

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: _____ Weekly Agenda Date: _____

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: _____

WORDING FOR AGENDA ITEM:

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☐

Public Hearing ☐

Other: Informational ☐

Attachments ☐

EXECUTIVE SUMMARY:

BACKGROUND:

FINANCIAL IMPACT:

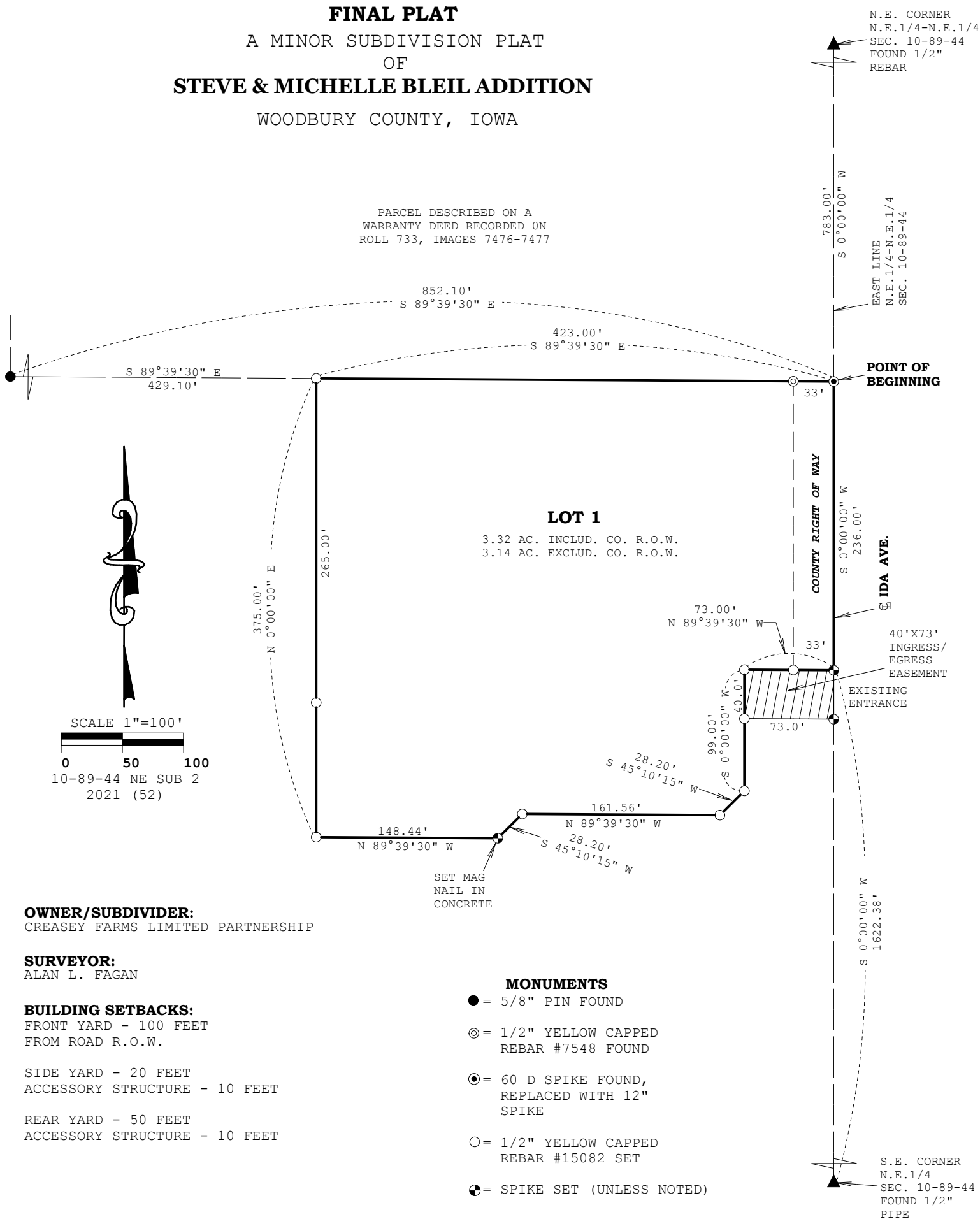
IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes ☐ No ☐

RECOMMENDATION:

ACTION REQUIRED / PROPOSED MOTION:

FINAL PLAT
A MINOR SUBDIVISION PLAT
OF
STEVE & MICHELLE BLEIL ADDITION
WOODBURY COUNTY, IOWA



OWNER/SUBDIVIDER:
CREASEY FARMS LIMITED PARTNERSHIP

SURVEYOR:
ALAN L. FAGAN

BUILDING SETBACKS:
FRONT YARD - 100 FEET
FROM ROAD R.O.W.

SIDE YARD - 20 FEET
ACCESSORY STRUCTURE - 10 FEET

REAR YARD - 50 FEET
ACCESSORY STRUCTURE - 10 FEET

- MONUMENTS
- = 5/8" PIN FOUND
 - ⊙ = 1/2" YELLOW CAPPED REBAR #7548 FOUND
 - ⦿ = 60 D SPIKE FOUND, REPLACED WITH 12" SPIKE
 - = 1/2" YELLOW CAPPED REBAR #15082 SET
 - ⦿ = SPIKE SET (UNLESS NOTED)

SURVEYOR'S DESCRIPTION:

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.E.1/4 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 7476-7477 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE EAST LINE OF SAID PARCEL FOR 783.00 FEET TO THE S.E. CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 236.00 FEET; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 99.00 FEET; THENCE S.45°10'15"W. FOR 28.20 FEET; THENCE N.89°39'30"W. FOR 161.56 FEET; THENCE S.45°10'15"W. FOR 28.20 FEET; THENCE N.89°39'30"W. FOR 148.44 FEET; THENCE N.0°00'00"E. FOR 375.00 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED ON ROLL 733, IMAGES 7476-7477; THENCE S.89°39'30"E. ALONG SAID SOUTH LINE FOR 423.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.32 ACRES INCLUDING COUNTY RIGHT OF WAY AND 3.14 ACRES EXCLUDING SAID RIGHT OF WAY. TOGETHER WITH AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.E.1/4 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 7476-7477 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE EAST LINE OF SAID PARCEL FOR 783.00 FEET TO THE S.E. CORNER OF SAID PARCEL; THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 236.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 40.00 FEET; THENCE S.89°39'30"E. FOR 73.00 FEET TO THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.0°00'00"E. ALONG SAID EAST LINE FOR 40.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL OTHER EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR S.0°00'00"W.

