

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

Date: 6/21/23

Weekly Agenda Date: 6/27/23

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel J. Priestley

WORDING FOR AGENDA ITEM:

a.Motion to receive the final staff report and the Zoning Commission's recommendation from their 5/22/23 meeting to approve the final plat of Homestead 1867 Addition, Second Filing, a minor subdivision to Woodbury County, Iowa.
b.Motion to accept and approve the Homestead 1867 Addition, Second Filing, a minor subdivision to Woodbury County, Iowa.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report 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:

John Weaver and Brian Weaver have filed for a two (2) lot minor subdivision to be known as Homestead 1867 Addition, Second Filing on the property identified as Parcel #884405200009. This agricultural subdivision proposal has been properly noticed in the Sioux City Journal Legals Section on May 12, 2023. The neighbors within 1000 FT have been duly notified via a May 5, 2023 letter about the May 22, 2023 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. The engineer recommends that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the Special Flood Hazard Area (SFHA). Extraterritorial review is not required as the property exceeds two (2) miles from an incorporated jurisdiction. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. Staff recommends approval with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. On May 22, 2023, the Woodbury County Zoning Commission conducted a public hearing and subsequently voted 5-0 to recommend approval with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners to the Board of Supervisors. On June 20, 2023, an easement was provided, and recorded in the Woodbury County Recorder's Office as Document Number: 2023-05597, which meets the requirements as recommended by the Zoning Commission.

FINANCIAL IMPACT:

0

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 final staff report and P&Z Commission's recommendation from their 5/22/23 meeting.
Approve the final plat and authorize the Chairman to sign the resolution.

ACTION REQUIRED / PROPOSED MOTION:

- a. Motion to receive the final staff report and the Zoning Commission's recommendation from their 5/22/23 meeting to approve the final plat of Homestead 1867 Addition, Second Filing, a minor subdivision to Woodbury County, Iowa.
- b. Motion to accept and approve the Homestead 1867 Addition, Second Filing, a minor subdivision to Woodbury County, Iowa.



WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

620 Douglas St. - Sixth Floor - Sioux City, IA 51101 - Phone: 712.279.6609 - Fax: 712.279.6530 - Web: woodburycountyiowa.gov

Daniel J. Priestley, MPA - Zoning Coordinator - dpriestley@woodburycountyiowa.gov

Dawn Norton - Senior Clerk - dnorton@woodburycountyiowa.gov

FINAL REPORT - JUNE 21, 2023 JOHN WEAVER AND BRIAN WEAVER

HOMESTEAD 1867 ADDITION, SECOND FILING - MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS:

Owner(s): John Weaver and Brian Weaver
Application Type: Minor Subdivision (2 Lots)
Subdivision Name: Homestead 1867 Addition, Second Filing
Application Date: April 26, 2023
Subdivision Area: 56.67 Total Acres
Legal Notice Date: May 12, 2023
Stakeholder (1000') Letter Date: May 5, 2023
Zoning Commission Public Hearing: May 22, 2023
Board of Supervisors Agenda Date: June 20, 2023

PROPERTY DETAILS:

Parcel(s): 884405200009
Township/Range: T88N R44W (Wolf Creek Township)
Section: 5
Quarter: NW 1/4 of the NE 1/4
Zoning District: Agricultural Preservation (AP)
Floodplain District: Zone X (Not in Floodplain)
Address: No address

TABLE OF CONTENTS:

Summary, Aerial, Plat Excerpt & Recommendation
Application
Final Plat
Review Criteria
Extraterritorial Review
Legal Notification
Adjacent Owners' Notification
Stakeholder Comments
Supporting Documentation

SUMMARY

John Weaver and Brian Weaver have filed for a two (2) lot minor subdivision to be known as *Homestead 1867 Addition, Second Filing* on the property identified as Parcel #884405200009 and referenced above. This agricultural subdivision proposal has been properly noticed in the Sioux City Journal Legals Section on May 12, 2023. The neighbors within 1000 FT have been duly notified via a May 5, 2023 letter about the May 22, 2023 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. The engineer recommends that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the Special Flood Hazard Area (SFHA). Extraterritorial review is not required as the property exceeds two (2) miles from an incorporated jurisdiction. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. Staff recommends approval with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. On May 22, 2023, the Woodbury County Zoning Commission conducted a public hearing and subsequently voted 5-0 to recommend approval with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners to the Board of Supervisors. On June 20, 2023, an easement was provided, and recorded in the Woodbury County Recorder's Office as Document Number: 2023-05597, which meets the requirements as recommended by the Zoning Commission.

AERIAL MAP



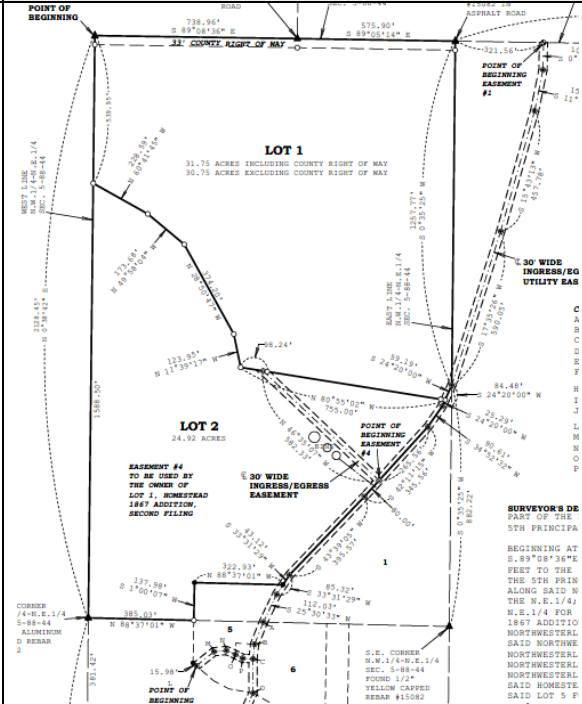
Overview

Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID 884405200009 Alternate ID n/a Owner Address WEAVER JOHN
 Sec/Twp/Rng 5-88-44 Class A 3155 160TH ST
 Property Address Acreage 55.15 MOVILLE, IA 51039-8104
 District 0056
 Brief Tax Description WOLF CREEK TOWNSHIP NW NE OF S-88-44 (EX AN IRREG TCT BEING PT OF LOT 5 & ALL OF LOT 1 IN HOMESTEAD 1867 ADDITION DESCRIBED AS COM AT SW COR OF NW NE THNC E 385.03 FT TO POB, THNC N 137.98 FT, THNC E 322.93 FT, THNC NE 43.12 FT, THNC NE 741.13 FT, THN
 (Note: Not to be used on legal documents)

PLAT EXCERPT



ZONING COMMISSION AND STAFF RECOMMENDATION

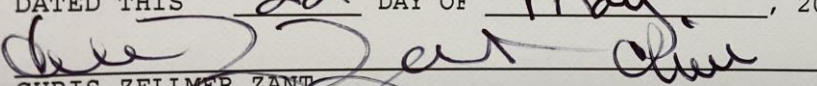
Staff recommends approval with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. On May 22, 2023, the Woodbury County Zoning Commission conducted a public hearing and subsequently voted 5-0 to recommend approval to the Board of Supervisors with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. On June 20, 2023, an easement was provided, and recorded in the Woodbury County Recorder's Office as Document Number: 2023-05597, which meets the requirements as recommended by the Zoning Commission.

ZONING COMMISSION 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 HOMESTEAD 1867 ADDITION, SECOND FILING, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 22 DAY OF May, 2023 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 22 DAY OF May, 2023.


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

Minutes - Woodbury County Zoning Commission Meeting – May 22, 2023

The Zoning Commission (ZC) meeting convened on the 22nd of May at 6:00 PM in the basement meeting room in the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Corey Meister, Jeff O'Tool, Tom Bride, Barb Parker
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Gayle Palmquist, Tom Treharne, Leo Jochum, JP Baric, Jarrod Ulert, Lydia Gaunitz, Alan Fagan, Adam Larson, Corinne Erickson, Erin Berzina, Doyle Turner

Call to Order

Chair Chris Zellmer Zant formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

None

Approval of Previous Meeting Minutes – April 24, 2023

O'Tool motioned. Second: Bride. Motion carried: 5-0.

Public Hearing: Homestead 1867 Addition, Second Filing, Minor Subdivision Proposal on Parcel #884405200009

Priestley read the preliminary report and staff recommendation into the record. John Weaver and Brian Weaver have filed for a two (2) lot minor subdivision to be known as Homestead 1867 Addition, Second Filing on the property identified as Parcel #884405200009. This agricultural subdivision proposal has been properly notified in the Sioux City Journal Legals Section on May 12, 223. The neighbors within 1000 FT have been duly notified via a May 5, 2023 letter about the May 22, 2023 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities and organization have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found the new lot has adequate access. The engineer recommends that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the Special Flood (SFHA). Extraterritorial review is not required as the property exceeds two (2) miles from an incorporated jurisdiction. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval.

