



CITY COUNCIL MEETING NOTICE

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Meeting ID: 995 1360 6098

One tap mobile

+13126266799,99513606098# US (Chicago)

TUESDAY MARCH 2, 2021 6:00 P.M.

AGENDA

1. ROLL CALL
2. APPROVE AGENDA AS PRESENTED AND/OR AMENDED
3. PRESENTATION/RECOGNITION
4. PUBLIC COMMENT (5 MINUTE TIME LIMIT FOR ITEMS NOT ON THIS AGENDA)
5. PUBLIC HEARINGS
6. **CONSENT AGENDA** – *These are routine business items and will be acted upon by one Roll Call Vote without separate discussion unless a Councilmember or citizen requests an item to be removed or considered separately.*
 - a. Approve Resolution No. 21-010 Set Hearing for FY 2022 Budget
 - b. Approve Resolution No. 21-011 Agreement with Veenstra & Kimm, Inc, for Sanitary Sewer Master Plan Study
 - c. Approve Resolution No. 21-012 MR Properties Extension for Development
 - d. Approve Resolution No. 21-013 Nobiling Subdivision Preliminary and Final Plat (Story County 2 Mile Review)
7. INFORMATIONAL ITEMS
8. CITY ADMINISTRATOR AND DIRECTOR REPORTS
9. MAYOR AND COUNCIL REPORTS
10. ADJOURNMENT

UPCOMING WORK SESSION TOPICS

Continued Integration of Council Goal Setting Priorities

Sidewalk Infill Program, Trails Master Plan and City-Wide Maintenance Policy

Main Avenue /HWY 69 Revitalization

Other Topics of Interest to Mayor and Council

For more information on this and other agenda items, please call the City Clerk's Office at 515-597-2561 or visit the Clerk's Office, City Administration Building at 515 N. Main Ave. Council agendas are available to the public at the City Clerk's Office on Monday morning preceding Tuesday's council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email.

RESOLUTION NO. 21-010

Resolution Setting the Date for the Public Hearing on the Proposed Fiscal Year 2022 Annual Budget for Fiscal Year Ending June 30, 2022

WHEREAS, the Iowa Legislature adopted legislation that mandates that a city shall prepare and adopt a budget and shall certify taxes; and

WHEREAS, the Iowa Legislature requires each city to conduct a public hearing on the proposed budget prior to adoption; and

WHEREAS, the Huxley City Council invites and welcomes the public to participate in the budget process; and

WHEREAS, the City Clerk shall publish the budget estimates and notice of hearing no less than ten (10) days and no more than twenty (20) days prior to the date of the hearing.

WHEREAS, the detail budget must be made available for public review no less than ten (10) days and no more than twenty (20) days prior to the date of the hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HUXLEY, IOWA, that the Huxley City Council sets the date of March 16, 2021 at 6:00 p.m. for the public hearing on the Proposed FY 2022 Budget and directs the City Clerk to prepare and publish notice of said hearing.

PASSED AND APPROVED this 2nd day of March 2021.

Roll Call	Aye	Nay	Absent
Nate Easter	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this 2nd day of March 2021.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 21-010** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 2nd day of March 2021

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk

COUNCIL COMMUNICATION

AGENDA HEADING:

Approving Agreement for Professional Engineering Services with Veenstra & Kimm, Inc. for the Sanitary Sewer Service Master Plan Study

SUBMITTED BY: Rita Conner, City Administrator

SYNOPSIS:

Veenstra & Kimm, Inc (Forrest Aldrich, P.E. 3000 Westown Parkway West Des Moines, Iowa 50266) has submitted an agreement for professional engineering services for the Sanitary Sewer Master Plan Study.

The work conducted in the study will provide the City with information on serving the City's planned growth areas with sanitary sewer, and will assist with long range capital planning, preparation of future cost scenarios and aligning with Council economic development priorities and goals.

Additional information is below and in the attachments.

FISCAL IMPACT:

Amount: \$14,800

Funding Source: City of Huxley Wastewater Enterprise Fund; account code to be established by the City Clerk/Finance Officer

ADDITIONAL INFORMATION: YES

- In 2020, Council reviewed significant information regarding the City's growth to date and growth projections that helped inform the water treatment plant expansion study. The project will be initiated this year.
- The Sanitary Sewer Master Plan Study will address the other key element of public infrastructure required for serving the needs of the current and future community and allowing the City to be prepared for projected growth and development.