SURVEYOR'S CERTIFICATE:

I, ALAN L. FAGAN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 15082, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE OF THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA _____, 2021.

ALAN L. FAGAN
IOWA NO. 15082

LICENSE RENEWAL DATE: DECEMBER 31, 2021



BOARD OF SUPERVISOR'S RESOLUTION
RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE _____ DAY OF _____, 2021, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS _____ DAY _____, 2021.

ROCKY DEWITT
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST: PATRICK F. GILL
SECRETARY

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED _____, 2021.

PATRICK F. GILL
WOODBURY COUNTY AUDITOR
BY: DIANE SWOBODA PETERSON, DEPUTY

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA : SS
COUNTY OF WOODBURY:

DOCKET NO: _____

FILED FOR RECORD, THIS _____ DAY OF _____, 2021 AT _____

O'CLOCK ____M. RECORDED IN PLAT ENVELOPE _____

INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____

PATRICK F. GILL
AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA
BY: DIANE SWOBODA PETERSON, DEPUTY

COUNTY ENGINEER'S CERTIFICATE

I, MARK NAHRA, P.E. COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE, THAT ALL DIMENSIONS BOTH LINEAL AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, ALLEYS AND EASEMENTS ARE SHOWN.

MARK NAHRA, P.E.
COUNTY ENGINEER
WOODBURY COUNTY, IOWA

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY
ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE _____ DAY OF _____, 2021 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS _____ DAY OF _____, 2021.

CHRIS ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT CREASEY FARMS LIMITED PARTNERSHIP, THE OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF ALAN L. FAGAN, A PROFESSIONAL SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____, IOWA, THE _____ DAY OF _____, 2021

STEPHEN J. CREASEY, MEMBER-MANAGER
CREASEY FARMS LIMITED PARTNERSHIP

PARTNERSHIP ACKNOWLEDGMENT

STATE OF IOWA : SS

WOODBURY COUNTY:

ON THIS _____ DAY OF _____, 2021 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED STEPHEN J. CREASEY, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MEMBER-MANAGER OF CREASEY FARMS LIMITED PARTNERSHIP, AN IOWA GENERAL PARTNERSHIP, AND THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF THE PARTNERSHIP BY AUTHORITY OF THE PARTNERS AND THE PARTNERS ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF THE PARTNERSHIP BY IT AND BY THE PARTNERS VOLUNTARILY EXECUTED.

NOTARY PUBLIC

Murphy Collins & McGill, PLC
Attorneys and Counselors at Law

38 First Avenue N.W.
Post Office Box 526
Le Mars, Iowa 51031-0526

Patrick N. Murphy
W.E. (Gene) Collins
Michael P. Murphy
Maureen McGill Hooegeveen
Jacqueline L. Grotewold

Telephone 712-546-8844
Telecopier 712 546-8844
email: murphlaw@premieronline.net
www.lemarslaw.net

Woodbury County Auditor/Recorder
Woodbury County Courthouse
Sioux City, IA 51101

Dear Folks:

At your request I have examined the Abstract of Title to:

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.E.1/4 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 7476-7477 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE EAST LINE OF SAID PARCEL FOR 783.00 FEET TO THE S.E. CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 236.00 FEET; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 99.00 FEET; THENCE S.45°10'15"W. FOR 28.20 FEET; THENCE N.89°39'30"W. FOR 161.56 FEET; THENCE S.45°10'15"W. FOR 28.20 FEET; THENCE N.89°39'30"W. FOR 148.44 FEET; THENCE N.0°00'00"E. FOR 375.00 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED ON ROLL 733, IMAGES 7476-7477; THENCE S.89°39'30"E. ALONG SAID SOUTH LINE FOR 423.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.32 ACRES INCLUDING COUNTY RIGHT OF WAY AND 3.14 ACRES EXCLUDING SAID RIGHT OF WAY. TOGETHER WITH AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.E.1/4 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 7476-7477 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE EAST LINE OF SAID PARCEL FOR 783.00 FEET TO THE S.E. CORNER OF SAID PARCEL; THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 236.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 40.00 FEET; THENCE S.89°39'30"E. FOR 73.00 FEET TO THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.0°00'00"E. ALONG SAID EAST LINE FOR 40.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL OTHER EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR S.0°00'00"W,

as evidenced by Abstract of Title thereto and which consists of one part being Abstract of Title No. 295663 of Engleson Abstract Company, Sioux City, Iowa, consisting of 30 entries, commencing from and including the date of recording of the Root of Title, having been prepared pursuant to Sections 614.29 through 614.38 of the Code of Iowa and Chapter 11 of the Iowa Land Title Examination Standards of the Iowa State Bar Association and the Abstracting Standards of the Iowa Land Title Association and being certified to as complete and accurate to the ____ day of August, 2021, at _____.

Assuming said Abstract to be complete and accurate, I am of the opinion from my examination of the records thereon referred to that at the last mentioned date title of record in fee simple to the above-described property was in the name of CREASEY FARMS, LIMITED PARTNERSHIP, all subject, however, to the following defects, qualifications and encumbrances:

- Entry No. 5 of the Abstract discloses a Right of Way Easement in favor of Woodbury County Rural Electric Co-operative Association dated August 10, 1938, acknowledged September 8, 1939, and filed of record on December 19, 1939 in Book 146, Page 60 in the Office of the Woodbury County, Iowa, Recorder's Office. You should review the same to determine its effect, if any, upon your intended usage of this real estate.
- The property is subject to Woodbury County Zoning Ordinances and the Woodbury County Flood Plain Management Ordinance which regulate the use and occupancy of the land under examination and in addition, regulate the subdivision of all land within the unincorporated area of Woodbury County. For additional information, complete copies of the zoning regulations and the Flood Plain Management Ordinance are on file in the Office of the Woodbury County Zoning Administrator, Woodbury County Courthouse, Sioux City, Iowa.
- Real estate taxes for fiscal year 2019-2020 are shown as paid in full. Parcel No. 894410200002.
- If the subject premises is served by a private sewer system, it may have to be inspected and found to meet standards prior to a transfer of title. If inspection is required, recording of the documents of conveyance will be denied unless the appropriate certificate is filed or unless a statutory exception applies.□
- This Title Opinion includes all such matters of record shown in the Abstract which have not become void or unenforceable under applicable statutes of limitation and the Iowa Title Standards, including but not limited to contracts, mortgages, assignments, liens, leases, assignments of rent, building setback lines, easements, restrictive covenants, leases and encumbrances, unpaid real estate taxes or assessments and all amendments to such documents up to and including the time of the last Abstract certification by the participating Abstractor.
- You are also charged with the right of parties in actual possession of said property, of liens for work done or materials furnished within the statutory period, and of bankruptcy proceedings. We made no finding as to claims or rights of parties in military or naval service of the United States not set out in the Abstract, nor does this opinion cover any finding as to defects to the title that may be disclosed by an actual survey.