Motion to close public hearing: Parker. Second: Meister. Motion approved 5-0. Motion by O'Tool to recommend the approval of the *Homestead 1867 Addition, Second Filing* to the Board of Supervisors with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners. Second: Parker. Motion carried 5-0.

Public Hearing: Public Hearing: Solar Energy Systems Amendments Proposal to Woodbury County Zoning Ordinance. Summary of Proposed Zoning Ordinance Text Amendments:

Priestly read the proposal into the record. SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: *THE TABLE OF CONTENTS*; SECTION 3.03.4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT*; PORTIONS OF: SECTION 6.02 ENTITLED DEFINITIONS; AND THE RENUMBERING OF DEFINITIONS AND PAGE NUMBERS. THE PROPOSAL IS TO ADD SOLAR ENERGY SYSTEMS (PRIVATE USE) AS ACCESSORY USES IN EACH ZONING DISTRICT AND TO ADD SOLAR ENERGY SYSTEMS (UTILITY SCALE) AS A CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION ZONING DISTRICT AND THE GENERAL INDUSTRIAL ZONING DISTRICT.

Priestly explained Amendment #1 addresses and defines accessory solar uses for private landowners. Solar array would be considered an accessory structure and could be permitted with issuance of building permit. Amendment #2 sets uses for commercial or utility scale arrays and would require a conditional use application in the AP and GI Zoning Districts. Amendment #3 addresses the redesign and renumbering of definitions of sections 6.01 and 6.02. Bride discussed net metering, where the electric company would roll back equal for extra energy produced, for benefit of private owners. Parker inquired about A-Slope. Zellmer Zant and Bride discussed the conditional use process as it relates to slope. Motion to close public hearing: O'Tool. Second: Bride. Motion carried 5-0. Bride suggested sending proposal to County Attorney for rewriting to include net metering language for private use arrays before sending the recommendation to the Board of Supervisors. Motion by Bride to include net metering language in the recommendation to the Board of Supervisors to address the private use whether it is net metering or something else to allow on the residential side for private use. O'Tool suggested removing immediate from the motion. Second by Parker. Motion carried 5-0.

Review of Conditional Use Permit Application: Temporary Borrow Pit on Parcel #884702100002.

Priestley read the preliminary report and staff recommendation into the record. JB Holland Construction, Inc. (Applicant) and property owner Donald Hennings of the Hennings Joint Trust have filed for a Conditional Use Permit application to establish a temporary borrow site to remove earthen materials to be used in Phase 1 and 2 of the east bound Highway 20 project (IDOT Project #17-97-020-010). The proposed temporary borrow area is located on Parcel #884702100002. The parcel is located on the south side of Highway 20 and is currently used as farm ground. The proposed cut area is 8-10 acres. The work area is 10 acres and the total exaction for export is 100,000-15,000 yds³. The parcel is located in the Agricultural Preservation (AP) Zoning District and not in the floodplain. The application(s) have provided the necessary documentation for storm water management, soil erosion, dust control, haul routes, traffic entrances, hours of operation, and duration of operations. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. Motion to recommend approval of the temporary borrow pit by O'Tool; Second: Meister. Motion carried: 5-0.

Review of Conditional Use Permit Application: Operation of Data Processing Business to Place a Demand Response Load Resource Next to the Substation in conjunction with Local Electric utility to Support Grid Resiliency on Parcel #864723300010.

Priestly introduced the proposal of WIFI LLC (Applicant) and property owners Brenden Patricia A. Revocable Trust have filed a Condition Use Permit application "to place a demand response load resource next to the substation in conjunction with local electric utility to support grid resiliency" for the proposed use to operate a data processing business. The proposed site is on Parcel #864723300010. The parcel is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The Land Use Summary Table (Section 3.03.4) of the Woodbury County Zoning Ordinance does not reference data processing or this specific request by the applicant. However, this can be interpreted under Section 3.03.3 of the Woodbury County Zoning Ordinance as a comparable utility use or comparable to the industrial use of research and development laboratories in the sense of data analysis. Therefore, the purposes of this request, data processing can be interpreted as a conditional use under section 3.03.3 in the Agricultural Preservation (AP) Zoning District. Hence, based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. John Baric provided information sheets for the Commissioners. Motion to receive: Bride; Second: O'Tool. Carried: 5-0. REC has provided a letter of support. The center would even the supply and demand of power and be located next to the Lakeport Substation. Motion by Bride to recommend approval of the conditional use permit "to place a demand response load resource next to the substation in conjunction with local electric utility to support grid resiliency" for the proposed use to operate a data processing business. Second: O'Tool. Motion carried: 5-0.

Information/Discussion: Woodbury County Comprehensive Plan 2040 Presentation by SIMPCO

Representatives from SIMPCO gave an overview of the progress and status of the 2040 Comprehensive Plan. The new plan is not set in stone and incorporates the existing plan. A draft plan is complete; however, comments and suggestions can still be submitted to SIMPCO's website or Facebook site. Comment section will end June 16th, then will be presented to stakeholders.

Information/Discussion: Meeting Time and Location for the Woodbury County Zoning Commission as Referenced in the Rules of Procedure

Staff has been approached to consider a change in meeting time/location of meetings. Zoning Commission discussed the possibly to move meetings to 4:30 or 5:00 PM. Board of Supervisors have input in decision. The Board of Adjustment will also be asked to consider changes.

Public Comment on Matters Not on the Agenda

Tom Treharne recommended the new Comprehensive Plan include renewable energy and recommend an amendment to the zoning ordinance to facilitate permitting for activities such as the data processing business that was considered earlier in the meeting.

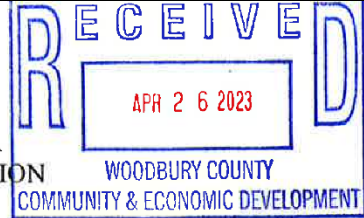
Staff Update

Priestley stated that the 3rd reading by the Board of Supervisors of the Wind Ordinance amendment will be on May 23 addressing increased setbacks for cities and conservation areas.

Adjourn

Motion to adjourn: Meister. Second: O'Tool. Carried 5-0. Meeting concluded at 7:28 PM.

APPLICATION



WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

Applicant: JOHN WEAVER
BRIAN WEAVER

Name of Owner _____
Mailing Address: 3155 160th ST MOVILLE IA 51039
1927 ROCK BRANCH ROAD ANTWERP IA 51004
Street City or Town State and Zip + 4

Property Address: NO ADDRESS PARCEL 884405200009
Street City or Town State and Zip + 4

Ph/Cell #: 712 870-2093 E-mail Address: WEAVERANKIES@aol.com
712 490-8669

To subdivide land located in the NW-NE Quarter of Section 5

Civil Township WOLF CREEK GIS Parcel # 884405200009

Name of Subdivision: HEMESTEAD 1867 ADDITION, SECOND FLUNG

Subdivision Area in Acres 56.67 Number of Lots TWO

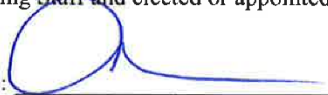
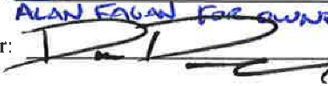
Attachments:

1. Eight (8) copies of grading plans; if required.
2. Eight (8) copies of final 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'.

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

Attorney: PATRICK PHIPPS Ph/Cell: 712 873-3210

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

Owner's Signature: 
ALAN FAGAN FOR OWNER
Zoning Director: 

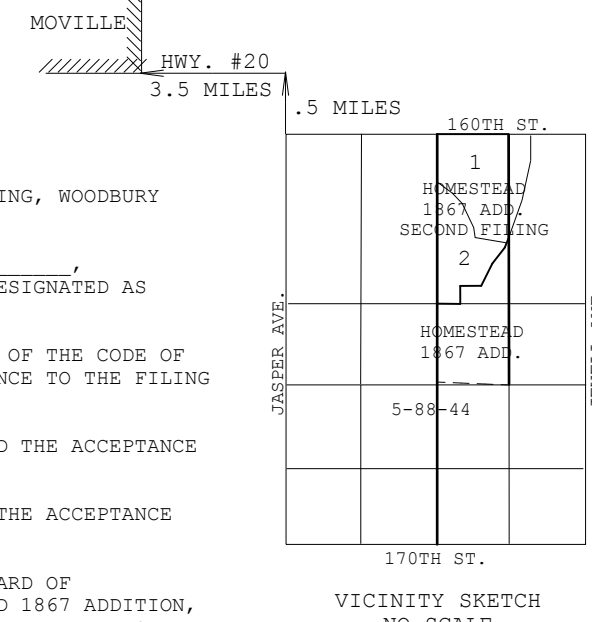
For Office Use Only:

Zoning District AP Flood District X Date 4/26/23 No. 6867

Application Fee 4 Lots or less (\$300*+ Additional Fees) \$300 cc #13088
5 Lots or more (\$300* plus \$5 per lot + Additional Fees) _____

*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed \$100.00.

