City of Carroll

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

MEMO TO: Planning and Zoning Commission

FROM: Mike Pogge-Weaver, City Manager MJPW

DATE: November 18, 2020

SUBJECT: Wendl Subdivision Plat 2

Matthew J Wendl has submitted and is requesting approval of an application for a preliminary and final plat to be named Wendl Subdivision Plat 2. The subdivision is located on the south side of Highway 30 on the east side of Carroll.

The property is identified in the 2013 Carroll Comprehensive Plan as Mobile Homes and Commercial. The existing zoning is B-2, General Business District (Lot 1 and the north part of Lot 3) and R-6, Mobile Home Parks (Lot 2 and the south part of Lot 3).

The development consists of 3 lots which are at least 5.00 acres in size. Each lot meets the minimum requirements for single-family residential.

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

No new City owned utilities are proposed in the development.

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

The Planning and Zoning Commission met on November 11, 2020 and recommended that the Carroll City Council approval of Wendl Subdivision Plat 2, Preliminary and Final Plats and waive any platting irregularities and subject to changing the proposed zoning on the Preliminary Plat for Lot 3 to "R-6 and B-2" and removing the zoning information from the Final Plat. The zoning information was updated between the Planning and Zoning Commission meeting and City Council meeting and now shown correctly.

STAFF RECOMMENDATION: That the Carroll City Council approval of Wendl Subdivision Plat 2, Preliminary and Final Plats and waive any platting irregularities.

CITY OF CARROLL
SUBDIVISION DATA

NAME OF PLAN: Wendl Subdivision Plat 2 - Preliminary and Final Plats
NAME OF OWNER/DEVELOPER: Matthew J Wendl

GENERAL INFORMATION:

PLAT LOCATION:	South side of Highway 30 E
SIZE OF PLAN:	51.20 Acres
ZONING:	B-2, General Business District (Lot 1 and the north part of Lot 3) R-6, Mobile Home Parks (Lot 2 and the south part of Lot 3)

LOTS:

NUMBER:	3 Lots
SIZE/DENSITY:	29.11 acres, more or less
USE:	Business and Single Family Residential
BUILDING LINES:	60' front yard; 100' rear yard; and 30' side yard

ADJACENT LANDS:

NORTH:	Commercial Land
SOUTH:	Agricultural Land
EAST:	Industrial Land
WEST:	Commercial and Industrial Land

STREET DEVELOPMENT:

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

WASTE WATER:

No new City owned water utilities are proposed in the development. City utilities currently serve each lot.

WATER SYSTEM:

No new City owned sanitary sewer utilities are proposed in the development. City utilities currently serve each lot.

PRELIMINARY AND FINAL PLAT DRAWINGS:

Staff recommends approval by waiving any platting irregularities

Prepared by: City of Carroll, 627 N Adams Street, Carroll, IA 51401 712-792-1000

RESOLUTION NO.: _____

WHEREAS, Matthew J. Wendl has filed a Preliminary Plat for Wendl Subdivision Plat 2, 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 November 11, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Council does hereby tentatively approve the Preliminary Plat for Wendl Subdivision Plat 2, 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.

Passed and adopted by the Carroll City Council this 23rd day of November, 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 November, 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 November, 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 627 N. Adams Street Carroll, Iowa 51401 712/792-1000

RESOLUTION NO. _____

WHEREAS, Matthew J. Wendl, owner of certain real estate described in a certain plat filed by them with the City Clerk of the City of Carroll, Iowa, known as Wendl Subdivision Plat 2 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 November 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 final plat of Wendl Subdivision Plat 2, 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 23rd day of November, 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 November, 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 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 Plat as provided by law.

_____
Eric P. Jensen, Mayor

ATTEST:

_____
Laura A. Schaefer, City Clerk

State of Iowa)
ss.
Carroll County)

