

CHICKASAW COUNTY LAND USE DEPARTMENT

8 East Prospect
PO BOX 94
NEW HAMPTON, IOWA 50659-0214
641-394-2813

RESOLUTION 05-01-23-33

A RESOLUTION APPROVING THE MINOR SUBDIVISION PLAT OF:

PARCELS 2023-7 AND 2023-8 ALL IN THE NW1/4 OF SECTION 10, ALL IN TOWNSHIP 94 NORTH, RANGE 13 WEST OF THE 5TH P.M., CHICKASAW COUNTY, IOWA

WHEREAS, ON THE 1ST DAY of May, 2023 at a regular meeting by the Board of Supervisors, Chickasaw County, Iowa a minor subdivision plat of

PARCELS 2023-7 AND 2023-8 ALL IN THE NW1/4 OF SECTION 10, ALL IN TOWNSHIP 94 NORTH, RANGE 13 WEST OF THE 5TH P.M., CHICKASAW COUNTY, IOWA
Was presented.

WHEREAS, the minor subdivision plat of

PARCELS 2023-7 AND 2023-8 ALL IN THE NW1/4 OF SECTION 10, ALL IN TOWNSHIP 94 NORTH, RANGE 13 WEST OF THE 5TH P.M., CHICKASAW COUNTY, IOWA
Has now been considered and should be approved.

NOW THEREFORE, it is hereby resolved by the Board of Supervisors, Chickasaw County, Iowa that said Minor Subdivision Plat be approved, accepted and the Chairman is hereby directed to certify this Resolution of Approval.

PASSED AND APPROVED on this 1ST DAY of MAY, 2023.

A handwritten signature in blue ink, appearing to read "T. K. K.", is written over a horizontal line.

Chairman, Board of Supervisors

ATTEST:

A handwritten signature in blue ink, appearing to read "Steve Shue", is written over a horizontal line.

Auditor

Date Received by County:
Fee: \$

3-29-23

100-

APPLICATION FOR PROPOSED DIVISION OF LAND
CHICKASAW COUNTY LAND USE DEPARTMENT
8 EAST PROSPECT, PO BOX 94
NEW HAMPTON, IOWA 50659
(641) 394-2813

APPLICATION FOR PROPOSED DIVISION OF LAND
This Application shall be submitted with all survey plats. Completion of this Application and payment of any non-refundable fees are required before any division of land can be processed.

Applicant: **Dan Dirksen, Etal.**

Address: 2640 Ivanhoe Avenue, Ionia, IA 50645

Within Quarter: NW Section: 10 Township: 94 Range: 13

Parent Real Estate Parcel Number(s): 191410250005

New Surveyed Parcel Number(s): 2023-7, 2023-8

Presently Zoned As: County is Unzoned

Proposed Use of Land: Homestead Split and Split agland from CRP/Timberland

Is this a Retracement Survey: YES NO

Is there a driveway in place or will a driveway need to be put in place: Driveways are in place. Access to CRP/Timber parcel via ingress/egress easement.

Attorney who will prepare required legal document(s):
Name: **Kevin Kennedy**
Address: **12 East Main Street, New Hampton, IA 50659**
Telephone Number: **641-394-3113**

Licensed Iowa Land Surveyor who will prepare survey(s) / plat(s):
Name: **Kirk D. Reicks, PLS 19211**
Address: **10 East Main Street, New Hampton, IA 50659**
Telephone Number: **641-394-2725**

Owner's Signature: *Dan Dirksen* Date: 2-27-2023

| COUNTY USE ONLY: | | | | |
|------------------|----------------------------|-------------------|-------------------|-----------------------|
| County Office | Simple Split / Retracement | Minor Subdivision | Major Subdivision | Signature/Comments |
| Assessor | | 4-3-2023 | | <i>Raymond Armet</i> |
| Auditor | | 4-27-23 | | <i>Shelby Shuler</i> |
| Engineer | | 4-27-23 | | <i>Thomas Tunney</i> |
| Env. Health | | 4/27/23 | | <i>Kirk D. Reicks</i> |
| Administrator | | 4-3-2023 | | <i>Raymond Armet</i> |

Additional Notes: THE 2 SURVEYED PARCELS ARE THE FIRST SPLIT OF THE SUBJECT PROPERTY (PARENT) WITH THE REMAINDER BEING THE THIRD PARCEL

Administrative Decision: MINOR SUBDIVISION

Raymond Armet
Raymond K. Armet, Administrator

4-3-23
Date

Index Legend

Prepared by & Returned to:
Kirk D. Reicks, PLS 19211
10 East Main Street
New Hampton, Iowa 50659
Phone: 641-394-2725

Proprietor(s): Dan Dirksen, Etal.

