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: June 20, 2019

SUBJECT: Preliminary and Final Plat of Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, T84N, R34W, Carroll Co.

Community Opportunities, Inc. DBA New Opportunities, Inc. has submitted an application for a subdivision to be named Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, T84N, R34W, Carroll Co. The land to be subdivided contains 1.478 acres and is located in the 2-Mile area, north of Highway 30. The property is zoned B-2, General Business District and meets the minimum requirements of 5,000 square feet in the B-2 zoning district.

No new streets or right-of-ways are proposed as part of this development and the lot will have access to Highway 30.

No new City owned utilities are proposed in the development. The property has access to rural water and wastewater would be served with a septic system.

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: That the Carroll City Council approve Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, T84N, R34W, Carroll Co. Preliminary and Final Plats and waiving all irregularities to the platting requirements.

STAFF RECOMMENDATION: Staff recommends City Council approval of Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, T84N, R34W, Carroll Co. Preliminary and Final Plats as recommended by the Planning and Zoning Commission.

CITY OF CARROLL
SUBDIVISION DATA

NAME OF PLAN: Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, T84N, R34W, Carroll Co – Preliminary and Final Plats
NAME OF OWNER/DEVELOPER: Community Opportunities, Inc. DBA New Opportunities, Inc.

GENERAL INFORMATION:

PLAT LOCATION:	North of Highway 30 in the 2-Mile Area
SIZE OF PLAT:	64,380 Square Feet (1.478 Acres)
ZONING:	B-2, General Business District

LOTS:

NUMBER:	1 Commercial Lot
USE:	General Business
MIN LOT SIZE:	5,000 Square Feet
BUILDING LINES:	None front yard; None rear yard; and None side yard

ADJACENT LANDS:

NORTH:	Agriculture
SOUTH:	Highway 30/Commercial
EAST:	Agriculture
WEST:	Residential/Agriculture

STREET DEVELOPMENT:

No new streets or right-of-ways are proposed as part of this development. Lot will have access to Highway 30

WASTE WATER:

The property is served with a septic system. No new city waste water utilities are proposed with this development.

WATER SYSTEM:

The property is served with rural water. No new city water utilities are proposed with this development.

PRELIMINARY AND FINAL PLAT DRAWINGS:

The Planning and Zoning Commission recommend approval of the plats and waiving all irregularities to the platting requirements.

Staff recommends approval as presented and waiving all irregularities to the platting requirements.

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

RESOLUTION NO.: _____

WHEREAS, Community Opportunities, Inc. DBA New Opportunities, Inc. has filed a Preliminary Plat for Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, T84N, R34W, Carroll Co.; and,

WHEREAS, the Preliminary Plat was given tentative approval by the City Planning and Zoning Commission at their meeting of June 12, 2019;

NOW, THEREFORE, BE IT RESOLVED that the Council does hereby tentatively approve the Preliminary Plat for Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, T84N, R34W, Carroll Co. 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 24th day of June, 2019.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

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

RESOLUTION NO. _____

WHEREAS, Community Opportunities, Inc. DBA New Opportunities, Inc., 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 Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, T84N, R34W, Carroll Co.; and,

WHEREAS, the said Plat has been duly examined by the City Planning and Zoning Commission, which has recommended approval of the same on June 12, 2019, 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 Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, T84N, R34W, Carroll Co., 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 24th day of June, 2019.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CITY OF CARROLL
SUBDIVISION APPLICATION

Application, fees and additional items due at the City Clerk's office at least 20 days prior to the Planning and Zoning Commission meeting in which it will be presented.

As defined in Section 6-6.0104: Every owner or his agent of any tract or parcel of land lying within the City or within two (2) miles of the corporate limits of the City who has subdivided or shall hereafter subdivide the same into two (2) or more parts for the purpose of laying out an addition, building lot or lots, or acreage lots shall cause plats of such area to be made in the form, and containing the information as hereafter set forth, before selling any lots therein contained or placing the plat on record.

APPLICANT: Community Opportunities, Incorporated d/b/a New Opportunities, Incorporated

ADDRESS: 23751 Hwy 30 East, Carroll, IA 51401

PROPOSED NAME OF SUBDIVISION:

LOT 1 OF LOT A NEW OPPORTUNITIES SUBDIVISION A PART OF THE SE ¼ OF SECTION 20, TOWNSHIP 84 NORTH, RANGE 34 WEST OF THE 5TH P.M. CARROLL COUNTY, IOWA.