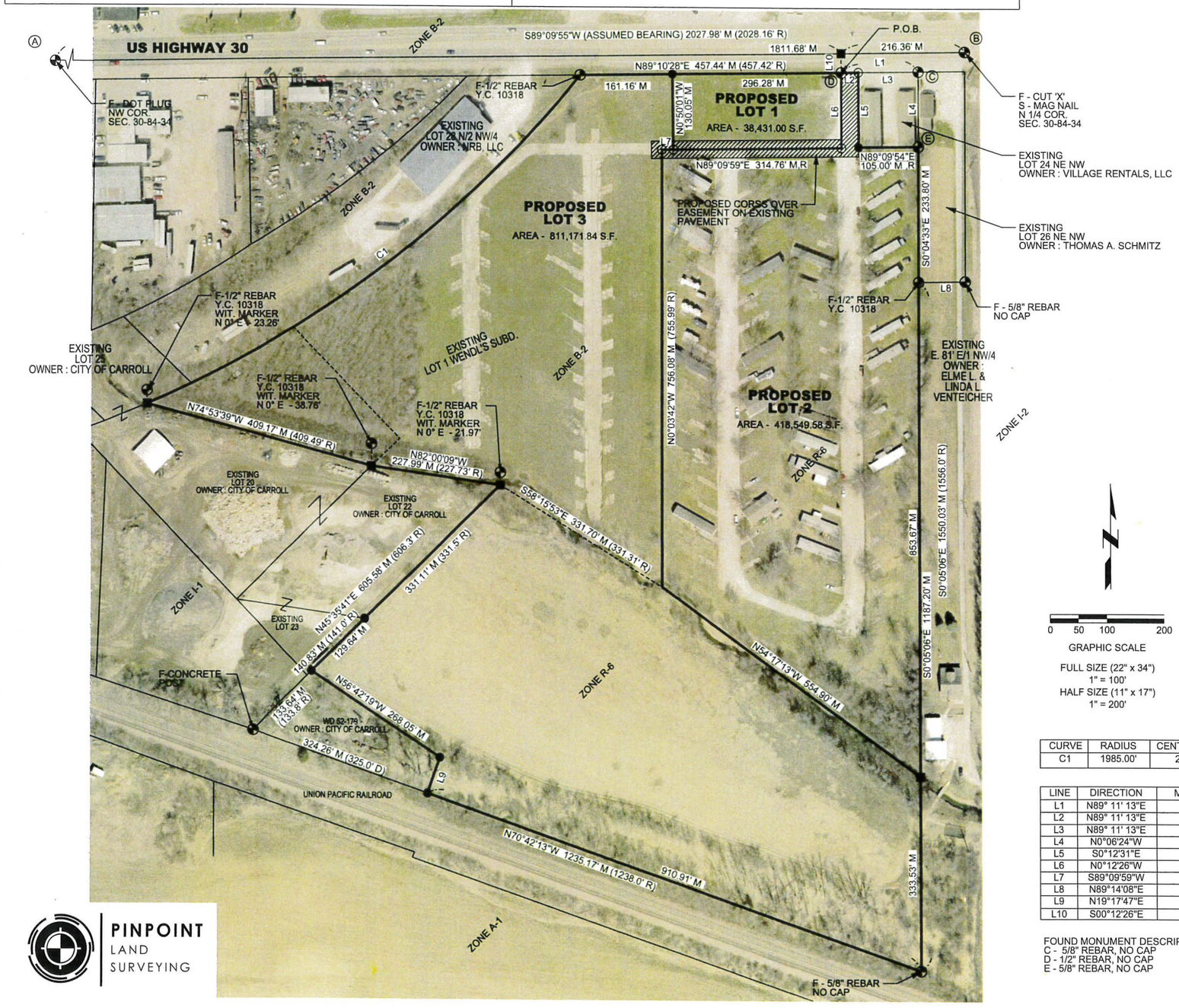
On this 23rd day of November, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric P. Jensen and Laura A. Schaefer, to me personally known, who, being by me duly sworn did say that they are the Mayor and City Clerk respectively, of the City of Carroll, 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.

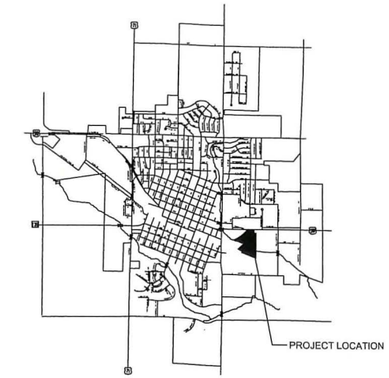
_____
Notary Public in and for the State of Iowa

PRELIMINARY PLAT
WENDL SUBDIVISION PLAT 2

CITY OF CARROLL
CARROLL COUNTY, IOWA

COUNTY RECORDER'S USE ONLY





CITY OF CARROLL, IOWA

BUILDING SETBACKS: B-2

FRONT YARD	NONE
REAR YARD MIN.	20'
SIDE YARD MIN.	10'

BUILDING SETBACKS: R-6

FRONT YARD	25'
REAR YARD MIN.	25'
SIDE YARD MIN.	5'

NOTE:
ALL BEARINGS ARE ASSUMED, ALL MONUMENTS SET ARE 1/2" REBAR WITH YELLOW CAP No. 21443 UNLESS OTHERWISE NOTED.

