

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

#11 c  
& d

Date: 4/2/20 Weekly Agenda Date: 4/7/20

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** David Gleiser, CED Director

**WORDING FOR AGENDA ITEM:**

Approval of Final Plat for the Autumn Wind Addition, a Minor Subdivision

**ACTION REQUIRED:**

- |  |   |  |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/>   | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/>    | Other: Informational <input type="checkbox"/> | Attachments <input checked="" type="checkbox"/>    |

**EXECUTIVE SUMMARY:**

The Board will receive the Zoning Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Board 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.

**BACKGROUND:**

Glenn L. Pry and Staci M. Pry, owners of property located in the NE ¼ of the NE ¼ of Section 34, T89N, R46W (Concord Township), on Parcel #894634200010 (1523 Charles Avenue, Lawton, IA 51030 - located about 3.1 miles northwest of Lawton and 2.6 miles east of Sioux City) requests for the Woodbury County Zoning Commission to review and the Board of Supervisors to approve the proposed Autumn Wind Addition, an Addition to Woodbury County. This proposal encompasses the creation of two lots with Lot One including 3.45 total acres and Lot Two including 7.05 total acres. The southeast portion of the property includes area within the General Floodplain District (Zone A). The property owner intends to build a new home on Lot 1 which also requires an amendment to the current zoning district designation from the AP to AE zoning district. The Zoning Commission and Board of Supervisors have held public hearings on the request, and on 4/7, the Board of Supervisors will conduct their 2nd and likely final reading of the ordinance amendment.

**FINANCIAL IMPACT:**

None

**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:**

Receive the Zoning Commission's recommendation from their 3/23/20 meeting to approve the final plat.  
Subject to public testimony received (if any), approve the plat and authorize the Chairman to sign the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to receive the Zoning Commission's recommendation from their 3/23/20 meeting to approve the final plat.  
Motion to approve the Autumn Wind Addition, Minor Subdivision plat and authorize the Chairman to sign the resolution.

**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 AUTUMN WIND ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 23rd DAY OF March, 2020 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 \_\_\_\_\_, 2020.

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

**BOARD OF SUPERVISORS' RESOLUTION  
RESOLUTION NO. \_\_\_\_\_**

RESOLUTION ACCEPTING AND APPROVING AUTUMN WIND ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS AUTUMN WIND 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

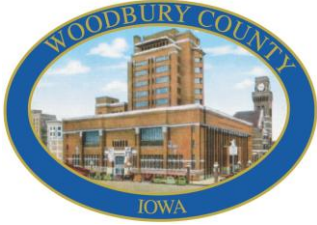
WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF AUTUMN WIND 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
MATTHEW UNG  
CHAIRMAN  
BOARD OF SUPERVISORS  
WOODBURY COUNTY, IOWA