LEGAL DESCRIPTION OF PROPERTY TO BE SUBDIVIDED: See attached.

Included in application:	**On Page:**
• Procedure for Approval of Subdivision	2
• Preliminary Plat Checklist	3-4
• Additional Documentation for Preliminary Plat	5
• Final Plat Checklist	6-7
• Additional Documentation for Final Plat	8
• Information Required to be Recorded with Final Plat	9

AUDITOR'S CERTIFICATE OF APPROVAL

OF NAME OF PROPOSED SUBDIVISION

I, Kourtney Irlbeck, being the Auditor of Carroll County, Iowa, and pursuant to Chapter 354 of the 2013 Code of Iowa, do hereby approve the name:

"LOT 1 OF LOT A NEW OPPORTUNITIES SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 84 NORTH, RANGE 34 WEST, CARROLL COUNTY, IOWA"

as shown upon the final plat presented to me.

Witness by hand and seal this 1, day, May 2019.

Kourtney Irlbeck

Kourtney Irlbeck, Auditor of Carroll County, Iowa

Before the City Council for Carroll, Iowa

In the matter of **THE PETITION TO APPROVE PLAT OF** **Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, Township 84 North, Range 34 West, 5th P.M., Carroll County, Iowa**	**CONSENT OF OWNERS**

Pursuant to Iowa Code section 354.11(1) (2019), the proprietors states that the plat of the following described property was prepared with its free consent and in accordance with its desire.

Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, Township 84 North, Range 34 West, 5th P.M., Carroll County, Iowa

The undersigned proprietor states that it is the sole legal owner.

Dated this 23rd day of May 2019

Community Opportunities, Incorporated.
d/b/a New Opportunities, Incorporated

By: Chad A Jen
Chad Jensen, Executive Director

STATE OF IOWA, COUNTY OF CARROLL

This record was acknowledged before me on May 23rd 2019, by **Chad Jensen** as Executive Director of Community Opportunities, Incorporated d/b/a New Opportunities, Incorporated

NOTARIAL SEAL IOWA
CARLA J. MORROW
Commission Number 709815
My Comm. Exp. 6-27-19

Carla J. Morrow
Signature of Notary Public

Before the City Council for Carroll, Iowa

In the matter of **THE PETITION TO APPROVE PLAT OF** **Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, Township 84 North, Range 34 West, 5th P.M., Carroll County, Iowa**	**CERTIFICATE OF TREASURER**

I, Jean Seidl Treasurer of Carroll County, Iowa, hereby certify, pursuant to Iowa Code Section 354.11(5)(2019), that the Lot 1 of Lot A New Opportunities Subdivision is free from certified taxes and certified special assessments. Said Plat is contained in the following legally described property:

Lot "A" of New Opportunities Subdivision of the SE ¼ Section 20, Township 84 North, Range 34 West, 5th P.M., Carroll County, Iowa (PIN 07-20-476-018)

Signed and sealed this 22nd day of May, 2019

Jean Seidl

Jean Seidl, Carroll County Treasurer

Before the City Council for Carroll, Iowa

In the matter of **THE PETITION TO APPROVE PLAT OF** **Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, Township 84 North, Range 34 West, 5th P.M., Carroll County, Iowa**	**ATTORNEY'S TITLE OPINION** *made pursuant to Iowa Code section 354.11(3)*

Attorney's Title Guaranty #7579

Gentlemen:

I have examined the title to the real estate described as:

Lot "A" New Opportunities Subdivision of the SE ¼ Section 20, Township 84 North, Range 34 West, 5th P.M., Carroll County, Iowa

ALL OF WHICH CONTAINS THE REAL ESTATE DESCRIBED AS **Lot 1 of Lot A New Opportunities Subdivision of the SE ¼ Section 20, Township 84 North, Range 34 West, 5th P.M., Carroll County, Iowa**

for the purposes of Iowa Code section 354.11(3) (2019), as disclosed by an abstract of title beginning on root of title and concluding with entry number 1 on Government Grant certified by the Security Title & Investment Company through entry 114 to May 13, 2019 at 8:00 o'clock A.M.