PREVIOUS COUNCIL ACTION(S): NONE

RECOMMENDATION: APPROVAL

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Review of the study results with City Council

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RESOLUTION NO. 21-011

**RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH
VEENSTRA & KIMM, INC. FOR THE SANITARY SEWER MASTER PLAN STUDY**

WHEREAS, the City of Huxley proposes to hire professional civil engineering services for the to evaluate and analyze the City's sanitary sewer infrastructure and propose a plan for future growth and development and;

WHEREAS, Veenstra and Kimm, Inc. have presented an agreement describing the services to be provided and the associated cost not to exceed \$14,800 and;

WHEREAS, work on the project will begin promptly and be presented to City Council upon completion.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:

The professional engineering services agreement from Veenstra and Kimm, Inc is hereby approved.

Roll Call	Aye	Nay	Absent
Nate Easter	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this 2nd day of March 2021.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 21-011** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 2nd day of March 2021.

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk



February 18, 2021

Rita Conner
City Administrator
City of Huxley
515 N. Main Avenue
Huxley, Iowa 50124

CITY OF HUXLEY, IOWA
SANITARY SEWER MASTER PLAN
PROPOSAL FOR PROFESSIONAL SERVICES

This letter is to present Veenstra & Kimm, Inc.'s proposal to provide professional services to the City of Huxley to develop a master plan for sewer service in the areas surrounding the City. It is understood the service area is generally bounded by 535th Avenue on the west, Oak Bend Road on the north, 570th Avenue on the east and the Highway 210 corridor on the south.

The master plan area study would include the following activities:

1. Update the base map of existing sewers that serve the study area.
2. Develop base maps for the master plan area, including contours derived from LIDAR data.
3. Based on the master plan area, identify projected wastewater flows at key locations within the planning area.
4. Develop and evaluate alternative for providing sewer service to the master plan area.
5. Based on a review of the alternatives, select a preferred sewer service plan for the master plan area.
6. Develop preliminary sizing and cost estimates for future sewers to serve the master plan area.

7. Compare the updated projections of future flows with the capacity of existing trunk sewer reaches to identify areas of adequate, marginal and inadequate sewer capacity.
8. In areas of inadequate sewer capacity identify and evaluate alternatives to provide additional sewer capacity.
9. Based on evaluation of alternatives to increase the capacity of deficient reaches of the trunk sewer network, develop a plan for recommended improvements to the trunk sewer network to provide adequate capacity for the master plan area.
10. Develop cost estimates for proposed improvements to the existing trunk sewer network.
11. Identify potential trigger mechanisms, or timelines, for recommended improvements to the existing trunk sewer network.
12. Develop drawings or maps illustrating the plan for sewer service in the master plan area and recommended improvements to the existing trunk sewer network.
13. Compile the results of the study in a draft report.
14. Review the draft report with the City of Huxley.
15. Incorporate appropriate modifications in the draft report.
16. Develop and present the final report on the master planning area.

Veenstra & Kimm, Inc. would propose to begin the work on the study as soon as authorized. The goal would be to complete the study within approximately six months.

Veenstra & Kimm, Inc. would propose the fees for services under this agreement be on the basis of the engineers' standard hourly fees plus reimbursement of direct out of pocket costs. The maximum fee for services under this agreement would be Fourteen Thousand Eight Hundred Dollars (\$14,800).

Rita Conner
February 18, 2021
Page 3

This proposal can be made an agreement by executing this letter as provided and returning one executed copy to Veenstra & Kimm, Inc.

VEENSTRA & KIMM, INC.



Forrest S. Aldrich

FSA:dml
0-03

Accepted this _ day of _____, 2021.

CITY OF HUXLEY, IOWA

ATTEST:

By _____

By _____

COUNCIL COMMUNICATION

AGENDA HEADING:

Resolution for Extension of Agreement with M.R. Properties

SUBMITTED BY

Rita Conner, City Administrator

SYNOPSIS:

M.R. Properties (Steve Domino, 200 Ridgewood Drive Huxley, Iowa 50124) acquired possession of N. Prairie View Drive Lot 1, Outlot A and Parcel P from the City of Huxley in January 2020 with the intent for commercial/retail development of the property.

