

CHICKASAW COUNTY LAND USE DEPARTMENT

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

RESOLUTION 08-14-23-66

A RESOLUTION APPROVING THE MINOR SUBDIVISION PLAT OF:

PARCELS 2023-29 AND 2023-30 IN THE NE1/4 OF THE SE1/4 AND IN THE NW1/4 OF THE SW1/4 OF SECTION 21, ALL IN TOWNSHIP 97 NORTH, RANGE 12 WEST OF THE 5TH P.M., CHICKASAW COUNTY, IOWA

WHEREAS, ON THE 14th DAY of August, 2023 at a regular meeting by the Board of Supervisors, Chickasaw County, Iowa a minor subdivision plat of

PARCELS 2023-29 AND 2023-30 IN THE NE1/4 OF THE SE1/4 AND IN THE NW1/4 OF THE SW1/4 OF SECTION 21, ALL IN TOWNSHIP 97 NORTH, RANGE 12 WEST OF THE 5TH P.M., CHICKASAW COUNTY, IOWA
Was presented.

WHEREAS, the minor subdivision plat of

PARCELS 2023-29 AND 2023-30 IN THE NE1/4 OF THE SE1/4 AND IN THE NW1/4 OF THE SW1/4 OF SECTION 21, ALL IN TOWNSHIP 97 NORTH, RANGE 12 WEST OF THE 5TH P.M., CHICKASAW COUNTY, IOWA
Has now been considered and should be approved.

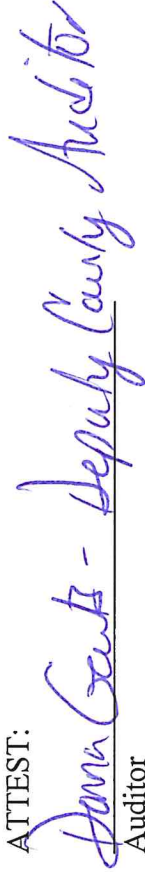
NOW THEREFORE, it is hereby resolved by the Board of Supervisors, Chickasaw County, Iowa that said Minor Subdivision Plat be approved, accepted and the Chairman is hereby directed to certify this Resolution of Approval.

PASSED AND APPROVED on this 14th DAY of AUGUST, 2023.



Chairman, Board of Supervisors

ATTEST:



Auditor

Applicant: John Huber, Jr.		
Address: 1065 Nolan Avenue, New Hampton, IA 50659		
Within Quarter: SW	Section: 21	Township: 97 Range: 12
Parent Real Estate Parcel Number(s): 19-02-20-4-00-001		
New Surveyed Parcel Number(s): 2023-30		
Presently Zoned As: County is Unzoned		
Proposed Use of Land: Homestead Split		
Is this a Retracement Survey: YES ☐ NO ☒		
Is there a driveway in place or will a driveway need to be put in place: Existing driveways in place with Ingress/Egress easement leading from County Road.		
Attorney who will prepare required legal document(s):		
Name: Lance Gritters		
Address: PO Box 836, Waverly, IA 50677		
Telephone Number:		
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: John Huber Jr.		Date: 7-26-2023

COUNTY USE ONLY:			
County Office	Simple Split / Retracement	Minor Subdivision	Major Subdivision
Assessor		8-9-23	
Auditor		8-9-23	
Engineer		8-9-23	
Env. Health		8-10-23	
Administrator		8-9-23	

THE 2-PARENT TAX PARCELS WERE ACQUIRED UNDER ONE OWNERSHIP DOCUMENT IN BOOK 2005 PAGE 0481. THE PARCELS WERE SEPARATED AS THEY ARE LOCATED IN TWO DIFFERENT SECTIONS. THE PROPOSED LAND DIVISION/SURVEY IDENTIFIES TWO PARCELS, PLUS THE REMAINDER, RESULTS IN THREE PARCELS.