I find that on the date of last continuation, the sole proprietor, as defined by Iowa Code section 354.2(15), of said property was:

> Community Opportunities, Incorporated d/b/a New Opportunities, Incorporated at entries 96, 111 and 112.

I find the following mortgages or liens of record on the property.

1. At entry 97, Community Opportunities, Incorporated d/b/a New Opportunities Incorporated grants to Wells Fargo Brokerage Services, LLC a mortgage and security agreement and fixture financing statement dated December 1, 2008 recorded December 18, 2008 in the Office of the Carroll County Recorder in Book 2008, Page 4448 in the principal sum of $1,400,000.00. A mortgage amendment was filed December 18, 2008 in Book 2008, Page 4455 and notice of Federal Interest was filed December 18, 2008 at Book 2008, Page 4456 as indicted at entry 98.

Dated this 22nd day of May, 2019

Neu, Minnich, Comito & Neu, P.C.

By _____
A. Eric Neu

On this 22nd day of May, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared A. Eric Neu to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

_____
Notary Public, State of Iowa.

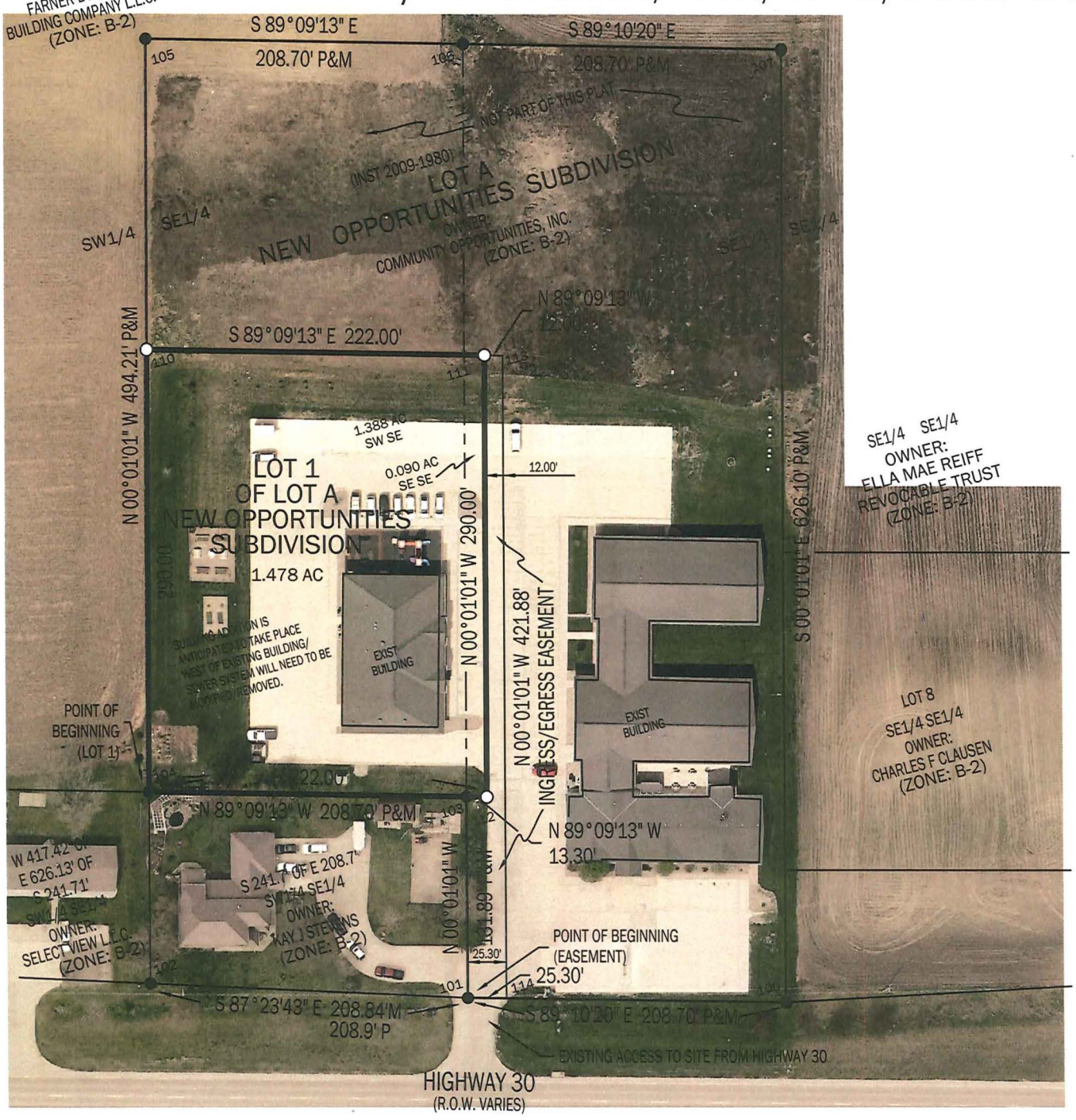
NOTARIAL SEAL IOWA
JILL K. SAUNDERS
Commission Number 151064
My Commission Expires
April 13, 2022