Construction was not able to be initiated within six months as contemplated in the purchase agreement and a six month extension was granted, which expired January 31, 2021. M.R. Properties has requested an extension to this timeframe until May 2021. Additional information is below.

ADDITIONAL INFORMATION:

- Commercial and retail development remains the goal of the developer and tenants are being finalized for construction to be initiated this spring.
- Staff and the Council Economic Development Committee met and reviewed the current plan for the project; civil and architectural drawings are nearing completion.

RECOMMENDATION: APPROVAL

BOARD AND COMMISSION ACTIONS: NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

RESOLUTION NO. 21-012

RESOLUTION APPROVING EXTENSION FOR MR PROPERTIES

WHEREAS, M.R. Properties acquired property from the City of Huxley in January 2020 with the intent to pursue commercial and retail development of the site and;

WHEREAS, a six-month extension was approved by Council July 28, 2020 to allow for securing tenants and initiating the project and;

WHEREAS, M. R. Properties now has civil engineering and architectural drawings in process, has invested funding , identified tenants and intends to move forward in spring 2021 and;

WHEREAS, an extension of the timeline to initiate development is requested until May 31, 2021

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:

The extension to initiate development is hereby approved.

Roll Call	Aye	Nay	Absent
Nate Easter	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this 2nd day of March 2021.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 21-012** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 2nd day of March 2021.

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk

COUNCIL COMMUNICATION

AGENDA HEADING:

Nobiling Subdivision Preliminary and Final Plat (Story County Two-Mile Review)

SUBMITTED BY

Rita Conner, City Administrator

SYNOPSIS:

Jamie Nobiling (32771 570th Avenue Huxley, Iowa 50124) has submitted materials to Story County Planning and Development for review of a planned 2 lot subdivision adjacent to the City of Huxley corporate boundary on 570th Avenue, east of I-35 and north of Highway 210.

City Council is requested to review and act on the preliminary and final plat at this meeting subject to Planning & Zoning Commission action. The Planning & Zoning Commission will meet March 3, 2021 on this subdivision.

Additional information is below and in the attachments.

ADDITIONAL INFORMATION:

- The plat is presented to the City of Huxley under the Iowa Code 2-mile review requirements; subdivision proposals within 2 miles of the Huxley city limits must go through city review. The City of Huxley and the City of Cambridge both have review of this plat.
- Long-range planning, land use, annexation and potential future public infrastructure expenditures should be considered with all rural subdivisions in the City's growth area.
- The plat provides for creation of a separate lot from an existing residential lot. A timeline is not known for construction of the new lot.
- Story County Planning & Development review comments for the plat are included with this communication. Comments #5 and #7 are identified for Council information as they pertain to future utility services to the new lot.

BOARD/COMMISSION ACTION(S): PENDING

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Planning & Zoning Commission staff notes from Chapter 166 of the Zoning Ordinance-Subdivision Regulations are as follows:

- All utilities not shown for development of future lot.
- If private improvements are proposed for the lot, the City shall require communication in a form approved by the City attorney to provide for the construction or reconstruction of any improvements or meet City standards, and the assessment of all costs to property owners in the event of annexation and dedication and acceptance shall be required.



Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245
www.storycountyiowa.gov

February 17, 2021

Jamie Nobiling
32771 570th Avenue
Huxley, IA 50124

Subject: Questions/comments on Residential Parcel Subdivision application submittal for the proposed Nobling Subdivision located in Section 30 of Township 82 Range 23, unincorporated Story County (Parcel #14-30-400-420).

Dear Jamie Nobiling:

Thank you for your submittal of the Residential Parcel subdivision plat application for the proposed Nobling Subdivision. The application and materials were routed and reviewed by county departments and cities within two miles. The City of Cambridge will review your request at their March 1, 2021, meeting. The City of Huxley will also review your request and take action at a Planning and Zoning and City Council meeting in March. Given that the property is adjacent to the city and part of the area designated as Huxley's Urban Expansion Area in the C2C Comprehensive plan, they may also apply their standards for platting and annexation. The Board of Supervisors will take action after these cities.

Please respond to the following comments and questions by the end of the day Thursday February 25, 2021, in order for this item to be addressed by the Story County Board of Supervisors at an upcoming meeting.