Administrative Decision: MINOR SUBDIVISION


Raymond K. Arnel, Administrator

8-9-2023
Date

Applicant: John Huber, Jr.			
Address: 1065 Nolan Avenue, New Hampton, IA 50659			
Within Quarter: SE	Section: 20	Township: 97	Range: 12
Parent Real Estate Parcel Number(s): 19-02-21-3-25-001			
New Surveyed Parcel Number(s): 2023-29			
Presently Zoned As: County is Unzoned			
Proposed Use of Land: Homestead Split			
Is this a Retracement Survey: YES ☐ NO ☒			
Is there a driveway in place or will a driveway need to be put in place: Existing driveways in place with Ingress/Egress easement leading from County Road.			
Attorney who will prepare required legal document(s):			
Name: Lance Gritters			
Address: PO Box 836, Waverly, IA 50677			
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Name: Kirk D. Reicks, PLS 19211			
Address: 10 East Main Street, New Hampton, IA 50659			
Telephone Number: 641-394-2725			
Owner's Signature: John Huber Jr.		Date: 7-20-2023	

COUNTY USE ONLY:			
County Office	Simple Split / Retracement	Minor Subdivision	Major Subdivision
Assessor		8-9-23	Raymond C. Armel
Auditor		8-9-23	Shirley M. Mel
Engineer		8-9-23	Ryan J. J.
Env. Health		8-10-23	Andrew J. J.
Administrator		8-9-23	Raymond C. Armel

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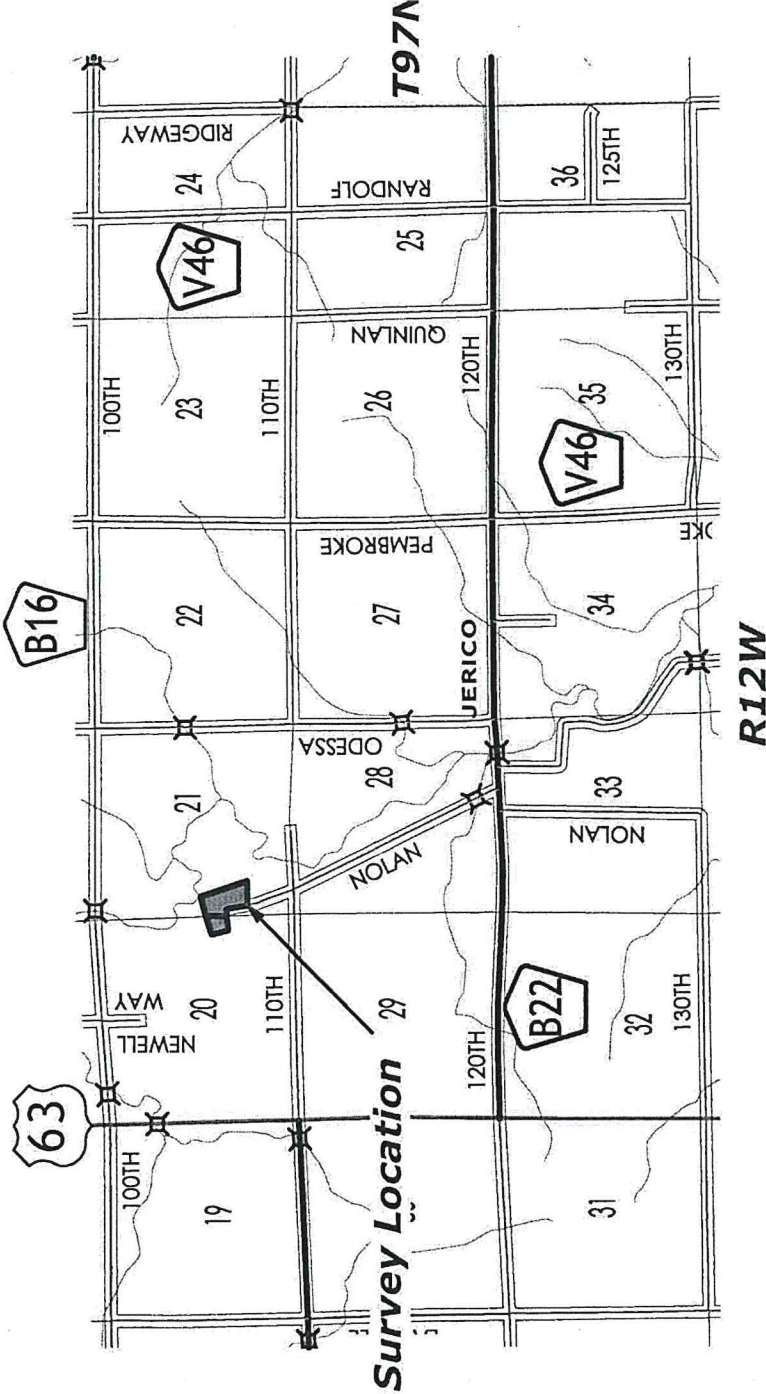
Administrative Decision: MINOR SUBDIVISION