Respectfully submitted,

W.E. (GENE) COLLINS
WEC:cc

CERTIFICATE OF COUNTY ASSESSOR

I, JULIE CONOLLY, HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2021, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE. _____

DATED _____

JULIE CONOLLY
WOODBURY COUNTY ASSESSOR

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____

TINA BERTRAND
TREASURER,
WOODBURY COUNTY, IOWA

AL FAGAN
LAND SURVEYING, P.C.
P.O. BOX 858
MERRILL, IOWA 51038

INDEX LEGEND	
SURVEYOR: ALAN L. FAGAN	712 539-1471
MAIL TO: AL FAGAN LAND SURVEYING, P.C.	P.O. BOX 858 - MERRILL, IA 51038
COUNTY: WOODBURY	
SECTION(S): 10	T. 89 N., R. 44 W.
ALIQUOT PART: PART OF THE N.E.1/4 OF THE N.E.1/4	
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S): CREASEY FARMS LIMITED PARTNERSHIP	
REQUESTED BY: W.E. (GENE) COLLINS	



WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

620 DOUGLAS STREET – SIOUX CITY, IA 51101

David Gleiser - Director - dgleiser@woodburycountyiowa.gov
Dan Priestley - Zoning Coordinator - dpriestley@woodburycountyiowa.gov
Dawn Norton - Sr. Clerk - dnorton@woodburycountyiowa.gov
Telephone (712) 279-6609 Fax (712) 279-6530

STEVE & MICHELLE BLEIL ADDITION FINAL REPORT – 8/24/21

APPLICATION DETAILS	PROPERTY DETAILS	TABLE OF CONTENTS
<p>Applicant(s): Creasey Farms Limited Partnership</p> <p>Application Type: Minor Subdivision</p> <p>Subdivision Name: Steve & Michelle Bleil Addition</p> <p>Application Date: August 5, 2021</p> <p>Subdivision Area: 3.32 Acres (1 Lot)</p> <p>Legal Notice Date: August 13, 2021</p> <p>Stakeholders (1000') Letter Date: August 9, 2021</p> <p>Zoning Commission Public Hearing Date: August 23, 2021 at 6:00 PM</p>	<p>Parcel(s): 894410200002</p> <p>Township: T89N R44W (Arlington)</p> <p>Section: 10; Quarter: NE 1/4</p> <p>Zoning District: Agricultural Preservation (AP)</p> <p>Floodplain District: Zone X (Not in Floodplain)</p> <p>Address: 1125 Ida Ave., Merville, IA 51039</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Summary, Recommendation, Aerial & Plat Excerpt <input type="checkbox"/> Review Criteria <input type="checkbox"/> Extraterritorial Review <input type="checkbox"/> Legal Notification <input type="checkbox"/> Adjacent Owners' Notification <input type="checkbox"/> Stakeholder Comments <input type="checkbox"/> Supporting Documentation <input type="checkbox"/> Application <input type="checkbox"/> Final Plat

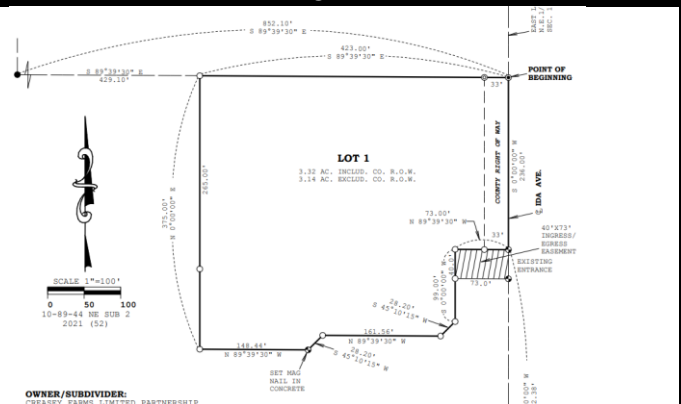
SUMMARY

Creasey Farms Limited Partnership has filed an application for a one-lot minor subdivision on the property (Parcel #894410200002) as referenced above to split the house from the farm ground. This proposal has been properly noticed in the Sioux City Journal Legals Section on August 13, 2021. The neighbors within 1000 FT have been duly notified via an August 9, 2021 letter about the August 23, 2021 Zoning Commission public hearing. As of August 19, 2021, one phone inquiry from Lea Herbold was received inquiring if this was for a hog confinement. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found the proposed driveway ingress/egress easement location acceptable for site distance to serve both the house and the farm ground. Extraterritorial review was not required as this property location exceeds 2 miles from an incorporated area. This property is not located in the floodplain. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. The Zoning Commission voted unanimously (5-0) to recommend approval of the final plat to the Board of Supervisors at their meeting on August 23, 2021.

AERIAL MAP



PLAT EXCERPT



ZONING COMMISSION RECOMMENDATION AND STAFF RECOMMENDATION

The Zoning Commission voted unanimously (5-0) to recommend approval of the final plat to the Board of Supervisors at their meeting on August 23, 2021.

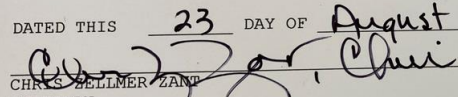
Staff recommends approval of the Steve & Michelle Bleil Addition final plat as proposed.

ZONING COMMISSION CERTIFICATE

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 23rd DAY OF August, 2021 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS 23 DAY OF August, 2021.