Requested By: Dan Dirksen

County: Chickasaw

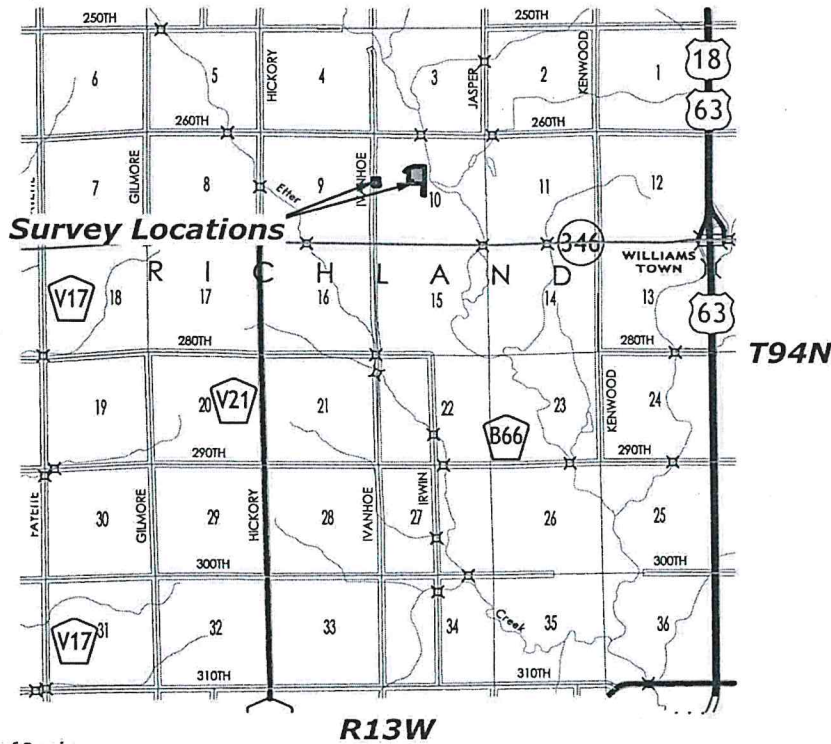
City: N/A

Section(s)-Township-Range: 10-T94N-R13W

Allquot Part(s): SW 1/4 - NW 1/4 & SE 1/4 - NW 1/4

Plat of Survey

**Parcel 2023-07 in the SW 1/4 - NW 1/4 and
Parcel 2023-08 in the SE 1/4 - NW 1/4, both of
Section 10 - T94N - R13W, Chickasaw County, Iowa.**



Basis of Bearing:

The Coordinate Basis for this survey and the subsequent Basis of Bearing is the Iowa State Plane Coordinate System North Zone (1401) Horizontal Control NAD 83 (1996) U.S. Survey Foot, Vertical Control NAVD88 (Geoid 96C).

Control was acquired by localizing into the Chickasaw County GPS Control System utilizing Points 230, 231, 238, 239 and projecting from the cross of 230-239 and 231-238.

Scale factor 1.0000860099 applied.

Projection Point:

Northing = 3820710.39' / Easting = 5227733.49'

Notes:

References are hereby made to any Recorded Documents, if indicated on this Plat of Survey.

See Sheet 1 for Location Map.
See Sheet 2 for Section Control.
See Sheet 3-4 for Survey Details.
See Sheet 5-6 for Legal Description(s).