Raymond C. Armel
Raymond C. Armel, Administrator
8-9-2023
Date

Aliquot Part(s): NW 1/4 - SW 1/4

Plat of Survey

Parcel 2023-29 in the NE 1/4 - SE 1/4 of Section 20
and Parcel 2023-30 in the NW 1/4 - SW 1/4 of Section 21,
both in T97N - R12W, 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 233-242 and 234-241.
Scale factor 1.00006562431 applied.

Projection Point:
Northing = 3,899,956.62'
Easting = 5,244,370.83'

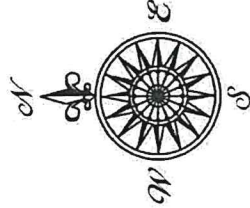
Notes:
References are hereby made to any Recorded Documents, if indicated on this Plat of Survey.

See Sheet 1 for Location Map.
See Sheet 2 for Survey Details.
See Sheet 3 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
- ⊙ = Set 5/8"Ø Rebar w/OPC PLS 19211
- = Fd. 5/8"Ø Rebar w/RPC PLS 15525
- = Survey Boundary Line
- RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic C
- (0.00') = Recorded Dimension



Fieldwork was completed on July 31, 2023.

FB: Chickasaw 12, Page(s) 25

TMR Project Number: 2023-093 Sheet: 1 of



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 8-7-2023
Kirk D. Reicks Date:

License number 19211

My license renewal date is December 31, 2024.

Sheets covered by this seal: 1-3

Legal Description(s):

Parcel 2023-29 in the Northeast Quarter of the Southeast Quarter of Section 20, Township 97 North, Range 12 West of the 5th P.M., Chickasaw County, Iowa, and more particularly described as follows:

Commencing at the Southeast Corner of said Quarter-Quarter Section;

Thence **North 1°38'27" East, 324.00 feet** along the East Line of said Quarter-Quarter Section to the Point of Beginning;

Thence **South 84°15'37" West, 217.63 feet**;

Thence **North 13°23'33" West, 261.00 feet**;

Thence **North 71°42'29" East, 301.59 feet** to the East Line of said Quarter-Quarter Section;

Thence **South 01°38'27" West, 326.93 feet** along said East Line to the Point of Beginning.

Containing **1.71 Acre(s)**, subject to any easements recorded or unrecorded.