ATTEST: \_\_\_\_\_  
PATRICK F. GILL  
SECRETARY

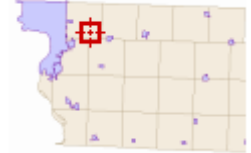


# WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

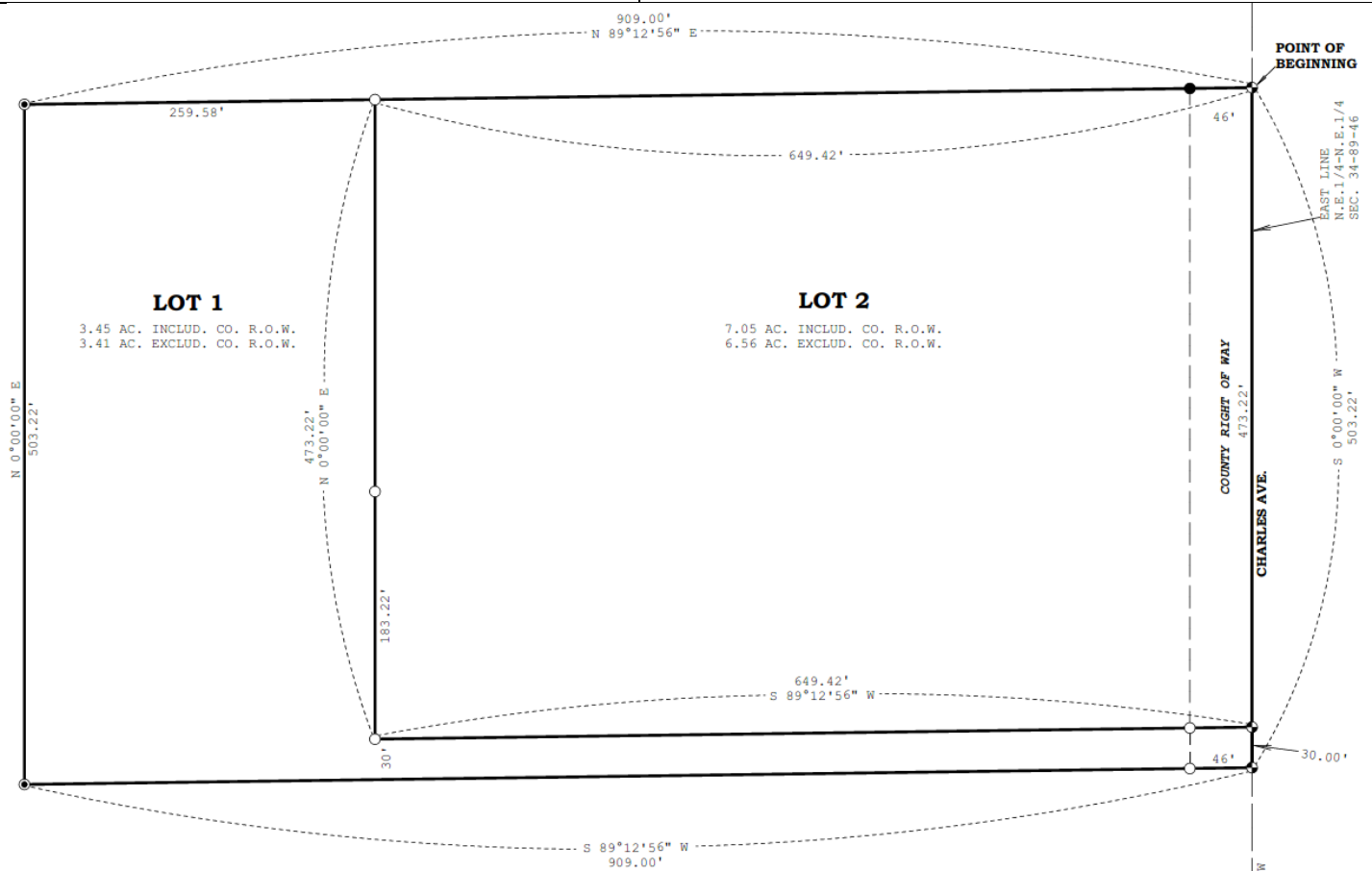
620 DOUGLAS STREET – SIOUX CITY, IA 51101

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

## AUTUMN WIND ADDITION MINOR SUBDIVISION PROPOSAL SUMMARY



Glenn L. Pry and Staci M. Pry, owners of property located in the NE ¼ of the NE ¼ of Section 34, T89N, R46W (Concord Township), on Parcel #894634200010 (1523 Charles Avenue, Lawton, IA 51030 - located about 3.1 miles northwest of Lawton and 2.6 miles east of Sioux City) requests for the Woodbury County Zoning Commission to review and the Board of Supervisors to approve the proposed Autumn Wind Addition, an Addition to Woodbury County. This proposal encompasses the creation of two lots with Lot One including 3.45 total acres and Lot Two including 7.05 total acres. The southeast portion of the property includes area within the General Floodplain District (Zone A). The property owner intends to build a new home on Lot 1 which also requires the consideration of a Rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) as not more than two homes are allowed in a 40 acre tract in the AP district as is allowed in the AE.



## FACTS OF THE CASE

This proposed minor subdivision is to establish two lots out of Parcel #894634200010 located in the NE ¼ of the NE ¼ of Section 34, T89N, R46W (Concord Township), on (1523 Charles Avenue, Lawton, IA 51030 - located about 3.1 miles northwest of Lawton and 2.6 miles east of Sioux City) for the purposes of building a new home.