Map Not to Scale

Map Courtesy of the Iowa Department of Transportation
<http://www.iowadot.gov/maps/>

LEGEND

- = Section Corner Found
- = Section Corner Set
- = Set 5/8"Ø Rebar w/OPC PLS 19211
- = Calculated Position
- = Survey Boundary Line
- RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic Cap
- (0.00') = Recorded Dimension



Fieldwork was completed on February 27, 2023.

FB: Chickasaw 12, Page(s) 4-5

KLR Project Number: 2023-017

Sheet: 1 of 6

HRS Herold-Reicks Surveying

New Hampton Waverly Clear Lake
641-394-2725 319-483-5187 641-231-8092
www.hrsurveying.com



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.

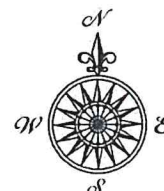
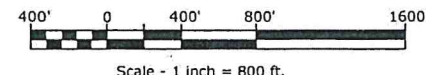
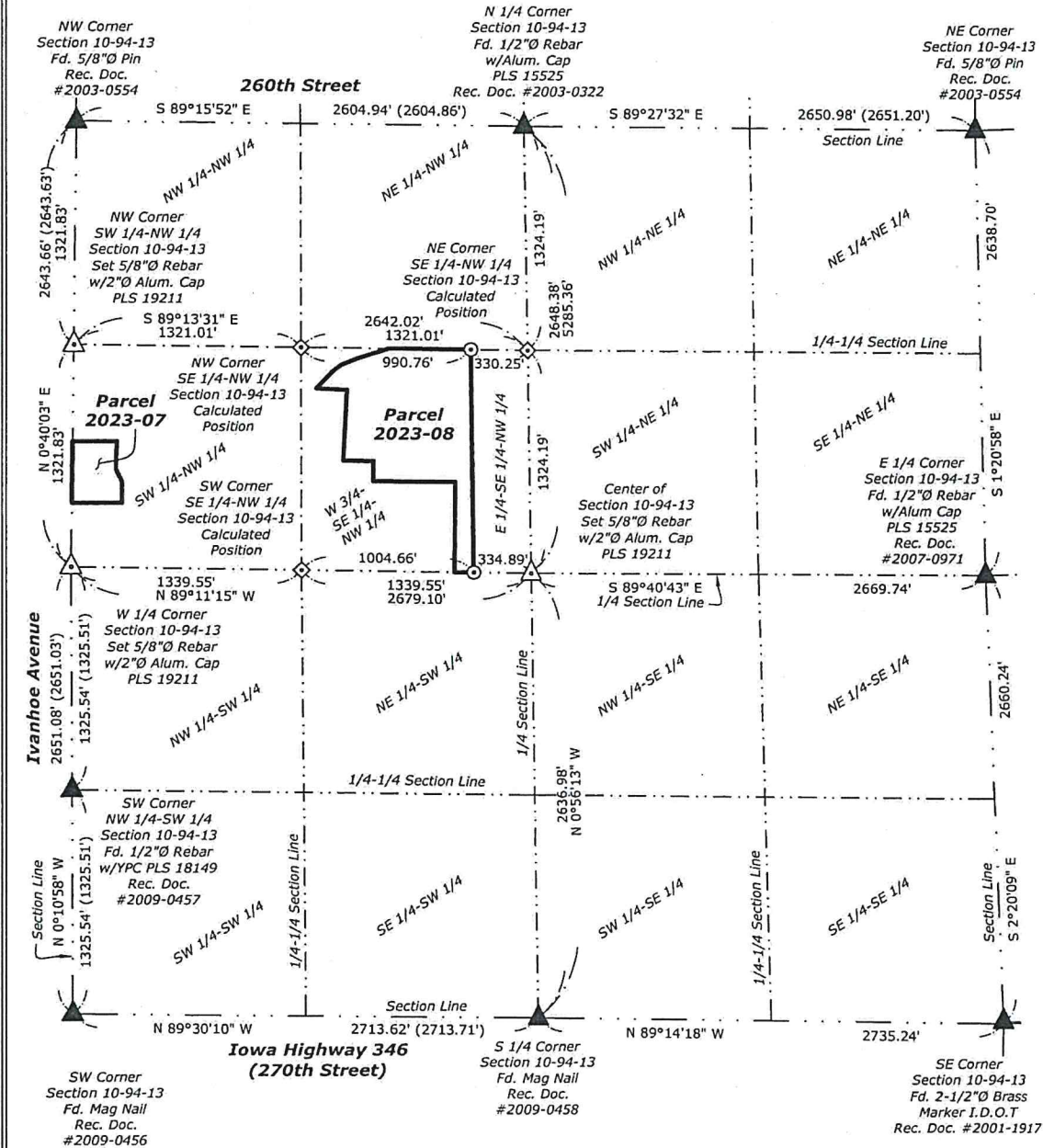
Kirk D. Reicks 3-28-2023
Kirk D. Reicks Date:

License number 19211
My license renewal date is December 31, 2024.
Sheets covered by this seal: 1-6

File: S:_Projects - NHO\County Control Systems - NHO\CHICKSAW\CHICK-41 - 2022.dwg, 3/28/2023 7:55:46 AM

Plat of Survey

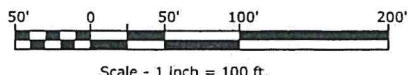
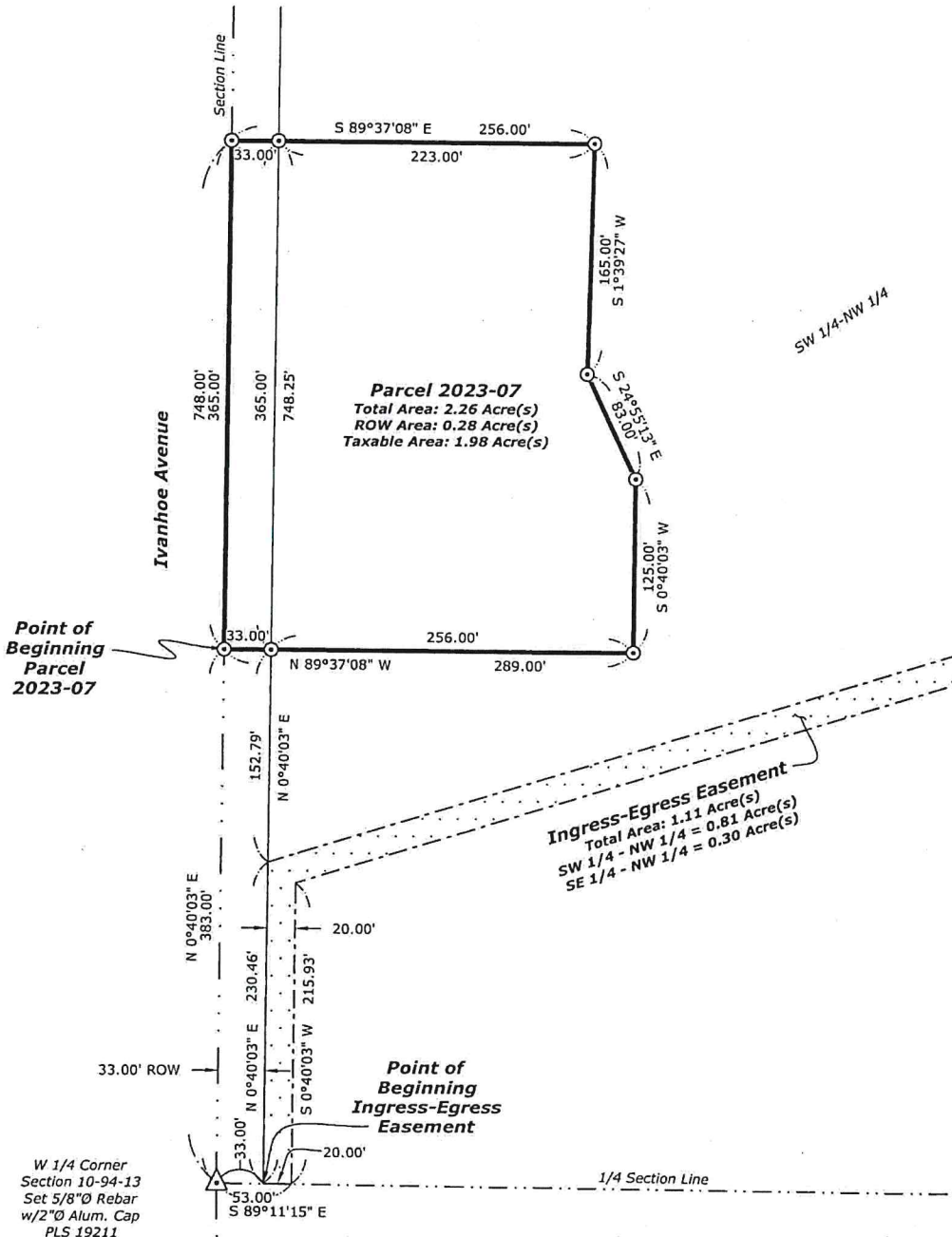
**Parcel 2023-07 in the SW 1/4 - NW 1/4 and
Parcel 2023-08 in the SE 1/4 - NW 1/4, both of
Section 10 - T94N - R13W, Chickasaw County, Iowa.**



