

**JONES COUNTY  
PLANNING & ZONING COMMISSION  
TUESDAY, SEPTEMBER 10, 2024 4:30 P.M.  
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

**4:30 p.m.**

- Call meeting to order, approve agenda. Approve meeting minutes from the July 7th and July 23, 2024 meetings.
- Annual appointment of administrative rules.
- Public Hearing on the preliminary and final plat for owners Theodore & Sarah Kraus to subdivide parcel 2002-27 of the SW 1/4 of the SE 1/4 and part of the NE 1/4 of the SE 1/4 of section 15 of Lovell Township. Calling this Elsie Park Second Addition.
- Action on the preliminary and final plat for owners Theodore & Sarah Kraus to subdivide parcel 2002-27 of the SW 1/4 of the SE 1/4 and part of the NE 1/4 of the SE 1/4 of section 15 of Lovell Township. Calling this Elsie Park Second Addition.
- Public Hearing on the preliminary and final plat for owner Michelle Ahrendsen to subdivide
- Outlot "A" of Saving Grace Addition, located in the SW 1/4 of the SE 1/4 of Section 17 of Fairview Township. Calling this Liberty Addition.
- Action on the preliminary and final plat for owner Michelle Ahrendsen to subdivide Outlot
- "A" of Saving Grace Addition, located in the SW 1/4 of the SE 1/4 of Section 17 of Fairview Township. Calling this Liberty Addition.
- Next meeting, October 8, 2024. Application deadline is Wednesday September 18, 2024.
- Adjourn

**Jones County Planning and Zoning Commission Meeting Minutes July 9, 2024 4:30 p.m.**

Members present:

Tim Fay  
Keith Stamp  
Kris Doll  
Janine Sulzner  
Lowell Tiedt

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Robert Hinz  
Randy Williams  
Ben & Hilary Hogan

Chairperson Fay called the meeting to order at 4:30 p.m.

Motion by Stamp seconded by Tiedt to approve the agenda for the meeting. All aye. Motion carried.

Motion by Sulzner seconded by Tiedt to approve the meeting minutes for the May 14, 2024, with corrections. All aye. Motion carried.

Motion by Tiedt seconded by Doll to open the public hearing at 4:31 p.m. for owner Roger Stephens and Robert Hinz, to rezone a portion of the SW 1/4 NW 1/4 containing 5.70 acres located in 34 of Lovell Township, generally located east of 1502 S. Main St., Monticello from the A1-Agricultural District to C2- Highway Commercial District. All Aye. Motion Carried.

Robert Hinz advised that his intention is to move his office space and truck parking to this location. Eventually he may need to bring over his tanks however at this time that is not the plan. Robert is planning on purchasing 2.63 acres from Roger Stephens. The rezoning is for 5.70 acres of the 16.77-acre parcel. The reason for the rezoning of the extra 3.07 acres is for anticipation of future commercial development. Until then, however it will continue to be used for agricultural use.

Motion by Tiedt seconded by Sulzner to close the public hearing at 4:37p.m. All aye. Motion carried.

Motion by Sulzner seconded by Stamp to recommend approval to the Board of Supervisors for the rezoning application for Roger Stephens and Robert Hinz, to rezone a portion of the SW 1/4

NW 1/4 containing 5.70 acres located in section 34 of Lovell Township, generally located east of 1502 S. Main St., Monticello from the A1-Agricultural District to the C2-Highway Commercial District.

Roll call vote:

Tim Fay- Aye  
Keith Stamp-Aye  
Kris Doll-Aye  
Janine Sulzner-Aye  
Lowell Tiedt-Aye

All Aye. Motion carried

Motion by Tiedt seconded by Doll to open the public hearing at 4:39 p.m. on the preliminary and final plats for owner Roger Stephens and applicant Robert Hinz. To subdivide the SW ¼ of section 24 of Lovell Township. Calling this Brad Stephens Fourth Addition.

The Commission reviewed the Land Use Administrator's report which included the following:

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
  - There are not two public access points, however there is one proposed entry from a driveway coming from South Main Street the centerline being from an existing driveway to the east of South Main Street.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
  - There are no proposed interior streets. Therefore, there are no cul-de-sacs, bus turnarounds or street names.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
  - If more than one acre is disturbed a Storm Water Pollution Prevention Plan will be required to be submitted.
- Variance to Section 5. of Article VII, A soil erosion control plan and drainage control plan created by a licensed engineer, filed with the Jones County Land Use Office.
  - Per Jones County District Soil Conservationist, a soil erosion plan must be submitted before any land disturbing activity.

Hinz advised that as far as the access it will come off of South Main Street. It will be a common access easement, that will come directly across the road from Triangle Agri Services.  
Fay reminded Hinz about the signage and light ordinance.

Motion by Stamp seconded by Tiedt to close the public hearing at 4:44 p.m. All aye. Motion Carried

Motion by Sulzner seconded by Stamp to approve the preliminary and final plat of Brad Stephens Fourth Addition subdivision with the listed variances subject to the Board of Supervisors approval of the rezoning.