Lot One includes 3.45 total acres and Lot Two includes 7.05 acres. Both proposed lots meet the Zoning District Dimensional Standards of the Woodbury County Zoning Ordinance. Lot 1 has been surveyed as a flag lot due to the location of existing structures and the natural features of the property including a pond. Both lots include MidAmerican Overhead Power easements. Lot 2 includes area within the General Floodplain (Zone A) floodplain. However, this area to the southeastern portion of the property is not located in the buildable area as it is primarily located in the lot setback zone.

## EXTRATERRITORIAL REVIEW

This property is further than two miles from incorporated areas and does not require extraterritorial review under Iowa Code, Section 354.9.



## LEGAL NOTIFICATION

Published in the Sioux City Journal Legals Section on Friday, March 6, 2020.

Item Two (2)  
**PROPOSED MINOR SUBDIVISION:** To be known as Autumn Wind Addition – a minor subdivision in a 10.50 acre portion of the NE ¼ of the NE ¼ of Section 34, T89N, R46W (Concord Township), on Parcel #894634200010, Woodbury County, Iowa. The parent parcel is located about 3.1 miles northwest of Lawton and about 2.6 miles east of Sioux City. Applicant(s): Glenn L. Pry & Staci M. Pry, 1523 Charles Avenue, Lawton, IA 51030.

## PROPERTY OWNER NOTICE



The seven (7) property owners within 1,000'; and listed within the certified abstractor's affidavit; were notified by a March 5, 2020 letter of the public hearing. As of March 12, 2020, the Community & Economic Development office had not received written comment from any property owner owning property within 1,000'. When more comments are received after the printing of this packet, they will be provided at the meeting.

STAKEHOLDER ORGANIZATION	COMMENTS:
CENTURLINK:	CenturyLink does not have any facilities in the project area and has no objections to this amendment. Justin Melohn – 2/25/20
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
LONGLINES:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY:	I have reviewed the attached proposed rezoning for MidAmerican “electric”. There are no conflicts. Casey J. Meinen – 2/24/20
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	No comments.
NORTHERN NATURAL GAS:	Northern has no easements on that tract of land. Tom Hudson, 2/24/20
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed the location and have found NIPCO doesn't have any facilities in thru or adjacent to this property. Therefore, NIPCO is good to go with this rezoning request. Jayme Huber - 2/26/20
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments. Gary Brown - 2/24/20
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY ENGINEER:	See statement below.
WOODBURY COUNTY RECORDER:	No comments.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	We have no concerns nor issues regarding the proposed rezoning. Kent Amundson – 2/24/20
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT (WCSWCD):	The WCSWCD has no significant reservations regarding this property division. Landowner must ensure that soil erosion is controlled on the steep slope during and following construction of the new house. Neil Stockfleth – 2/24/20



## Woodbury County Secondary Roads Department

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

COUNTY ENGINEER  
Mark J. Nahra, P.E.  
mnahra@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

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

From: Mark J. Nahra, County Engineer

Date: February 28, 2020

Subject: Autum Wind Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced conditional use permit application forwarded with your memo dated September 9, 2019.

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 driveway near the south line of the property will provide adequate sight distance for access to the new Lot 1. The existing driveway is adequate for lot 2. When Lot 1 is ready to be developed, the drive will need to be permitted and built by the secondary road department.
- 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

### STAFF RECOMMENDATION

The staff recommends approval of this minor subdivision proposal.

### ZONING COMMISSION RECOMMENDATION

The Zoning Commission has reviewed this minor subdivision proposal at their March 23, 2020 meeting. The commissioners voted unanimously with five members present to recommend approval to the Board of Supervisors.