| LEGEND | |
|---|-----------------------------------|
| | = Section Corner Found |
| | = Section Corner Set |
| | = Set 5/8"Ø Rebar w/OPC PLS 19211 |
| | = Calculated Position |
| | = Survey Boundary Line |
| RPC,YPC,OPC,BPC = Red, Yellow, Orange, Blue Plastic Cap | |
| (0.00') = Recorded Dimension | |

Plat of Survey

**Parcel 2023-07 in the SW 1/4 - NW 1/4 and
Parcel 2023-08 in the SE 1/4 - NW 1/4, both of
Section 10 - T94N - R13W, Chickasaw County, Iowa.**



| LEGEND | |
|--------------------|---|
| | = Section Corner Found |
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| | = Calculated Position |
| | = Survey Boundary Line |
| RPC, YPC, OPC, BPC | = Red, Yellow, Orange, Blue Plastic Cap |
| (0.00') | = Recorded Dimension |

Plat of Survey

**Parcel 2023-07 in the SW 1/4 - NW 1/4 and
Parcel 2023-08 in the SE 1/4 - NW 1/4, both of
Section 10 - T94N - R13W, Chickasaw County, Iowa.**

Legal Description(s):

Parcel 2023-07 in the Southwest Quarter of the Northwest Quarter of Section 10, Township 94 North, Range 13 West of the 5th P.M., Chickasaw County, Iowa, and more particularly described as follows:

Commencing at the West Quarter Corner of said Section;

Thence **North 00°40'03" East, 383.00 feet** along the West Line of said Quarter-Quarter Section to the Point of Beginning;

Thence continuing **North 00°40'03" East, 365.00 feet** along said West Line;

Thence **South 89°37'08" East, 256.00 feet**;

Thence **South 01°39'27" West, 165.00 feet**;

Thence **South 24°55'13" East, 83.00 feet**;

Thence **South 00°40'03" West, 125.00 feet**;

Thence **North 89°37'08" West, 289.00 feet** to the Point of Beginning.

Containing **2.26 Acre(s)**, including 0.28 Acre(s) of Ivanhoe Avenue Right-of-Way, subject to any easements recorded or unrecorded.

Parcel 2023-08 in the Southeast Quarter of the Northwest Quarter of Section 10, Township 94 North, Range 13 West of the 5th P.M., Chickasaw County, Iowa, and more particularly described as follows:

Commencing at the Center of said Section;

Thence **North 89°11'15" West, 334.89 feet** along the South Line of said Quarter-Quarter Section to the Southwest Corner of the East Half of the East Half of said Quarter-Quarter Section and the Point of Beginning;

Thence continuing **North 89°11'15" West, 112.43 feet** along said South Line;

Thence **North 00°29'32" East, 534.82 feet**;

Thence **North 89°19'35" West, 477.79 feet**;

Thence **North 00°19'42" East, 118.52 feet**;

Thence **North 88°42'32" West, 173.81 feet**;

Thence **North 02°51'56" East, 420.56 feet**;

Thence **North 86°55'18" West, 179.06 feet**;

Thence **North 42°59'35" East, 133.41 feet**;

Thence **North 52°23'03" East, 70.15 feet**;

Thence **North 67°44'22" East, 103.24 feet**;

Thence **North 72°39'54" East, 189.84 feet** to the North Line of said Quarter-Quarter Section;

Thence **South 89°13'31" East, 476.17 feet** along said North Line to the Northwest Corner of the East Half of the East Half of said Quarter-Quarter Section;

Thence **South 00°44'12" East, 1323.84 feet** along the West Line of the East Half of said East Half to the Point of Beginning.