Sincerely,

Marcus Amman
Story County Planner

CC: Rita Conner, City of Huxley Administrator
CGA



Story County Planning and Development Questions to property owner:

1. What are the current and future land use purposes for Lot 1 and Lot 2? Please provide details for the future use each lot and the location of the new dwelling on Lot 2 if one is proposed.
2. Thank you for requesting alternative compliance to the 3:1 depth to width ratio. As part of the request, the applicant must clearly identify and discuss how the modifications and alternatives better accomplish the purposes of the county's ordinance such as better preserving agricultural land.
3. Are restrictive and/or protective covenants proposed?
4. Erosion control requirements in [Section 88.05](#) will apply to any development of the lots. The requirements include a construction buffer from sensitive environmental areas and other requirements for temporary stabilization of disturbed soils on a site.
5. Please contact and/or provide communications with utility providers ability to provide services to Lot 2.

Story County Planning and Development Comments for Land Surveyor

1. Please include another line in the title block of the plat for the subdivision type "A Residential Parcel Subdivision"
2. Please add the names of the property owners of all adjacent parcels.
3. Please add the location of all structures and the location of existing wells and septic systems.
4. Please add the width of 570th Avenue.
5. Please add the following note:
6. "All new lots shall require a 911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open-air, outdoor activities. 911 addresses shall be assigned by Story County at the request of the property owner."
7. Please add the follow districts:
 - a. Ambulance
 - b. Fire
 - c. School
 - d. Water
 - e. Electricity
 - f. Watershed - Coon Creek-South Skunk River
8. Adjoining properties



Story County Planning and Development Comments for Attorney

1. Please provide a copy of any restrictive covenants if applicable.

Story County Environmental Health Comments:

1. This property currently has a septic permit, #3115, installed in 2018 and 2019 for laterals, and a well permit #502, drilled in 1987 to a depth of 320'. The proposed split does not impact either the septic or well. Easements will be necessary if the well is to be shared. Environmental Health does not have any concerns with this proposal.

Story County Emergency Management Comments:

1. No comments.

Story County Assessor's Office Comments:

1. Looks like it will be one residential lot into two residential lots. We will assess Lot 2 as a separated unimproved residential lot.

Story County Engineer's Office Comments:

1. No comments.

Story County Conservation's Office Comments:

1. No comments.

Story County Auditor's Office

1. In a nutshell it describes the subdivision as Parcel 'J' except Parcel 'F' and Parcel 'F'. I've spoken with the surveyor and he says he used the descriptions from the deeds by which the Nobilings acquired the property and for him to just describe the land as Parcel 'J' would be creating a new legal description, which is beyond his authority. Our take is that Parcel 'J' is a description of record and is all that was necessary here but we will accept the survey as it is. The description does cover the entire parcel, it just has a lot of redundancy. The Auditor's Office has no other comments on Nobiling Subdivision.



RESOLUTION NO. 21-013

**RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT FOR NOBILING
SUBDIVISION**

WHEREAS, Jamie Nobiling (32771 570th Avenue Huxley, Iowa 50124) has submitted materials to Story County Planning and Development for review of a planned 2 lot subdivision adjacent to the City of Huxley corporate boundary on 570th Avenue, east of I-35 and north of Highway 210 and;

WHEREAS, the plat is presented to the City of Huxley under the Iowa Code 2-mile review requirements and;

WHEREAS, long-range planning and potential future public infrastructure expenditures should be considered with rural subdivision development and;

WHEREAS, the Planning and Zoning Commission will review the preliminary and final plat at its March 3, 2021 special meeting and Council action is subject to said review.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:

The preliminary and final plat the Nobiling Subdivision are hereby approved subject to Planning & Zoning Commission review.

Roll Call	Aye	Nay	Absent
Nate Easter	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this 2nd day of March 2021.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 21-013** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 2nd day of March 2021.