# PARCEL #894634200010

## Summary

Parcel ID 894634200010  
 Alternate ID N/A  
 Property Address 1523 CHARLES AVE  
 LAWTON IA 51030  
 34-89-46  
 Sec/Twp/Rng N/A  
 Brief Tax Description  
 (Note: Not to be used on legal documents)  
 695-6289 (12/22/2007)  
 Deed Book/Page 9.81  
 Gross Acres 9.81  
 Net Acres 0  
 Adjusted CSR Pts R - Residential  
 Class (Note: This is for tax purposes only. Not to be used for zoning.)  
 District N/A  
 School District LAWTON BRONSON  
 Neighborhood N/A  
 Main Area Square Feet N/A



## Owner

Deed Holder  
 Pry Glenn L. & Staci M  
 1523 Charles Ave  
 Lawton IA 51030

Contract Holder

## Land

Lot Area 9.81 Acres ; 427,324 SF

## Residential Dwellings

Residential Dwelling Single-Family / Owner Occupied  
 Occupancy 1 Story Frame  
 Style Ranch  
 Architectural Style 2002  
 Year Built Normal  
 Condition Asph / Gable  
 Roof  
 Flooring Conc  
 Foundation Vinyl  
 Exterior Material Drwl  
 Interior Material  
 Brick or Stone Veneer 2,016 SF  
 Total Gross Living Area None;  
 Attic Type 5 above; 3 below  
 Number of Rooms 2 above; 1 below  
 Number of Bedrooms Full  
 Basement Area Type 2,016  
 Basement Area 1,340 - Living Qtrs. (Multi)  
 Basement Finished Area  
 Plumbing 2 Base Plumbing (Full ; 1 Bath Sink; 1 Extra Tub or Shower; 1 Whirlpool Bathroom);  
 Appliances 1 Oven - Single; 2 Dishwasher;  
 Central Air Yes  
 Heat FHA - Gas  
 Fireplaces  
 Porches 15 Frame Open (144 SF);  
 Decks  
 Additions  
 Garages 384 SF - Att Frame (Built 2002);  
 880 SF (22F W x 40F L) - Det Frame (Built 1940);  
 Main Area Square Feet 2016



## Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Barn - Flat	BARN	36	70	1930	1
0	Milk House	MILK HSE	10	12	1950	1

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/22/2007	PRY ALLEN L	PRY GLENN L & STACI M	695/6289	SALE BETWEEN FAMILY MEMBERS	Deed		\$124,000.00
3/22/2005	PRY ALLEN & MARY	PRY ALLEN L	673/1773	NO CONSIDERATION	Deed		\$0.00

There are other parcels involved in one or more of the above sales:

[Recording: 695/6289 - Parcel: 894634200006](#)  
[Recording: 695/6289 - Parcel: 894634200009](#)  
[Recording: 673/1773 - Parcel: 894634200006](#)  
[Recording: 673/1773 - Parcel: 894634200009](#)

# TOPOGRAPHY & FLOODPLAIN ZONE A



# SOIL

**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

**Parcel CSR2 Report**

Processed on: 02/21/2020 13:05:25  
Configuration: 2019

Parcel Number: 894634200010  
Location: Section 34, Concord  
Deed Holder: PRY GLENN L & STACI M  
Contract Holder:  
Legal Description:  
Mailing Address: 1523 CHARLES AVE, LAWTON, OK 73103  
Property Address: CHARLES AVE, LAWTON

Gross Acres: 9.81  
ROW Acres: 0.00  
Gross Taxable Acres: 9.81  
Exempt Acres: 0.00  
Net Taxable Acres: 9.81 (Gross Taxable Acres - Exempt Land)

Average CSR2: 53.496 (524.80 CSR Points / 9.81 Gross Taxable Acres)  
Assessed Land Value: \$18,279  
Net Land Value: \$18,279

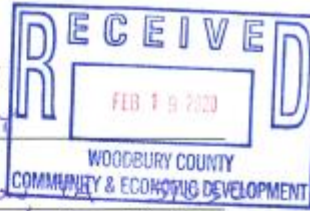
Summary									
Description	Acres	CSR2	Rate	Adjusted Value					
				CSR2 Points	Value	CSR2 Points	Non Crop Value Reduction	Assessed Land Value	Net Land Value
100% Value	9.81	53.496	\$34.830	524.80	\$18,279	524.80	\$0	\$18,279	\$18,279
<b>Total</b>	<b>9.81</b>	<b>53.496</b>	<b>\$34.830</b>	<b>524.80</b>	<b>\$18,279</b>	<b>524.80</b>	<b>\$0</b>	<b>\$18,279</b>	<b>\$18,279</b>