Parcel 2023-30 in the Northwest Quarter of the Southwest Quarter of Section 21, Township 97 North, Range 12 West of the 5th P.M., Chickasaw County, Iowa, and more particularly described as follows:

Commencing at the Southwest Corner of said Quarter-Quarter Section;

Thence **North 1°38'27" East, 324.00 feet** along the West Line of said Quarter-Quarter Section to the Point of Beginning;

Thence continuing **North 01°38'27" East, 326.93 feet** along said West Line;

Thence **North 74°17'53" East, 286.42 feet**;

Thence **South 18°04'34" East, 751.00 feet** to the South Line of said Quarter-Quarter Section;

Thence **South 88°27'13" West, 361.00 feet** along said South Line to the Northerly Termini of Nolan Avenue;

Thence **North 08°54'08" West, 300.00 feet**;

Thence **North 15°05'58" West, 34.40 feet**, both along the Centerline of an existing Ingress-Egress Easement, as described in Document #2010-0130, on file in the Chickasaw County Recorder's Office, New Hampton, Iowa;

Thence **South 84°15'37" West, 102.37 feet** to the Point of Beginning.

Containing **5.38 Acre(s)**, subject to any easements recorded or unrecorded.

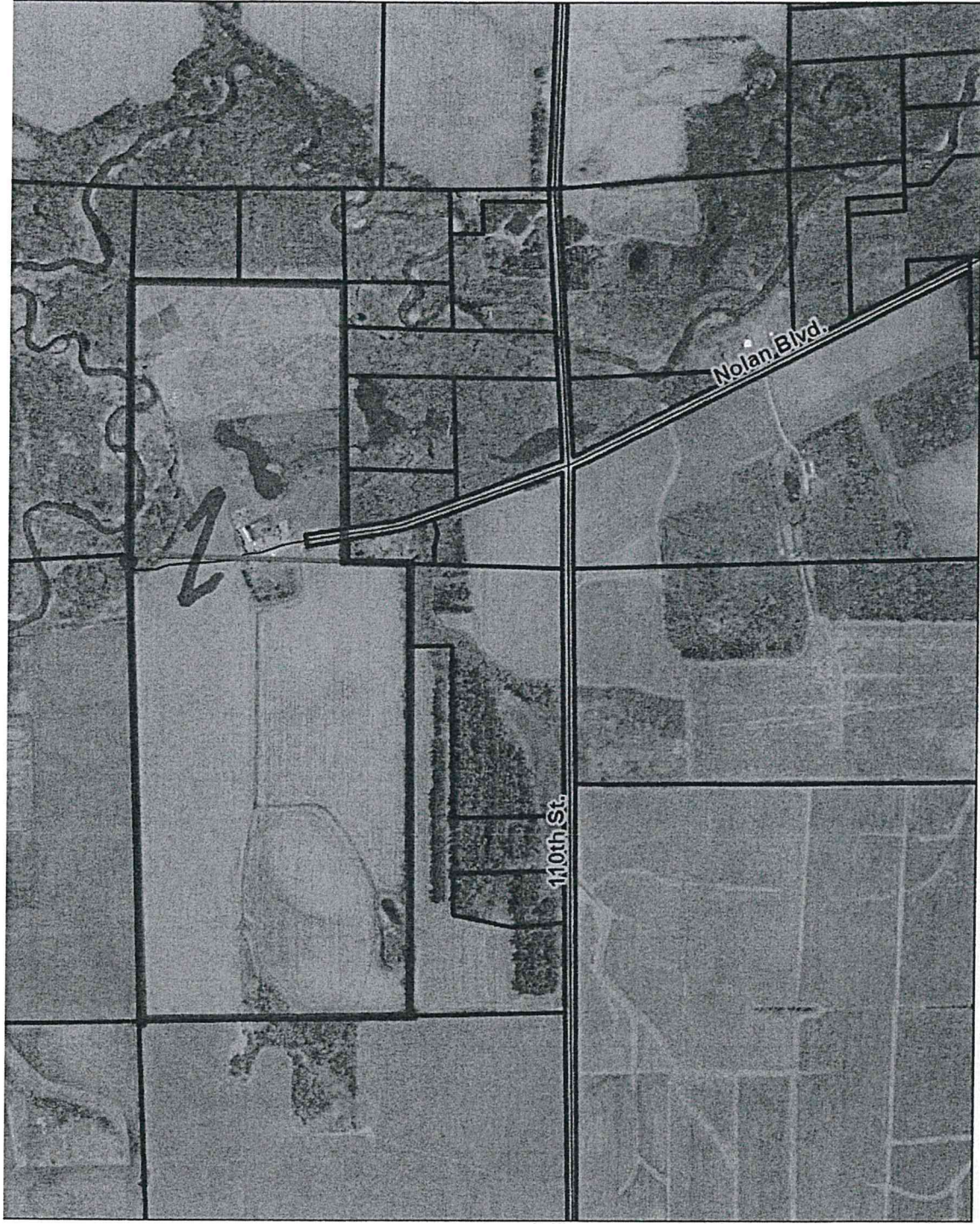
Note: The Bearings and Distances indicated in this Legal Description are to the Monuments "Found or Set" as indicated on the attached "Plat of Survey" and the calls along the courses in this Description are to those Monuments as indicated.