ACREAGE TABLE

TOTAL ACREAGE	1,268,152.42 S.F.
NUMBER OF LOTS	3
MIN. LOT AREA	38,431.00 S.F
AVG. LOT AREA	422,717.47 S.F.
MAX. LOT AREA	811,171.84 S.F.
PUBLIC LAND AREA	NONE
ROW LAND AREA	NONE

ZONING	EXISTING
LOT 1	B-2
LOT 2	R-6
LOT 3	B-2 & R-6

OWNER	CITY APPROVALS
MATTHEW J. WENDL 11/18/20 DATE	RECOMMEND TENTATIVE PLAT APPROVAL - PLANNING & ZONING COMMISSION CHAIRMAN DATE TENTATIVE PLAT ACCEPTED - CITY OF CARROLL, IOWA MAYOR DATE

0 50 100 200
GRAPHIC SCALE
FULL SIZE (22" x 34") 1" = 100'
HALF SIZE (11" x 17") 1" = 200'

LEGEND

- CITY LIMIT LINE
- MONUMENT FOUND
- MONUMENT SET WITH YELLOW CAP (Y.C.) # 21443
- SET M.A.G. NAIL
- X SET 'X' IN PAVEMENT
- TEMPORARY POINT
- (A) FOUND MONUMENT LABEL
- F FOUND MONUMENT
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- S SET MONUMENT

OWNER, SUBDIVIDER, BUILDER
MATTHEW J. WENDL
21296 NOBLE AVE.
CARROLL, IA 51401

LAND SURVEYOR
DANIEL G. MESSERICH
919 BROOKDALE DRIVE
CARROLL, IOWA 51401
712-790-8513

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP:
VERSION NUMBER: 2.3.3.2
MAP NUMBER: 19027C0153C & 19027C0161C
EFFECTIVE DATA: SEPTEMBER 15, 2017
ZONE A: AREA WITHOUT BASE FLOOD ELEVATION (BFE)
ZONE X: AREA OF MINIMAL FLOOD HAZARD

CURVE	RADIUS	CENTRAL ANGLE	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1985.00'	2° 53' 11"	489.17'	959.24' M (958.89' R)	N 53° 01' 54" E	949.94'

LINE	DIRECTION	MEASURED	RECORDED
L1	N89° 11' 13"E	135.30'	135.00'
L2	N89° 11' 13"E	30.07'	30.00'
L3	N89° 11' 13"E	105.23	105.00'
L4	N0°06'24"W	129.03'	129.06'
L5	S0°12'31"E	129.06'	129.06'
L6	N0°12'26"W	130.01'	130.01'
L7	S89°09'59"W	19.91'	-
L8	N89°14'08"E	80.95'	81.0'
L9	N19°17'47"E	65.00'	65.00' D
L10	S00°12'26"E	32.88'	33.0' R.O.W.

FOUND MONUMENT DESCRIPTIONS:
C - 5/8" REBAR, NO CAP
D - 1/2" REBAR, NO CAP
E - 5/8" REBAR, NO CAP

LICENSED PROFESSIONAL LAND SURVEYOR
DANIEL G. MESSERICH
21443
IOWA

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Daniel G. Messerich 11-18-2020
SIGNATURE DATE
DANIEL G. MESSERICH
PRINTED OR TYPED NAME
21443
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 AND 2

DATE 11/14/2020	PROJECT NO. 271
SCALE SEE GRAPHIC SCALE	
FIELD BOOK No. 4	
SHEET 1 OF 2	

PINPOINT LAND SURVEYING

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PRELIMINARY PLAT
WENDL SUBDIVISION PLAT 2

CITY OF CARROLL
CARROLL COUNTY, IOWA

DEDICATION:

KNOW ALL MEN BY THESE PRESENT: THAT MATTHEW J. WENDL IS THE OWNER OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WENDL SUBDIVISION PLAT 2. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF ITS PROPERTY AS SHOWN ON THIS PLAT.

EASEMENTS

CROSSOVER EASEMENT IS A PERMANENT INGRESS/EGRESS EASEMENT ACROSS THE CURRENT DRIVEWAY LOCATED AT THE NORTHEAST CORNER OF AND ENTRANCE TO THE REAL ESTATE. NO VEHICLES EXCEEDING 25,000 POUNDS SHALL BE PERMITTED TO USE THE EASEMENTS.