Details									
Description	SMS	Soil Name	CSR2	Unadj. Acres	Unadj. CSR2 Pts.	Spot & Line Acres	Adj. Acres	Non Crop CSR2P Reduct	Adj. CSR2 Pts.
100% Value	170E	Napier-Castana silt loams, 9 to 20 percent slopes	56	2.55	142.80	0.00	2.55	0.00	142.80
100% Value	1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18	3.14	56.52	0.00	3.14	0.00	56.52
100% Value	701	Wilsey silt loam, 0 to 2 percent slopes, occasionally flooded	79	4.12	325.48	0.00	4.12	0.00	325.48
<b>Total</b>				<b>9.81</b>	<b>524.80</b>	<b>0.00</b>	<b>9.81</b>	<b>0.00</b>	<b>524.80</b>



**APPLICATION**

WOODBURY COUNTY, IOWA  
MAJOR SUBDIVISION APPLICATION



Applicant: GLENN L. PRY / STACI M. PRY  
Name of Owner

Mailing Address: 1523 CHARLES AVE LAWTON IA 51030  
Street City or Town State and Zip + 4

Property Address: 1523 CHARLES AVE LAWTON IA 51030  
Street City or Town State and Zip + 4

Ph/Cell #: 712 490-5638 E-mail Address: gspry-family@aol.com

To subdivide land located in the NE-NE Quarter of Section 34-89-46

Civil Township CONCORD GIS Parcel # 894634200010

Name of Subdivision: AUTUMN WIND ADDITION

Subdivision Area in Acres 10.50 Number of Lots 2

AP

**Attachments:**

- 1. Ten (10) copies of grading plans; if required. NO GRADING
- 2. Twenty six (26) copies of preliminary 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'.
- 5. Fifteen (15) copies of the final plats (Complete per Section 9 of the Subdivision Ordinance).

Surveyor: ALAN L. FAGAN Ph/Cell: 712-539-1471

Attorney: ROBERT REHAN Ph/Cell: 255-1085

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

Owner's Signature: [Signature] 2-18-20  
ALAN FAGAN FOR GLENN PRY

For Office Use Only Zoning Director: \_\_\_\_\_

Zoning District AP Flood District X Date \_\_\_\_\_ No. 6522

Fee: Preliminary Plat-4 lots or less	\$200	_____
Preliminary Plat-more than 4 lots	\$250 plus \$5.00 per lot	_____
<input checked="" type="checkbox"/> Final Plat-4 Lots or less	<u>\$200</u>	<u>\$ 200</u>
Final Plat-more than 4 lots	\$250 plus \$5.00 per lot	_____

FINAL PLAT  
**AUTUMN WIND ADDITION**  
TO  
WOODBURY COUNTY, IOWA

**SURVEYOR'S DESCRIPTION:**

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 34, TOWNSHIP 89 NORTH, RANGE 46 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; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 604.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.0°00'00"W. ALONG SAID EAST LINE FOR 503.22 FEET; THENCE S.89°12'56"W. FOR 909.00 FEET; THENCE N.0°00'00"E. FOR 503.22 FEET; THENCE N.89°12'56"E. FOR 909.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.50 ACRES INCLUDING COUNTY RIGHT OF WAY AND 9.97 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

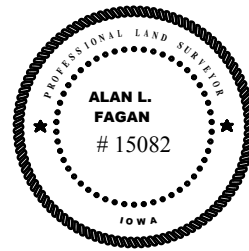
NOTE: THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR S.0°00'00"W.

**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 AUTUMN WIND 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 \_\_\_\_\_, 2020.



ALAN L. FAGAN  
IOWA NO. 15082

LICENSE RENEWAL DATE: DECEMBER 31, 2021

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT GLENN L. PRY AND STACI M. PRY, HUSBAND AND WIFE, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE 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 LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS AUTUMN WIND ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT \_\_\_\_\_, IOWA, THE \_\_\_ DAY OF \_\_\_\_\_, 2020.