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

HRS, LLC, 10 East Main Street, New Hampton, IA 50659

Project Number: 2023-093

Sheet: 3 of 3



Parcel ID	19-02-20-4-00-001	Alternate ID	0065100	Owner Address	HUBER, JOHN G, JR.
Sec/Twp/Rng	20-97-12	Class	A		1065 NOLAN AVENUE
Property Address		Acreage	105.36		NEW HAMPTON, IA 50659
District	JANH				
Brief Tax Description	N1/2 SE1/4 N 20A S1/2 SE1/4 20-97-12				
	(Note: Not to be used on legal documents)				



Parcel ID	19-02-20-4-00-001	Alternate ID	0065100	Owner Address	HUBER, JOHN G. JR.
Sec/Twp/Rng	20-97-12	Class	A		1065 NOLAN AVENUE
Property Address		Acreage	105.36		NEW HAMPTON, IA 50659
District	JANH				
Brief Tax Description	N1/2 SE1/4 N 20A S1/2 SE1/4 20-97-12				
	(Note: Not to be used on legal documents)				



Parcel ID	19-02-20-4-00-001	Alternate ID	0065100	Owner Address	HUBER, JOHN G. JR.
Sec/Twp/Rng	20-97-12	Class	A		1065 NOLAN AVENUE
Property Address		Acreage	105.36		NEW HAMPTON, IA 50659
District	JANH				
Brief Tax Description	N1/2 SE1/4 N 20A S1/2 SE1/4 20-97-12 (Note: Not to be used on legal documents)				
	FLOOD ZONE 1% ANNUAL CHANCE AKA 100 YR NO BASE FLOOD ELEVATIONS ESTABLISHED				

John Huber a/k/a John N. Huber Sr. and Marie Huber a/k/a Marie P. Huber, husband and wife do hereby convey to John G. Huber, Jr. the following described real estate in Chickasaw County, Iowa:

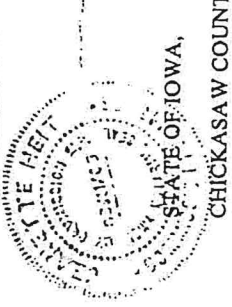
The Southeast Quarter (except the South 60 acres) of Section 20 and the South One Half of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter and the West Half of the Northeast Quarter of the Southwest Quarter of Section 21, all in Township 97 North, Range 12 West of the 5th P.M.

DEED GIVEN IN FULFILLMENT OF RECORDED REAL ESTATE CONTRACT FILED FOR RECORD DECEMBER 30, 1996 IN BOOK 163 AT PAGE 24 IN THE OFFICE OF THE CHICKASAW COUNTY RECORDER. NO DECLARATION OF VALUE IS REQUIRED.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all person except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 3-10, 2005



John Huber
JOHN HUBER
Marie Huber
MARIE HUBER

)
) ss:
)

On this 12 day of March, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared John Huber a/k/a John N. Huber Sr. and Marie Huber a/k/a Marie P. Huber, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Jeanette Heit
NOTARY PUBLIC