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:
CHAD JENSEN/NEW OPPORTUNITIES EXECUTIVE DIRECTOR
OWNER/SUBDIVIDER:
COMMUNITY OPPORTUNITIES, INC., 23751 HIGHWAY 30, CARROLL IOWA
SURVEY LOCATED:
LOT 1 OF LOT A OF NEW OPPORTUNITIES SUBDIVISION
SOUTHEAST 1/4 OF SECTION 20, T84N, R34W, CARROLL COUNTY IOWA
SURVEY DATE: 2019/04/30

PRELIMINARY PLAT

LOT 1 OF LOT A NEW OPPORTUNITIES SUBDIVISION OF THE SE 1/4 SECTION 20, T84N, R34W, CARROLL CO.



ZONING EXISTING AND FUTURE: B2

170.25
4. MINIMUM REQUIREMENTS. THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE OBSERVED:
A. LOT AREA: 5,000 SQ. FT. MINIMUM.
B. YARD REQUIREMENTS:
FRONT YARD - NONE.
SIDE YARD - NONE, EXCEPT IN THE CASE OF A COMMERCIAL USE LOT ADJOINING A RESIDENTIAL DISTRICT, THEN THE SIDE YARD SHALL BE A MINIMUM OF 10 FEET.
REAR YARD - NONE, EXCEPT IN THE CASE OF A COMMERCIAL USE LOT ADJOINING A RESIDENTIAL DISTRICT, THEN THE REAR YARD SHALL BE A MINIMUM OF 20 FEET.
5. OFF-STREET PARKING REQUIREMENTS. TWO PER UNIT FOR ALL DWELLING UNITS; AND, ONE ADDITIONAL PARKING SPACE IS REQUIRED FOR EACH RENTER IN A ROOMING OR BOARDING HOUSE; AND FOR ALL OTHER PERMITTED USES AS REQUIRED IN SECTION .

FLOOD BOUNDARY

NO KNOWN 100 YEAR FLOOD BOUNDARY

ADDRESS & LOCATION

23751 HIGHWAY 30, CARROLL IOWA
SITE IS CURRENTLY LOCATED OUTSIDE THE CITY LIMITS OF CARROLL.

AIRPORT ZONIING

SITE IS LOCATED WITHIN AIRPORT ZONING. STRUCTURES WILL BE SUBJECT TO HEIGHT RESTRICTIONS SET FOURTH IN CHAPTER 171.

PRELIMINARY PLAT APPROVALS

OWNER:

COMMUNITY OPPORTUNITIES, INC. - CHAD JENSEN DATE

CITY:

PLANNING & ZONING COMMISION - CHAIRMAN DATE

CITY OF CARROLL - CLERK DATE

LEGAL DESCRIPTION FOR:
LOT 1 OF LOT A OF NEW OPPORTUNITIES SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 84 NORTH, RANGE 34 WEST, OF THE 5TH P.M., CARROLL COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WESTERN-MOST PORTION OF SAID LOT A; THENCE NORTH 00°01'01" WEST ALONG THE WEST LINE OF SAID LOT A, 290.00 FEET; THENCE SOUTH 89°09'13" EAST, 222.00 FEET; THENCE SOUTH 00°01'01" EAST, 290.00 FEET; THENCE NORTH 89°09'13" WEST ALONG THE SOUTH LINE OF SAID LOT A, 222.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.478 ACRES MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