GLENN L. PRY

STACI M. PRY

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF IOWA : :SS  
WOODBURY COUNTY:

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED GLENN L. PRY AND STACI M. PRY, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

**TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS**

I, MIKE CLAYTON, 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 \_\_\_\_\_

MIKE CLAYTON  
TREASURER,  
WOODBURY COUNTY, IOWA

**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 AUTUMN WIND ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 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 \_\_\_\_\_, 2020.

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

**AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE**

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

DATED \_\_\_\_\_, 2020.

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

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):	34 T. 89 N., R. 46 W.
ALIQUOT PART:	PART OF THE N.E.1/4-N.E.1/4
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S):	GLENN L. PRY AND STACI M. PRY, HUSBAND AND WIFE
REQUESTED BY:	GLENN L. PRY

**OWNERS/SUBDIVIDERS**

GLENN L. PRY  
STACI M. PRY

**SURVEYOR**

ALAN L. FAGAN

**SETBACKS**

FRONT YARD - 75'  
SIDE YARD - 20'  
ACCESSORY STRUCTURE - 10'  
REAR YARD - 50'  
ACCESSORY STRUCTURE - 10'

**AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING**

STATE OF IOWA : : SS  
COUNTY OF WOODBURY:

DOCKET NO: \_\_\_\_\_

FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

2020, 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

**TITLE OPINION**

TO: COUNTY AUDITOR AND RECORDER  
WOODBURY COUNTY, IOWA

Dear Sir:

We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on the Plat of "Autumn Wind Addition to Woodbury County, Iowa" described more particularly as:

Part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-four (34), Township Eighty-nine (89) North, Range Forty-six (46) West of the 5th Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northeast corner of said Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼); thence South Zero Degrees Zero Minutes Zero Seconds (S 0°00'00") West, along the East line of said Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) for Six Hundred Four and Seventy-two Hundredths Feet (604.72') to the Point of Beginning; thence continuing South Zero Degrees Zero Minutes Zero Seconds (S 0°00'00") West, along said East line for Five Hundred Three and Twenty-two Hundredths Feet (503.22'); thence South Eighty-nine Degrees Twelve Minutes Fifty-six Seconds (S 89°12'56") West, for Nine Hundred Nine Feet (909.00'); thence North Zero Degrees Zero Minutes Zero Seconds (N 0°00'00") East, for Five Hundred Three and Twenty-two Hundredths Feet (503.22'); thence North Eighty-nine Degrees Twelve Minutes Fifty-six Seconds (N 89°12'56") East, for Nine Hundred Nine Feet (909.00') to the Point of Beginning. Containing 10.50 Acres including County Right of Way and 9.97 Acres excluding said Right of Way.

NOTE: The East line of said N.E. ¼ of the N.E. ¼ is assumed to bear S.0°00'00"W.

Said abstract of title was last certified by Engleson Abstract Co., Inc. dated \_\_\_\_\_, 2020 at 8:59 o'clock a.m. and from said abstract find good and merchantable title to said premises vested in Glenn L. Pry and Staci M. Pry, husband and wife, the proprietors, free and clear of all mortgages, liens and other encumbrances, except the following:

a) Mortgage from Glenn L. Pry and Staci M. Pry, husband and wife to Mortgage Electronic Registration Systems, Inc., as nominee for Siouland Federal Credit Union dated June 3, 2015, filed August 31, 2015 on Roll 742, Image 10442.

