



PLAN ZONING COMMISSION

Notice of Regular Meeting
Thursday, October 22, 2020 at 5:00 PM
10 W. State Street - Council Chambers

Planning & Zoning Commission
Thu, Oct 15, 2020 5:00 PM - 6:00 PM (CDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/694795717>

You can also dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States (Toll Free): 1 877 309 2073
- One-touch: tel:+18773092073,,694795717#

United States: +1 (646) 749-3129
- One-touch: tel:+16467493129,,694795717#

Access Code: 694-795-717

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/694795717>

1. Call To Order & Roll Call

Vacant
Boston
Brodin
Eilers
Medina
Valbracht
Wittkop

2. Minutes From September 17

Documents:

[09172020_PZ_MIN.PDF](#)

3. Cross County Estates Subdivision : Preliminary And Final Plat

Documents:

[10222020_PZ_MEMO_CROSS COUNTRY ESTATES.PDF](#)
[APPLICATION.PDF](#)
[PRELIM PLAT SHEET 1.PDF](#)
[PRELIM PLAT SHEET 2.PDF](#)
[FINAL PLAT SHEET 1.PDF](#)
[FINAL PLAT SHEET 2.PDF](#)

4. Final Plat E Southridge

Documents:

[10152020_PZ_MEMO_E SOUTHRIDGE_FINAL PLAT.PDF](#)
[5761 FINAL PLAT SHEET 1.PDF](#)
[5761 FINAL PLAT SHEET 2.PDF](#)
[LEGAL DESCRIPTION.PDF](#)

MISSION STATEMENT

The City of Marshalltown collaborates to provide a welcoming, safe, vibrant and growing community.

Plan Zoning Commission

Meeting Minutes from September 17, 2020

Meeting location: City Council Chambers, 10 W. State Street, Marshalltown, IA 50158

Meeting time: 5:00 PM

1) Call to order and roll call

Commission members present: Boston, Brodin, Eilers, Medina, Valbracht,

Commission members absent: Wittkop

2) Approval of Minutes from March 12 and September 10th

3) Public Hearing: Rezone E Southridge

Knutson: Presentation

Boston: Recommend rezoning for housing development

Brodin: Motion to Rezone to R-2A

Elies: 2nd

All Commission members voted in favor. Motion passed 5-0.

4) Special Use Permit: 713 S 12th St

Knutson: Background.

Boston: Special Uses to do not transfer from one business owner to the next.

Hines: History of Little Scholars Learning Center.

Boston: Is this in addition to the Conrad Location

Hines: Yes. We have a lot of experience in Iowa running a preschool/daycare

Boston: This is a need in the community

Brodin: Motion to approve recommendation to the Board of Adjustment

Medina: 2nd

All Commission members voted in favor. Motion passed 5-0.

Meeting adjourned at 5:25 pm.

MARSHALLTOWN

IOWA

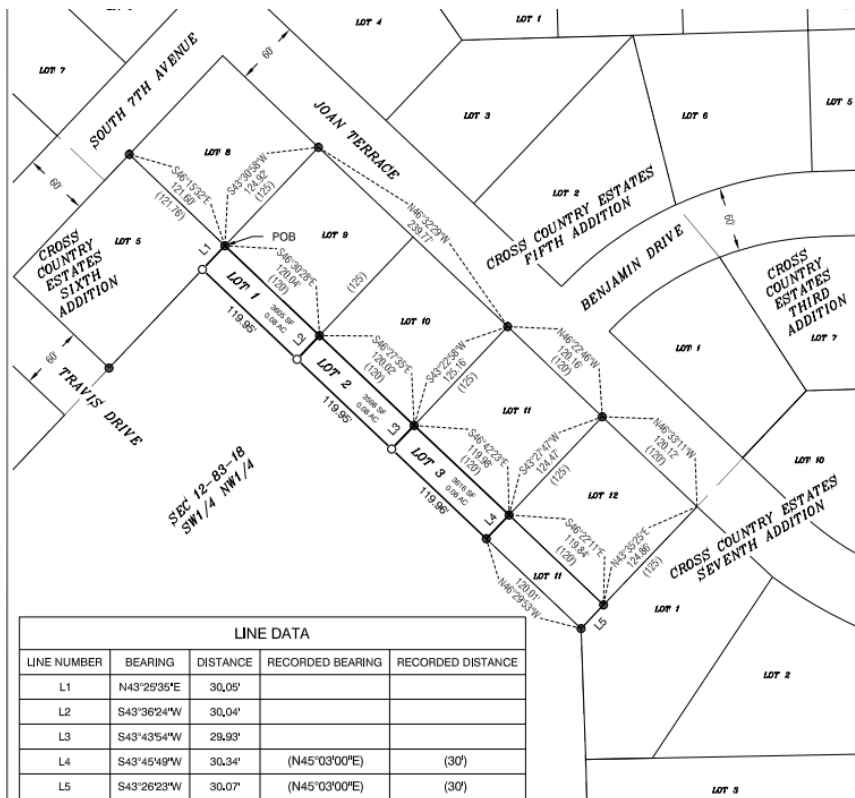
TO: Plan Zoning Commission

FROM: Caleb Knutson, City Planner

DATE: October 22 – Meeting Date

FROM: Cross Country Estates
SUBJECT: Subdivision- Preliminary and Final Plat

Three residents from Cross Country Estates are proposing extending their lot by 30 Feet. These are lot 9, 10, and 11. By extending these lots by 30 feet they will match lot 12. The 30 feet will be subtracted from lots that have yet to be developed. The flipping of lot sizes will not impact future development as, the previous lots were developed without the extra 30 feet.