FINAL PLAT
A MINOR SUBDIVISION PLAT
OF
HOMESTEAD 1867 ADDITION,
SECOND FILING
WOODBURY COUNTY, IOWA



BOARD OF SUPERVISORS RESOLUTION
RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING HOMESTEAD 1867 ADDITION, SECOND FILING, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE _____ DAY OF _____, 2023, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION CERTAIN PLAT DESIGNATED AS HOMESTEAD 1867 ADDITION, SECOND FILING, 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 HOMESTEAD 1867 ADDITION, SECOND FILING, 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 OF _____, 2023.

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 _____, 2023, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED _____, 2023.

JULIE CONOLLY
WOODBURY COUNTY ASSESSOR

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF HOMESTEAD 1867 ADDITION, SECOND FILING, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED _____, 2023.

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

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA : SS
COUNTY OF WOODBURY: _____

DOCKET NO: _____

FILED FOR RECORD, THIS _____ DAY OF _____, 2023

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

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FORGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____

TINA BERTRAND
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

TITLE OPINION

April 6, 2023
Al Fagan Land Surveying, PC
314 Main Street
Merrill, IA 51038

Re: John Weaver and Brian Weaver

We have examined an abstract of title to the following described real estate, to-wit:

Part of the Northeast Quarter (NE¼) of Section Five (5); Township Eighty-eight (88) North, Range Forty-four (44), West of the 5th P.M., Woodbury County, Iowa described as follows: Beginning at the NW corner of the NW¼ of said NE¼, thence S 89°08'36" E, along the North line of said NW¼ of the NE¼ for 738.96 feet to the SW corner of Section 36, Township 89 North, Range 44 West of the 5th P.M., Woodbury County, Iowa; thence S 89°05'14" E, along said North line for 575.90 feet to the NE corner of said NW¼ of the NE¼; thence S 0°35'25" W, along the East line of said NW¼ of the NE¼ for 1,257.77 feet to the Northerly most corner of Lot 1, Homestead 1867 Addition, Woodbury County, Iowa; thence S 24°20'00" W, along the Northwesterly line of said Lot 1 for 84.48 feet; thence S 34°52'32" W, along said Northwesterly line for 90.61 feet; thence S 42°11'15" W, along said Northwesterly line for 345.56 feet; thence S 43°39'05" W, along said Northwesterly line for 395.57 feet; thence S 33°31'29" W, along said Northwesterly line for 395.57 feet; thence S 33°31'29" W, along said Northwesterly line for 43.12 feet to the Northeasterly corner of Lot 5 in said Homestead 1867 Addition; thence N 88°37'01" W, along the North line of said Lot 5 for 322.93 feet to the NW corner of said Lot 5; thence S 1°00'07" W, along the West line of said Lot 5 for 137.98 feet to the North line of Lot 4 in said Homestead 1867 Addition; thence N 88°37'01" W, along said North line for 385.03 feet to the NW corner of said Lot 4 and the SW corner of said NW¼ of the NE¼; thence N 0°38'42" E, along the West line of said NW¼ of the NE¼ for 2,128.45 feet to the point of beginning. Containing 56.67 acres including County Right of Way and 55.67 acres excluding said Right of Way.

Note: The East line of said NW¼ of the NE¼ is assumed to bear S 0°35'25" W.

This abstract begins appropriately on the eighth day of February, 1877, and concludes with Entry 24 in Volume I last certified the seventeenth day of May, 2023, at 5:00 o'clock p.m. by Engleson Abstract Co., Inc.

As of the date of the last certification, we find that the abstract shows marketable title, in fee simple and free from material objections, to be vested in John Weaver and Brian Weaver, as tenants in common.

1. There are no material objections to title; however, title is subject to all easements, restrictions and covenants of record.

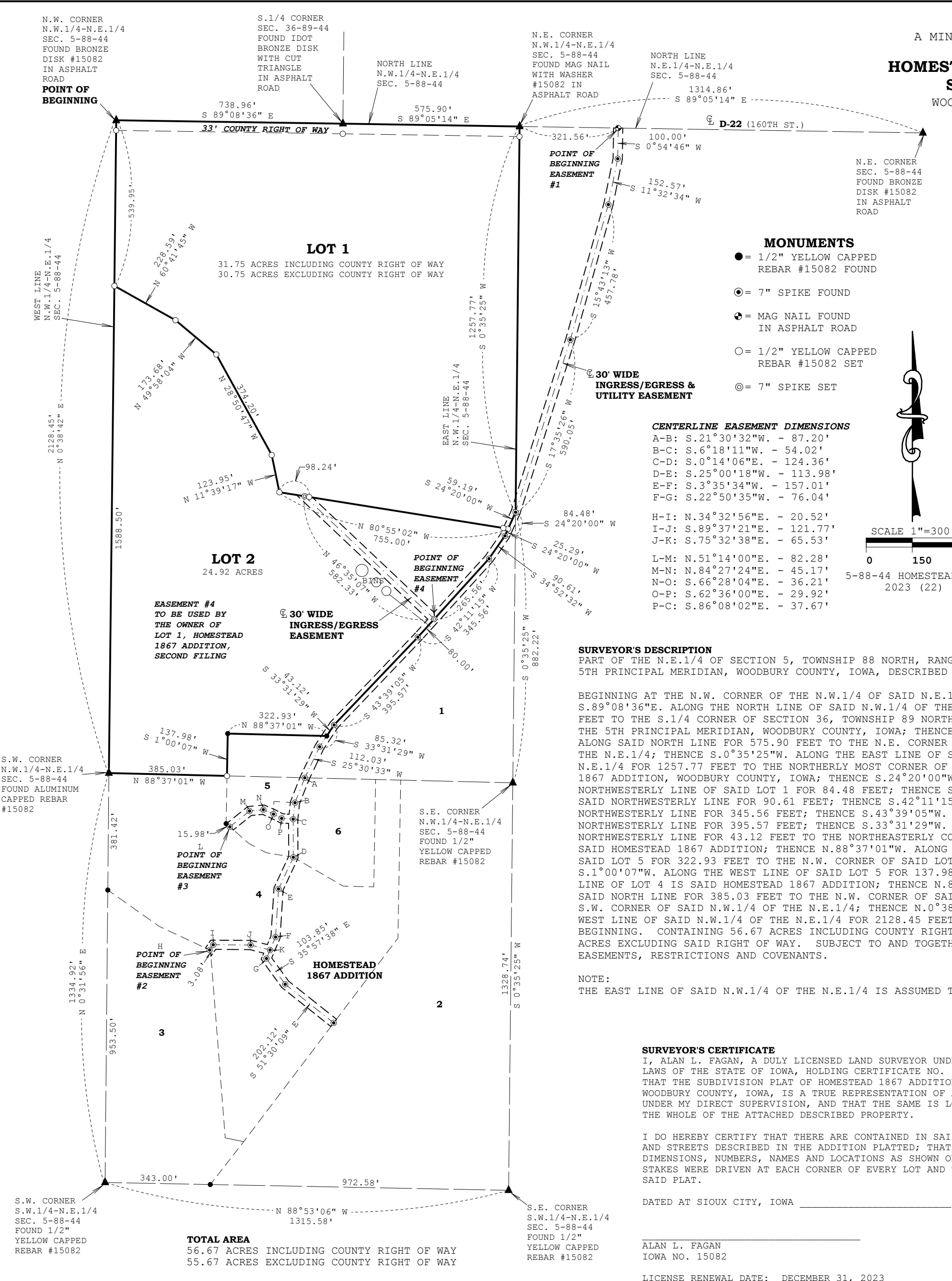
EXAMINER'S NOTES:
A. The abstract is being retained by our office pending further instructions.

We also caution you that title defects can exist which cannot be disclosed by an abstract examination. These include any facts which would be disclosed by a survey or other physical examination of the premises; certain mechanic's liens; the rights of parties in possession; restrictions on building, occupancy, or usage contained in applicable zoning regulations or ordinances; and limitations or access rights to and from public highways, streets, or ways.

You are also advised that the abstract does not, and cannot, furnish direct information concerning environmental hazards which may exist on real estate. Since present laws make the owners of land financially responsible for cleaning up toxic material on the premises despite the fact that the present owner had nothing to do with placing the objectionable waste upon the land, you should satisfy yourself that no toxic material is located on the property.