CHRIS ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

ZONING COMMISSION DRAFT MINUTES – AUGUST 23, 2021

Minutes - Woodbury County Zoning Commission Meeting – August 23, 2021

The Zoning Commission (ZC) meeting convened on the 23rd of August 2021 at 6:00 PM in the first-floor board room of the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Tom Bride, Barb Parker, Corey Meister, Jeffrey O'Tool
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Martha Boyle, Scott Gernhart, Paul Rippke, Jeff Priestley, Poch Espina
Phone Present: Gene Collins

Call to Order

Chair Zellmer Zant formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

None.

Approval of Minutes

Bride requested for a correction to the 7/26/21 minutes under the "Public Hearing – Davis Subdivision Proposal" section. For clarification, he asked for the minutes to reference the current floodplain map as the old map to remove confusion with the proposed draft map. The revised sentence states "Bride indicated that the current/old floodplain map at that location does not accurately reflect the area." Motion to approve minutes as corrected: Parker. Second: O'Tool. Vote: 5-0.

Public Hearing: Shever Addition Minor Subdivision Proposal – Nathan A. Shever

Priestley read the preliminary report and staff recommendation into the record. Nathan A. Shever has submitted a Minor Subdivision application to establish a one lot, 6.75-acre, minor subdivision on Parcel #884305200002 to separate the house from the farm. This property is in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located on Government Lot 1 of Section 5, T88N R 43W (Kedron Township). Martha Boyle, representing the applicant on sale of property, confirmed an easement will be given for the well. Motion to close public hearing: Meister. Second: Parker. Vote 5-0. A motion was made to recommend approval of the Shever Addition based on the three criteria: 1) to adopt the County Engineer's comments for an easement access maintenance agreement; 2) to have an easement for the access to and maintenance of the well and appurtenances located on the farm ground; 3) to follow Siouxland District Heath's permitting requirements for the installation of a new on-site septic system: O'Tool. Second: Bride. Vote: 5-0.

Public Hearing: Cozy Creek Addition Minor Subdivision Proposal – Bret & Jodi Peterson

Priestley read the preliminary report and staff recommendation into the record. Bret and Jodi Peterson have submitted a Minor Subdivision application to establish a two lot (Lot 1: 12.49 acres; Lot 2: 19.07 acres) minor subdivision on Parcel #884514100006 to facilitate the construction of a new home on the proposed Lot 2. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located in the NW ¼ of Section 14, T88N R45W (Moville Township). Surveyor Scott Gernhart of True Engineering explained that the owners will sell Lot 1 and build a new house on Lot 2 along with a new well and septic system. Motion to close public hearing: Parker. Second: O'Tool. Vote 5-0. In consideration that the property owners follow the Woodbury County Soil and Water Conservation District's recommendation of erosion control practices and Siouxland District Heath's recommendation about easement access if there were a shared well, a motion was made to recommend approval of the Cozy Creek Addition: Parker. Second: Meister. Vote: 5-0.

Public Hearing: Steve And Michelle Bleil Addition – Creasey Farms Limited Partnership

Priestley read the preliminary report and staff recommendation into the record. Creasey Farms Limited Partnership has submitted a Minor Subdivision application to establish a one lot, 3.32-acre, minor subdivision on Parcel #894410200002 to separate the house from the farm. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located in the NE ¼ of Section 10, T89N R44W (Arlington Township). The applicants' attorney, Gene Collins stated that the split is result of a long-term agreement to sell the property. Motion to close public hearing: O'Tool. Second: Parker. Vote 5-0. Priestley added that he received a phone call asking if the split was being requested for a hog confinement. Priestley explained that he informed the property owner that permitting for animal confinements is a separate process from the subdivision application. He explained that the master matrix building permit is used for confinements with over 1000 animal units. However, building permits are not required under the AG Exemption rules for operations below the master matrix threshold. However, property owners must comply with state regulations administrated through the Iowa DNR. It was also noted that a confinement may be placed on a subdivided property if the property owner is AG Exempt and meets state guidelines. Meister pointed out that on page 33 of the preliminary report packet, the deed holder on the parcel report should be Creasey Farms Ltd Partnership, Parcel #894410200002. A motion was made to recommend approval of the Steve and Michelle Bleil Addition: Bride. Second: Meister. Vote: 5-0.

Public Comment on Matters Not on the Agenda

None.

Staff Update

Priestley offered updates about the adoption of the proposed draft floodplain maps. Woodbury County officially received notice from the Federal Emergency Management Agency (FEMA) in a letter dated August 12, 2021 that the proposed flood designations have been published in the Federal Register on June 29, 2021 and have/will be published in the Sergeant Bluff Advocate, the Sioux City Journal, and the Record on or about August 19, 2021 and August 26, 2021. A notice will also be published on the FEMA website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp. There will be a 90-day appeals process following the second publication date. Property owners who disagree may provide scientific or technical data

to challenge the maps. It is anticipated that public meetings will be held in the near future with representatives from the Iowa Department of Natural Resources present.

Priestley offered updates on the consideration of the floodplain development ordinance. He also offered updates on the 2040 Comprehensive Plan survey. As of August 19, 2021, over 400 surveys have been received and processed by SIMPCO. Preliminary data was shared to the Comprehensive Plan Steering Committee meeting on the same date. Priestley also noted that staff and representatives from SIMPCO worked at a booth at the Woodbury County Fair to encourage fairgoers to complete the survey.

Priestley indicated that the Iowa State Extension will put on training for planning and zoning officials on October 6th at the Fireside in Anthon, IA. An email will be sent to commissioners and board members asking them to register.

Priestley offered updates about future Zoning Commission public meetings following the expiration of Governor Reynolds' COVID proclamation in June of 2021. All public meetings must follow Iowa Code and the meetings must be held in-person with the commissioners present to constitute a quorum.

Commissioner Comment or Inquiry

Bride inquired about Iowa Department of Transportation's (IDOT) annexation of the borrow site just east of the US Highway 20/75 interchange. Priestley indicated that staff received a letter announcing a postponement of the public meeting that was previously scheduled. The delay is due to surveying issues. Priestley will update the commission when more information is available.

O'Tool inquired about the closure of the plat as referenced on the County Engineer's review memo. The County Engineer is required to check to see if final plat conforms to Iowa Code 355.8 to ensure that the boundary lines of the subdivision are properly measured and include no errors in closure.

Adjourn

Motion to adjourn: Bride. Second: Meister. Motion passed: 5-0. Meeting adjourned at 6:47 PM.

