'S OFFICE; PART OF LOT 1 OF THE IRREGULAR SURVEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30 AS RECORDED IN BOOK 342 PAGE 431 AT THE CARROLL COUNTY RECORDER'S OFFICE; LOTS D, E, F AND G OF LOT 1 OF THE IRREGULAR SURVEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; AUEN PROPERTIES SUBDIVISION OF LOT 1 OF THE IRREGULAR SURVEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30. AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE N00°21'51"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 3242.88 FEET; THENCE S89°38'09"E, A DISTANCE OF 33.39 FEET TO THE EAST RIGHT OF WAY LINE OF GRANT ROAD AND THE POINT OF BEGINNING; THENCE N00°24'51"E ON SAID EAST LINE, A DISTANCE OF 181.28 FEET; THENCE N00°19'32"E CONTINUING ON SAID EAST LINE, A DISTANCE OF 399.67 FEET TO THE SOUTH RIGHT OF WAY LINE OF THIRD STREET; THENCE N89°02'22"E ON SAID SOUTH LINE, A DISTANCE OF 288.97 FEET; THENCE N00°11'21"W, A DISTANCE OF 33.62 FEET TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 2011, PAGE 0405; THENCE S89°44'49"E ON SAID SOUTH LINE, A DISTANCE OF 315.53 FEET; THENCE S00°11'22"E, A DISTANCE OF 26.81 FEET; THENCE S00°57'45"E, A DISTANCE OF 541.17 FEET TO THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN DEED BOOK 46, PAGE 126 AT THE CARROLL COUNTY RECORDER'S OFFICE; THENCE S89°04'52"W ON SAID NORTH LINE, A DISTANCE OF 290.49 FEET; THENCE S00°59'13"E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE S89°02'43"W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 327.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.10 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS OF RECORD.

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JIM AUEN AND MIDAMERICAN ENERGY. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 34 WEST OF THE FIFTH P.M., CARROLL COUNTY, IOWA. AND PLAT SAID PARCEL INTO LOTS IN AUEN MIDAMERICAN SUBDIVISION, CITY OF CARROLL, CARROLL COUNTY, IOWA

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FOUTS L.S. 23586", UNLESS NOTED OTHERWISE.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER, A TRIMBLE S6 ROBOTIC TOTAL STATION AND A 100 FOOT STEEL TAPE.

JEO CONSULTING GROUP INC
Ph: 712.792.9711
724 Simon Avenue
Carroll, IA 51401

PRELIMINARY PLAT

AUEN MIDAMERICAN SUBDIVISION
CARROLL COUNTY, IOWA

PROJECT NO. R160404
DATE 5/3/2017
DRAWN BY RMO
FILE NAME Subdivision Plat.dwg
FIELD BOOK
FIELD CREW MF
REVIEW BY ####
REVIEW DATE ####
SURVEY FILE NO.

P:\Surveying\160404.03 - MEC Carroll Lot Split\6 Survey\Drawings\Subdivision Plat.dwg, on 5/3/2017 12:03 PM.

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Proprietor:	AUEN / MIDAMERICAN ENERGY COMPANY
Surveyor:	MATTHEW A. FOUTS
Surveyor Company:	JEO CONSULTING GROUP INC.
Return To:	724 SIMON AVENUE, CARROLL, IOWA 51401

