

RESOLUTION #08-26-24-01
APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT OF
NIEMANN ACRES SUBDIVISION

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision “Niemann Acres”; and

WHEREAS, said plat has heretofore been approved by the Zoning Commission of Muscatine County, Iowa; and

WHEREAS, said dedication and plat fully conform with all laws of the State of Iowa and all ordinances of Muscatine County, Iowa, applicable thereto; and

WHEREAS, the platting of said subdivision is conducive to orderly development within Muscatine County, Iowa, is not in conflict with any extensions of the established road systems of Muscatine County, Iowa, and is in harmony with the comprehensive plan of zoning now in effect within Muscatine County, Iowa.

WHEREAS, the subdivision of said real estate and the plat thereof were accepted and approved by the Muscatine County Board of Supervisors following a public meeting on August 26, 2024.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Muscatine County, Iowa, as follows:

- Section 1. The said subdivision is hereby designated as “Niemann Acres Subdivision”, a subdivision in Muscatine County, Iowa, and that the descriptions of lots and parcels of land located therein shall be according to the number and designation thereof as set forth on said plat.
- Section 2. The Chairperson of the Board of Supervisors and the Auditor of Muscatine County, Iowa, are hereby authorized and directed to certify this Resolution in order that the same and all other matters material to said subdivision may be recorded in the Office of the Recorder of Muscatine County, Iowa.

PASSED and APPROVED this 26th day of August, 2024.

ATTEST:



Jane Claussen
First Deputy Auditor



Nathan Mather, Vice Chairperson
Muscatine County Board of Supervisors


NIEMANN ACRES SUBDIVISION
TO
MUSCATINE COUNTY, IOWA
CERTIFICATE OF ACCEPTANCE OF PLAT


STATE OF IOWA, Muscatine County, ss:

I, Nathan Mather, being first duly sworn upon oath, depose and say that I am the Vice Chairperson of the Board of Supervisors, in and for Muscatine County, Iowa; that the Plat attached hereto designated "Niemann Acres Subdivision" was on the 26th day of August, 2024, presented to the Board of Supervisors, in and for Muscatine County, Iowa, for examination and approval and that said Plat was on the 26th day of August, 2024 examined and approved by said Board of Supervisors by Resolution, a true copy of which Resolution is attached, and by this reference made a part hereof; and I, as Vice Chairperson of said Board of Supervisors, was directed to certify said examination, consent and approval in order to entitle said Plat to be recorded in the office of the Recorder of Muscatine County, Iowa.

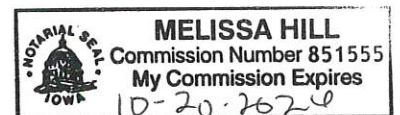
Dated at Muscatine, Iowa, this 26th day of August, 2024.


ATTEST:


Jane Claussen
First Deputy Auditor


Nathan Mather, Vice Chairperson
Muscatine County Board of Supervisors

Subscribed and sworn to before me this 26th day of August, 2024.