Recommendation: The Plan Zone Commission to make a recommendation to City Council

Housing & Community Development
 36 North Center Street, Marshalltown, IA 50158
 Tel. (641) 754-6583 - Fax (641) 754-5742

Complete the following contact information. (Please type or print clearly)

Owner Corporation Name Larry J. Kester & Marlene Kester	
Contact/Owner Name Steve Troskey, CGA Engineers	
Owner Address 810 West Merle Hibbs Blvd Marshalltown, IA 50158	Owner Fax
Owner Phone 641-752-6701	
Owner E-mail larmark@mchsi.com	

Name of Law Firm GBSBH	
Attorney Name Kevin Hitchins	
Attorney Address 102 East Church Street Marshalltown, IA 50158	Attorney Fax
Attorney Phone 641-752-4507	
Attorney E-mail kevin@gbsbhlaw.com	

Engineer Firm Name Clapsaddle-Garber Associates	
Engineer Contact Person Steve Troskey	
Engineer Address 16 E Main St Marshalltown, IA 50158	
Engineer Phone 641-752-6701	Engineer Fax
Engineer E-mail stroskey@cgaconsultants.com	

CROSS COUNTRY ESTATES EIGHTH ADDITION MARSHALLTOWN, IOWA PRELIMINARY PLAT

FLOOD ZONE:

(ZONE X) AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN.
PANEL# 19127C 0170C
EFFECTIVE DATE NOVEMBER 16, 2011

ZONING INFORMATION:

AG (AGRICULTURAL)
FRONT YARD = 50'
SIDE YARD = 15'
REAR YARD = 50'

OWNER OF RECORD

LARRY J KESTER
2601 LELAND COURT
MARSHALLTOWN, IOWA

SURVEYOR

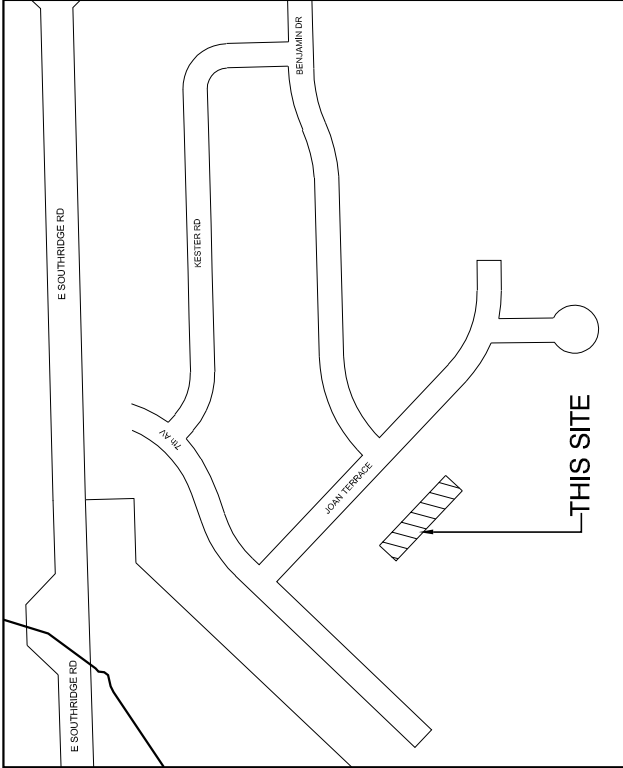
JEREMY HARRIS
16 E. MAIN STREET
MARSHALLTOWN, IA 50158
jharris@cgaconsultants.com
641-752-6701

LEGEND

EXISTING	PROPOSED
	EVERGREEN TREE
	DECIDUOUS TREE
	SHRUBS (BUSHES)
	TREE LINE
	SIGN (TYPE AS NOTED)
	FENCE
	SILT FENCE
	CONTOUR LINE
	WATERLINE
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER LINE
	STORM SEWER LINE
	MANHOLE
	CLEANOUT
	INTAKE
	BEEHIVE INTAKE
	GAS LINE
	GAS VALVE
	OVERHEAD ELECTRICAL LINE
	BURIED ELECTRICAL LINE
	POWER POLE
	STREET LIGHT
	ELECTRICAL BOX/TRANSFORMER
	TELEPHONE LINE
	TELEPHONE PEDESTAL

UTILITY COMPANIES

(ANW) ALLIANT ENERGY FIELD ENGINEER	800-255-4268
CENTURYLINK TOM STURMER	720-578-8090
HEART OF IOWA JAY DUNCAN	641-486-2211
CITY MARSHALLTOWN SEWER TROY MCGAHUEY	641-751-9608
CONSUMER ENERGY JIM KIDD	641-754-1642
MARSHALLTOWN WATER WORKS JASON TOWNE	641-751-4703
MEDICOM CURT HODGES	515-669-3647
IOWA ONE CALL ID #551907315	



VICINITY MAP

DESCRIPTION

CROSS COUNTRY ESTATES EIGHTH ADDITION LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING, AT THE SOUTHWEST CORNER OF LOT 9, CROSS COUNTRY ESTATES FIFTH ADDITION AS SHOWN ON THE FINAL PLAT RECORDED ON MICRO-FILE #0407357 IN THE OFFICE OF THE MARSHALL COUNTY RECORDER; THENCE, S46°30'28"E 120.04' ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 TO THE SOUTHEAST CORNER OF SAID LOT 9 ALSO BEING THE SOUTHWEST CORNER OF LOT 10 OF SAID FIFTH ADDITION; THENCE, S46°27'35"E 120.02' ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10 TO THE SOUTHEAST CORNER OF SAID LOT 10 ALSO BEING THE SOUTHWEST CORNER OF LOT 11 OF SAID FIFTH ADDITION; THENCE S46°42'23"E 119.98' ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER SAID LOT 11 ALSO BEING THE NORTHWEST CORNER OF LOT 11, CROSS COUNTRY ESTATES SEVENTH ADDITION AS SHOWN ON THE FINAL PLAT RECORDED IN THE OFFICE OF THE MARSHALL COUNTY RECORDER; THENCE S43°45'49"W 30.34' TO THE SOUTHWEST CORNER OF SAID LOT 11 IN THE SAID SEVENTH ADDITION; THENCE N46°30'39"W 359.86' TO A POINT ON THE SOUTHEAST LINE OF LOT 5 IN THE SAID SIXTH ADDITION; THENCE N43°25'35"E 30.05' ALONG SAID SOUTHEAST LINE OF SAID LOT 5 OF SAID SIXTH ADDITION TO THE POINT OF BEGINNING. CROSS COUNTRY ESTATES EIGHTH ADDITION CONTAINS 0.25 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