INGRESS/EGRESS EASEMENT:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHERN MOST PORTION OF LOT 1 OF LOT A OF NEW OPPORTUNITIES SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 84 NORTH, RANGE 34 WEST, OF THE 5TH P.M., CARROLL COUNTY, IOWA; THENCE NORTH 00°01'01" WEST ALONG THE WEST LINE OF SAID LOT A, 131.89 FEET; THENCE SOUTH 89°09'13" EAST, 13.30 FEET; THENCE NORTH 00°01'01" WEST, 290.00 FEET; THENCE SOUTH 89°09'13" EAST, 12.00 FEET; THENCE SOUTH 00°01'01" EAST, 421.88 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT A; THENCE NORTH 89°10'20" WEST, 25.30 FEET TO THE POINT OF BEGINNING.

POINT	NORTHING	EASTING	DESCRIPTION
100	7461186.53	17447420.78	FND 1" DOT CAP IN PIPE
101	7461189.55	17447212.10	FND CUT X
102	7461199.04	17447003.48	FND 1" PIPE
103	7461321.44	17447212.06	FND 1/2" REBAR YPC 10318
104	7461324.52	17447003.39	FND 1/2" REBAR YPC 10318
105	7461818.73	17447003.24	SET 5/8" REBAR YPC 17979
106	7461815.65	17447211.92	FND CUT X ON STONE
107	7461812.63	17447420.60	FND 1/2" REBAR
110	7461614.52	17447003.30	SET 5/8" REBAR YPC 17979
111	7461611.24	17447225.28	SET 5/8" REBAR YPC 17979
112	7461321.24	17447225.36	SET CUT X
113	7461611.06	17447237.28	NOT SET
114	7461189.18	17447237.40	NOT SET

BASIS OF BEARING

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

0 100 200

LEGEND

SURVEY	FOUND	SET
SECTION CORNER	▲	△
5/8" REBAR YPC #17979 (UNLESS NOTED)	●	○
MAG NAIL	•	◦
PLATTED DISTANCE	P	
MEASURED DISTANCE	M	
SECTION LINE	— – – —	

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.

2019/05/07
MIKE SCHULTE DATE
LICENSE NUMBER: 17979
LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES COVERED BY THIS SEAL: 1 OF 1

LOT 1 OF LOT A NEW OPPORTUNITIES SUBDIVISION OF THE
SE 1/4 SECTION 20, T84N, R34W, CARROLL CO.
SCHULTE SURVEYING, INC.