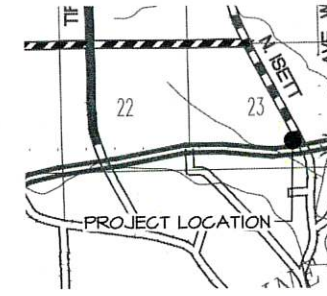



Notary Public in and for the State of Iowa

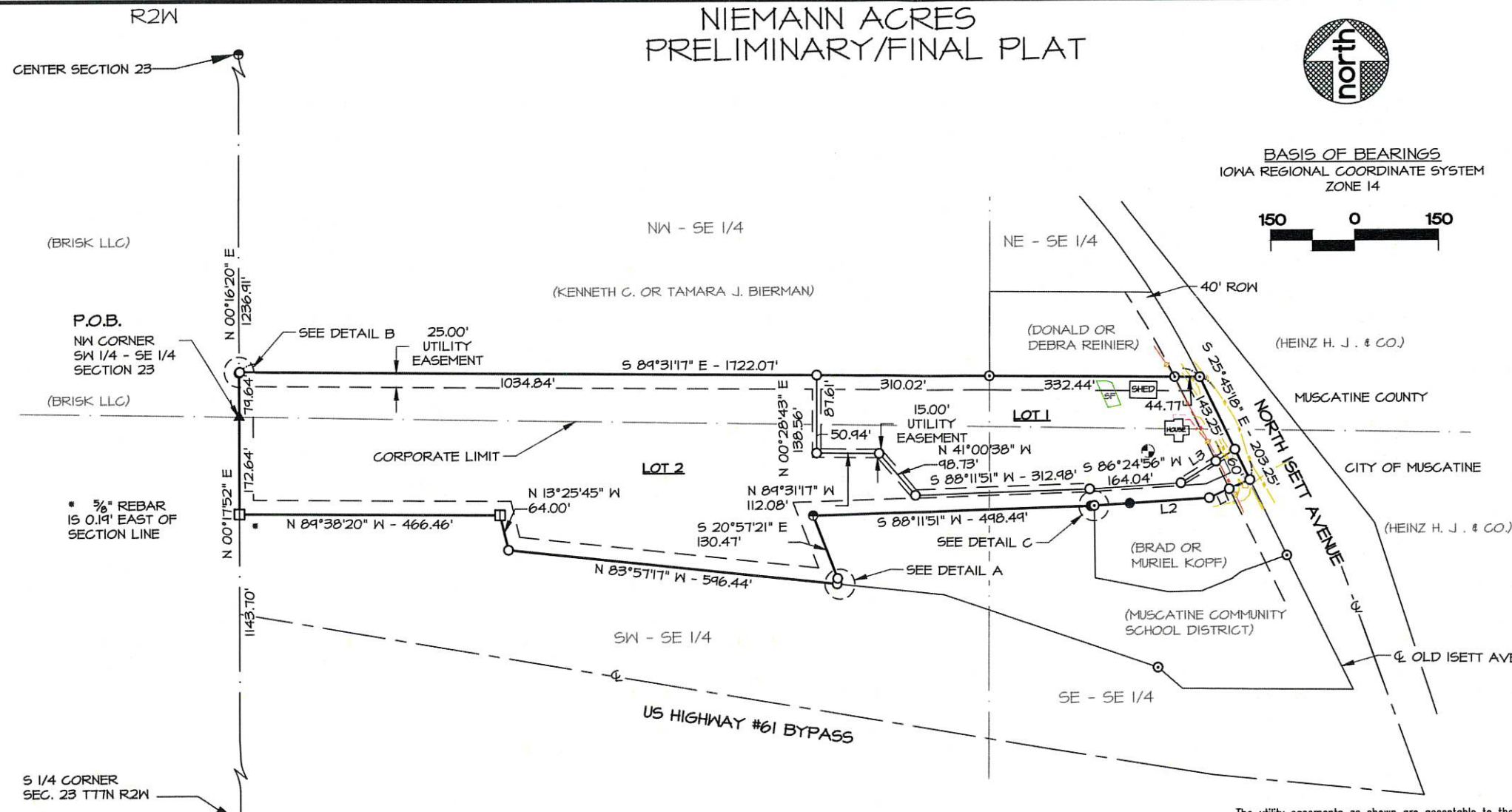
NIEMANN ACRES PRELIMINARY/FINAL PLAT



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14



VICINITY MAP



OWNER + DEVELOPER

ANGELA K. NIEMANN

CURRENT ZONING

COUNTY - CO-R1

CITY - MU-R3

CURRENT SETBACKS

COUNTY	CITY
FRONT 50'	FRONT 35'
SIDE 15'	SIDE 10'
REAR 40'	REAR 40'

*EXCEPT AS RESTRICTED BY EASEMENTS

Eastern Iowa Light and Power Cooperative utility easement requirements for all rural housing subdivisions.

Utility easements shall consist of all platted streets or roads and a 7 1/2 foot wide strip along each side of all interior lot lines and a 25 foot wide strip along all exterior lot lines and a 25 foot wide strip along and adjacent to all platted streets or roads, and a 15 foot wide strip of land on all lots, 7 1/2 foot either side of the underground electric service as built, from the point of origin to the point of service entrance.

Brian J. Schoer 5/31/24
Date
EASTERN IOWA LIGHT & POWER COOPERATIVE

The utility easements as shown are acceptable to the following utilities:

MUSCATINE POWER & WATER	Title	Date
Karl Tammar		
Transmission & Distribution		
Bryan Butler		
Water Production & Distribution		
Tom Lewis		
Communications		

ALLIANT ENERGY
John Carney - Sr Field Designer 6/3/24
Date Title

LUMEN
Anthony Armes OSP ENG 6/3/2024
Date Title

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.

Gary W. Whitacre
Date _____ Reg. No. 10316
My license renewal date is December 31, 2025



Pages or sheets covered by this seal: 1

SURVEY COMPANY / RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: GARY W. WHITACRE
PROPRIETOR(S): ANGELA K. NIEMANN
REQUESTOR: ANGELA NIEMANN
LOCATION: SE 1/4 SECTION 23 T77N R2W
SURVEY TYPE: PRELIMINARY/FINAL PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCANNED	R2W115	1"=150'	EJA	GWN	8/26/24	9062.24
REV. 0						

LAND DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA.
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE NORTH 00°16'20" EAST 79.64 FEET; THENCE SOUTH 89°31'17" EAST 1722.07 FEET TO THE OLD CENTERLINE OF NORTH ISETT AVENUE; THENCE SOUTH 25°45'18" EAST 203.25 FEET; THENCE SOUTH 66°14'30" WEST 79.39 FEET; THENCE SOUTH 86°24'56" WEST 213.32 FEET; THENCE SOUTH 88°11'51" WEST 498.49 FEET; THENCE SOUTH 20°57'21" EAST 130.47 FEET; THENCE NORTH 83°57'17" WEST 596.44 FEET; THENCE NORTH 13°25'45" WEST 64.00 FEET; THENCE NORTH 89°38'20" WEST 466.46 FEET; THENCE NORTH 00°17'52" EAST 172.64 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.10 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

AREAS

LOT 1
NET = 2.46 ACRES
R.O.W = 0.14 ACRES
GROSS = 3.10 ACRES

LOT 1
NW SE 1/4 = 0.63 ACRES
NE SE 1/4 = 0.84 ACRES
SW SE 1/4 = 0.63 ACRES
SE SE 1/4 = 1.00 ACRES

LOT 2
NET = 7.95 ACRES
ROW = 0.05 ACRES
GROSS = 8.00 ACRES

LOT 2
NW SE 1/4 = 1.99 ACRES
SW SE 1/4 = 5.64 ACRES
SE SE 1/4 = 0.37 ACRES

LEGEND

- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
- FOUND 1/2" REBAR
- FOUND 1/2" X 36" REBAR W/YELLOW CAP #10316
- ⊕ FOUND STEEL T-BAR
- ⊞ FOUND 5/8" REBAR W/I.D.O.T. CAP *
- ▲ FOUND STONE
- FOUND PIPE
- ⊕ FOUND T BAR
- ⊙ FENCE POST
- WELL
- ⊕ TELEPHONE RISER
- ⊕ POWER POLE
- ⊕ SEPTIC FIELD
- ⊕ UTILITY EASEMENT
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATIONS LINE

