

RESOLUTION #09-16-24-01
APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT OF
HALE STREET ADDITION SUBDIVISION

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision "Hale Street Addition Subdivision"; 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.

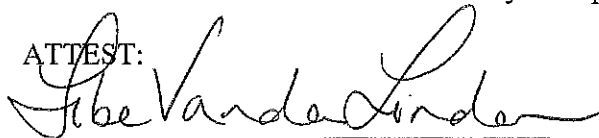
WHEREAS, the subdivision of said real estate and the plat thereof were accepted and approved by the Muscatine County Board of Supervisors following a public meeting on September 16, 2024.

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 "Hale Street Addition 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 16th day of September, 2024.

ATTEST:



Tibe Vander Linden
Muscatine County Auditor



Jeff Sorensen, Chairperson
Muscatine County Board of Supervisors

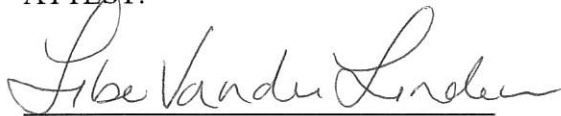
HALE STREET ADDITION SUBDIVISION
TO
MUSCATINE COUNTY, IOWA
CERTIFICATE OF ACCEPTANCE OF PLAT

STATE OF IOWA, Muscatine County, ss:

I, Jeff Sorensen, being first duly sworn upon oath, depose and say that I am the Chairperson of the Board of Supervisors, in and for Muscatine County, Iowa; that the Plat attached hereto designated "Hale Street Addition Subdivision" was on the 16th day of September, 2024, presented to the Board of Supervisors, in and for Muscatine County, Iowa, for examination and approval and that said Plat was on the 16th day of September, 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 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 16th day of September, 2024.

ATTEST:

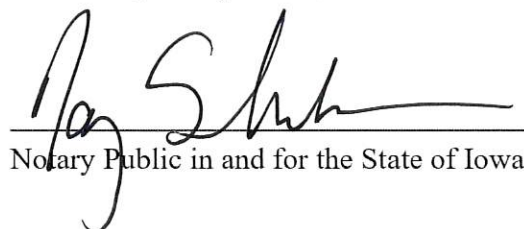


Tibe Vander Linden
Muscatine County Auditor



Jeff Sorensen, Chairperson
Muscatine County Board of Supervisors

Subscribed and sworn to before me this 16th day of September, 2024.



Notary Public in and for the State of Iowa

HALE STREET ADDITION PRELIMINARY / FINAL PLAT

A REPLAT OF LOTS 7 - 33 AND 37-44 OF KENT ESTATES CHATHAM ADDITION
RECORDED IN BOOK 7, PAGES 912 - 915



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14



CURVE DATA					
CURVE #	DELTA	RADIUS	ARC	BEARING	CHORD
C1	108°20'41"	51.00	96.44'	N 52°22'04" E	82.70'
C2	144°33'02"	51.00	128.67'	N 74°04'43" W	97.16'

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 53°51'21" W	53.41'
L2	N 16°09'42" W	78.43'
L3	S 73°27'31" E	6.31'

AREAS

LOT 1 = 1.49 ACRES
LOT 2 = 2.50 ACRES
OUTLOT A = 20.00 ACRES
OUTLOT B = 10.00 ACRES
OUTLOT C = 0.16 ACRES
ROAD ROW = 0.17 ACRES
TOTAL = 34.32 ACRES

LOT 1
NW 1/4 - SW 1/4 = 0.75 ACRES
NE 1/4 - SW 1/4 = 0.74 ACRES
LOT 2
NW 1/4 - SW 1/4 = 1.40 ACRES
NE 1/4 - SW 1/4 = 1.10 ACRES

CURRENT ZONING

R-2 RESIDENTIAL DISTRICT

CURRENT SETBACKS

FRONT 35'
SIDE 12'
REAR 40'

OWNER

BRISK, LLC
C/O BRYAN BRAUNS
275 GREEN PARK DRIVE
BELTON, TX 76513

DEVELOPER

SAM HERRMANN
900 W 3RD STREET
MUSCATINE, IA 52761

This plat and subdivision provisions are acceptable to the Muscatine County Board of Supervisors.