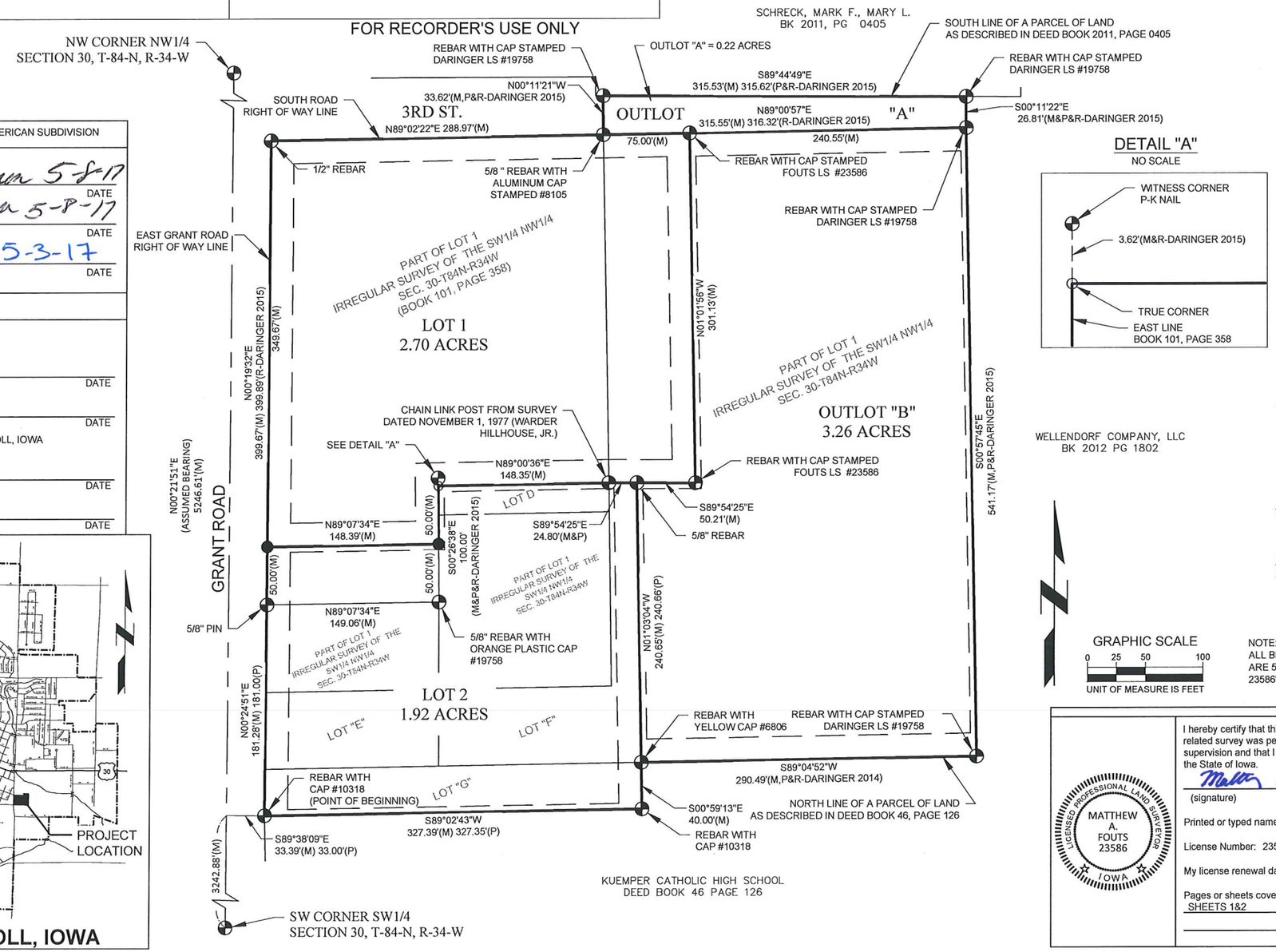
LEGEND

MONUMENT FOUND		DEEDED DISTANCE	D
MONUMENT FOUND LABEL	(A)	MEASURED DISTANCE	M
MONUMENT SET	●	PLATTED DISTANCE	P
CALCULATED POINT	O	RECORDED DISTANCE	R
POINT OF BEGINNING	P.O.B.	EASEMENT	EASE.
RIGHT-OF-WAY	ROW	UTILITY	UTIL.
BUILDING SET BACK LINE			

FINAL PLAT
AUEN MIDAMERICAN SUBDIVISION
CITY OF CARROLL
CARROLL COUNTY, IOWA

JEO CONSULTING GROUP INC
Ph: 712.792.9711
724 Simon Avenue
Carroll, IA 51401

FOR RECORDER'S USE ONLY



WELLENDORF COMPANY, LLC
BK 2012 PG 1802

DETAIL "A"
NO SCALE

OWNER, SUBDIVIDER

AUEN PROPERTIES, A PARTNERSHIP
OF JAMES I. AUEN AND MIRIAM A. AUEN
102 NORTH GRANT ROAD
CARROLL, IOWA 51401

MIDAMERICAN ENERGY COMPANY
P.O. BOX 657
DES MOINES, IOWA 50306-0657

LAND SURVEYOR

MATTHEW A FOUTS, PLS
724 SIMON AVENUE
CARROLL, IOWA 51401
712-792-9711

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EXISTING ZONING	I-1
PROPOSED ZONING	I-1

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COMMUNITY-PANEL NUMBER 190041 0005 B
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FINAL PLAT APPROVED AUEN MIDAMERICAN SUBDIVISION

James I. Auen 5-8-17
JAMES I. AUEN — DATE

Miriam A. Auen 5-8-17
MIRIAM A. AUEN — DATE

5-3-17
MICHAEL A. GEHRINGER, V.P. — DATE

CITY APPROVALS

RECOMMEND FINAL PLAT APPROVAL - PLANNING & ZONING COMMISSION

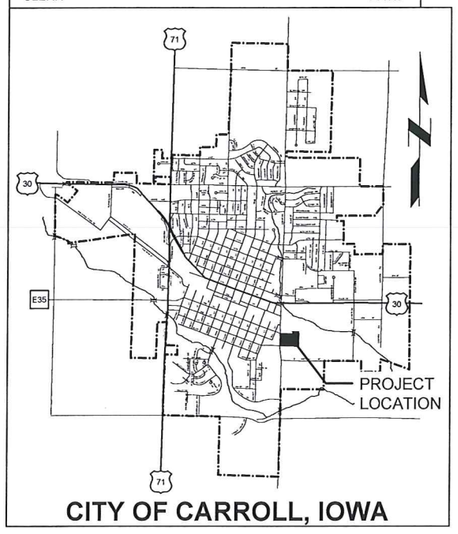
CHAIRMAN — DATE

SECRETARY — DATE

FINAL PLAT ACCEPTED - CITY OF CARROLL, IOWA

MAYOR — DATE

CLERK — DATE



CITY OF CARROLL, IOWA

I hereby certify that this land surveying document was prepared and the related survey was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Matthew A. Fouts 5-8-17
(signature) (date)