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk

J:\79111\Drawings\Survey\Preliminary\Plat\79111 Prel Plat Sheet 1.dwg - 01-28-21 - 11:17am - cag088



VICINITY MAP

NOT TO SCALE

LEGEND:

	DECIDUOUS TREE		TELEVISION
	CONTOUR LINE		CABLE TELEVISION
	SPOT ELEVATION		WATER SERVICE
	WATER LINE		ELECTRIC TRANSFORMER
	WATER VALVE		FENCE LINE
	FIRE HYDRANT		BOLLARD
	SANITARY SEWER LINE		FIBER OPTIC
	STORM SEWER LINE		ROW
	MANHOLE		SECTION LINE
	CLEANOUT		
	INTAKE		
	BEEHIVE INTAKE		
	OVERHEAD ELECTRICAL LINE		
	POWER POLE		
	GUY ANCHOR		
	LIGHT POLE		
	GAS LINE		
	TELEPHONE LINE		
	TELEPHONE PEDESTAL		
	PARCEL OR LOT CORNER MONUMENT		
	GOVERNMENT CORNER MONUMENT FOUND		
	SURVEY CONTROL POINT / BENCHMARK		

UTILITY COMPANIES

THE FOLLOWING UTILITIES ARE PRESENT ON THIS PROJECT

ALLIANT ENERGY	800-255-4268
FIELD ENGINEER	
CITY OF HUXLEY	
JEFF PETERSON	515-597-2561
HUXLEY COMMUNICATIONS	
TERRY FERGUSON	515-597-2281
IOWA REGIONAL UTILTY ASSOC.	
HEATHER LOSHAW	641-792-7011



PRELIMINARY PLAT NOBLING SUBDIVISION

ZONE INFORMATION:

CITY OF HUXLEY
DISTRICT "A-1" - AGRICULTURAL HOLDING DISTRICT

FRONT YARD: DWELLINGS AND OTHER PERMANENT STRUCTURES, AS SET FORTH IN THE DISTRICTS ULTIMATELY TO BE APPLIED TO THE AREA

SIDE YARDS: DWELLINGS AND OTHER PERMANENT STRUCTURES, AS SET FORTH IN THE DISTRICTS ULTIMATELY TO BE APPLIED TO THE AREA

LOT WIDTH: DWELLINGS AND OTHER PERMANENT STRUCTURES, AS SET FORTH IN THE DISTRICTS ULTIMATELY TO BE APPLIED TO THE AREA

LOT AREA: 10 ACRE MINIMUM

ADDRESS

32771 570TH AVENUE
CAMBRIDGE, IOWA

OWNER OF RECORD

JAMIE & KRISTYN K NOBLING
32771 570TH AVENUE
CAMBRIDGE, IOWA

SURVEY REQUESTED BY:

JAMIE NOBLING

FIELD WORK COMPLETED:

JANUARY 19,2021

FLOOD ZONE:

(ZONE "X") AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PANEL# 19169C 0290C
EFFECTIVE DATE JANUARY 15, 2021

JURISDICTION:

CITY OF HUXLEY
CITY OF CAMBRIDGE
STORY COUNTY

DESCRIPTION

PARCEL "J" A PART OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON DECEMBER 6, 2017, AS INSTRUMENT NO. 17-12306, SLIDE 591, PAGE 4 EXCEPT PARCEL "F" A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON AUGUST 27, 2003, AS INSTRUMENT NO. 03-18040, SLIDE 178, PAGE 2.

AND

PARCEL "F", A PART OF PARCEL "A" IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA ON AUGUST 27, 2003 AS INSTRUMENT NO. 03-08040, SLIDE 178, PAGE 2.

UTILITY LINETYPES WITH A QUALITY LEVEL INDICATOR (*) HAVE BEEN LOCATED PER THE FOLLOWING ASCE STANDARD GUIDELINE FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" :

- (A) - PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED & SURVEYED UTILITIES) & SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL & VERTICAL LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15- MM VERTICAL & TO APPLICABLE HORIZONTAL SURVEY & MAPPING ACCURACY AS DEFINED OR EXPECTED BY THE PROJECT OWNER.
- (B) - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE & APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT & REDUCED ONTO PLAN DOCUMENTS.
- (C) - INFORMATION OBTAINED BY SURVEYING & PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES & BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.
- (D) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.