Mery truly yours,
BHIPPS LAW OFFICE, PLC
Merville, Iowa

By: Patrick J. Phipps
Ed # 9082



MONUMENTS

- = 1/2" YELLOW CAPPED REBAR #15082 FOUND
- ⊙ = 7" SPIKE FOUND
- ⊙ = MAG NAIL FOUND IN ASPHALT ROAD
- = 1/2" YELLOW CAPPED REBAR #15082 SET
- ⊙ = 7" SPIKE SET

CENTERLINE EASEMENT DIMENSIONS

- A-B: S.21°30'32"W. - 87.20'
- B-C: S.6°18'11"W. - 54.02'
- C-D: S.0°14'06"E. - 124.36'
- D-E: S.25°00'18"W. - 113.98'
- E-F: S.3°35'34"W. - 157.01'
- F-G: S.22°50'35"W. - 76.04'
- H-I: N.34°32'56"E. - 20.52'
- I-J: S.89°37'21"E. - 121.77'
- J-K: S.75°32'38"E. - 65.53'
- L-M: N.51°14'00"E. - 82.28'
- M-N: N.84°27'24"E. - 45.17'
- N-O: S.66°28'04"E. - 36.21'
- O-P: S.62°36'00"E. - 29.92'
- P-Q: S.86°08'02"E. - 37.67'

SURVEYOR'S DESCRIPTION

PART OF THE N.E.1/4 OF SECTION 5, TOWNSHIP 88 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF THE N.W.1/4 OF SAID N.E.1/4; THENCE S.89°08'36"E. ALONG THE NORTH LINE OF SAID N.W.1/4 OF THE N.E.1/4 FOR 738.96 FEET TO THE S.1/4 CORNER OF SECTION 36, TOWNSHIP 89 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA; THENCE S.89°05'14"E. ALONG SAID NORTH LINE FOR 575.90 FEET TO THE N.E. CORNER OF SAID N.W.1/4 OF THE N.E.1/4; THENCE S.0°35'25"W. ALONG THE EAST LINE OF SAID N.W.1/4 OF THE N.E.1/4 FOR 1257.77 FEET TO THE NORTHERLY MOST CORNER OF LOT 1, HOMESTEAD 1867 ADDITION, WOODBURY COUNTY, IOWA; THENCE S.24°20'00"W. ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 FOR 84.48 FEET; THENCE S.34°52'32"W. ALONG SAID NORTHWESTERLY LINE FOR 90.61 FEET; THENCE S.42°11'15"W. ALONG SAID NORTHWESTERLY LINE FOR 345.56 FEET; THENCE S.43°39'05"W. ALONG SAID NORTHWESTERLY LINE FOR 395.57 FEET; THENCE S.33°31'29"W. ALONG SAID NORTHWESTERLY LINE FOR 43.12 FEET TO THE NORTHEASTERLY CORNER OF LOT 5 IN SAID HOMESTEAD 1867 ADDITION; THENCE N.88°37'01"W. ALONG THE NORTH LINE OF SAID LOT 5 FOR 322.93 FEET TO THE N.W. CORNER OF SAID LOT 5; THENCE S.1°00'07"W. ALONG THE WEST LINE OF SAID LOT 5 FOR 137.98 FEET TO THE NORTH LINE OF LOT 4 IN SAID HOMESTEAD 1867 ADDITION; THENCE N.88°37'01"W. ALONG SAID NORTH LINE FOR 385.03 FEET TO THE N.W. CORNER OF SAID LOT 4 AND THE S.W. CORNER OF SAID N.W.1/4 OF THE N.E.1/4; THENCE N.0°38'42"E. ALONG THE WEST LINE OF SAID N.W.1/4 OF THE N.E.1/4 FOR 2128.45 FEET TO THE POINT OF BEGINNING. CONTAINING 56.67 ACRES INCLUDING COUNTY RIGHT OF WAY AND 55.67 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.W.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR S.0°35'25"W.

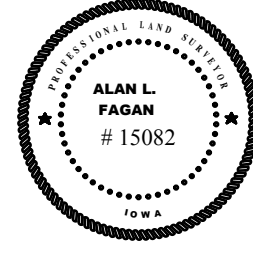
SURVEYOR'S CERTIFICATE

I, ALAN L. FAGAN, A FULLY 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 HOMESTEAD 1867 ADDITION, SECOND FILING, 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 _____, 2023.

ALAN L. FAGAN
IOWA NO. 15082
LICENSE RENEWAL DATE: DECEMBER 31, 2023



HOMESTEAD 1867 ADDITION, SECOND FILING, WOODBURY COUNTY, IOWA IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING EASEMENTS:

EASEMENT #1:

A 30 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT IN THE N.E.1/4 OF SECTION 5, TOWNSHIP 88 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF SAID N.E.1/4 OF THE N.E.1/4; THENCE S.89°08'36"E. ALONG THE NORTH LINE OF SAID N.W.1/4 OF THE N.E.1/4 FOR 738.96 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE S.0°54'46"W. ALONG SAID CENTERLINE FOR 100.00 FEET; THENCE S.11°32'34"W. ALONG SAID CENTERLINE FOR 152.57 FEET; THENCE S.15°43'13"W. ALONG SAID CENTERLINE FOR 457.78 FEET; THENCE S.17°35'26"W. ALONG SAID CENTERLINE FOR 590.05 FEET TO THE EAST LINE OF THE N.W.1/4 OF SAID N.E.1/4; THENCE S.24°20'00"W. ALONG SAID CENTERLINE FOR 84.48 FEET; THENCE S.34°52'32"W. ALONG SAID CENTERLINE FOR 90.61 FEET; THENCE S.42°11'15"W. ALONG SAID CENTERLINE FOR 345.56 FEET; THENCE S.43°39'05"W. ALONG SAID CENTERLINE FOR 395.57 FEET; THENCE S.33°31'29"W. ALONG SAID CENTERLINE FOR 85.32 FEET; THENCE S.26°30'33"W. ALONG SAID CENTERLINE FOR 112.03 FEET TO THE NORTH LINE OF THE S.W.1/4 OF SAID N.E.1/4; THENCE S.21°30'32"W. ALONG SAID CENTERLINE FOR 87.20 FEET; THENCE S.6°18'11"W. ALONG SAID CENTERLINE FOR 54.02 FEET; THENCE S.0°14'06"E. ALONG SAID CENTERLINE FOR 124.36 FEET; THENCE S.25°00'18"W. ALONG SAID CENTERLINE FOR 113.98 FEET; THENCE S.3°35'34"W. ALONG SAID CENTERLINE FOR 157.01 FEET; THENCE S.22°50'35"W. ALONG SAID CENTERLINE FOR 76.04 FEET; THENCE S.35°57'38"E. ALONG SAID CENTERLINE FOR 103.85 FEET; THENCE S.51°30'09"E. ALONG SAID CENTERLINE FOR 202.12 FEET TO THE EASTERLY LINE OF LOT 4, HOMESTEAD 1867 ADDITION, WOODBURY COUNTY, IOWA AND THE END OF SAID EASEMENT DESCRIPTION. THE SIDELINES OF SAID EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE EASTERLY LINE OF SAID LOT 4.

EASEMENT #2:

A 30 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 3, HOMESTEAD 1867 ADDITION, WOODBURY COUNTY, IOWA; THENCE N.64°58'26"W. ALONG THE NORTHERLY LINE OF SAID LOT 3 FOR 3.08 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE N.34°32'56"E. ALONG SAID CENTERLINE FOR 20.52 FEET; THENCE S.89°37'21"E. ALONG SAID CENTERLINE FOR 121.77 FEET; THENCE S.75°32'38"E. ALONG SAID CENTERLINE FOR 65.53 FEET TO THE CENTERLINE OF EASEMENT #1 DESCRIBED IN SAID ADDITION AND THE END OF SAID EASEMENT DESCRIPTION. THE SIDELINES OF SAID EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE NORTHERLY AND EASTERLY LINES OF SAID LOT 3.

EASEMENT #3:

A 30 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 5, HOMESTEAD 1867 ADDITION, WOODBURY COUNTY, IOWA; THENCE S.48°56'28"E. ALONG THE SOUTHERLY LINE OF SAID LOT 5 FOR 15.98 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE N.51°14'00"E. ALONG SAID CENTERLINE FOR 82.28 FEET; THENCE N.84°27'24"E. ALONG SAID CENTERLINE FOR 45.17 FEET; THENCE S.66°28'04"E. ALONG SAID CENTERLINE FOR 36.21 FEET; THENCE S.62°36'00"E. ALONG SAID CENTERLINE FOR 29.92 FEET; THENCE S.86°08'02"E. ALONG SAID CENTERLINE FOR 37.67 FEET TO THE CENTERLINE OF EASEMENT #1 DESCRIBED IN SAID ADDITION AND THE END OF SAID EASEMENT DESCRIPTION. THE SIDELINES OF SAID EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE SOUTHERLY LINE OF SAID LOT 5.

EASEMENT #4:

A 30 FOOT WIDE INGRESS/EGRESS EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 2, HOMESTEAD 1867 ADDITION, WOODBURY COUNTY, IOWA; THENCE S.24°20'00"W. ALONG THE EASTERLY LINE OF SAID LOT 2 FOR 25.29 FEET; THENCE S.34°52'32"W. ALONG SAID EASTERLY LINE FOR 90.61 FEET; THENCE S.42°11'15"W. ALONG SAID EASTERLY LINE FOR 265.56 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE N.46°35'07"W. ALONG SAID CENTERLINE FOR 582.33 FEET TO THE NORTHERLY LINE OF SAID LOT 2 AND THE END OF SAID EASEMENT DESCRIPTION. THE SIDELINES OF SAID EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE NORTHERLY LINE OF SAID LOT 2.

ALL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL OTHER EASEMENTS, RESTRICTIONS AND COVENANTS.