The mortgage is a re-record of the mortgage filed on Roll 741, Image 5122. □

b) Survey filed April 24, 2001 on Roll 487, Image 1986.

c) Zoning Regulations from the Woodbury County Board of Supervisors to the Public, dated January 11, 1971, filed March 5, 1971, and recorded in Book 1263, Pages 9 to 78,

d) Resolution No. 6332 of Woodbury County Board of Supervisors dated May 12, 1977, and filed in the Office of the County Recorder, Woodbury County, Iowa, on Roll 62, Image 2118 and 2119, and Resolution No. 6333 of Woodbury County Board of Supervisors dated May 12, 1977 and filed in the office of the County Recorder, Woodbury County, Iowa, on Roll 62, Image 2120 and 2121.

e) Notice of filing of soil and water resource conservation plan filed for record July 29, 1992, and recorded in Roll 266, Image 2343.

f) Resolution No. 9460 filed December 12, 2000 on Roll 475, Image 935.

g) Resolution #10,455 filed August 29, 2008 on Roll 699, Image 7213.

h) Resolution #10,456 filed August 29, 2008 on Roll 699, Image 7313.

i) Right of Way Agreement filed September 4, 1941 in Book 154 Misc., Page 403 in connection with a gas line.

j) Basement filed August 30, 1989 on Roll 220, Image 116 in connection with an electric line.

k) Agreement filed July 8, 2013 on Roll 730, Image 7419 in connection with a financial incentive program for soil erosion control.

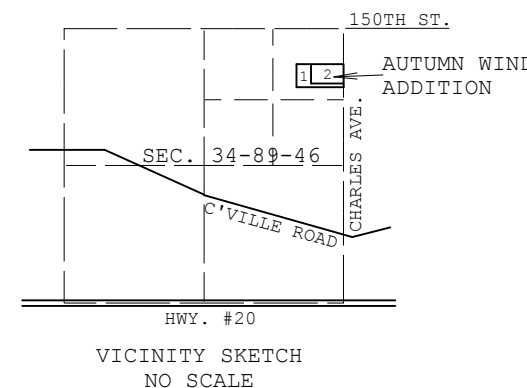
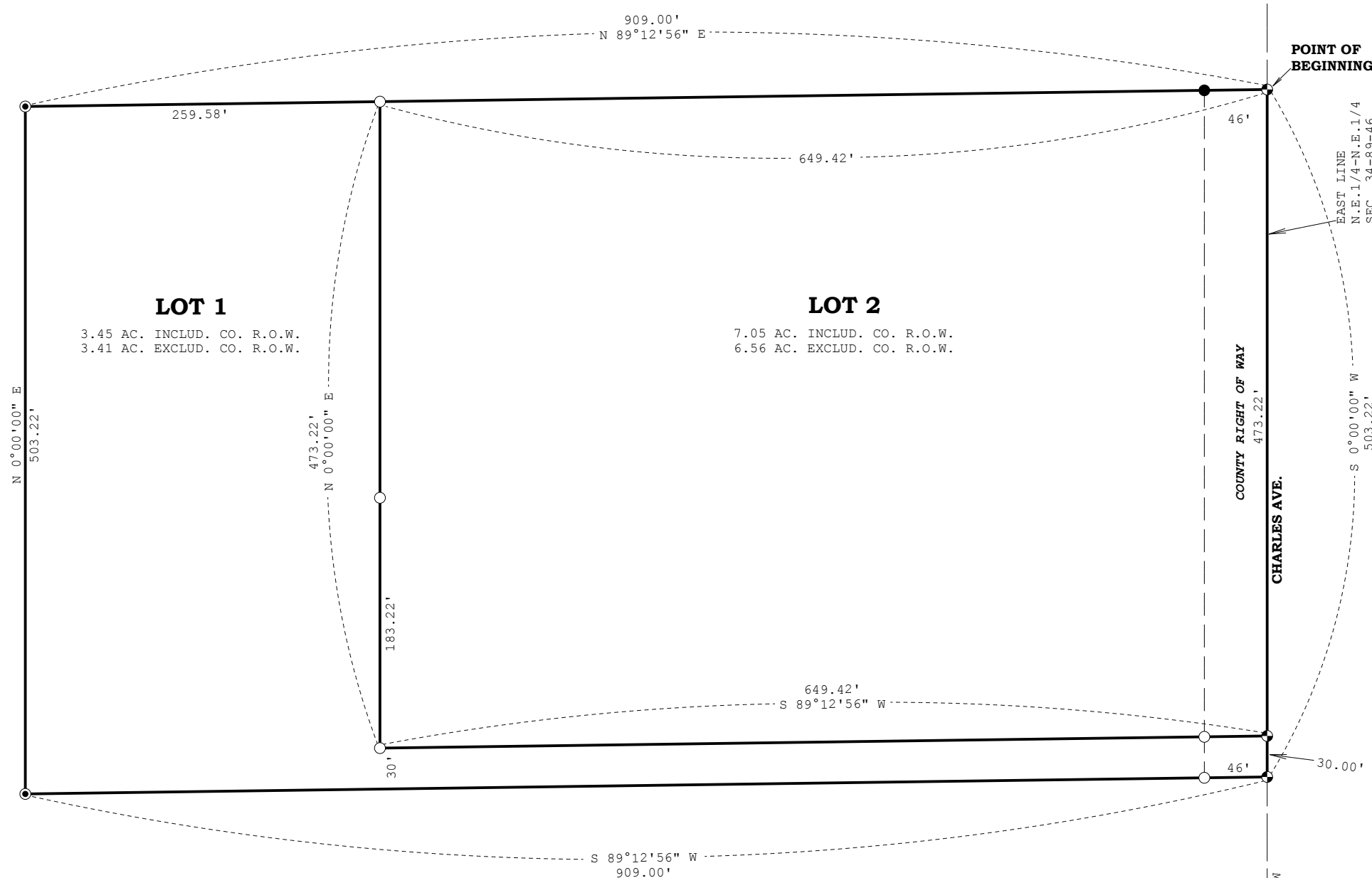
l) Matters set forth upon the final plat of Autumn Wind Addition. □