[Signature]
CHAIRPERSON Title Date

This plat and subdivision provisions are acceptable to the County Engineer provided all roads are to remain in private maintenance.

[Signature] Engineer 9/11/24
Title Date

This plat and subdivision provisions are acceptable to the Muscatine County Zoning Commission.

[Signature]
Title Date

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

UTILITY	TITLE	DATE
MUSCATINE POWER & WATER	Karl Tammar	
Transmission & Distribution	Bryan Butler	
Water Production & Distribution	Tom Lewis	
Communications		
EASTERN IOWA LIGHT, & POWER	Sr. Project Consult.	6/10/24
ALLIANT ENERGY	John Carney - Sr. Field Designer	06/06/24
CENTURYLINK	Anthony Armes	OSP ENG 6/7/2024

The road easement to be dedicated, as shown, is acceptable to KERMA:

KENT ESTATES ROAD MAINTENANCE ASSOCIATION (KERMA)

[Signature] 6/13/2024
[Signature]

NOTES -

- THE RIGHT OF WAY FOR HALE STREET EXTENSION AND CUL-DE-SAC SHALL BE DEDICATED TO THE KENT ESTATES ROAD MAINTENANCE ASSOCIATION.

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.

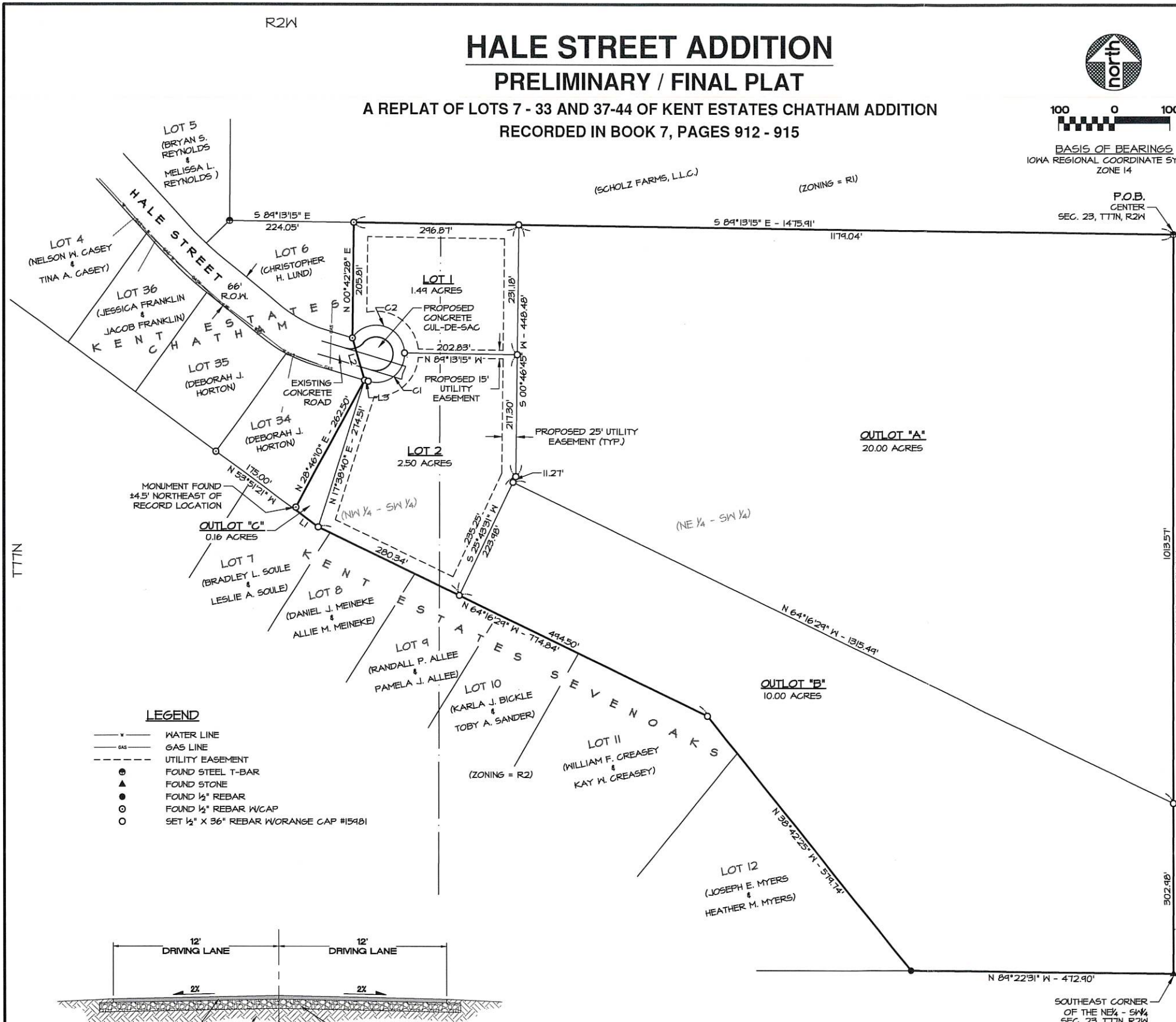
Matthew W. Krause
Date _____ Reg. No. 15981