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

NOTARY PUBLIC

Recording Note – 6/7/23:

As required by the Woodbury County Recorder's office, an index legend specifying items such as but not limited to: surveyor; address; county; section(s); aliquot part; city; subdivision; block(s); lot(s); proprietor(s); requested by; on the final plat will be separately recorded as an attachment associated with the subdivision plat.

OWNERS/SUBDIVIDERS
BRIAN WEAVER
JOHN WEAVER

SURVEYOR
ALAN L. FAGAN

SETBACK REQUIREMENTS
FRONT YARD - 100'

SIDE YARD - 20'
ACCESSORY STRUCTURE - 10'

REAR YARD - 50'
ACCESSORY STRUCTURE - 10'

ZONING
AP AG PRESERVATION

TELEPHONE
WIATEL - BURIED

POWER
WOODBURY COUNTY R.E.C.
OVERHEAD

WATER
PRIVATE WELL

SEWER
PRIVATE SEPTIC
SYSTEM

PRELIMINARY DRAWING
A MINOR SUBDIVISION PLAT
OF

**HOMESTEAD 1867 ADDITION,
SECOND FILING**

WOODBURY COUNTY, IOWA

CENTERLINE EASEMENT DIMENSIONS

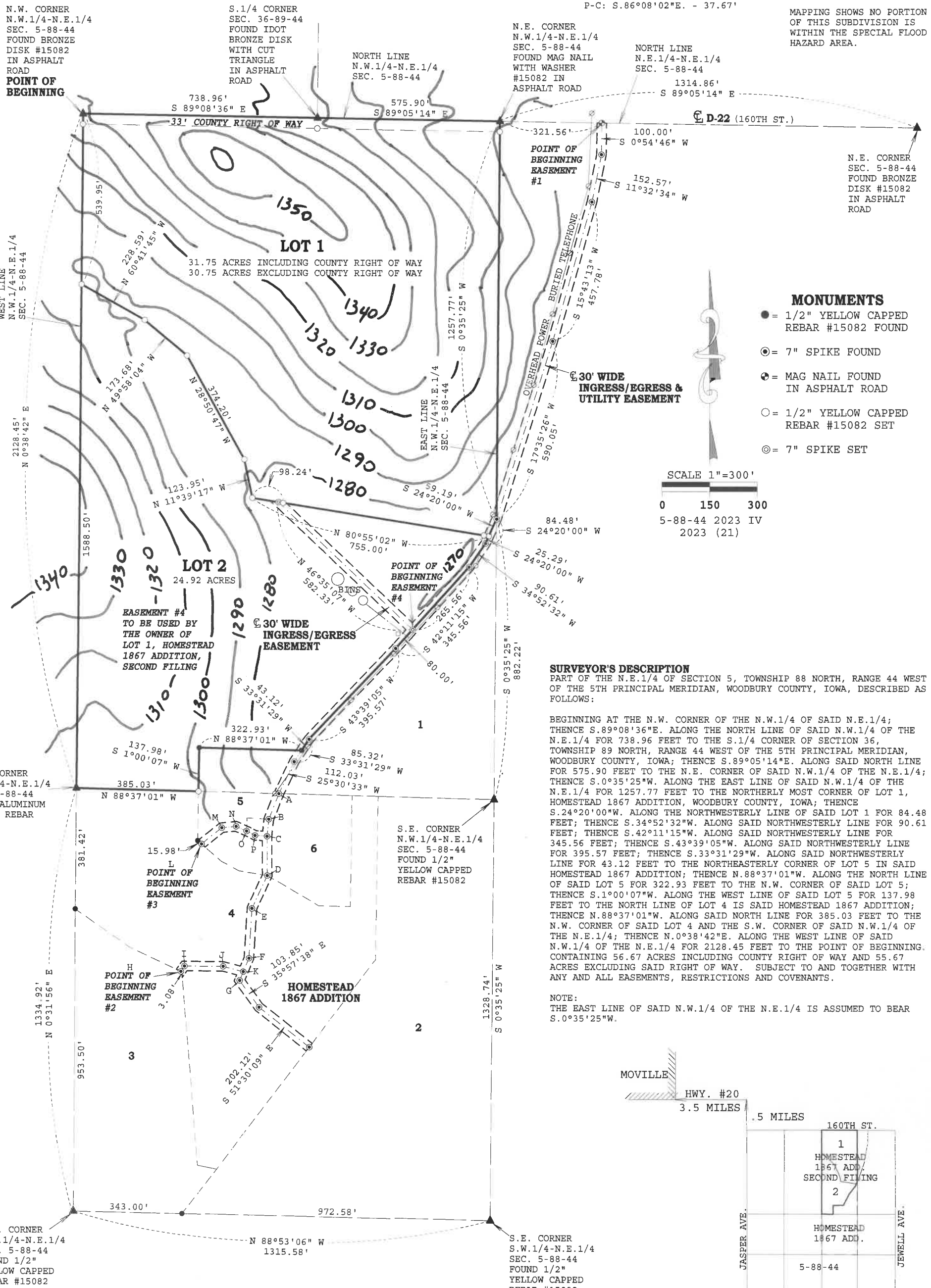
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- P-C: S.86°08'02"E. - 37.67'

NOTES

SUBJECT TO AND TOGETHER WITH EASEMENTS #1, #2 & #3 AS SHOWN ON THE FINAL PLAT OF HOMESTEAD 1867 ADDITION WOODBURY COUNTY, IOWA, SEE PLAT ENVELOPE 878B AND RECORDED ON INSTRUMENT #: 2021-17470 IN THE WOODBURY COUNTY RECORDER'S OFFICE.

SUBDIVISION IS FOR AG PURPOSES TO DIVIDE PROPERTY AMONG FAMILY.

MAPPING SHOWS NO PORTION OF THIS SUBDIVISION IS WITHIN THE SPECIAL FLOOD HAZARD AREA.



MONUMENTS

- = 1/2" YELLOW CAPPED REBAR #15082 FOUND
- ⊙ = 7" SPIKE FOUND
- ⊕ = MAG NAIL FOUND IN ASPHALT ROAD
- = 1/2" YELLOW CAPPED REBAR #15082 SET
- ⊗ = 7" SPIKE SET

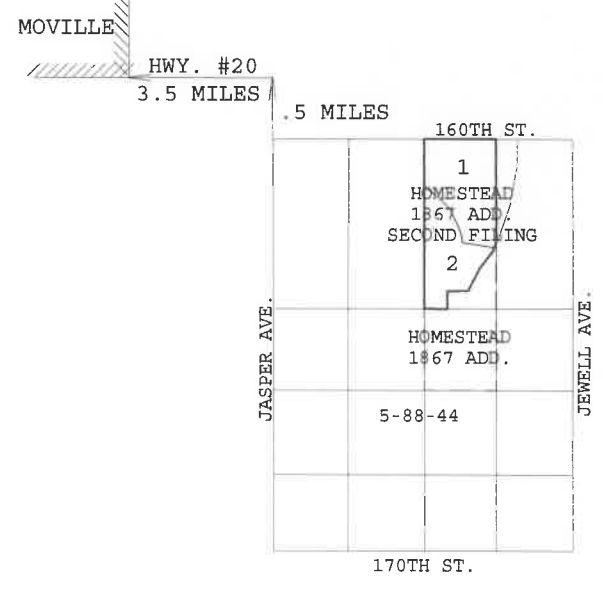
SCALE 1"=300'
0 150 300
5-88-44 2023 IV
2023 (21)

SURVEYOR'S DESCRIPTION

PART OF THE N.E.1/4 OF SECTION 5, TOWNSHIP 88 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF THE N.W.1/4 OF SAID N.E.1/4; THENCE S.89°08'36"E. ALONG THE NORTH LINE OF SAID N.W.1/4 OF THE N.E.1/4 FOR 738.96 FEET TO THE S.1/4 CORNER OF SECTION 36, TOWNSHIP 89 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA; THENCE S.89°05'14"E. ALONG SAID NORTH LINE FOR 575.90 FEET TO THE N.E. CORNER OF SAID N.W.1/4 OF THE N.E.1/4; THENCE S.0°35'25"W. ALONG THE EAST LINE OF SAID N.W.1/4 OF THE N.E.1/4 FOR 1257.77 FEET TO THE NORTHERLY MOST CORNER OF LOT 1, HOMESTEAD 1867 ADDITION, WOODBURY COUNTY, IOWA; THENCE S.24°20'00"W. ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 FOR 84.48 FEET; THENCE S.34°52'32"W. ALONG SAID NORTHWESTERLY LINE FOR 90.61 FEET; THENCE S.42°11'15"W. ALONG SAID NORTHWESTERLY LINE FOR 345.56 FEET; THENCE S.43°39'05"W. ALONG SAID NORTHWESTERLY LINE FOR 395.57 FEET; THENCE S.33°31'29"W. ALONG SAID NORTHWESTERLY LINE FOR 43.12 FEET TO THE NORTHEASTERLY CORNER OF LOT 5 IN SAID HOMESTEAD 1867 ADDITION; THENCE N.88°37'01"W. ALONG THE NORTH LINE OF SAID LOT 5 FOR 322.93 FEET TO THE N.W. CORNER OF SAID LOT 5; THENCE S.1°00'07"W. ALONG THE WEST LINE OF SAID LOT 5 FOR 137.98 FEET TO THE NORTH LINE OF LOT 4 IS SAID HOMESTEAD 1867 ADDITION; THENCE N.88°37'01"W. ALONG SAID NORTH LINE FOR 385.03 FEET TO THE N.W. CORNER OF SAID LOT 4 AND THE S.W. CORNER OF SAID N.W.1/4 OF THE N.E.1/4; THENCE N.0°38'42"E. ALONG THE WEST LINE OF SAID N.W.1/4 OF THE N.E.1/4 FOR 2128.45 FEET TO THE POINT OF BEGINNING. CONTAINING 56.67 ACRES INCLUDING COUNTY RIGHT OF WAY AND 55.67 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.W.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR S.0°35'25"W.