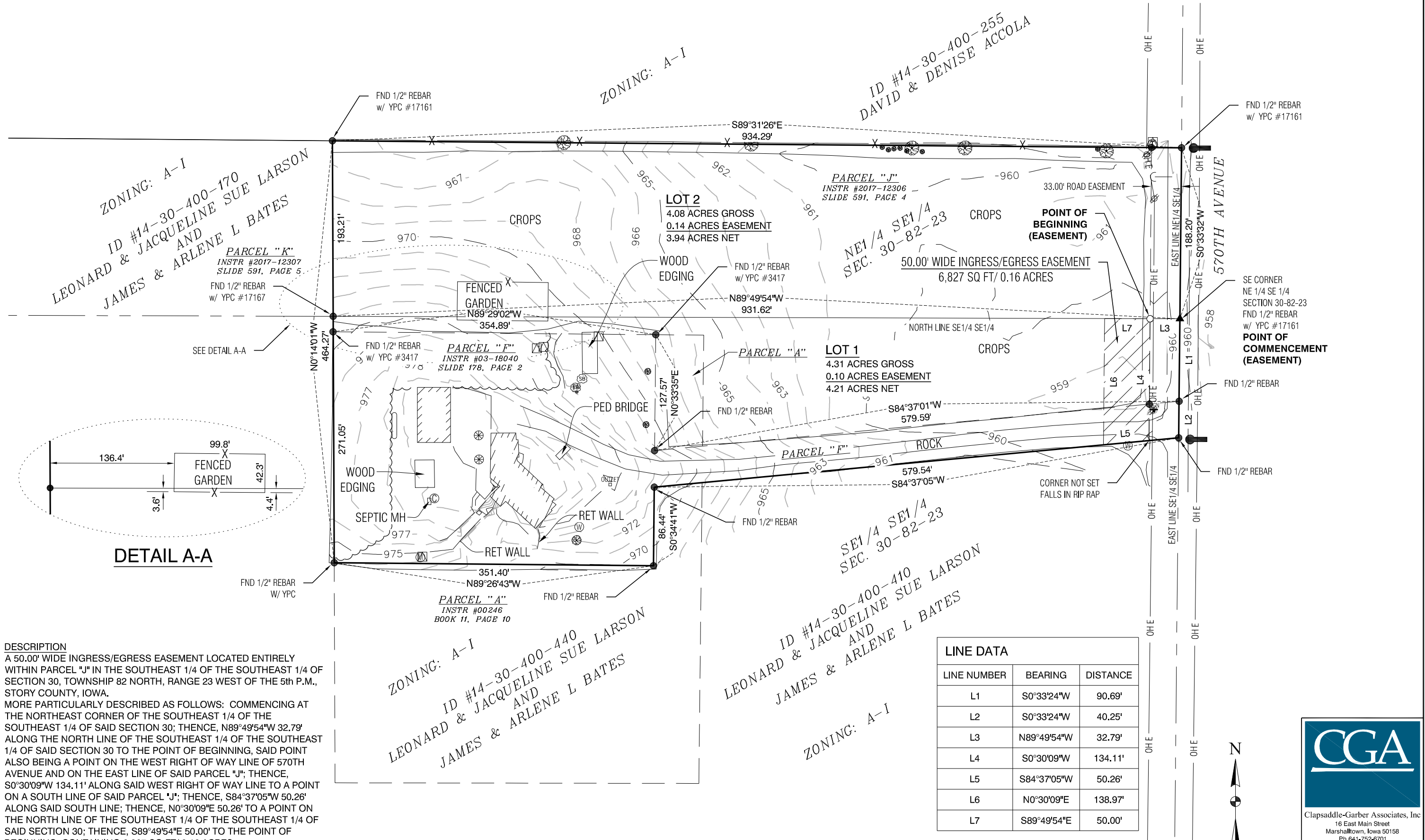
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DRAWN	SHEET NO.
CAQ	1 OF 2
DATE	PROJECT NO.
1-22-2021	79111.05

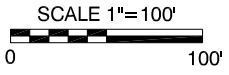
J:\79111\dwgs\Survey\Prelim\79111 Prel Plat Sheet 2.dwg - Prel Plat Sheet 2 - 01-25-21 - 356gm - eq288

DESCRIPTION
A 50.00' WIDE INGRESS/EGRESS EASEMENT LOCATED ENTIRELY WITHIN PARCEL "J" IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 82 NORTH, RANGE 23 WEST OF THE 5th P.M., STORY COUNTY, IOWA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE, N89°49'54"W 32.79' ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30 TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF 570TH AVENUE AND ON THE EAST LINE OF SAID PARCEL "J"; THENCE, S0°30'09"W 134.11' ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON A SOUTH LINE OF SAID PARCEL "J"; THENCE, S84°37'05"W 50.26' ALONG SAID SOUTH LINE; THENCE, N0°30'09"E 50.26' TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE, S89°49'54"E 50.00' TO THE POINT OF BEGINNING, CONTAINING 6,827 SQ FT/ 0.16 ACRES.