Containing **14.29 Acre(s)**, subject to any easements recorded or unrecorded.

Note: The Bearings and Distances indicated in this Legal Description are to the Monuments "Found or Set" as indicated on the attached "Plat of Survey" and the calls along the courses in this Description are to those Monuments as indicated.

References are hereby made to any Recorded Documents, if indicated on this Plat of Survey.

Plat of Survey

**Parcel 2023-07 in the SW 1/4 - NW 1/4 and
Parcel 2023-08 in the SE 1/4 - NW 1/4, both of
Section 10 - T94N - R13W, Chickasaw County, Iowa.**

Legal Description(s):

Ingress-Egress Easement in the South Half of the Northwest Quarter of Section 10, Township 94 North, Range 13 West of the 5th P.M., Chickasaw County, Iowa, and more particularly described as follows:

Commencing at the West Quarter Corner of said Section;

Thence **South 89°11'15" East, 33.00 feet** along the South Line of said South Half to the East Right-of-Way Line of Ivanhoe Avenue and the Point of Beginning;

Thence **North 00°40'03" East, 230.46 feet** along said East Right-of-Way Line;

Thence **North 72°52'08" East, 885.06 feet;**

Thence **North 42°18'39" East, 991.00 feet;**

Thence **North 72°39'54" East, 249.25 feet** to the North Line of said South Half;

Thence **South 89°13'31" East, 64.34 feet** along said North Line to a Northwesterly Corner of Parcel 2023-08, as shown on this Plat of Survey;

Thence **South 72°39'54" West, 189.84 feet;**

Thence **South 67°44'22" West, 103.24 feet;**

Thence **South 52°23'03" West, 70.15 feet;**

Thence **South 42°59'35" West, 133.41 feet** all along said Parcel 2023-08 to a corner thereof;

Thence **South 42°18'39" West, 794.70 feet**

Thence **South 72°52'08" West, 875.94 feet;**

Thence **South 00°40'03" West, 215.93 feet** to the South Line of said South Half;