My license renewal date is December 31, 2025

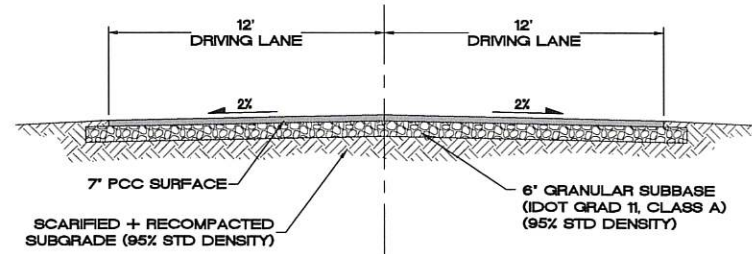
Pages or sheets covered by this seal: 1



SURVEY COMPANY / RETURN TO:	
Martin & Whitacre Surveyors & Engineers, Inc. 1508 BIDWELL ROAD, MUSCATINE, IOWA 52761 INFO@MARTIN-WHITACRE.COM (563)263-7691	
SURVEYOR: MATTHEW W. KRAUSE PROPRIETOR(S): BRISK, LLC	
REQUESTOR: RUHL + RUHL LOCATION: KENT ESTATES - CHATHAM ADDITION IN THE SW 1/4 OF SEC. 23, T17N, R2W, MUSCATINE COUNTY, IA	
SURVEY TYPE: PRELIMINARY / FINAL PLAT	
FILE	BOOK
SCALE	DRN
TT	CHK'D
DATE	JOB NO.
REV. 0	4/24
925 FINAL PLAT	SHEET 1 OF 1



- ### LEGEND
- WATER LINE
 - GAS LINE
 - - - UTILITY EASEMENT
 - FOUND STEEL T-BAR
 - ▲ FOUND STONE
 - FOUND 1/2" REBAR
 - FOUND 1/2" REBAR W/CAP
 - SET 1/2" X 36" REBAR W/ORANGE CAP #15481



TYPICAL PAVEMENT SECTION - 24' EDGE TO EDGE

NOT TO SCALE

LAND DESCRIPTION -

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. BEGINNING AT THE CENTER OF SECTION 23; THENCE SOUTH 00°16'20" WEST 1316.55 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23; THENCE NORTH 89°22'31" WEST 472.90 FEET ALONG SAID SOUTH LINE TO THE NORTHEASTERLY LINE OF KENT ESTATES SEVENOAKS ADDITION; THENCE NORTH 38°42'25" WEST 579.74 FEET ALONG SAID NORTHEASTERLY LINE; THENCE NORTH 64°16'29" WEST 774.84 FEET ALONG SAID NORTHEASTERLY LINE; THENCE NORTH 53°51'21" WEST 53.41 FEET ALONG SAID NORTHEASTERLY LINE TO THE EAST LINE OF LOT 34 OF KENT ESTATES CHATHAM ADDITION; THENCE NORTH 28°46'10" EAST 262.50 FEET ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF HALE STREET; THENCE NORTH 16°09'42" WEST 78.43 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HALE STREET AND THE EAST LINE OF LOT 6 OF KENT ESTATES CHATHAM ADDITION; THENCE NORTH 00°42'28" EAST 205.81 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23; THENCE SOUTH 89°13'15" EAST 1475.91 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 34.32 ACRES AND SUBJECT TO EASEMENTS OF RECORD.