CED STAFF - REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, CED staff:

	shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.
	Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.
	shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
	Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.
	shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and
	Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.
	shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and
	Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.
	shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.
	Staff attest to the final plat conforming to the goals and objectives of the county plan, and have no additional recommendations or requirements as it relates to the proposed final plat. Staff recommends approval of the final plat as proposed.

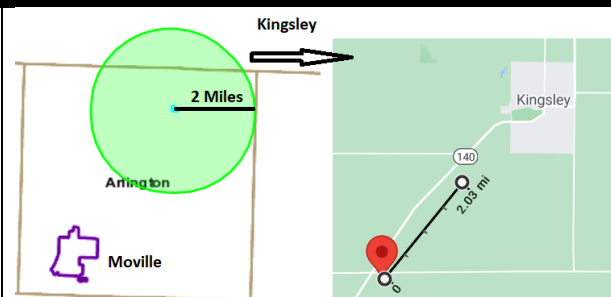
ZONING COMMISSION - REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

	shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and
	Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 ft have also been met.
	shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and
	Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing.
	may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and
	Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission. No conditions were recommended by the Zoning Commission at their August 23, 2021 meeting.
	shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.
	During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

EXTRATERRITORIAL REVIEW

This property is not within two (2) miles of a corporate boundary and does not require extraterritorial review under Iowa Code, Section 354.9.



LEGAL NOTIFICATION

Published in the Sioux City Journal's Legals Section on Friday, August 13, 2021.

NOTICE OF THREE (3) PUBLIC HEARINGS REGARDING MINOR SUBDIVISION PROPOSALS

WOODBURY COUNTY ZONING COMMISSION The Woodbury County Zoning Commission will hold public hearings on the following item(s) hereafter described in detail on August 23, 2021 at 6:00 PM or as soon thereafter as the matter may be considered. Said hearings will be held in the Board of Supervisors' Meeting Room, Number 104, County Courthouse, 620

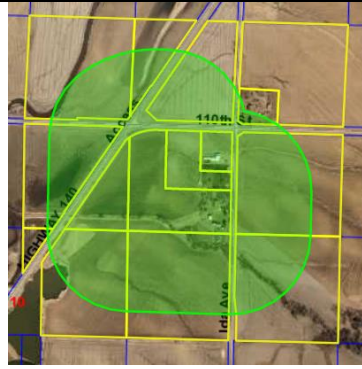
Douglas Streets, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid hearing in person or call 712-434-1133 and enter the Conference ID: 516 721 133# during the meeting to listen or comment.

Item One (1) PROPOSED MINOR SUBDIVISION: To be known as Shever Addition - a minor subdivision in a 6.75-acre portion of Government Lot 1 in Section 5, T88N R43W (Kedron Township), on Parcel #884305200002. The parent parcel is located about 4 miles west of Corredonville and about 5 miles north of Anthon. The property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. Applicant: Nathan A. Shever, Property Address: 3752 160th St., Corredonville, IA 51016.

Item Two (2) PROPOSED MINOR SUBDIVISION: To be known as Cozy Creek Addition - a minor subdivision in a 32.46-acre portion of the NW 1/4 of Section 14, T88N R45W (Moville Township), on Parcel #884514100006. The parent parcel is located 2.9 miles south of Moville. The property is zoned Agricultural Preservation (AP) and is not located in the floodplain. Applicants: Bret and Jody Peterson, Property Address: 2827 185th St., Moville, IA 51039.

Item Three (3) PROPOSED MINOR SUBDIVISION: To be known as Steve & Michelle Bleil Addition - a minor subdivision in a 3.32-acre portion of the NE 1/4 of Section 10, T89N R44W (Arlington Township), on Parcel #894410200002. The parent parcel is located about 3.7 miles northeast of Moville and about 3 miles southwest of Kingsley. The property is zoned Agricultural Preservation (AP) and is not located in the floodplain. Applicant: Creasey Farms Limited Partnership, Property Address: 1125 Ida Ave., Moville, IA 51039. Published in the Sioux City Journal August 13, 2021, LGL#34532

PROPERTY OWNER(S) NOTIFICATION - 1000'



The **six (6)** property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **August 9, 2021** letter of the public hearing before the Woodbury County Zoning Commission on **August 23, 2021 at 6:00 PM**.

As of **August 24, 2021**, the Community and Development office has received:

- 1 Phone Inquiry
- 0 Written Comments

The names of the property owners are listed below.

When more comments are received after the printing of this packet, they will be provided at the meeting.

Property Owner(s)	Mailing Address	Comments
Creasey Farms Limited Partnership	2637 Seven Oaks Park, Muscatine IA 52761	No comments.
Guthridge Farms, LLC	2864 110th St., Kingsley, IA 51028	No comments.
Lea J. Herbold Revocable Trust	1078 Ida Ave., Kingsley, IA 51028	Inquiry about the purpose of the proposal. Was concerned this could be for a hog confinement. - 8/11/21.
Clifford N. Moodie and Nicole A. Moodie	1090 Ida Ave., Kingsley, IA 51028	No comments.
Janiel K. Benson	PO Box 57278, Salt Lake City, UT 84157	No comments.
Evans Realty Corp.	PO Box 542016, Omaha, NE 68154	No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No issue here. - Glenn Sedivy, 8/9/21.
CENTURYLINK:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
LONGLINES:	No comments.
MAGELLAN PIPELINE:	Magellan has no facilities on the property. - Bryan Ferguson, 8/16/21.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the proposed minnow[minor] subdivision proposal for MEC electric - no conflicts. - Casey Meinen, 8/9/21.
MIDAMERICAN ENERGY COMPANY (Gas Division):	I have reviewed for MEC "Gas" and there are no conflicts. - Tyler Ahlquist, 8/9/21.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	NIPCO has no issues with the Steve & Michelle Bleil subdivision. We do not have any infrastructure in that area. - Jeff Zettel, 8/11/21.
NUSTAR PIPELINE:	This Domingo from Nustar, we have nothing in this area. Thank you. - Domingo Torres, 8/12/21.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	I have no comments or concerns. - Rebecca Socknat, 8/9/21.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	See "Review Memo" below.
WOODBURY COUNTY RECORDER:	No comments.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	Woodbury Co REC has no comments or concerns. - Kent Amundson, 8/9/21.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposed sub-division. - Neil Stockfleth, 8/9/21.
WOODBURY COUNTY TREASURER:	The taxes for the 2019 assessment year have been paid in full. The total amount owed for the 2020 assessment year is \$1,982.00. Each half (Sept 2021 and March 2022) is \$991.00. - Kimber Koepke, 8/9/21.