MARSHALLTOWN P&Z COMMISSION

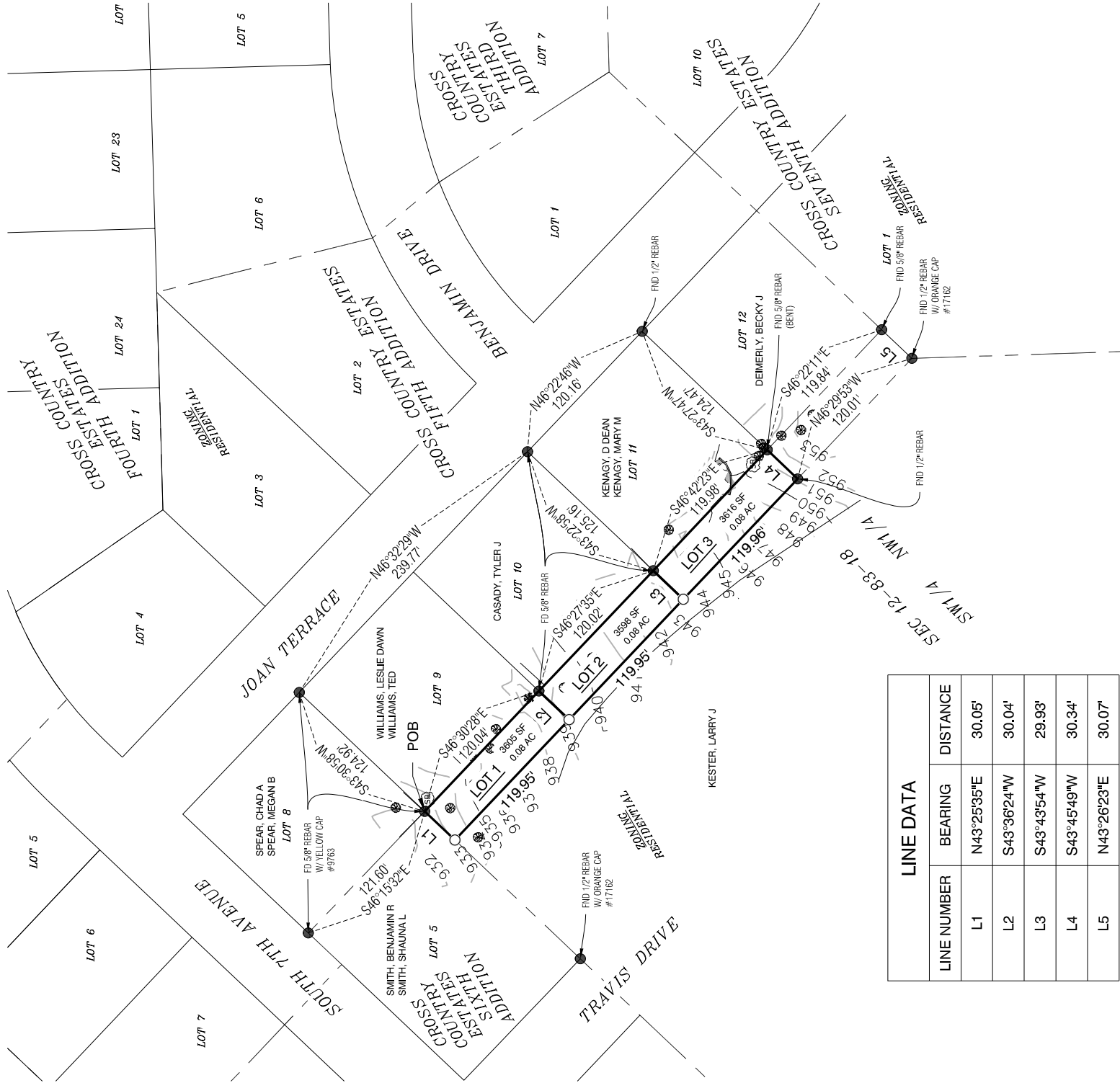
MAYOR SIGNATURE

ATTEST

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

DRAWN BMC	SHEET NO. 1 OF 2
DATE 10-06-2020	PROJECT NO. 78955.05

CROSS COUNTRY ESTATES
EIGHTH ADDITION
MARSHALLTOWN, IOWA
PRELIMINARY PLAT



LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	N43°25'35"E	30.05'
L2	S43°36'24"W	30.04'
L3	S43°43'54"W	29.93'
L4	S43°45'49"W	30.34'
L5	N43°26'23"E	30.07'



- LEGEND:
- ▲ GOVERNMENT CORNER MONUMENT FOUND
 - △ GOVERNMENT CORNER MONUMENT SET
1/2" x 30" REBAR w/BUE PLASTIC ID CAP #22259
 - PARCEL OR LOT CORNER MONUMENT FOUND
 - SET 1/2" x 30" REBAR w/BUE PLASTIC
ID CAP #22259
 - () RECORDED AS

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



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

DRAWN	BMC	SHEET NO.	2 OF 2
DATE	10-06-2020	PROJECT NO.	78955.05

CROSS COUNTRY ESTATES EIGHTH ADDITION MARSHALLTOWN, IOWA FINAL PLAT

FLOOD ZONE:

(ZONE X) AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN.
PANEL# 19127C 0170C
EFFECTIVE DATE NOVEMBER 16, 2011

ZONING INFORMATION:

AG (AGRICULTURAL)
FRONT YARD = 50'
SIDE YARD = 15'
REAR YARD = 50'

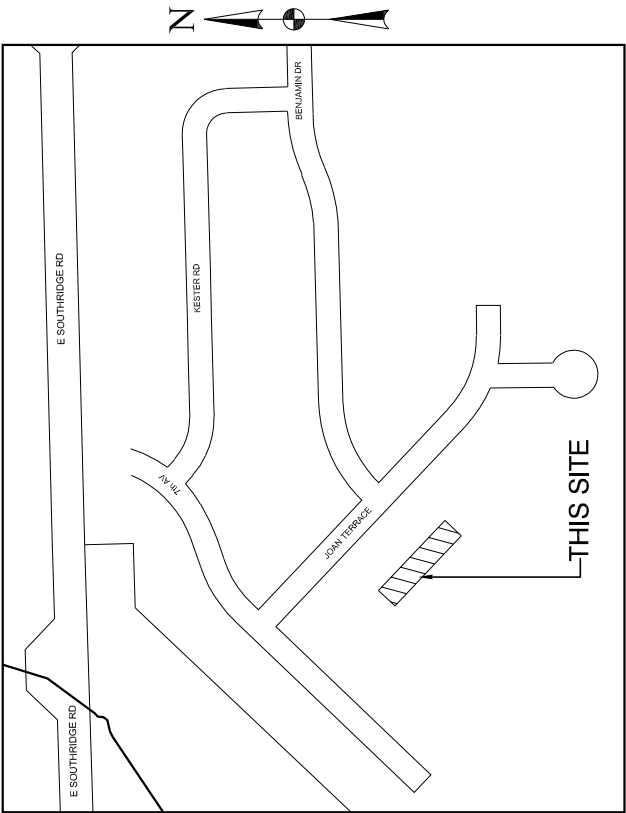
OWNER OF RECORD

LARRY J KESTER
2601 LELAND COURT
MARSHALLTOWN, IOWA

UTILITY COMPANIES

(ANW) ALLIANT ENERGY FIELD ENGINEER	800-255-4268
CENTURYLINK TOM STURMER	720-578-8090
HEART OF IOWA JAY DUNCAN	641-486-2211
CITY MARSHALLTOWN SEWER TROY MCGAHUEY	641-751-9608
CONSUMER ENERGY JIM KIDD	641-754-1642
MARSHALLTOWN WATER WORKS JASON TOWNE	641-751-4703
MEDICOM CURT HODGES	515-669-3647