Roll call Vote

Fay- Aye

Stamp- Aye

Doll- Aye

Teidt- Aye

Sulzner- Aye

All aye. Motion carried.

The Land Use Administrator provided a brief update on happening for zoning violations and nuisances in the county.

There was much discussion on a possible special meeting for rezoning of a ready mix plant in the agricultural district to industrial district so it can come into compliance with the Jones County Ordinance.

The Special meeting was scheduled for July 23, 2024 at 9:00 a.m.

The next regular meeting will be Tuesday August 13, 2024, at 4:30 p.m. if needed.

Motion by Stamp seconded by Tiedt to adjourn at 5:11 p.m.

All aye. Motion carried.

**Jones County Planning and Zoning Commission Meeting Minutes July 23, 2024 9:00 a.m.**

Members present:

Tim Fay  
Keith Stamp  
Kris Doll  
Janine Sulzner

Members Absent:

Lowell Tiedt

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Ben & Hilary Hogan  
Parker Shakespeare  
James Hogan

Chairperson Fay called the meeting to order at 9:00 a.m.

Motion by Stamp seconded by Doll to approve the agenda for the meeting. All aye. Motion carried.

Motion by Sulzner seconded by Doll to open the public hearing at 9:01 a.m. for owners Ben and Hilary Hogan, to rezone a portion of Parcel 2020-68 in the SE ¼ SW ¼ containing 8.13 acres located in Section 18 of Castle Grove Township generally described as 24708 220th St., Monticello, from the A-Agricultural District to the I2- Heavy Industry District. The request is made in order to bring a newly constructed ready-mix facility into compliance with the Jones County Zoning Ordinance.

The application, aerial map, and written report were sent to the Commission and certified letters were sent to adjacent landowners. At the time of the meeting, all the adjacent landowners had received their certified letters. There were no written or verbal comments received on the application. The owners received a copy of the written report.

There was discussion as to the exact size of the rezoning request as the legal description advised .90 acres and the application stated 2 acres. It was discussed that total rezoning will be 1.90 acres including the parcel described as Parcel 98-56, located in the SW ¼ SE ¼ and in the SE ¼ SW ¼ of section 18 of Castle Grove Township, Owned by Hogan Farms, LLC. On this parcel it will include: the washout pit along with truck parking.

Stamp had questions about having more permanent restroom facilities other than a Port O' Poty with employees and possibly customers coming to the property. There was some discussion of at least a Port O' Poty needs to be placed on the property for employees and visitors.

Sulzner advised that she had spoke with the County Engineer about additional traffic with large trucks. Since there used to be hog confinements in the area there shouldn't be more traffic than what the hog confinement brought in.

There was discussion about rezoning to I2- Heavy Industry or I1-Industry. Bard Materials is zoned as I1. Looking at the County Ordinance it appears that the rezoning could fall under either I1 or I2. It was decided to keep it uniform and rezone to I1-Industry.

The conditional zoning agreement was discussed and read to the Commission and Visitors. There were changes made.

Motion by Stamp seconded by Doll to close the public hearing at 9:10 a.m. All aye. Motion carried.

Motion by Sulzner seconded by Stamp to recommend approval with a conditional rezoning agreement to the Board of Supervisors to rezone 1.90 acres Owned by Benjamin and Hilary Hogan and Hogan Farms, LLC from A1- Agricultural to I1-Industry. Property is described as the South 230 ft. of the East 170 ft. Parcel 2020-68 along with parcel 98-56 located in the SW ¼ SE ¼ and in the SE ¼ SW ¼ all of Section 18 of Castle Grove Township, generally located at 24708 220<sup>th</sup> St., Monticello. The request is made in order to bring a newly constructed ready-mix facility into compliance with the Jones County Zoning.

Ordinance.

Roll call vote:

Tim Fay- Aye  
Keith Stamp- Aye  
Kris Doll-Aye  
Janine Sulzner-Aye

All Aye. Motion carried

The next regular meeting will be Tuesday August 13, 2024, at 4:30 p.m. if needed.

Motion by Stamp seconded by Doll to adjourn at 9:31 a.m.

All aye. Motion carried.



PLANNING AND ZONING COMMISSION  
ADMINISTRATIVE RULES  
JONES COUNTY  
Adopted August 2024

In compliance with Iowa Code, Section 335.12 and the Jones County Zoning Ordinance, Title VI - Property & Land Use, the following rules and procedures are hereby adopted by the Jones County Planning and Zoning Commission.

MEMBERSHIP

The Jones County Planning and Zoning Commission shall have two (2) members serve for a term of three (3) years; three (3) members serve for a term of two (2) years. New members of this Commission shall be appointed by the Board of Supervisors, each serving a term of three (3) years. The members shall reside in the unincorporated portion of Jones County, Iowa.