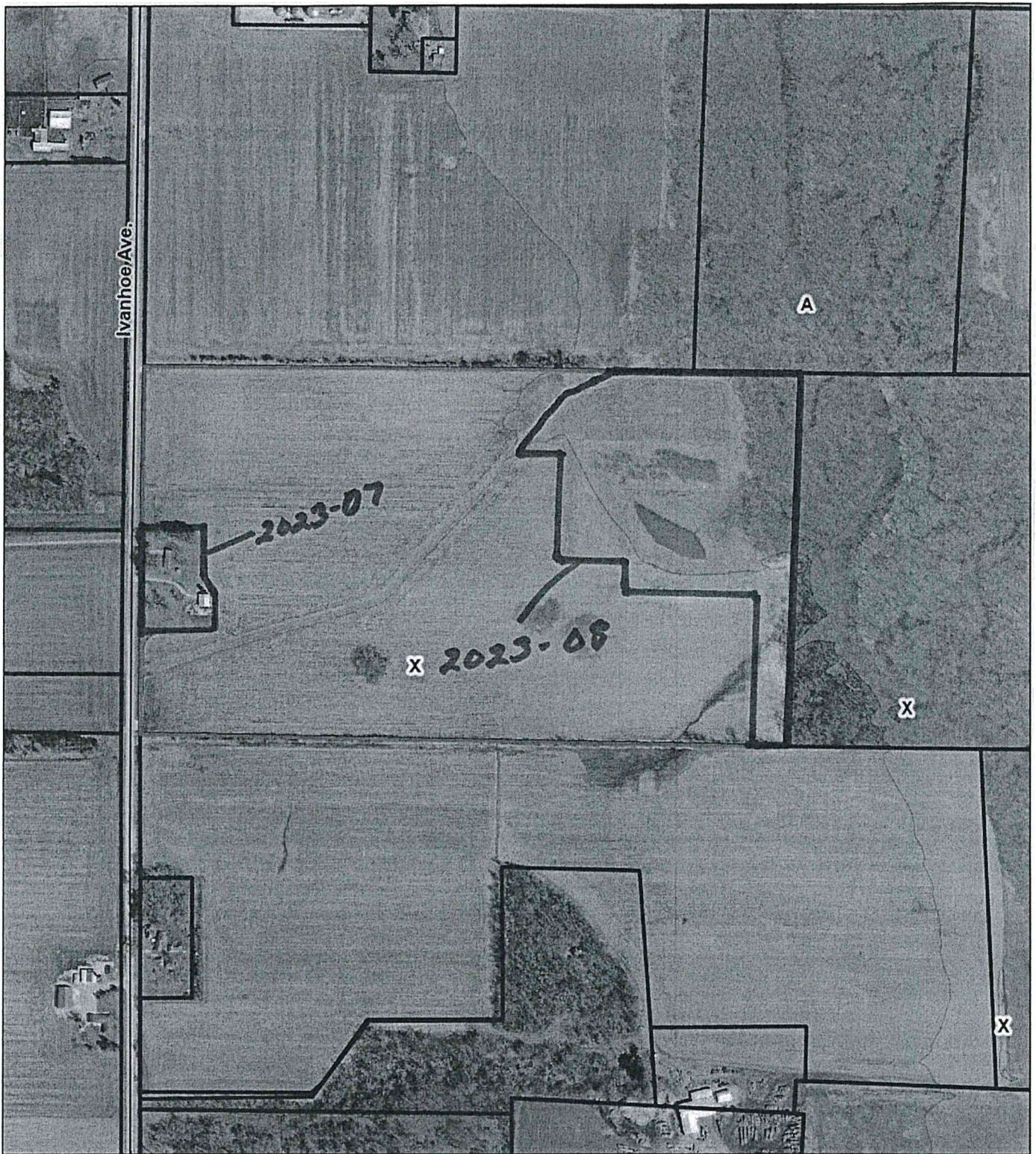
Thence **North 89°11'15" West, 20.00 feet** along said South Line to the Point of Beginning.

Containing **1.11 Acre(s)**, subject to any other easements recorded or unrecorded.

Note: The Bearings and Distances indicated in this Legal Description are to the Monuments "Found or Set" as indicated on the attached "Plat of Survey" and the calls along the courses in this Description are to those Monuments as indicated.
References are hereby made to any Recorded Documents, if indicated on this Plat of Survey.



| | | | | | |
|-----------------------|---|--------------|-----|---------------|--|
| Parcel ID | 19-14-10-2-50-005 | Alternate ID | n/a | Owner Address | DIRKSEN, DAN, DARWIN DIRKSEN, BRIAN DIRKSEN, |
| Sec/Twp/Rng | n/a | Class | A | | 2640 IVANHOE AVENUE |
| Property Address | 2640 IVANHOE AVE | Acresage | 69 | | IONIA, IA 50645 |
| District | RDNH | | | | |
| Brief Tax Description | S1/2 NW1/4 (EX EAST 10 ACRES) 10-94-13 | | | | |
| | (Note: Not to be used on legal documents) | | | | |



| | | | | | |
|-----------------------|---|--------------|-----|---------------|--|
| Parcel ID | 19-14-10-2-50-005 | Alternate ID | n/a | Owner Address | DIRKSEN, DAN, DARWIN DIRKSEN, BRIAN DIRKSEN, |
| Sec/Twp/Rng | n/a | Class | A | | 2640 IVANHOE AVENUE |
| Property Address | 2640 IVANHOE AVE | Acreage | 69 | | IONIA, IA 50645 |
| District | RDNH | | | | |
| Brief Tax Description | S1/2 NW1/4 (EX EAST 10 ACRES) 10-94-13 | | | | |
| | (Note: Not to be used on legal documents) | | | | |