IOWA ONE CALL ID #551907315



VICINITY MAP

DESCRIPTION

CROSS COUNTRY ESTATES EIGHTH ADDITION LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING, AT THE SOUTHWEST CORNER OF LOT 9, CROSS COUNTRY ESTATES FIFTH ADDITION AS SHOWN ON THE FINAL PLAT RECORDED ON MICRO-FILE #0407357 IN THE OFFICE OF THE MARSHALL COUNTY RECORDER; THENCE, S46°30'28"E 120.04' ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 TO THE SOUTHEAST CORNER OF SAID LOT 9 ALSO BEING THE SOUTHWEST CORNER OF LOT 10 OF SAID FIFTH ADDITION; THENCE, S46°27'35"E 120.02' ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10 TO THE SOUTHEAST CORNER OF SAID LOT 10 ALSO BEING THE SOUTHWEST CORNER OF LOT 11 OF SAID FIFTH ADDITION; THENCE S46°42'23"E 119.98' ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER SAID LOT 11 ALSO BEING THE NORTHWEST CORNER OF LOT 11, CROSS COUNTRY ESTATES SEVENTH ADDITION AS SHOWN ON THE FINAL PLAT RECORDED ON MICRO-FILE #2006-00005129 IN THE OFFICE OF THE MARSHALL COUNTY RECORDER; THENCE S43°45'49"W 30.34' TO THE SOUTHWEST CORNER OF SAID LOT 11 IN THE SAID SEVENTH ADDITION; THENCE N46°30'39"W 359.86' TO A POINT ON THE SOUTHEAST LINE OF LOT 5 IN THE SAID SIXTH ADDITION; THENCE N43°25'55"E 30.05' ALONG SAID SOUTHEAST LINE OF SAID LOT 5 OF SAID SIXTH ADDITION TO THE POINT OF BEGINNING. CROSS COUNTRY ESTATES EIGHTH ADDITION CONTAINS 0.25 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

MARSHALLTOWN P&Z COMMISSION

MAYOR SIGNATURE

ATTEST

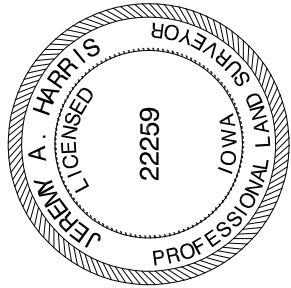
LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET
1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/BLUE PLASTIC
ID CAP #22259
- () RECORDED AS

NOTE:

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

CROSS COUNTRY ESTATES
EIGHTH ADDITION
MARSHALL COUNTY



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.

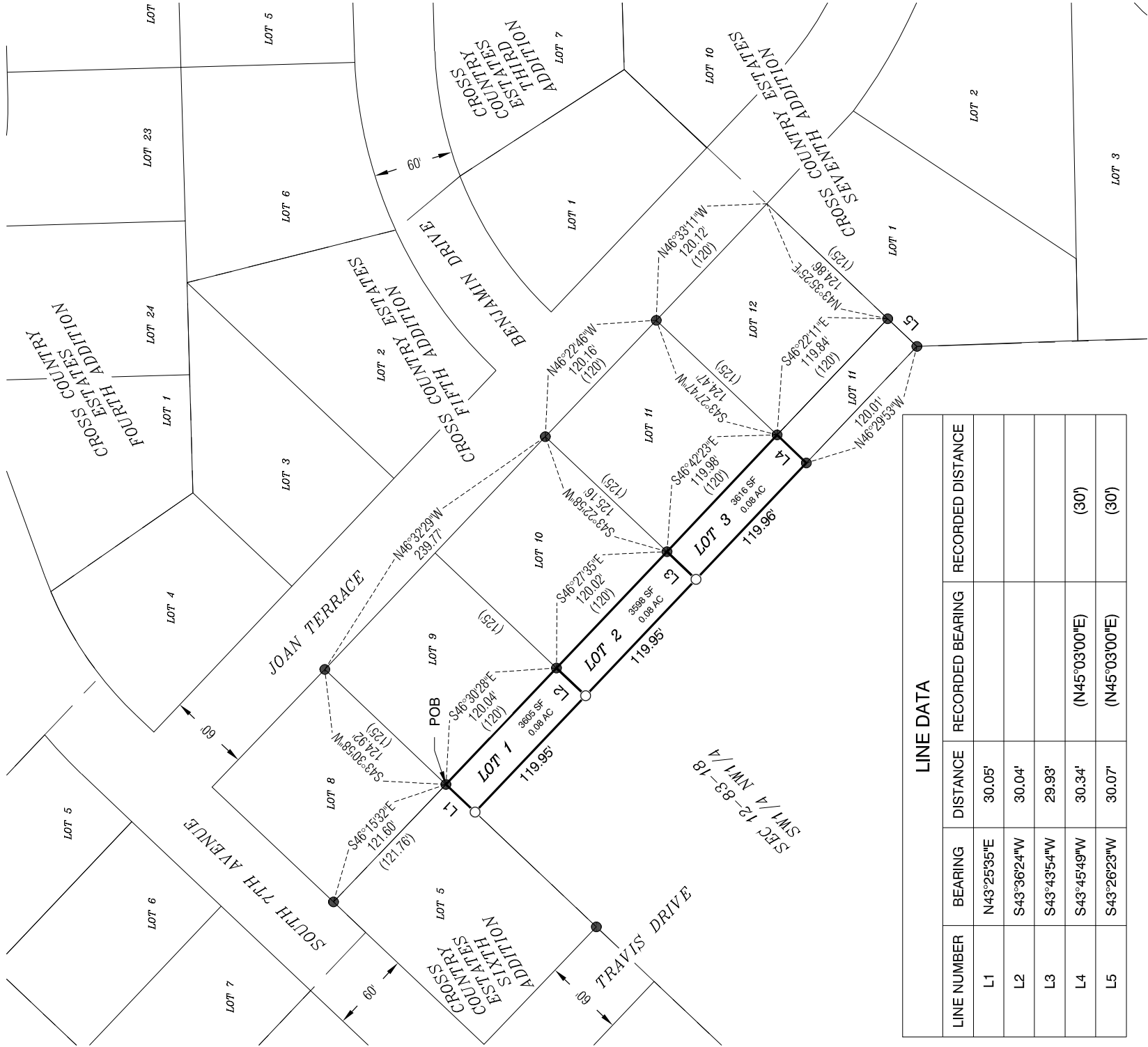
JEREMY A. HARRIS, PLS
Iowa License Number 22259
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal: 1 OF 2 & 2 OF 2