BOUNDARY DESCRIPTION

WENDL SUBDIVISION PLAT 2, CITY OF CARROLL, CARROLL COUNTY, IOWA, WHOSE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 34 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA, THENCE S 89°09' 55" W (ASSUMED BEARING) ON THE NORTH LINE OF SAID SECTION, A DISTANCE OF 216.36 FEET TO A TEMPORARY POINT;

THENCE S 00°12' 26" E, A DISTANCE OF 32.88 FEET TO A 1/2" REBAR WITH NO CAP, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 30 AND SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);

THENCE N 89°11' 13" E ON SAID LINE, A DISTANCE OF 30.07 TO A MAG NAIL, SAID POINT BEING THE NORTHWEST CORNER OF LOT 24 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE S 0°12' 31" E ON THE WEST LINE OF SAID LOT 24, A DISTANCE OF 129.06 TO A 1/2" REBAR WITH YELLOW CAP #21443, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 24;

THENCE N 89°09' 54" E ON THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 105.00 FEET TO A 5/8" REBAR WITH NO CAP, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 24 AND SAID POINT BEING ON THE WEST LINE OF LOT 26 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE S 0°04' 33" E ON THE WEST LINE OF SAID LOT 26, A DISTANCE OF 233.80 FEET TO A 1/2" REBAR WITH YELLOW CAP #10318, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 26;

THENCE S 0°05' 06" E ON THE WEST LINE OF THE EAST 81.0 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1187.20 FEET TO A 5/8" REBAR WITH NO CAP, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL AND SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE N 70°42' 13" W ON SAID LINE, A DISTANCE OF 910.91 FEET TO A 1/2" REBAR WITH YELLOW CAP #21443, SAID POINT BEING THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 52 PAGE 179;

THENCE N 19°17' 47" E ON THE EAST LINE OF SAID PARCEL, A DISTANCE OF 65.00 FEET TO A 1/2" REBAR WITH YELLOW CAP #21443, SAID POINT BEING THE NORTHEAST CORNER OF SAID PARCEL;

THENCE N 56°42' 19" W ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 268.05 FEET TO A 1/2" REBAR WITH YELLOW CAP #21443 SAID POINT BEING ON THE EAST LINE OF LOT 23 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE N 45°35' 41" E ON THE EAST LINE OF SAID LOT 23, A DISTANCE OF 129.64 FEET TO A 1/2" REBAR WITH YELLOW CAP #21443, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 22 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE N 45°35' 41" E ON THE EAST LINE OF SAID LOT 22, A DISTANCE OF 331.11 FEET TO A TEMPORARY POINT;

THENCE N 82°00' 09" W, A DISTANCE OF 227.99 FEET TO A TEMPORARY POINT;

THENCE N 74°53' 39" W, A DISTANCE OF 409.17 FEET TO A TEMPORARY POINT, SAID POINT BEING ON THE EAST LINE OF LOT 25 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTHEASTERLY ON THE EAST LINE IF SAID LOTS 25 AND 28, A DISTANCE OF 959.24 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1985.00 FEET TO A 1/2" REBAR WITH YELLOW CAP #10318, SAID POINT BEING THE NORTHEAST CORNER OF LOT 28 AND SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 30;

THENCE N 89°10' 28" E ON SAID LINE, A DISTANCE OF 457.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 29.11 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: MATTHEW J. WENDL

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PINPOINT
LAND
SURVEYING

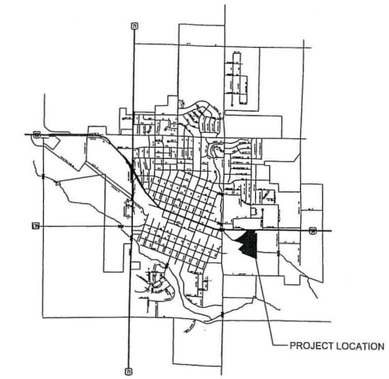
DATE 11/14/2020	PROJECT NO. 271
SCALE SEE GRAPHIC SCALE	
FIELD BOOK No. 4	
SHEET 2 OF 2	