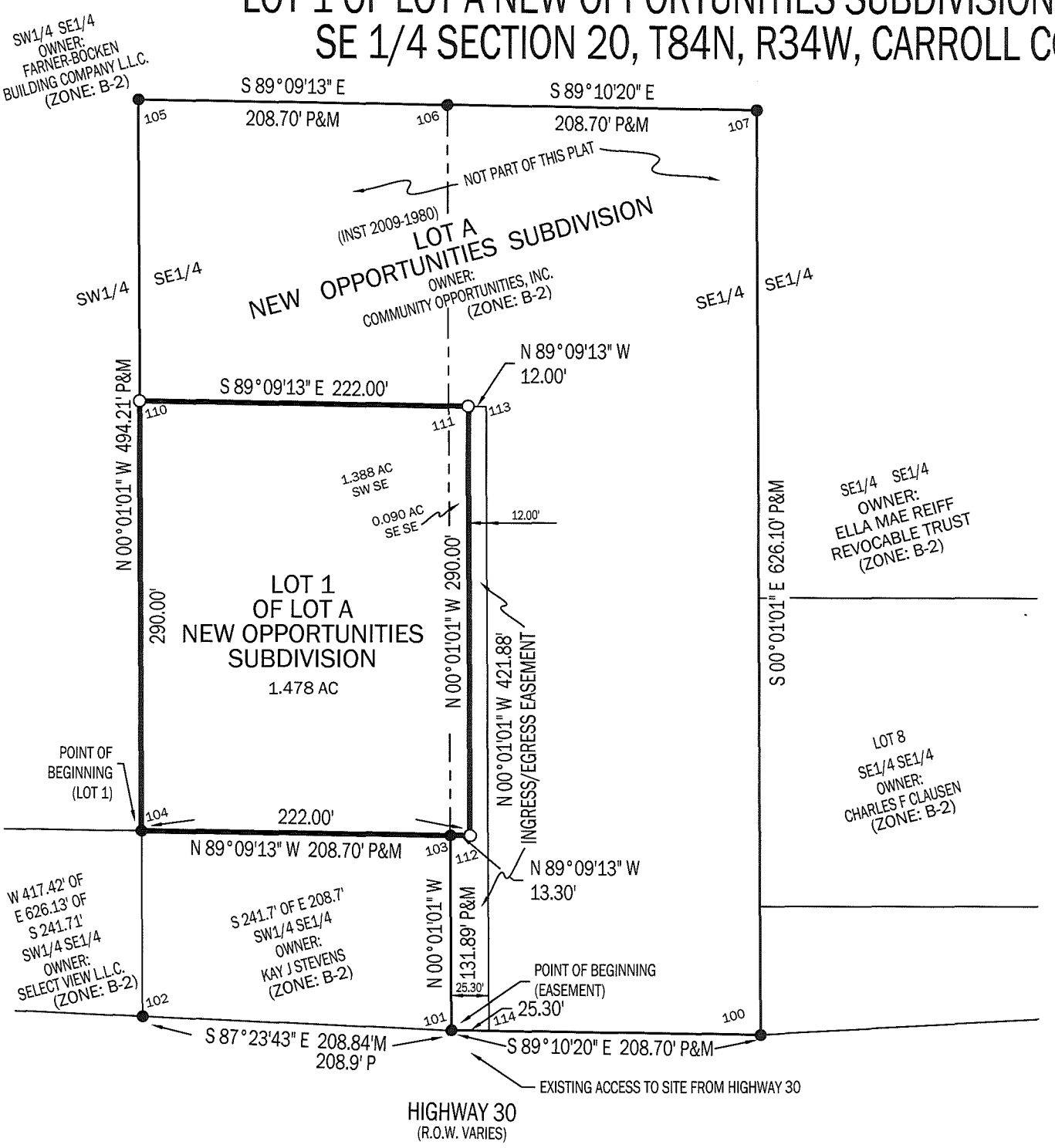
DRAWN BY: MLS
PROJ NUMBER: 19-019
SHEET : 1 OF 1
SCALE: 1"=100'

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:
CHAD JENSEN/NEW OPPORTUNITIES EXECUTIVE DIRECTOR
OWNER/SUBDIVIDER:
COMMUNITY OPPORTUNITIES, INC., 23751 HIGHWAY 30, CARROLL IOWA
SURVEY LOCATED:
LOT 1 OF LOT A OF NEW OPPORTUNITIES SUBDIVISION
SOUTHEAST 1/4 OF SECTION 20, T84N, R34W, CARROLL COUNTY IOWA
SURVEY DATE: 2019/04/30

FINAL PLAT

LOT 1 OF LOT A NEW OPPORTUNITIES SUBDIVISION OF THE SE 1/4 SECTION 20, T84N, R34W, CARROLL CO.



ZONING EXISTING AND FUTURE: B2

170.25
4. MINIMUM REQUIREMENTS. THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE OBSERVED:
A. LOT AREA: 5,000 SQ. FT. MINIMUM.
B. YARD REQUIREMENTS:
FRONT YARD - NONE.
SIDE YARD - NONE, EXCEPT IN THE CASE OF A COMMERCIAL USE LOT ADJOINING A RESIDENTIAL DISTRICT, THEN THE SIDE YARD SHALL BE A MINIMUM OF 10 FEET.
REAR YARD - NONE, EXCEPT IN THE CASE OF A COMMERCIAL USE LOT ADJOINING A RESIDENTIAL DISTRICT, THEN THE REAR YARD SHALL BE A MINIMUM OF 20 FEET.
5. OFF-STREET PARKING REQUIREMENTS. TWO PER UNIT FOR ALL DWELLING UNITS; AND, ONE ADDITIONAL PARKING SPACE IS REQUIRED FOR EACH RENTER IN A ROOMING OR BOARDING HOUSE; AND FOR ALL OTHER PERMITTED USES AS REQUIRED IN SECTION .