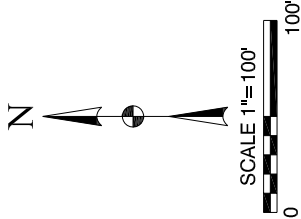
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DRAWN	BMC	SHEET NO.	1 OF 2
DATE	10-06-2020	PROJECT NO.	78955.05

CROSS COUNTRY ESTATES
EIGHTH ADDITION
MARSHALLTOWN, IOWA
FINAL PLAT



LINE DATA				
LINE NUMBER	BEARING	DISTANCE	RECORDED BEARING	RECORDED DISTANCE
L1	N43°25'35"E	30.05'		
L2	S43°36'24"W	30.04'		
L3	S43°43'54"W	29.93'		
L4	S43°45'49"W	30.34'	(N45°03'00"E)	(30')
L5	S43°26'23"W	30.07'	(N45°03'00"E)	(30')





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

DRAWN	BMC	SHEET NO.	2 OF 2
DATE	10-06-2020	PROJECT NO.	78955.05

MARSHALLTOWN

I O W A

TO: Plan Zoning Commission

FROM: Caleb Knutson, City Planner

DATE: October 22 – Meeting Date

Subdivision- Final Plat

FROM: City of Marshalltown
SUBJECT: Final Plat

The Final Plat for East Southridge is comprised of 15 different lots, for housing development. The final plat might need some minor technical changes, after going through legal, and easement requirements. This housing development is in the R-2A zoning classification; which is low density. The lots all meet minimum standards of R-2A (Low Density). The developer has not asked for any special or irregular lot sizes for this housing development. All of the proposed lot sizes meet the minimum standards for this Low-Density Zoning District.

The Bulk requirements are:

Building height	2-1/2 Stories or 35 feet maximum
Front Yard	30 feet minimum. The front yard depth shall be measured from the required right-of- way lines corresponding to the street classifications in the most recent City Comprehensive Plan, as amended If 2 or more lots in any existing block are occupied by buildings with setbacks less than required and the lots existed on the effective date of this chapter, then the average front yard depths of such adjacent lots shall be the established building line
Lot area per dwelling unit	Single-family detached: 8,000 square feet minimum Single-family attached & two family: 6,000 square feet
Lot width	An average width of 65 feet minimum
Rear yard	20% depth of the lot minimum, but no rear yard shall be required to be greater than 35 feet
Side yard	*7 feet minimum *16 feet minimum both sides yards combined

Housing & Community Development
36 North Center Street, Marshalltown, IA 50158
Tel. (641) 754-6583 - Fax (641) 754-5742

	*When a new single-family detached or attached dwelling, or a duplex is constructed the side yard that is contiguous with the outside/exterior wall of an attached garage shall be a minimum of 10 feet *Single-family attached: 8 feet minimum one side yard only *Corner lots: width of yard on the side street line shall not be less than ½ the depth of the front yard
--	--

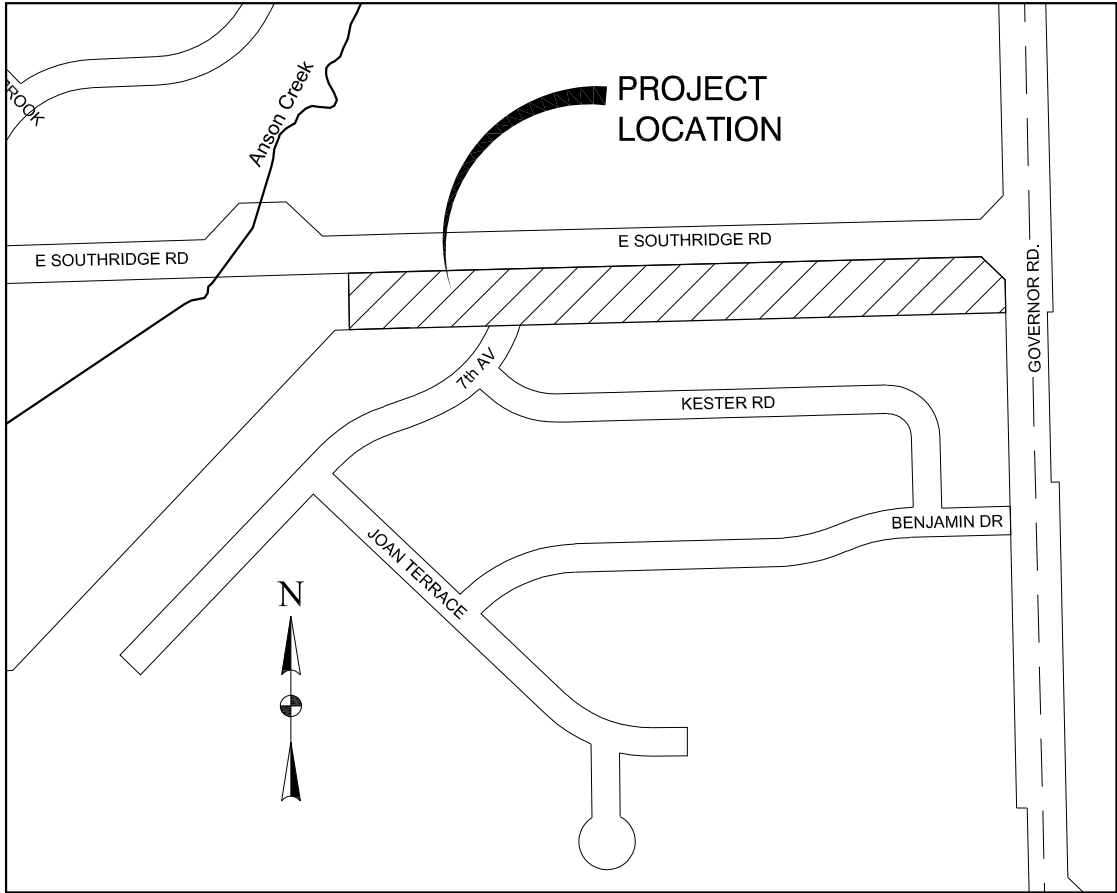
Background:

Lot 1 is currently owned by the City of Marshalltown, and is zoned as Planned Unit Development. Rezoning to R-2A (Low Density) would ensure consistency that Lot 1 and the other parcel in the same zoning category. The City of Marshalltown is selling these parcels to a developer; that plans to develop for housing. City Council has accepted an offer on this property. The process is currently in the due diligence stage.



Recommendation: Approval of Final Plat. The City Council approved the rezoning on 10/12/2020 for Low Density R-2A. This Final Plat meets all the R-2A minimum requirements.

FINAL PLAT
SOUTHRIDGE ESTATES SUBDIVISION
CITY OF MARSHALLTOWN
MARSHALL COUNTY, IOWA



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL "B" LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE, N1°24'04"W 119.97' ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST SOUTHRIDGE ROAD; THENCE, N88°25'08"E 1211.08' ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE, S46°10'18"E 70.17' ALONG SAID SOUTH RIGHT OF WAY LINE TO A POINT ON THE WEST RIGHT OF WAY LINE OF GOVERNOR ROAD; THENCE, S1°16'34"E 70.00' ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE, S88°25'08"W 1260.35' ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.
AND
A CERTAIN PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE, S88°25'07"W 155.36' ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE, N1°24'04"W 119.83' TO A POINT ON THE PREVIOUSLY ESTABLISHED SOUTH RIGHT OF WAY LINE OF EAST SOUTHRIDGE ROAD; THENCE, N88°21'58"E 155.36' ALONG SAID SOUTH RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE, S1°24'04"E 119.97' ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 3.87 ACRES.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

ENGINEER/SURVEYOR

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

FLOODPLAIN

ZONE X FIRM MAP NUMBER 19127C
EFFECTIVE NOVEMBER 16, 2011

PROPRIETOR

CITY OF MARSHALLTOWN
24 N CENTER STREET
MARSHALLTOWN, IA 50158

SITE DATA - SETBACKS

FRONT YARD = 30' MIN
REAR YARD = 20% DEPTH, NO GREATER THAN 35'
SIDE YARD = 7' MIN, 16' MIN BOTH SIDE YARD COMBINED
CORNER LOTS SIDE YARD = STREET SIDE NOT LESS THAN 1/2 THE DEPTH OF FRONT YARD

ZONING CLASSIFICATION

EXISTING = R2-A LOW DENSITY RESIDENTIAL DISTRICT

STORM WATER DETENTION

DETENTION REQUIREMENTS WERE FULFILLED UTILIZING AN EXISTING DETENTION BASIN ON AN ADJACENT LOT OWNED BY THE CITY OF MARSHALLTOWN.

SITE AREA

3.87 ACRES

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
- PARCEL OR LOT CORNER MONUMENT FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
- () RECORDED AS

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

SOUTHRIDGE ESTATES SUBDIVISION
CITY OF MARSHALLTOWN
MARSHALL COUNTY, IOWA



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.

JEREMY A. HARRIS, PLS _____ date _____

Iowa License Number 22259

My License Renewal Date is December 31, 2021

Pages or sheets covered by this seal: _____

SHEETS 1 OF 2 AND 2 OF 2



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. _____

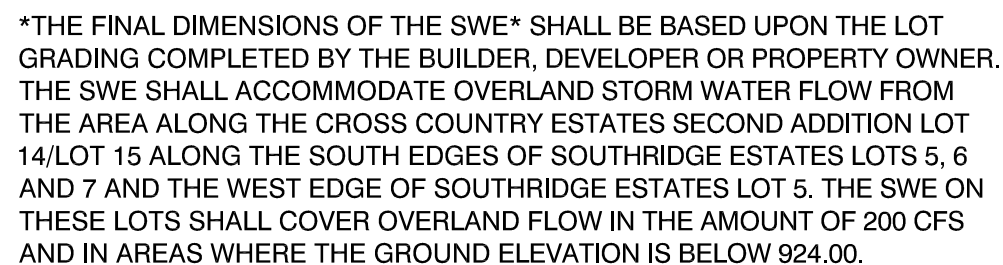
9-28-2020 5761.05

NE1/4 NW1/4
SEC. 12-83-18
UNPLATTED

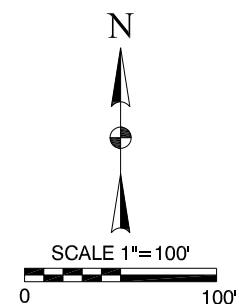
	(GROSS-ACRES)	(EASE-ACRES)	(NET-ACRES)
NW1/4 NW1/4 SEC 12-83-18	0.43 AC	0.00 AC	0.43 AC
NE1/4 NW1/4 SEC 12-83-18	3.44 AC	0.00 AC	3.44 AC
TOTAL	3.87 AC	0.00 AC	3.87 AC

Curve Table					
<u>CURVE DATA</u>	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	118.91'	271.67'	25°04'42"	N11°04'37"E	117.96'
C2	117.45'	331.72'	20°17'12"	N8°40'52"E	116.84'

ZONING
RESIDENTIAL-2A



PUE - INDICATES PUBLIC UTILITY EASEMENT
SWE - INDICATES STORM WATER EASEMENT



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 9-28-2020	PROJECT NO. 5761 05

Return to preparer: Alicia M. Hunter, City Clerk,
City of Marshalltown, Marshalltown, IA 50158 641-754-5701.