COUNTY ENGINEER
Mark J. Nagra, P.E.
mnagra@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@sioux-city.org

SECRETARY
Tish Brice
tbrice@sioux-city.org

Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

To: Dan Priestley, Woodbury County Zoning Coordinator
David Gleiser, Woodbury County Community and Economic Development Director

From: Mark J. Nagra, County Engineer

Date: August 10, 2021

Subject: Steve & Michelle Bleil Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated August 6, 2021.

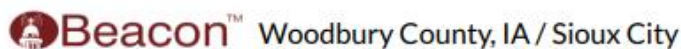
I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. The proposed shared driveway ingress/egress easement location has acceptable sight distance. It is at the best location on the frontage for providing sight distance. It appears to serve the house and lot one, along with the farm yard south of the home and is probably the best solution for accessing both areas.
- I have no other concerns or issues with this minor subdivision application.

If there are any more questions or issues that arise later, please contact this office.

Cc: File

PARCEL REPORT



Summary

Parcel ID 894410200002
 Alternate ID 855840
 Property Address 1125 IDA AVE
 MOVILLE IA 51039
 Sec/Twp/Rng 10-89-44
 Brief Tax Description EX 1AC NW COR & EX N783' E852.1' NENENE 10-89-44
 (Note: Not to be used on legal documents)
 Deed Book/Page 344-1362 (3/4/1996)
 Gross Acres 23.63
 Net Acres 23.63
 Adjusted CSR Pts 1822.99
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0049 ARLINGTON/WD-C
 School District WOODBURY CENTRAL
 Neighborhood N/A



Owner

Deed Holder [Creasey Farms Ltd Partnership](#)
 2637 Sevenoaks Park
 Muscatine IA 52761

Contract Holder

Mailing Address
 Creasey Farms Ltd Partnership
 2637 Sevenoaks Park
 Muscatine IA 52761

Land

Lot Area 23.63 Acres; 1,029,323 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 1/2 Story Frame
 Architectural Style N/A
 Year Built 1929
 Condition Normal
 Roof Mtl / Gable
 Flooring C Blk
 Foundation Stl
 Exterior Material Plis
 Interior Material Plis
 Brick or Stone Veneer
 Total Gross Living Area 1,347 SF
 Main Area Square Feet 576
 Attic Type None;
 Number of Rooms 0 above; 0 below
 Number of Bedrooms 0 above; 0 below
 Basement Area Type Full
 Basement Area 688
 Basement Finished Area
 Plumbing 1 Base Plumbing (Full; 1 Half Bath;
 Appliances
 Central Air No
 Heat Yes
 Fireplaces
 Porches
 Decks
 Additions 1 Story Frame (112 SF) (112 Bsmt SF);
 1 Story Frame (256 SF);
 Garages 576 SF (24F W x 24F L) - Det Frame (Built 1981);

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Poultry House		24	24	1930	1
0	Crib		22	26	1930	1
0	Barn - Flat		32	40	1924	1
0	Barn - Feed and Livestock		40	56	1924	1
0	Bin - Grain Storage (Bushel)	BIN	24	21	1986	1
0	Bin - Grain Storage (Bushel)	BIN	24	21	1986	1
	Bin - Grain Storage (Bushel)		30	25	2010	1
	Bin - Grain Storage (Bushel)		30	25	2015	1

Permits

Permit #	Date	Description	Amount
5986	08/25/2015	Misc	35,000

Valuation

	2021	2020	2019	2018	2017
Classification	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture
+ Assessed Land Value	\$46,140	\$43,620	\$43,620	\$63,500	\$63,500
+ Assessed Building Value	\$17,830	\$16,280	\$17,320	\$23,890	\$23,890
+ Assessed Dwelling Value	\$54,160	\$49,190	\$49,190	\$44,270	\$48,300
= Gross Assessed Value	\$118,130	\$109,090	\$110,130	\$131,660	\$135,690
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$118,130	\$109,090	\$110,130	\$131,660	\$135,690

SOIL REPORT

Summary

Parcel ID	894410200002	
Gross Acres	23.63	
ROW Acres	0.00	
Gross Taxable Acres	23.63	
Exempt Acres	0.00	
Net Taxable Acres	23.63	
Average Unadjusted CSR2	87.00	(Gross Taxable Acres - Exempt Land) (2055.78 CSR2 Points / 23.63 Gross Taxable Acres)

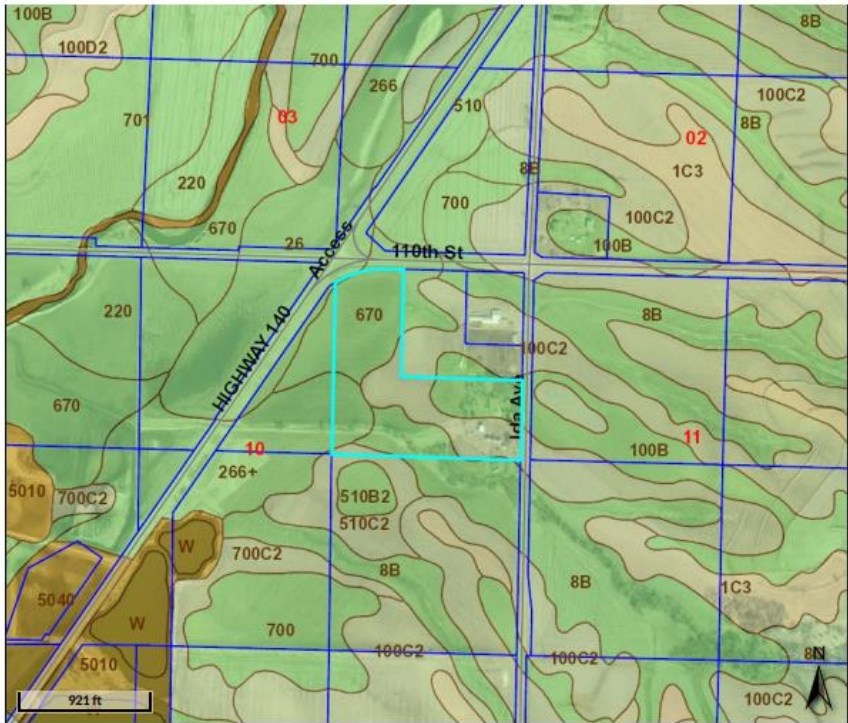
Agland Active Config 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	18.39	85.85	1,578.76	1,578.76
Non-Crop	5.24	91.03	477.02	244.23
Total	23.63		2,055.78	1,822.99