m) All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: \_\_\_\_\_, 2020.

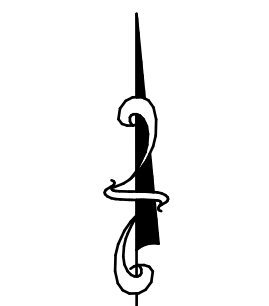
ROBERT J. REHAN  
Attorney at Law

**TOTAL ACRES**  
10.50 ACRES INCLUD. CO. R.O.W.  
9.97 ACRES EXCLUD. CO. R.O.W.



**MONUMENTS**

- = 5/8" PIN FOUND
- = 1/2" YELLOW CAPPED REBAR #10570 FOUND
- = 1/2" YELLOW CAPPED REBAR #15082 SET
- ◆ = MAG SPIKE WITH WASHER #15082 SET



SCALE 1"=100'  
0 50 100  
34-89-46 NE FINAL  
2020 (10)

**BOARD OF SUPERVISORS' RESOLUTION RESOLUTION NO.**

RESOLUTION ACCEPTING AND APPROVING AUTUMN WIND ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS AUTUMN WIND 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 AUTUMN WIND 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 \_\_\_\_\_, 2020.

MATTHEW UNG  
CHAIRMAN  
BOARD OF SUPERVISORS  
WOODBURY COUNTY, IOWA

ATTEST:  
PATRICK F. GILL  
SECRETARY

**CERTIFICATE OF COUNTY ASSESSOR**

I, JULIE CONOLLY, HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED \_\_\_\_\_

JULIE CONOLLY  
WOODBURY COUNTY ASSESSOR

DATE OF SURVEY: JANUARY 2020

N.E. CORNER  
N.E.1/4-N.E.1/4  
SEC. 34-89-46  
FOUND 1/2" PIN

POINT OF BEGINNING

EAST LINE  
N.E.1/4-N.E.1/4  
SEC. 34-89-46

COUNTY RIGHT OF WAY  
CHARLES AVE.

S.E. CORNER  
N.E.1/4-N.E.1/4  
SEC. 34-89-46  
FOUND 5/8" PIN

S.E. CORNER  
N.E.1/4-N.E.1/4  
SEC. 34-89-46  
FOUND 1" PIN

S.E. CORNER  
N.E.1/4-N.E.1/4  
SEC. 34-89-46  
FOUND 1" PIN

AL FAGAN  
LAND SURVEYING, P.C.  
P.O. BOX 858  
MERRILL, IA 51038  
712 539-1471