Document Title: Plat of Southridge Estates Subdivision

OWNER:
CITY OF MARSHALLTOWN
Marshalltown, IA 50158

Legal Description: See Final Plat
Grantor: CITY OF MARSHALLTOWN
Grantee: CITY OF MARSHALLTOWN

CLERK'S CERTIFICATE

STATE OF IOWA)
) ss:
COUNTY OF MARSHALL)

I, Alicia M. Hunter, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Marshalltown, Iowa. That as such City Clerk I have in my possession and under my control the official records of the City of Marshalltown, Iowa. That I certify the foregoing papers to which this certificate is attached are true and correct extract of records pertaining thereto.

- a) Clerk's Certificate
- b) Section of Council Minutes for _____
- c) Final Plat, Southridge Estates Subdivision
- d) Resolution _____ Approving Final Plat for Southridge Estates Subdivision, Marshall, Marshall County, Iowa.
- e) Resolution _____ Accepting Quit Claim Deed, relating to Southridge Estates Subdivision
- f) Quit Claim Deed
- g) Resolution _____ Accepting Dedication of Southridge Estates Subdivision to Marshall, Marshall County, Iowa.
- h) Dedication
- i) Marshall County Iowa Treasurer's
- j) Approval of Subdivision Plat Name
- k) Title Opinion

Dated this _____ day of _____, 2020

Alicia M. Hunter, City Clerk

Prepared by Roger R. Schoell, 102 E. Church Street, Marshalltown, IA 50158,
641-752-4507

RESOLUTION ACCEPTING QUIT CLAIM DEED

WHEREAS, The City of Marshalltown, the legal titleholder and owner of record of Southridge Estates Subdivision to Marshall, Marshall County, Iowa, has conveyed to the CITY OF MARSHALLTOWN, IOWA, for its use and use by its franchise holders:

- A. A right of easement for erection, installation and maintenance of public utilities and services in, under or across the following described real estate, but not including a right of usage for or as a public street or alley:

The North 15 feet of Lot 1, 2, 3 and 4

- B. A storm water easement to accommodate storm waterflow over and across the Westerly and Southerly 25 feet of Lot 5 and the Southerly 25 feet of Lots 6 and 7

all in Southridge Estates Subdivision to Marshall, Marshall County, Iowa.

WHEREAS, the easement rights herein granted and conveyed include the right of ingress and egress for the erection, installation and maintenance of public utilities and services; and

WHEREAS, the City Council has given due consideration to same and finds that said Quit Claim Deed should be accepted subject to and on the conditions contained therein;

NOW THEREFORE BE IT RESOLVED by the Council of the CITY OF MARSHALLTOWN;

That said Quit Claim Deed of the above and foregoing real estate for easement purposes and under the conditions therein contained, be approved, and the same is hereby approved and accepted.

That said Quit Claim Deed of the above and foregoing real estate for easement purposes and under the conditions therein contained, be approved, and the same is hereby approved and accepted.

ALL OF WHICH IS hereby authorized and approved by this Council.

Councilman _____ moved the adoption of the foregoing Resolution and seconded by Councilman _____ and upon Roll Call the members of the Council voted as follows:

YEA: _____

NAY: _____

ABSENT: _____

Passed and approved this _____ day of _____, 2020.

Joel T.S. Greer, Mayor
City of Marshalltown, Iowa

ATTEST:

Alicia M. Hunter, Clerk
City of Marshalltown, Iowa

Prepared by Roger R. Schoell, 102 E. Church Street, Marshalltown, IA 50158, 641-752-4507

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the City of Marshalltown the legal titleholder and owner of record of Southridge Estates Subdivision in the Town of Marshall, Marshall County, Iowa, in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, does hereby Quit Claim to the CITY OF MARSHALLTOWN, IOWA, for use by it and its franchise holders.

- A. A right of easement for erection, installation and maintenance of public utilities and services in, under or across the following described real estate, but not including a right of usage for or as a public street or alley:

The North 15 feet of Lots 1, 2, 3 and 4

- B. A storm water easement to accommodate storm water overflow over and across the Westerly and Southerly 25 feet of Lot 5 and the Southerly 25 feet of Lots 6 and 7

all in Southridge Estates Subdivision in the Town of Marshall, Marshall County, Iowa.

The easement rights herein granted and conveyed include the right of ingress and egress for the erection, installation, and maintenance of public utilities and services.

Dated this _____ day of _____, 2020.

CITY OF MARSHALLTOWN

BY: Joel T.S. Greer, Mayor

ATTEST: Alicia M. Hunter, City Clerk

STATE OF IOWA, MARSHALL COUNTY, ss:

On this _____ day of _____ A.D., 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joel T.S. Greer, Mayor, and Alicia M. Hunter, City Clerk, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public, State of Iowa

Prepared by Roger R. Schoell, 102 E. Church Street, Marshalltown, IA 50158,
641-752-4507

RESOLUTION ACCEPTING DEDICATION OF SOUTHRIDGE ESTATES SUBDIVISION
TO MARSHALL, MARSHALL COUNTY, IOWA

WHEREAS, a plat of proposed Subdivision within the corporate limits of the City of Marshalltown, Marshall County, Iowa, laid out upon the following described real estate, to wit:

Parcel "B" located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 83 North, Range 18 West of the 5th P.M., Marshall County, Iowa. More particularly described as follows: Beginning at the Southwest Corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 12; thence, N1°24'04"W 119.97' along the West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 12 to a Point on the South Right of Way line of East Southridge Road; thence, N88°25'08"E 1211.08' along said South Right of Way Line; thence, S46°10'18"E 70.17' along said South Right of Way Line to a Point on the West Right of Way Line of Governor Road; thence, S1°16'34"E 70.00' along said West Right of Way Line to a Point on the South Line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 12; thence, S88°25'08"W 1260.35' along said South Line to the Point of Beginning.