TOTAL AREA
56.67 ACRES INCLUDING COUNTY RIGHT OF WAY
55.67 ACRES EXCLUDING COUNTY RIGHT OF WAY

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

Document Number: 2023-05597
Recorded: 6/20/2023 at 3:34:48.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax:
PATRICK F GILL AUDITOR & RECORDER
Woodbury County, Iowa

EASEMENT
Recorder's Cover Sheet

Preparer Information:

Patrick J. Phipps
PHIPPS LAW OFFICE, PLC
P. O. Box 442
Merville, IA 51039
Phone: (712) 873-3210

Taxpayer Information:

Brian Weaver and John Weaver
3155 160th Street
Merville, IA 51039

Return Document To:

Patrick J. Phipps
PHIPPS LAW OFFICE, PLC
P. O. Box 442
Merville, IA 51039
Phone: (712) 873-3210

Grantors:

See Page 2

Grantees:

See Page 2

Legal description: See Page 2

EASEMENT

WHEREAS, the parties hereto have heretofore orally agreed upon an Easement for ingress and egress which is given by grantors, owners of the burden property to grantee, owner of the benefited property. The Easement herein described is permanent in nature, and runs with the land.

Grantors, Brian Weaver and Deborah Weaver, Husband and Wife and John Weaver and Diane Weaver, Husband and Wife

Grantees, Brian Weaver and John Weaver as tenants in common.

Benefited property:

LOTS 1 AND 2 OF HOMESTEAD 1867 ADDITION, SECOND FILING, A SUBDIVISION OF WOODBURY COUNTY.

Burdened property:

HOMESTEAD 1867 ADDITION, SECOND FILING, WOODBURY COUNTY, IOWA IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING EASEMENTS:

EASEMENT #1:

A 30 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT IN THE N.E.1/4 OF SECTION 5, TOWNSHIP 88 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF THE N.E.1/4 OF SAID N.E.1/4; THENCE S.89°05'14"E. ALONG THE NORTH LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 321.56 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE S.0°54'46"W. ALONG SAID CENTERLINE FOR 100.00 FEET; THENCE S.11°32'34"W. ALONG SAID CENTERLINE FOR 152.57 FEET; THENCE S.15°43'13"W. ALONG SAID CENTERLINE FOR 457.78 FEET; THENCE S.17°35'26"W. ALONG SAID CENTERLINE FOR 590.05 FEET TO THE EAST LINE OF THE N.W.1/4 OF SAID N.E.1/4; THENCE S.24°20'00"W. ALONG SAID CENTERLINE FOR 84.48 FEET; THENCE S.34°52'32"W. ALONG SAID CENTERLINE FOR 90.61 FEET; THENCE S.42°11'15"W. ALONG SAID CENTERLINE FOR 345.56 FEET; THENCE S.43°39'05"W. ALONG SAID CENTERLINE FOR 395.57 FEET; THENCE 33°31'29"W. ALONG SAID CENTERLINE FOR 85.32 FEET; THENCE S.25°30'33"W. ALONG SAID CENTERLINE FOR 112.03 FEET TO THE NORTH LINE OF THE S.W.1/4 OF SAID N.E.1/4; THENCE S.21°30'32"W. ALONG SAID CENTERLINE FOR 87.20 FEET; THENCE S.6°18'11"W. ALONG SAID CENTERLINE FOR 54.02 FEET; THENCE S.0°14'06"E. ALONG SAID CENTERLINE FOR 124.36 FEET; THENCE S.25°00'18"W. ALONG SAID CENTERLINE FOR 113.98 FEET; THENCE S.3°35'34"W. ALONG SAID CENTERLINE FOR 157.01 FEET; THENCE S.22°50'35"W. ALONG SAID CENTERLINE FOR 76.04 FEET; THENCE S.35°57'38"E. ALONG SAID CENTERLINE FOR 103.85 FEET; THENCE S.51°30'09"E. ALONG SAID CENTERLINE FOR 202.12 FEET TO THE EASTERLY LINE OF LOT 4, HOMESTEAD 1867 ADDITION, WOODBURY COUNTY, IOWA AND THE END

OF SAID EASEMENT DESCRIPTION. THE SIDELINES OF SAID EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE EASTERLY LINE OF SAID LOT 4.

EASEMENT #2:

A 30 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 3, HOMESTEAD 1867 ADDITION, WOODBURY COUNTY, IOWA; THENCE N.64°58'26"W. ALONG THE NORTHERLY LINE OF SAID LOT 3 FOR 3.08 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE N.34°32'56"E. ALONG SAID CENTERLINE FOR 20.52 FEET; THENCE S.89°37'21"E. ALONG SAID CENTERLINE FOR 121.77 FEET; THENCE S.75°32'38"E. ALONG SAID CENTERLINE FOR 65.53 FEET TO THE CENTERLINE OF EASEMENT #1 DESCRIBED IN SAID ADDITION AND THE END OF SAID EASEMENT DESCRIPTION. THE SIDELINES OF SAID EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE NORTHERLY AND EASTERLY LINES OF SAID LOT 3.

EASEMENT #3:

A 30 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 5, HOMESTEAD 1867 ADDITION, WOODBURY COUNTY, IOWA; THENCE S.48°56'28"E. ALONG THE SOUTHERLY LINE OF SAID LOT 5 FOR 15.98 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE N.51°14'00"E. ALONG SAID CENTERLINE FOR 82.28 FEET; THENCE N.84°27'24"E. ALONG SAID CENTERLINE FOR 45.17 FEET; THENCE S.66°28'04"E. ALONG SAID CENTERLINE FOR 36.21 FEET; THENCE S.62°36'00"E. ALONG SAID CENTERLINE FOR 29.92 FEET; THENCE S.86°08'02"E. ALONG SAID CENTERLINE FOR 37.67 FEET TO THE CENTERLINE OF EASEMENT #1 DESCRIBED IN SAID ADDITION AND THE END OF SAID EASEMENT DESCRIPTION. THE SIDELINES OF SAID EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE SOUTHERLY LINE OF SAID LOT 5.

EASEMENT #4:

A 30 FOOT WIDE INGRESS/EGRESS EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 2, HOMESTEAD 1867 ADDITION, SECOND FILING, WOODBURY COUNTY, IOWA; THENCE S.24°20'00"W. ALONG THE EASTERLY LINE OF SAID LOT 2 FOR 25.29 FEET; THENCE S.34°52'32"W. ALONG SAID EASTERLY LINE FOR 90.61 FEET; THENCE S.42°11'15"W. ALONG SAID EASTERLY LINE FOR 265.56 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE N.46°35'07"W. ALONG SAID CENTERLINE FOR 582.33 FEET TO THE NORTHERLY LINE OF SAID LOT 2 AND THE END OF SAID EASEMENT DESCRIPTION. THE SIDELINES OF SAID EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE NORTHERLY LINE OF SAID LOT 2.

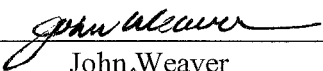
ALL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL OTHER EASEMENTS, RESTRICTIONS AND COVENANTS AS PLATTED AND SHOWN

ON THE SUBDIVISION PLAT.


Easement: The right to ingress and egress over the described land constituting the burdened property and the right to maintain utility service as necessary in said Easement area for farm purposes. The agricultural uses of the easement are not limited as the primary purpose of this easement is to support agricultural use of the land.

Grant of Easement: The undersigned hereby grant and convey the above-described Easement to Brian Weaver and John Weaver as tenants in common, their heirs, successors, and assigns for the purpose set forth.

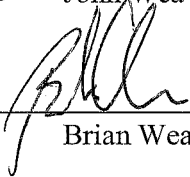
Maintenance Agreement: The Easement area shall be maintained by the owners of Lots 1 through 2 for agricultural purposes. The level of maintenance, repairs, and improvements shall be established for agricultural purposes. The owners of Lots 1 and 2 shall have the use of the easement maintained for agricultural purposes. In the event the owners of Lots 1 and 2 collectively or individually desire to make improvements or repairs they may do so at their sole expense so long as the improvement in no way reduces the usability of the access for agricultural purposes. Improvements shall be made to such specification as will support the use of agricultural equipment which are commonly in use. The cost to repair, maintain or remove such improvement shall be born solely by the user or users causing the improvement to be made. Damage to such improvement caused by agricultural use shall be repaired by the user or users causing the damage at their sole cost. The duty of snow removal and maintenance of the shared access driveway shall be shared equally between lot owners.



