

# UNION ADDITION, CERRO GORDO, COUNTY, IOWA

## FINAL PLAT

### PLAT DESCRIPTION

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THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 95 NORTH, RANGE 22 WEST OF THE 5TH P.M. NOW INCLUDED IN AND FORMING A PART OF CERRO GORDO COUNTY, IOWA AND CONTAINING 80.28 ACRES (3,497,009 S.F.) AND SUBJECT TO ROADWAY EASEMENT BEING THE EAST 45.00 FEET THEREOF, SAID EASEMENT CONTAINS 1.37 ACRE (59,604 SF).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### ZONING

LOT 1 & LOT 3  
A-1 AGRICULTURAL DISTRICT

LOT 2  
A-2 AGRICULTURAL DISTRICT

### BULK REGULATIONS

A-1  
MINIMUM LOT AREA NOT LESS THAN 10.0AC  
FRONT YARD SETBACK = 50.00'  
REAR YARD SETBACK = 50.00'  
SIDE YARD SETBACK = 25.00'

A-2  
MINIMUM LOT AREA NOT LESS THAN 2.0AC  
FRONT YARD SETBACK = 50.00'  
REAR YARD SETBACK = 50.00'  
SIDE YARD SETBACK = 25.00'

### SECTION AREAS

NE1/4 SE1/4 SEC. 31-95-22 = 40.13 AC.  
NW1/4 SE1/4 SEC. 31-95-22 = 40.15 AC.

### DATE OF SURVEY

11-14-2019

### BASIS OF BEARING

THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31-95-22 IS ASSUMED TO BEAR SOUTH 89°07'55" EAST.

### OWNER

GREEN BELT BANK AND TRUST  
616 WASHINGTON AVE  
IOWA FALLS IA 50126

AREA ABOVE RESERVED FOR RECORDER

### INDEX LEGEND

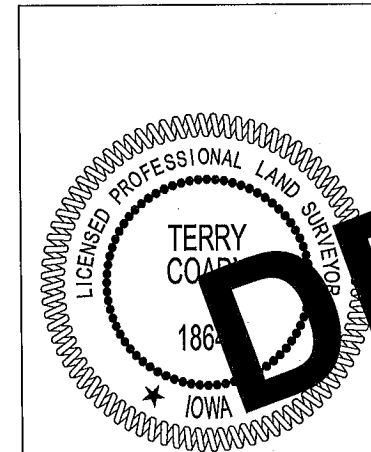
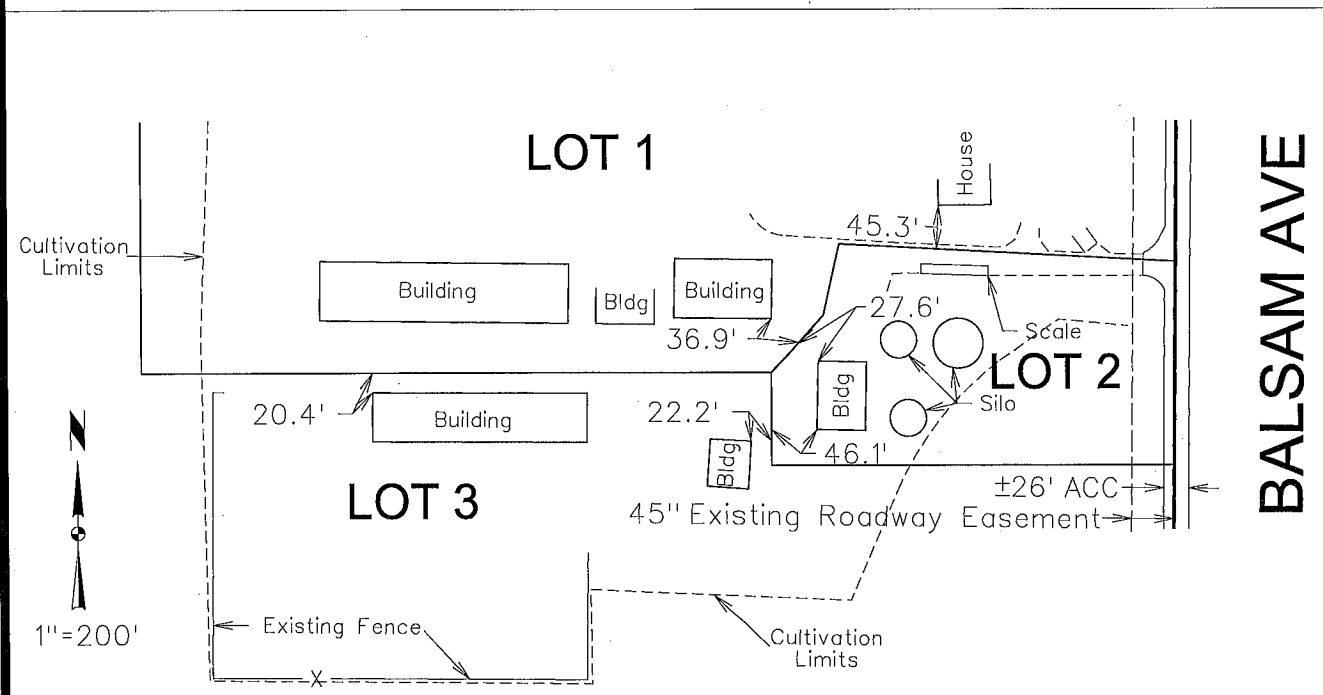
SURVEYOR'S NAME / RETURN TO:  
TERRY COADY  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023  
515-964-2020  
TLCOADY@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:  
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:  
N 1/2 SE 1/4  
SECTION 31, TOWNSHIP 95N, RANGE 22W