FINAL PLAT
WENDL SUBDIVISION PLAT 2

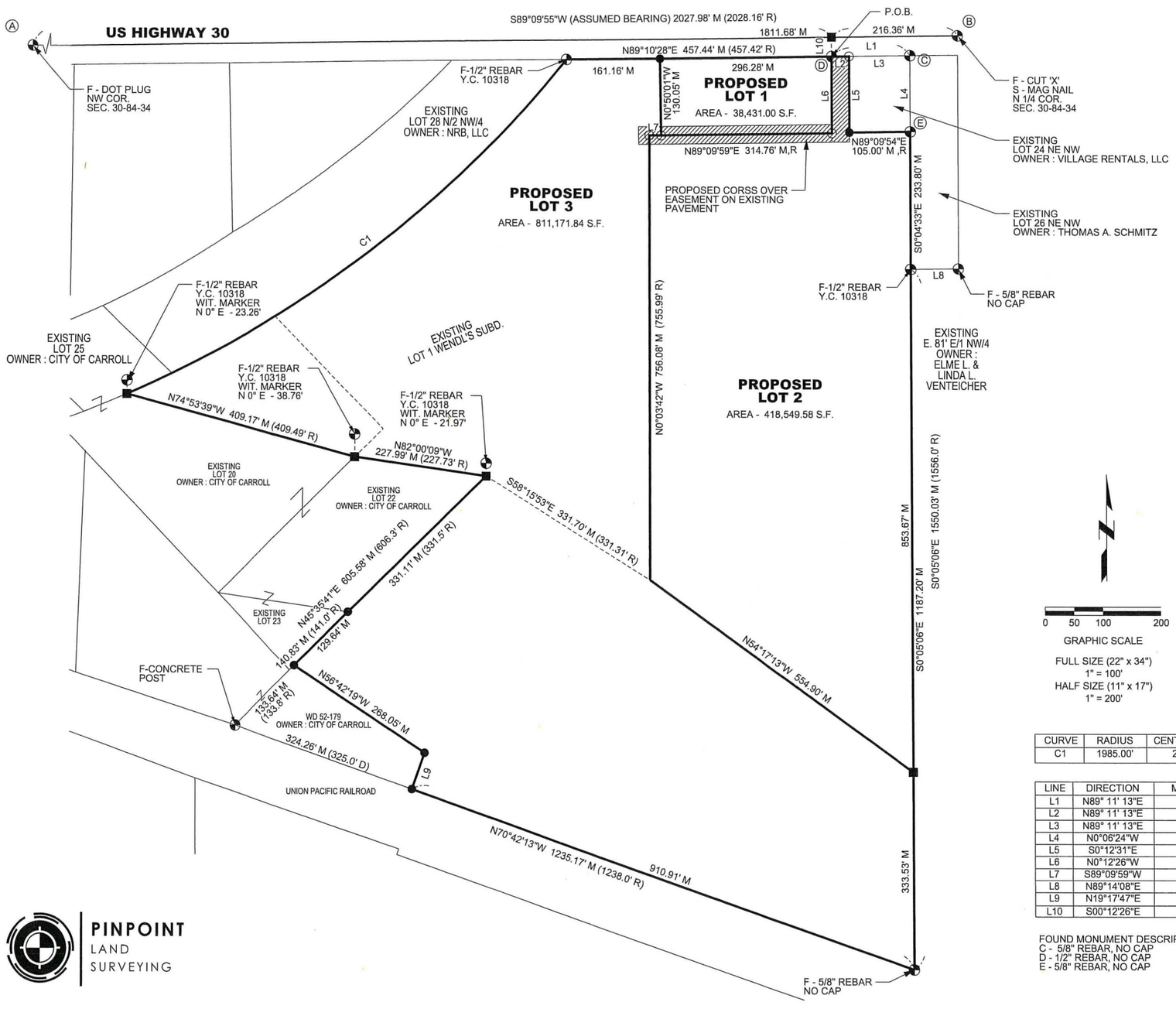
CITY OF CARROLL
CARROLL COUNTY, IOWA

COUNTY RECORDER'S USE ONLY

INDEX LEGEND	
LOCATION:	WENDL SUBDIVISION PLAT 2
REQUESTOR:	MATTHEW J. WENDL
PROPRIETOR:	MATTHEW J. WENDL
SURVEYOR:	DANIEL G. MESSERICH
COMPANY:	PINPOINT LAND SURVEYING, PLLC
RETURN TO:	DANIEL G. MESSERICH 919 BROOKDALE DRIVE, CARROLL, IOWA 51401 712-790-8513