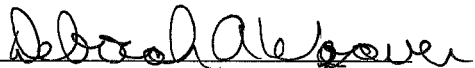
John Weaver



Diane Weaver



Brian Weaver



Deborah Weaver

STATE OF IOWA)
) ss:
COUNTY OF WOODBURY)

On this 20th day of June, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared John Weaver and Diane Weaver, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as there voluntary act and deed.



Bree Rogers
Notary Public in and for said State.

STATE OF IOWA)
) ss:
COUNTY OF WOODBURY)

On this 20th day of June, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Brian Weaver and Deborah Weaver, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as there voluntary act and deed.



Bree Rogers
Notary Public in and for said State.

CED STAFF - REVIEW CRITERIA (SUBDIVISION ORDINANCE)	
The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, CED staff:	
	shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.
	Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.
	shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
	Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.
	shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and
	Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.
	shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and
	Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.
	shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.
	Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.

ZONING COMMISSION - REVIEW CRITERIA (SUBDIVISION ORDINANCE)	
The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:	
	shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and
	Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.
	shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and
	Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.
	may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and
	Staff recommends approval with the condition that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners.
	shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.
	During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors 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. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

EXTRATERRITORIAL REVIEW	
<p>This property is not within two (2) miles of an incorporated area and does not require extraterritorial review under Iowa Code, Section 354.9.</p>	<p>The map displays a grid of 36 numbered sections. A large green circle is drawn over sections 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36. To the left, a smaller purple-outlined area is labeled 'Moxville'. The top of the grid is labeled 'Arlington', the bottom 'oville', and the right side 'Wolf Creek'.</p>

LEGAL NOTIFICATION

Published in the Sioux City Journal's Attorneys & Legals section on Friday, May 12, 2023 for the Zoning Commission's May 22, 2023 public hearing.

***** Proof of Publication *****

STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states the undersigned is an employee of the Sioux City Journal printed and published by Journal Communications, in Sioux City in said County and issued daily and Sunday

Woodbury County Community & Economic Development

620 DOUGLAS ST, 6TH FLOOR - DAN PRIESTLEY
SIOUX CITY IA 51101

ORDER NUMBER 58913

Subscribed and sworn before me in Sioux City, in said County,

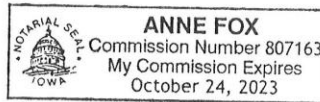
this 12th day of May, 2023.

Shelby Grimley

[Signature]

Notary Public

In and for Woodbury County.



Section: Legal
Category: 015 Attorneys & Legals
PUBLISHED ON: 05/12/2023

TOTAL AD COST: 35.72
FILED ON: 5/12/2023

NOTICE OF PUBLIC HEARINGS REGARDING A PROPOSED ZONING ORDINANCE TEXT AMENDMENT CONCERNING SOLAR ENERGY SYSTEMS AND A MINOR SUBDIVISION PROPOSAL BEFORE THE WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will hold public hearings on the following items hereafter described in detail on May 22, 2023 at 6:00 PM or as soon thereafter as the matters may be considered. Said hearings will be held in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 8th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid hearing in person or call: 712-454-1133 and enter the Conference ID: 516 721 135# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

Item One (1)
SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: THE TABLE OF CONTENTS; SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT; PORTIONS OF SECTION 6.02 ENTITLED DEFINITIONS; AND THE RE-NUMBERING OF DEFINITIONS AND PAGE NUMBERS. THE PROPOSAL IS TO ADD SOLAR ENERGY SYSTEMS (PRIVATE USE) AS ACCESSORY USES IN EACH ZONING DISTRICT AND TO ADD SOLAR ENERGY SYSTEMS (UTILITY SCALE) AS A CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION ZONING DISTRICT AND THE GENERAL INDUSTRIAL ZONING DISTRICT.

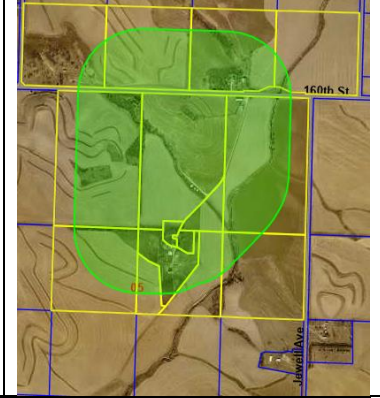
Item Two (2)
PROPOSED MINOR SUBDIVISION: To be known as Homestead 1867 Addition, Second Filing, a two-lot minor subdivision in a 56.67-acre portion of Section 5, T89N R44W (Wolf Creek Township) in the NW ¼ of the NE ¼ on Parcel #884405200009. The property is approximately 3.5 miles east of Moville. The property is located in the Agricultural Preservation (AP) Zoning District. Owner(s): John Weaver and Brian Weaver, 3155 160th St., Moville, IA 51039.

PROPERTY OWNER(S) NOTIFICATION – 1000 FEET

The 3 property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **May 5, 2023** letter of the public hearing before the Woodbury County Zoning Commission on **May 22, 2023**.

As of **May 17, 2023**, the Community and Economic Development office has received the following comments. The names of the property owners are listed below.

When more comments are received after the printing of this packet, they will be provided at the meeting.



Name	Address	City	State	Zip	COMMENTS:
John Weaver and Brian Weaver	3155 160th St.	Moville	IA	51039-8104	No comments
Rochelle Wilson	1610 Jasper Ave.	Moville	IA	51039-8188	No comments.
Manon Haddock	6132 Bradford Lane	Johnston	IA	50131	No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No issues from Magellan on this one, Daniel. – Bryan Ferguson, 5/1/23.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	Thank you, Dan I have reviewed the attached proposed minor subdivision for MEC electric. We have no conflicts. The developer should be made aware that any requested relocation or extension of our distribution system is subject to customer contribution. – Casey Meinen, 5/1/23.
MIDAMERICAN ENERGY COMPANY (Gas Division):	I see no conflicts for MEC "Gas". The developer should be aware that the cost to serve natural gas to this development would be at the cost of the customer. – Tyler Ahlquist, 5/1/23.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request, NIPCO has no facilities at or adjacent to this location. NIPCO has no issues with this request. – Jeff Zettel, 5/8/23.
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 MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	SEE REVIEW MEMO BELOW
WOODBURY COUNTY RECORDER:	I have no comments. Thank you – Diane Swoboda Peterson, 5/1/23.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this subdivision proposal. – Neil Stockfleth, 5/1/23.
WOODBURY COUNTY TREASURER:	



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@woodburycountyiowa.gov

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@woodburycountyiowa.gov

SECRETARY
Tish Brice
tbrice@woodburycountyiowa.gov

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Mark J. Nahra, County Engineer

Date: May 15, 2023

Subject: Homestead 1867 Addition, Second Filing– a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated May 1, 2023.

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 existing driveway has been in use for a very long time and is approved for continued use. As noted on the first Homestead Addition filing comments, I recommend that the owners prepare a clearly written easement agreement to cover issues such as snow removal and maintenance of the shared access driveway and record the easement for the benefit of future owners.
- I have no other concerns or issues with this minor subdivision application.

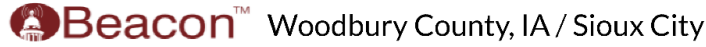
If there are any more questions or issues that arise later, please contact this office.

Cc: File

PARCEL REPORT

5/1/23, 10:40 AM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 884405200009



Summary

Parcel ID 884405200009
Alternate ID
Property Address N/A
Sec/Twp/Rng 5-88-44
Brief WOLF CREEK TOWNSHIP NW NE OF 5-88-44 (EX AN IRREG TCT BEING PT OF LOT 5 & ALL OF LOT 1 IN HOMESTEAD 1867 ADDITION DESCRIBED AS COM AT SW COR OF NW NE THNC E 385.03 FT TO POB; THNC N 137.98 FT, THNC E 322.93 FT, THNC NE 43.12 FT, THNC NE 741.13 FT, THN
Tax Description (Note: Not to be used on legal documents)
Deed Book/Page (12/15/2021)
Gross Acres 55.15
Net Acres 55.15
Zoning AP - AGRICULTURAL PRESERVATION
District 0056 WOLF CREEK/WD-C
School District WOODBURY CENTRAL
Neighborhood N/A

Owner

Deed Holder
[Weaver John](#)
3155 160th St
Merville IA 51039-8104

[Weaver Brian](#)

Contract Holder

Mailing Address
Weaver John
3155 160th St
Merville IA 51039-8104

Land

Lot Area 55.15 Acres ; 2,402,334 SF

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Bin - Grain Storage (Bushel)		36	27	2003	1
	Bin - Grain Storage (Bushel)		36	27	2006	1
	Bin - Grain Storage (Bushel)		27	42	2013	1

Valuation

	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$105,630	\$82,060	\$85,340
+ Assessed Building Value	\$41,400	\$32,150	\$40,310
+ Assessed Dwelling Value	\$0	\$0	\$0
= Gross Assessed Value	\$147,030	\$114,210	\$125,650
- Exempt Value	\$0	\$0	\$0
= Net Assessed Value	\$147,030	\$114,210	\$125,650

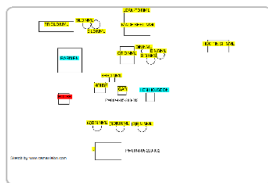
Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

Woodbury County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

Sketches



<https://beacon.schneidercorp.com/Application.aspx?AppID=10&LayerID=108&PageTypeID=4&PageID=193&KeyValue=884405200009>

1/2

5/1/23, 10:40 AM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 884405200009

No data available for the following modules: Residential Dwellings, Commercial Buildings, Yard Extras, Sales, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos.