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	100B	MONONA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	95.00	1.22	115.90	115.90
100% Value	26	KENNEBEC SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALL	93.00	0.06	5.58	5.58
100% Value	8B	JUDSON SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	92.00	2.61	240.12	240.12
100% Value	510C2	MONONA SILT LOAM, BENCH, 5 TO 9 PERCENT SLOPES, MODERATELY E	88.00	0.45	39.60	39.60
100% Value	266+	SMITHLAND SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLO	87.00	2.14	186.18	186.18
100% Value	100C2	MONONA SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ER	85.00	4.92	418.20	418.20
100% Value	670	RAWLES SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE	82.00	6.99	573.18	573.18
Non-Crop	100B	MONONA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	95.00	2.49	236.55	118.62
Non-Crop	8B	JUDSON SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	92.00	0.86	79.12	40.30
Non-Crop	266+	SMITHLAND SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLO	87.00	0.35	30.45	15.95
Non-Crop	100C2	MONONA SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ER	85.00	1.54	130.90	69.36
Total				23.63	2,055.78	1,822.99



Overview



Legend

- Roads
- Soils
 - 0.000000 - 5.000000
 - 5.000001 - 20.000000
 - 20.000001 - 30.000000
 - 30.000001 - 40.000000
 - 40.000001 - 50.000000
 - 50.000001 - 60.000000
 - 60.000001 - 70.000000
 - 70.000001 - 80.000000
 - 80.000001 - 90.000000
 - 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

PRELIMINARY DRAWING
A MINOR SUBDIVISION PLAT
OF
STEVE & MICHELLE BLEL ADDITTON
WOODBURY COUNTY, IOWA



PART OF THE N.E.1/4 OF THE N.B.1/4 OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.B.1/4 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 7476-7477 IN THE WOODBURY COUNTY RECORDER'S OFFICE, THENCE S.0°00'00" FEET TO THE S.E. CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING; THENCE PACEL, FOR 74.00 FEET TO THE S.E. CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING; THENCE CONTINUING S.0°00'00" ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.B.1/4 FOR 236.00 FEET; THENCE N.69°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 99.00 FEET; THENCE S.45°10'15"W. FOR 28.20 FEET; THENCE N.69°39'30"W. FOR 161.56 FEET; THENCE S.45°10'15"W. FOR 28.20 FEET; THENCE N.69°39'30"W. FOR 74.00 FEET; THENCE S.0°00'00"E. FOR 75.00 FEET TO THE SOUTH LINE OF SAID PARCEL, DESCRIBED ON ROLL 733, IMAGES 7476-7477, THENCE S.69°39'30"E. ALONG SAID SOUTH LINE OF SAID PARCEL, AND THE POINT OF BEGINNING; THENCE S.0°00'00"E. ALONG SAID SOUTH LINE OF WAY AND 1/4 ACRES EXCLUDING SAID RIGHT OF WAY, TOGETHER WITH AN INTEREST/INTEREST EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.B.1/4 AND THE N.E. CORNER OF A PARCEL, DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 7476-7477 IN THE WOODBURY COUNTY RECORDER'S OFFICE, THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.B.1/4 AND THE EAST LINE OF SAID PARCEL, FOR 783.00 FEET TO THE S.E. CORNER OF SAID PARCEL, THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.B.1/4 FOR 236.00 FEET; THENCE N.69°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 99.00 FEET TO THE EAST LINE OF SAID N.E.1/4 OF THE N.B.1/4, THENCE N.0°00'00"E. ALONG SAID EAST LINE FOR 40.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL OTHER EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID N.E.1/4 OF THE N.B.1/4 IS ASSUMED TO BEAR S.0°00'00"W.

NOTE: THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR S.0°00'00"W.

ZONING:

TELEPHONE

NOTES

WOODBURY COUNTY K.E.C.
OVERHEAD

WATER & SEWER

SEPTIC SYSTEM

EASEMENT AGREEMENT FOR ACCESS

Prepared by/Return to: W.E. (Gene) Collins, 38 First Avenue NW, Le Mars, Iowa 51031 712.546.8844

EASEMENT/MAINTENANCE AGREEMENT

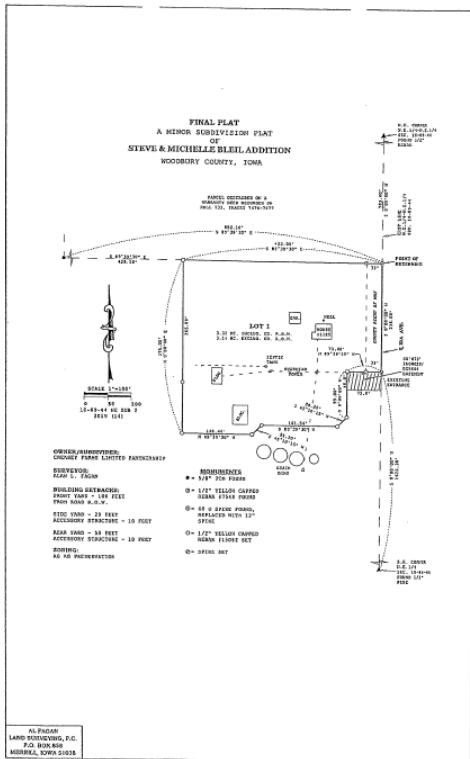
WHEREAS Steve Bleil and Michelle Bleil, husband and wife, are purchasing certain real property described as Lot 1 as depicted in the attachment marked Exhibit A and incorporated herein, and;

WHEREAS Creasey Farms Limited Partnership, an Iowa Limited Partnership, is the Seller of this real property, and;

WHEREAS the parties acknowledge that as depicted in Exhibit A, there is an ingress/egress easement area measuring 40' X 73' (depicted by diagonal lines in the attached Exhibit A) and the parties are desirous of memorializing an Easement/Maintenance Agreement regarding the ingress/egress easement area.