REQUESTED BY:  
STEFFES GROUP, LLC

### BUILDING DETAIL



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 Professional Land Surveyor under the laws of the State of Iowa.

Terry Coady Date

License Number 18643

My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:  
Sheet 1 and 2 of 2

MARK	REVISION	DATE	BY
	Checked By: TLC	11/18/19	11-200
	Engineer: JDP		Field Bk: 1303 Pg: 31
	Technician:		
	Project No:	1191054	Sheet 1 of 2

UNION ADDITION, CERRO GORDO, COUNTY, IOWA

FINAL PLAT


CERRO GORDO COUNTY, IOWA

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

**SNYDER & ASSOCIATES, INC.**

Project No: 1191054

Sheet 1 of 2



# UNION ADDITION, CERRO GORDO, COUNTY, IOWA

## FINAL PLAT

E 1/4 Corner  
Sec 31-95-22  
Fnd Mag Nail  
BK 2011 PG 5485  
Ties Check



NW1/4 SE1/4  
SEC. 31-95-22

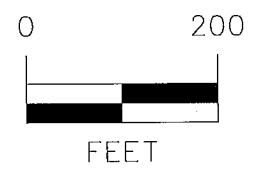
NE1/4 SE1/4  
SEC. 31-95-22

# DRAFT

### LEGEND

- Survey**
- Section Corner
  - 1/2" Rebar, Yellow Plastic Cap #18643  
(Unless Otherwise Noted)
  - Calculated Point
  - Platted Distance
  - Measured Bearing & Distance
  - Recorded As
  - Deed Distance
  - Centerline
  - Section Line
  - 1/4 Section Line
  - 1/4 1/4 Section Line
  - Easement Line
- Found**
- ▲ SW1/4 SE1/4 SEC. 31-95-22
  - SEC. 31-95-22
  - 
  - +

LOT	GROSS	ROW EASEMENT	NET
1	10.00 AC (435,603 SF)	0.33 AC (14,473 SF)	9.67 AC (434,130 SF)
2	2.00 AC (87,120 SF)	0.22 AC (9,523 SF)	1.78 AC (77,597 SF)
3	68.28 AC (2,974,286 SF)	0.82 AC (35,608 SF)	67.46 AC (2,938,678 SF)



REVISION	DATE	BY
Checked By: TLC <td>11/18/19 <td>JDP </td></td>	11/18/19 <td>JDP </td>	JDP
Engineer: JDP <td></td> <td></td>		
Technician: JDP <td></td> <td></td>		
Project No: 1191054		
Scale: 1"=200'		
Field Bk 1303		
Page 31		
Sheet 2 of 2		

**UNION ADDITION, CERRO GORDO, COUNTY, IOWA**

**FINAL PLAT**

**CERRO GORDO COUNTY, IOWA**

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**SNYDER & ASSOCIATES**

Project No: 1191054

Sheet 2 of 2

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