FLOOD BOUNDARY

NO KNOWN 100 YEAR FLOOD BOUNDARY

ADDRESS & LOCATION

23751 HIGHWAY 30, CARROLL IOWA
SITE IS CURRENTLY LOCATED OUTSIDE THE CITY LIMITS OF CARROLL.

AIRPORT ZONIING

SITE IS LOCATED WITHIN AIRPORT ZONING. STRUCTURES WILL BE SUBJECT TO HEIGHT RESTRICTIONS SET FOURTH IN CHAPTER 171.

FINAL PLAT APPROVALS

OWNER:

COMMUNITY OPPORTUNITIES, INC. - CHAD JENSEN DATE

CITY:

PLANNING & ZONING COMMISION - CHAIRMAN DATE

PLANNING & ZONING COMMISION - SECRETARY DATE

CITY OF CARROLL - MAYOR DATE

LEGAL DESCRIPTION FOR:
LOT 1 OF LOT A OF NEW OPPORTUNITIES SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 84 NORTH, RANGE 34 WEST, OF THE 5TH P.M., CARROLL COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WESTERN-MOST PORTION OF SAID LOT A; THENCE NORTH 00°01'01" WEST ALONG THE WEST LINE OF SAID LOT A, 290.00 FEET; THENCE SOUTH 89°09'13" EAST, 222.00 FEET; THENCE SOUTH 00°01'01" EAST, 290.00 FEET; THENCE NORTH 89°09'13" WEST ALONG THE SOUTH LINE OF SAID LOT A, 222.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.478 ACRES MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

INGRESS/EGRESS EASEMENT:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHERN MOST PORTION OF LOT 1 OF LOT A OF NEW OPPORTUNITIES SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 84 NORTH, RANGE 34 WEST, OF THE 5TH P.M., CARROLL COUNTY, IOWA; THENCE NORTH 00°01'01" WEST ALONG THE WEST LINE OF SAID LOT A, 131.89 FEET; THENCE SOUTH 89°09'13" EAST, 13.30 FEET; THENCE NORTH 00°01'01" WEST, 290.00 FEET; THENCE SOUTH 89°09'13" EAST, 12.00 FEET; THENCE SOUTH 00°01'01" EAST, 421.88 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT A; THENCE NORTH 89°10'20" WEST, 25.30 FEET TO THE POINT OF BEGINNING.

POINT	NORTHING	EASTING	DESCRIPTION
100	7461186.53	17447420.78	FND 1" DOT CAP IN PIPE
101	7461189.55	17447212.10	FND CUT X
102	7461199.04	17447003.48	FND 1" PIPE
103	7461321.44	17447212.06	FND 1/2" REBAR YPC 10318
104	7461324.52	17447003.39	FND 1/2" REBAR YPC 10318
105	7461818.73	17447003.24	SET 5/8" REBAR YPC 17979
106	7461815.65	17447211.92	FND CUT X ON STONE
107	7461812.63	17447420.60	FND 1/2" REBAR
110	7461614.52	17447003.30	SET 5/8" REBAR YPC 17979
111	7461611.24	17447225.28	SET 5/8" REBAR YPC 17979
112	7461321.24	17447225.36	SET CUT X
113	7461611.06	17447237.28	NOT SET
114	7461189.18	17447237.40	NOT SET

BASIS OF BEARING

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

0 100 200

LEGEND

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

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.

2019/05/07
MIKE SCHULTE DATE
LICENSE NUMBER: 17979
LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES COVERED BY THIS SEAL: 1 OF 1

LOT 1 OF LOT A NEW OPPORTUNITIES SUBDIVISION OF THE
SE 1/4 SECTION 20, T84N, R34W, CARROLL CO.

SCHULTE SURVEYING, INC.

DRAWN BY: MLS
PROJ NUMBER: 19-019
SHEET : 1 OF 1
SCALE: 1"=100'