WHEREFORE the parties agree that there shall forever be an ingress/egress easement and maintenance agreement over, above or across this area marked by a lines 40' X 73' as follows:

Steve Bleil and Michelle Bleil, and their heirs, successors and assigns, and Creasey Farms Limited Partnership and their heirs, successors and assigns, shall each have and enjoy a permanent non-exclusive easement over, above and across this area and further, that Steve Bleil and Michelle Bleil, and their heirs, successors and assigns, shall be solely responsible for the maintenance and upkeep of the ingress/egress easement area. Neither party, nor their heirs, successors or assigns, shall in any manner block, restrict or impede the other parties' unfettered and unrestricted access over, above or across the easement area.



This Easement/Maintenance Agreement is permanent and shall run with the land.

DATED this _____ day of _____, 2021.

CREASEY FARMS LIMITED PARTNERSHIP
CREASEY MANAGEMENT, L.L.C., GENERAL PARTNER

BY:

STEPHEN J. CREASEY, MANAGER CREASEY MANAGEMENT, L.L.C.	STEVE BLEIL	MICHELLE BLEIL
---	-------------	----------------

- 2 -

STATE OF IOWA :
 : ss.
COUNTY OF PLYMOUTH :

THIS RECORD acknowledged before me this _____ day of _____, 2021, by
STEVE BLEIL and MICHELLE BLEIL, husband and wife.

_____, NOTARY PUBLIC

STATE OF _____ :
 : ss.
COUNTY OF _____ :

THIS RECORD acknowledged before me this _____ day of _____, 2021, by
STEPHEN J. CREASEY, as Manager of CREASEY MANAGEMENT, L.L.C.

_____, NOTARY PUBLIC

ALFAGAN LAND SURVEYING P.C.-P.O. BOX 858-MERRILL, IOWA 51038- PH. (712) 936-2228
10-89-44 NE SUB DESC

SURVEYOR'S DESCRIPTION:

PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 44 WEST OF THE 3RD PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 746-747 IN THE WOODBURY COUNTY RECORDER'S OFFICE, THENCE S.0°00'00"W. ALONG THE N.E. 1/4 OF SAID N.E. 1/4 OF THE N.E. 1/4 AND THE EAST LINE OF SAID PARCEL, FOR 783.00 FEET TO THE S.E. CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4 FOR 236.00 FEET; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4 FOR 161.56 FEET; THENCE S.45°10'15"W. FOR 45.45°10'15"W. FOR 28.20 FEET; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.45°10'15"W. FOR 45.45°10'15"W. FOR 28.20 FEET; THENCE N.89°39'30"E. ALONG SAID SOUTH LINE OF SAID PARCEL, FOR 423.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.32 ACRES INCLUDING COUNTY RIGHT OF WAY AND 3.14 ACRES INCLUDING SAID RIGHT OF WAY. TOGETHER WITH AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4 AND THE N.E. CORNER OF A PARCEL, DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 746-747 IN THE WOODBURY COUNTY RECORDER'S OFFICE, THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4 AND THE EAST LINE OF SAID PARCEL, FOR 783.00 FEET TO THE N.E. CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4 FOR 236.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 40.00 FEET; THENCE N.89°39'30"E. FOR 73.00 FEET TO THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4; THENCE N.0°00'00"E. ALONG SAID EAST LINE FOR 40.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL OTHER EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4 IS ASSUMED TO BEAR S.0°00'00"W.

AL FAGAN LAND SURVEYING P.C.-P.O. BOX 858-MERRILL, IOWA 51038- PH. (712) 938-2228
10-89-44 NE EASE DESC

INGRESS/EGRESS EASEMENT DESCRIPTION:

AN INGRESS/EGRESS EASEMENT IN PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP
N9 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA,
IMAGED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4 OF
THE S.W. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 753,
DEEDS 7476-7477, AND CONTINUING SOUTH ALONG THE EAST LINE OF SAID PARCEL, 87.00 FEET,
TO THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4 AND THE EAST LINE OF SAID PARCEL, FOR 783.00
FEET TO THE S.E. CORNER OF SAID PARCEL, THENCE CONTINUING S 0°00'00"W. ALONG THE EAST
LINE OF SAID N.E. 1/4 OF THE N.E. 1/4 FOR 236.00 FEET TO THE POINT OF BEGINNING OF SAID
EASEMENT; THENCE CONTINUING S 89°39'30"E. FOR 73.00 FEET TO THE POINT OF BEGINNING OF
EASEMENT; THENCE CONTINUING S 89°39'30"E. FOR 40.00 FEET, THENCE
S 89°39'30"E. FOR 73.00 FEET TO THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4, THENCE
N 0°00'00"E. ALONG SAID EAST LINE FOR 40.00 FEET TO THE POINT OF BEGINNING, SUBJECT
TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR S.0°00'00"W.

APPLICATION**WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION**Applicant: CREASEY FARMS LIMITED PARTNERSHIP
Name of OwnerMailing Address: 2637 SEVEN OAKS PARK MUSCATINE, IA 52761
Street City or Town State and Zip + 4Property Address: 1125 1DA AVE KINGSLEY, IA 51028
Street City or Town State and Zip + 4

Ph/Cell #: _____ E-mail Address: _____

To subdivide land located in the NE Quarter of Section 10-89-44Civil Township ARLINGTON GIS Parcel # 894410200002Name of Subdivision: STEVE + MICHELLE BLEIL ADDITIONSubdivision Area in Acres 3.32 AC. Number of Lots 1**Attachments:**

- N/A 1. Ten (10) copies of grading plans; if required.
- ☒ 2. Twenty six (26) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
- ☒ 3. An attorney's opinion of the abstract.
- ☒ 4. A Certified abstractor's certificate to include:
- a. Legal description of proposed subdivision.
 - b. Plat showing clearly the boundaries of the subdivision.
 - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: ALAN L. FAGAN Ph/Cell: 712-539-1471Attorney: GENE COLLINS Ph/Cell: 712 539-1326

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: 

ALAN FAGAN FOR OWNER

Zoning Director: **For Office Use Only:**Zoning District AP Flood District X Date 8/5/02 No. 6697Application Fee \$200 4 Lots or less (\$200) \$200 - 1 Lot check #12654
5 Lots or more (\$250 plus \$5 per lot) _____