CITY OF CARROLL, IOWA



BUILDING SETBACKS: B-2

FRONT YARD	NONE
REAR YARD MIN.	20'
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0 50 100 200
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- CITY LIMIT LINE
- MONUMENT FOUND
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- X SET 'X' IN PAVEMENT
- TEMPORARY POINT
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OWNER, SUBDIVIDER, BUILDER
MATTHEW J. WENDL
21296 NOBLE AVE.
CARROLL, IA 51401

LAND SURVEYOR
DANIEL G. MESSERICH
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CARROLL, IOWA 51401
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FOUND MONUMENT DESCRIPTIONS:
C - 5/8" REBAR, NO CAP
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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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LICENSED PROFESSIONAL LAND SURVEYOR
DANIEL G. MESSERICH
21443
IOWA

Daniel G. Messerich 11-18-2020
SIGNATURE DATE
DANIEL G. MESSERICH
PRINTED OR TYPED NAME
21443
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 AND 2

DATE	PROJECT NO.
11/14/2020	271
SCALE	SEE GRAPHIC SCALE
FIELD BOOK	No. 4
SHEET	1 OF 2

PINPOINT LAND SURVEYING

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FINAL PLAT
WENDL SUBDIVISION PLAT 2

CITY OF CARROLL
CARROLL COUNTY, IOWA

DEDICATION:

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THENCE S 00°12' 26" E, A DISTANCE OF 32.88 FEET TO A 1/2" REBAR WITH NO CAP, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 30 AND SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);

THENCE N 89°11' 13" E ON SAID LINE, A DISTANCE OF 30.07 TO A MAG NAIL, SAID POINT BEING THE NORTHWEST CORNER OF LOT 24 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE S 0°12' 31" E ON THE WEST LINE OF SAID LOT 24, A DISTANCE OF 129.06 TO A 1/2" REBAR WITH YELLOW CAP #21443, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 24;

THENCE N 89°09' 54" E ON THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 105.00 FEET TO A 5/8" REBAR WITH NO CAP, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 24 AND SAID POINT BEING ON THE WEST LINE OF LOT 26 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE S 0°04' 33" E ON THE WEST LINE OF SAID LOT 26, A DISTANCE OF 233.80 FEET TO A 1/2" REBAR WITH YELLOW CAP #10318, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 26;

THENCE S 0°05' 06" E ON THE WEST LINE OF THE EAST 81.0 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1187.20 FEET TO A 5/8" REBAR WITH NO CAP, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL AND SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE N 70°42' 13" W ON SAID LINE, A DISTANCE OF 910.91 FEET TO A 1/2" REBAR WITH YELLOW CAP #21443, SAID POINT BEING THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 52 PAGE 179;

THENCE N 19°17' 47" E ON THE EAST LINE OF SAID PARCEL, A DISTANCE OF 65.00 FEET TO A 1/2" REBAR WITH YELLOW CAP #21443, SAID POINT BEING THE NORTHEAST CORNER OF SAID PARCEL;

THENCE N 56°42' 19" W ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 268.05 FEET TO A 1/2" REBAR WITH YELLOW CAP #21443 SAID POINT BEING ON THE EAST LINE OF LOT 23 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE N 45°35' 41" E ON THE EAST LINE OF SAID LOT 23, A DISTANCE OF 129.64 FEET TO A 1/2" REBAR WITH YELLOW CAP #21443, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 22 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE N 45°35' 41" E ON THE EAST LINE OF SAID LOT 22, A DISTANCE OF 331.11 FEET TO A TEMPORARY POINT;

THENCE N 82°00' 09" W, A DISTANCE OF 227.99 FEET TO A TEMPORARY POINT;

THENCE N 74°53' 39" W, A DISTANCE OF 409.17 FEET TO A TEMPORARY POINT, SAID POINT BEING ON THE EAST LINE OF LOT 25 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTHEASTERLY ON THE EAST LINE IF SAID LOTS 25 AND 28, A DISTANCE OF 959.24 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1985.00 FEET TO A 1/2" REBAR WITH YELLOW CAP #10318, SAID POINT BEING THE NORTHEAST CORNER OF LOT 28 AND SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 30;

THENCE N 89°10' 28" E ON SAID LINE, A DISTANCE OF 457.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 29.11 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: MATTHEW J. WENDL

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DATE 11/14/2020	PROJECT NO. 271
SCALE SEE GRAPHIC SCALE	
FIELD BOOK No. 4	
SHEET 2 OF 2	