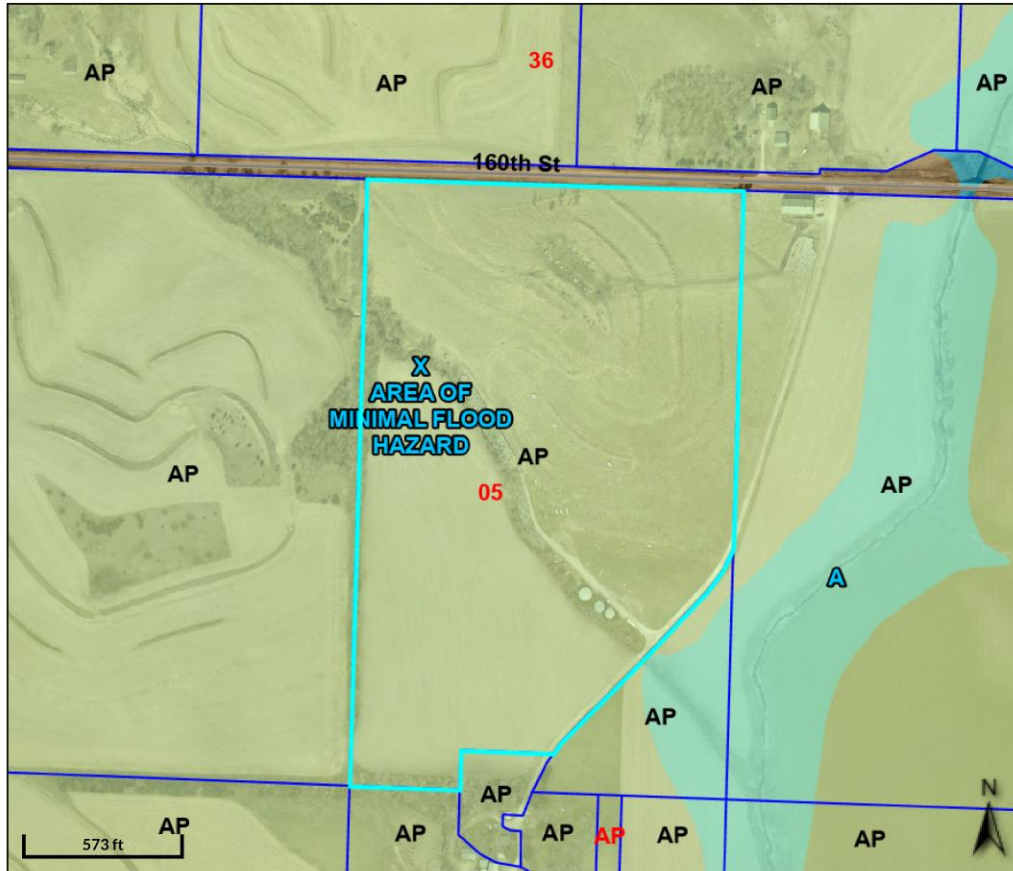


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[GDPR Privacy Notice](#)

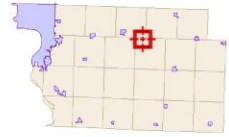
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ZONING MAP

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- FEMA Flood Map**
- A,
- AE,
- AE, FLOODWAY
- AH,
- AO,
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- County Zoning**
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Parcel ID	884405200009	Alternate ID	n/a	Owner Address	WEAVER JOHN
Sec/Twp/Rng	5-88-44	Class	A		3155 160TH ST
Property Address		Acreage	55.15		MOVILLE, IA 51039-8104
District	0056				
Brief Tax Description	WOLF CREEK TOWNSHIP NW NE OF 5-88-44 (EX AN IRREG TCT BEING PT OF LOT 5 & ALL OF LOT 1 IN HOMESTEAD 1867 ADDITION DESCRIBED AS COM AT SW COR OF NW NE THNC E 385.03 FT TO POB; THNC N 137.98 FT, THNC E 322.93 FT, THNC NE 43.12 FT, THNC NE 741.13 FT, THN				

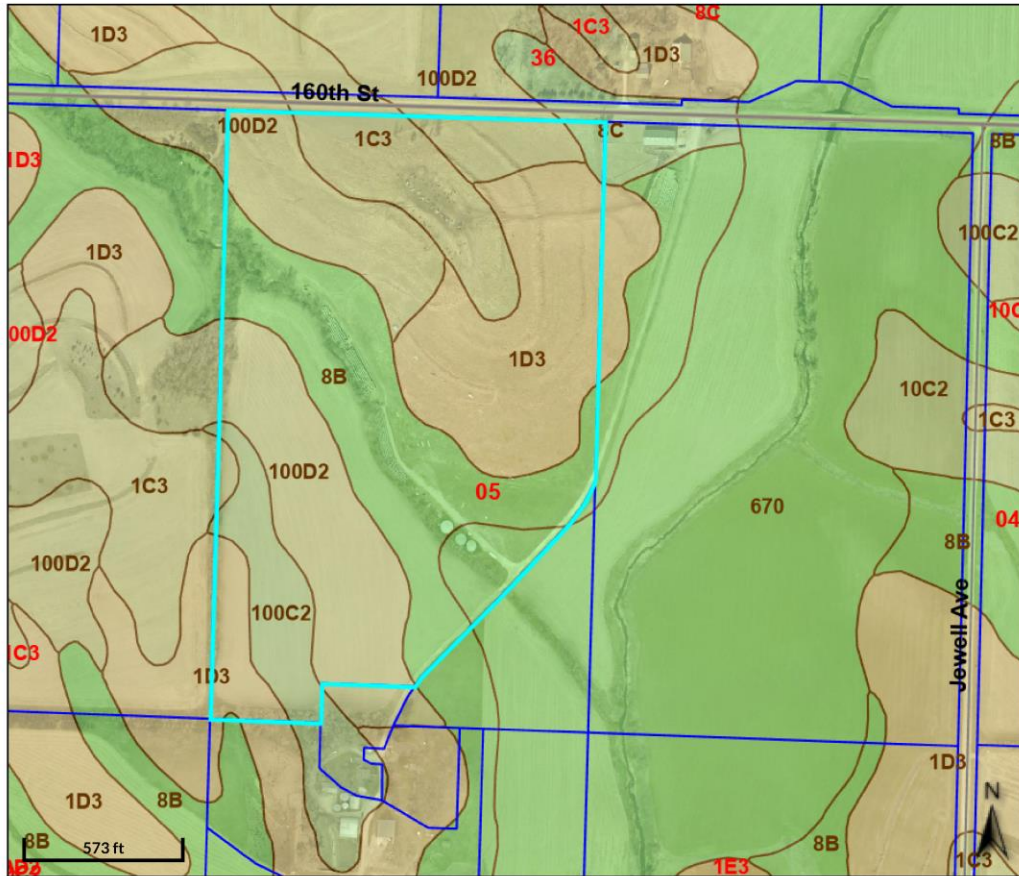
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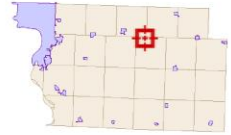
Developed by Schneider GEOSPATIAL

SOIL MAP

BeaconTM Woodbury County, IA / Sioux City



Overview



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

▭ Corp Boundaries

▭ Townships

▭ Parcels

Parcel ID	884405200009	Alternate ID	n/a	Owner Address	WEAVER JOHN
Sec/Twp/Rng	5-88-44	Class	A		3155 160TH ST
Property Address		Acres	55.15		MOVILLE, IA 51039-8104
District	0056				
Brief Tax Description	WOLF CREEK TOWNSHIP NW NE OF 5-88-44 (EX AN IRREG TCT BEING PT OF LOT 5 & ALL OF LOT 1 IN HOMESTEAD 1867 ADDITION DESCRIBED AS COM AT SW COR OF NW NE THNC E 385.03 FT TO POB; THNC N 137.98 FT, THNC E 322.93 FT, THNC NE 43.12 FT, THNC NE 741.13 FT, THN				
	<i>(Note: Not to be used on legal documents)</i>				

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