AND

A certain parcel of land located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 83 North, Range 18 West of the 5th P.M., Marshall County, Iowa. More particularly described as follows: Beginning at the Southwest Corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 12; thence, S88°25'07"W 155.36' along the South Line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 12; thence, N1°24'04"W 119.83' to a Point on the Previously Established South Right of Way Line of East Southridge Road; thence, N88°21'58"E 155.36' along said South Right of Way Line to a point on the West Line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 12, said Point also being the Northwest Corner of said Parcel "B"; thence, S1°24'04"E 119.97' along said West Line to the Point of Beginning, containing 3.87 acres. Subject to easements and restrictions of record, if any.

has been filed with the City Clerk, said proposed Subdivision to be known as:

Southridge Estates Subdivision to Marshall, Marshall County, Iowa;

and

WHEREAS, the same has been submitted to the City Attorney and City Engineer and the Marshalltown Planning Commission, as by law provided, and that they have approved the same after examination thereof, and each found same to be in conformity with the established

requirements for the platting and development under the ordinance of the City of Marshalltown, Marshall County, Iowa, and in conformity with the preliminary plat and the law governing the same; and

WHEREAS, the preliminary plat was previously approved in conformity with the ordinances of the City of Marshalltown, Iowa; and

WHEREAS, the City Council has given due consideration to the same and finds that said plat conforms to the applicable and governing provisions of Chapter 354 and other related statutes to the Code of Iowa and to the City Ordinances of the City of Marshalltown, Iowa;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Marshalltown, Iowa;

That said plat of Southridge Estate Subdivision to Marshall, Marshall County, Iowa, as above described and as filed with the City Clerk, be and the same is hereby approved and accepted and any procedural discrepancies of the Platting Ordinance are waived and the Mayor and Clerk are hereby directed to certify this Resolution which shall be affixed to said plat and delivered for recording. All of which is hereby authorized and approved by this Council.

Passed and approved this _____ day of _____, 2020.

Joel T.S. Greer, Mayor
City of Marshalltown, Iowa

ATTEST:

Alicia M. Hunter, Clerk
City of Marshalltown, Iowa

MAYOR'S AND CLERK'S CERTIFICATION

STATE OF IOWA)
)
COUNTY OF MARSHALL) ss:

This is to certify that the above and foregoing Resolution entitled "Resolution Accepting Dedication of Southridge Estates Subdivision to Marshall, Marshall County, Iowa," was duly passed and adopted by the Council of the City of Marshalltown, Iowa, duly and legally assembled at a Regular meeting of the Council on the _____ day of _____, 2020, all as appears by the official records of the City of Marshalltown, Iowa, in the office of the City Clerk of Marshalltown, Iowa.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of the City of Marshalltown, Iowa, on this _____ day of _____, A.D., 2020.

Joel T.S. Greer, Mayor
City of Marshalltown, Iowa

Alicia M. Hunter, Clerk
City of Marshalltown, Iowa

Prepared by Roger R. Schoell, 102 E. Church Street, Marshalltown, IA 50158,
641-752-4507

DEDICATION

STATE OF IOWA)
) ss:
COUNTY OF MARSHALL)

The City of Marshalltown, Iowa, the owner of record in fee simple of the following described real estate, to wit:

Parcel "B" located in the Northeast ¼ of the Northwest ¼ of Section 12, Township 83 North, Range 18 West of the 5th P.M., Marshall County, Iowa. More particularly described as follows: Beginning at the Southwest Corner of the Northeast ¼ of the Northwest ¼ of said Section 12; thence, N1°24'04"W 119.97' along the West line of the Northeast ¼ of the Northwest ¼ of said Section 12 to a Point on the South Right of Way line of East Southridge Road; thence, N88°25'08"E 1211.08' along said South Right of Way Line; thence, S46°10'18"E 70.17' along said South Right of Way Line to a Point on the West Right of Way Line of Governor Road; thence, S1°16'34"E 70.00' along said West Right of Way Line to a Point on the South Line of the Northeast ¼ of the Northwest ¼ of said Section 12; thence, S88°25'08"W 1260.35' along said South Line to the Point of Beginning.

AND

A certain parcel of land located in the Northwest ¼ of the Northwest ¼ of Section 12, Township 83 North, Range 18 West of the 5th P.M., Marshall County, Iowa. More particularly described as follows: Beginning at the Southwest Corner of the Northeast ¼ of the Northwest ¼ of said Section 12; thence, S88°25'07"W 155.36' along the South Line of the Northwest ¼ of the Northwest ¼ of said Section 12; thence, N1°24'04"W 119.83' to a Point on the Previously Established South Right of Way Line of East Southridge Road; thence, N88°21'58"E 155.36' along said South Right of Way Line to a point on the West Line of the Northeast ¼ of the Northwest ¼ of said Section 12, said Point also being the Northwest Corner of said Parcel "B"; thence, S1°24'04"E 119.97' along said West Line to the Point of Beginning, containing 3.87 acres. Subject to easements and restrictions of record, if any.

being the real estate upon which the following-described platted Subdivision, to wit:

Southridge Estates Subdivision to Marshall, Marshall County, Iowa,

as laid out into lots as shown by the annexed plat drawing and plat does hereby certify by its City Administrator that the City of Marshalltown, Iowa, caused said Subdivision to be laid out and platted in lots and streets and that the disposition of the real estate as shown by the said plat is with the owners' free consent and in accordance with the owners' desires and conforming to the established requirements for the platting and development under the ordinances of the City of Marshalltown, Marshall County, Iowa.

That the measurements of the lots contained in said Subdivision are as indicated on the attached plat drawing.

That easements for utilities and for storm water overflow shown upon said plat drawing, and the streets as shown upon the plat drawing are hereby dedicated to the City of Marshalltown for use of its franchise holders of Marshalltown, Marshall County, Iowa, and any right, title or interest that the undersigned could have or might claim are hereby relinquished and released for said purpose.

Dated this _____ day of _____, 2020.

Jessica Kinser, City Administrator
City of Marshalltown, Iowa

STATE OF IOWA, MARSHALL COUNTY, ss:

On this _____ day of _____, A.D., 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jessica Kinser to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public, State of Iowa

TREASURER'S CERTIFICATE

STATE OF IOWA, MARSHALL COUNTY, ss:

I, Jarret P. Heil, being Treasurer of Marshall County, Iowa, do hereby certify that land on which Southridge Estates Subdivision is laid out and platted as shown by the annexed plat is free from property taxes

Witness my hand and seal this _____ day of _____, 2020.

Jarret P. Heil, Treasurer

Marshall County, Iowa

(Seal)

AUDITOR'S APPROVAL OF SUBDIVISION NAME

STATE OF IOWA, MARSHALL COUNTY, ss:

I, Nan Benson, being Auditor and Recorder of Marshall County, Iowa, do hereby approve, pursuant to Iowa Code §354.6(2) and §354.11(6), the subdivision name Southridge Estates Subdivision on the annexed plat and find the same to be succinct and unique in Marshall County, Iowa.

Witness my hand and seal this _____ day of _____, 2020.

Nan Benson, Auditor/Recorder

Marshall County, Iowa

(Seal)