Printed or typed name: Matthew A. Fouts

License Number: 23586

My license renewal date is December 31, 2017

Pages or sheets covered by this seal:
SHEETS 1&2

LICENSED PROFESSIONAL LAND SURVEYOR
MATTHEW A. FOUTS
23586
IOWA

PROJECT NO.	R160404.03
DATE	5/3/2017
DRAWN BY	RMO
FILE NAME	Subdivision Plat.dwg
FIELD BOOK	CARROLL #45
FIELD CREW	MF/KT
REVIEW BY	
REVIEW DATE	
SURVEY FILE NO.	000000

FINAL PLAT

AUEN MIDAMERICAN SUBDIVISION
CARROLL COUNTY, IOWA

P:\Surveying\160404.03 - MEC Carroll Lot Split\6 Survey\Drawings\Subdivision Plat.dwg, on 5/3/2017 12:07 PM.

FINAL PLAT
AUEN MIDAMERICAN SUBDIVISION
CARROLL COUNTY, IOWA

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 34 WEST OF THE FIFTH P.M., CARROLL COUNTY, IOWA. FORMERLY KNOWN AS: PART OF LOT 1 OF THE IRREGULAR SURVEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 34 WEST AS RECORDED IN BOOK 101 PAGE 358 AT THE CARROLL COUNTY RECORDER'S OFFICE; PART OF LOT 1 OF THE IRREGULAR SURVEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30 AS RECORDED IN BOOK 342 PAGE 431 AT THE CARROLL COUNTY RECORDER'S OFFICE; LOTS D, E, F AND G OF LOT 1 OF THE IRREGULAR SURVEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; AUEN PROPERTIES SUBDIVISION OF LOT 1 OF THE IRREGULAR SURVEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30. AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE N00°21'51"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 3242.88 FEET; THENCE S89°38'09"E, A DISTANCE OF 33.39 FEET TO THE EAST RIGHT OF WAY LINE OF GRANT ROAD AND THE POINT OF BEGINNING; THENCE N00°24'51"E ON SAID EAST LINE, A DISTANCE OF 181.28 FEET; THENCE N00°19'32"E CONTINUING ON SAID EAST LINE, A DISTANCE OF 399.67 FEET TO THE SOUTH RIGHT OF WAY LINE OF THIRD STREET; THENCE N89°02'22"E ON SAID SOUTH LINE, A DISTANCE OF 288.97 FEET; THENCE N00°11'21"W, A DISTANCE OF 33.62 FEET TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 2011, PAGE 0405; THENCE S89°44'49"E ON SAID SOUTH LINE, A DISTANCE OF 315.53 FEET; THENCE S00°11'22"E, A DISTANCE OF 26.81 FEET; THENCE S00°57'45"E, A DISTANCE OF 541.17 FEET TO THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN DEED BOOK 46, PAGE 126 AT THE CARROLL COUNTY RECORDER'S OFFICE; THENCE S89°04'52"W ON SAID NORTH LINE, A DISTANCE OF 290.49 FEET; THENCE S00°59'13"E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE S89°02'43"W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 327.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.10 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS OF RECORD.

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JIM AUEN AND MIDAMERICAN ENERGY. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 34 WEST OF THE FIFTH P.M., CARROLL COUNTY, IOWA. AND PLAT SAID PARCEL INTO LOTS IN AUEN MIDAMERICAN SUBDIVISION, CITY OF CARROLL, CARROLL COUNTY, IOWA

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FOUTS L.S. 23586", UNLESS NOTED OTHERWISE.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER, A TRIMBLE S6 ROBOTIC TOTAL STATION AND A 100 FOOT STEEL TAPE.

JEO CONSULTING GROUP INC
Ph: 712.792.9711
724 Simon Avenue
Carroll, IA 51401

FINAL PLAT

AUEN MIDAMERICAN SUBDIVISION
CARROLL COUNTY, IOWA

PROJECT NO. R160404
DATE 5/3/2017
DRAWN BY RMO
FILE NAME Subdivision Plat.dwg
FIELD BOOK
FIELD CREW MF
REVIEW BY ####
REVIEW DATE ####
SURVEY FILE NO.

P:\Surveying\160404.03 - MEC Carroll Lot Split\8 Survey\Drawings\Subdivision Plat.dwg, on 5/3/2017 12:07 PM.