NOTE:
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.



LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	S0°33'24"W	90.69'
L2	S0°33'24"W	40.25'
L3	N89°49'54"W	32.79'
L4	S0°30'09"W	134.11'
L5	S84°37'05"W	50.26'
L6	N0°30'09"E	138.97'
L7	S89°49'54"E	50.00'



CGA

Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DRAWN CAQ	SHEET NO. 2 OF 2
DATE 1-15-2021	PROJECT NO. 79111.05



VICINITY MAP
NOT TO SCALE

ADDRESS

32771 570TH AVENUE
CAMBRIDGE, IOWA

OWNER OF RECORD

JAMIE & KRISTYN NOBILING
32771 570TH AVENUE
CAMBRIDGE, IOWA

SURVEY REQUESTED BY:

JAMIE NOBILING

FIELD WORK COMPLETED:

JANUARY 19, 2021

LAND SURVEYOR

CLAPSADDLE-GARBER ASSOCIATES JEREMY A HARRIS, PLS
16 EAST MAIN STREET
MARSHALLTOWN, IOWA 50158
(641) 752-6701

FINAL PLAT
NOBILING SUBDIVISION

FLOOD ZONE:

(ZONE "X") AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
PANEL# 19169C 0290C
EFFECTIVE DATE JANUARY 15, 2021

ZONE INFORMATION:

STORY COUNTY
DISTRICT "A-1" - AGRICULTURAL DISTRICT
SINGLE-FAMILY DWELLING-LESA EXCEPTION

FRONT YARD: 50 FEET

SIDE YARDS: 10 FEET

REAR YARDS: 40 FEET

LOT WIDTH: 100 FEET

LOT AREA: 1 ACRE

DESCRIPTION


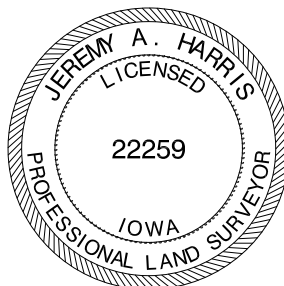
PARCEL "J" A PART OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON DECEMBER 6, 2017, AS INSTRUMENT NO. 17-12306, SLIDE 591, PAGE 4 EXCEPT PARCEL "F" A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON AUGUST 27, 2003, AS INSTRUMENT NO. 03-18040, SLIDE 178, PAGE 2.
AND
PARCEL "F", A PART OF PARCEL "A" IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA ON AUGUST 27, 2003 AS INSTRUMENT NO. 03-08040, SLIDE 178, PAGE 2.

JURISDICTION:

STORY COUNTY
CITY OF HUXLEY
CITY OF CAMBRIDGE



NOTE:
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

		NOBILING SUBDIVISION FINAL PLAT		<div><div></div><div>Clapsaddle-Garber Associates, Inc 16 East Main Street Marshalltown, Iowa 50158 Ph 641-752-6701 www.cgaconsultants.com</div></div>			
<p>LEGEND:</p> <p>▲ GOVERNMENT CORNER MONUMENT FOUND</p> <p>△ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259</p> <p>● PARCEL OR LOT CORNER MONUMENT FOUND</p> <p>○ SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259</p> <p>() RECORDED AS</p>		<div><div></div><div>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.</div></div> <div><div>JEREMY A. HARRIS, PLS</div><div>date</div><div>Iowa License Number 22259</div><div>My License Renewal Date is December 31, 2021</div><div>Pages or sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2</div></div>	<table><tr><td>DRAWN CAQ</td><td>SHEET NO. 1 OF 2</td></tr><tr><td>DATE 1-29-2021</td><td>PROJECT NO. 79111.05</td></tr></table>		DRAWN CAQ	SHEET NO. 1 OF 2	DATE 1-29-2021
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