OFFICERS

The Planning and Zoning Commission shall select a chairperson at the first regular meeting in July to serve for a period of one (1) year (July 1-June 30). In his or her absence, an acting chairperson will be designated by the other members.

DUTIES

The chairperson, or in his absence, the acting chairperson, will preside at all meetings, appoint committees, administer oaths, compel the attendance of witnesses and perform such other duties as may be ordered by the Commission.

The Planning and Zoning Commission duties include updating the ordinances by recommending amendments, supplements, changes or modifications to the boundaries of the planning districts and the regulations and restrictions to be enforced.

## OFFICE OF THE PLANNING AND ZONING COMMISSION

The Jones County Land Use Office is designated as the office of the Planning and Zoning Commission. The Land Use Administrator shall be responsible for the secretary's duties; record and maintain minutes of the meetings, ensure that the minutes and adopted recommendations are properly published and available to the public, and perform such other duties as the Commission may determine.

### MEETINGS

The Commission shall determine regular meeting dates. All meetings of the Planning and Zoning Commission shall be open to the public. The secretary shall keep and file records of the public hearings and other official actions. The secretary will provide the Commission notice of the special meeting, purpose and time 48 hours in advance.

### QUORUM

A quorum of the Commission shall consist of three (3) members. A quorum may be formed if one member of the three-person quorum is participating by teleconference. Without a quorum, no business will be transacted and no official action on any matter will take place.

### PUBLIC NOTICE

On receipt of the request, the Land Use Administrator shall place the application on the next regular Planning and Zoning Commission meeting agenda and publish the public hearing notice including time and place at least five (5) days prior to the hearing, but no longer than twenty (20) days in the officially designated newspapers of the County. In addition, certified mailings shall be sent to all adjoining property owners with the time and place of the hearing.

### ORDER OF BUSINESS

Call to order  
Approval of agenda  
Approval of minutes of previous meeting  
Reports of officers, committees, staff  
Unfinished business  
New Business: Appeals and applications on the agenda  
Time open for citizens wishing to address the Commission on matters not on the established agenda  
Any other discussion or announcements  
Notice of next meeting  
Adjourn



## CITIZEN PARTICIPATION

Persons other than Commission members shall be permitted to address the Commission on specific agenda items.

A citizen addressing the Commission shall state his name and address.

Citizens shall be limited to three minutes speaking time per item unless additional time is granted by the presiding officer. Total citizen input on any subject under Commission consideration shall be limited to a fixed period determined by the presiding officer.

Citizen comments must be directed to the subject under consideration. The presiding officer shall rule on the relevance of citizen comments. Citizens making personal, impertinent or slanderous remarks shall be barred by the presiding officer from further comment before the Commission.

The Commission may, in its discretion, allow citizens who wish to raise a matter not on the agenda to address the Commission at the end of the regular agenda.

## MOTIONS

Motions may be made by anyone on the Commission except the presiding officer. The administrator shall restate the motion before a vote is taken.

## DISCUSSION

A Commission member shall speak only after being recognized by the presiding officer. A member recognized for a specific purpose shall limit remarks to that purpose. A member, after being recognized, shall not be interrupted except by the presiding officer.

The presiding officer may enter into any discussion.

Each Commission member will limit his or her remarks to a reasonable length.

The presiding officer has the right to close debate and speak last on any item.

Discussion may be closed on any item at any time by the presiding officer with concurrence of the majority of the Commission.

Voting shall be by roll call and shall be recorded by aye or nay. Every member of the Commission, including the presiding officer, is required to vote on each motion. A member shall abstain if he believes there is a conflict of interest, particularly if the conflict is of a financial nature.

Roberts Rules of Order, Revised, shall govern all Commission meetings in all cases where these rules do not provide the procedures to be followed.

### PARTIES ALLOWED TO REQUEST AMENDMENT

Requests for an amendment to the Zoning Ordinance may be made by any private citizen, or any member of the Planning and Zoning Commission.

### APPLICATION FORM

Requests for an amendment to this Ordinance must be in writing and filed with the Land Use Administrator. An application may only be held on file for the Planning and Zoning Commission for a period of sixty (60) days.

### ETHICS

Board members are expected to attend all regular and special meetings of the Board. If a member has a valid reason for nonattendance, the member shall notify the administrator before the meeting.

Each member of the Board has an affirmative ethical duty to recuse themselves from hearing any matter before the Board in which financial, familial, intimate social interests, or public statements would call into question their ability to be impartial in the minds of a substantial portion of the general public; or in which a vote against the interests of one's family or close associates would likely cause significant tensions in those ongoing relationships.

Members of the Board have a duty to scrupulously avoid involvements with parties to applications which might call into question their impartiality. For example, gifts or gratuities from a "grateful" applicant or member of the public after a hearing in which the Board member voted in favor of or against the party should not be accepted.

The Board will not consider a request (informal or not) for advice on theoretical or actual situations which potentially may later come before the Board as an appeal or application.

### REVIEW BY PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission will review the application at the public hearing. If the rezoning signs were not visible during site inspection, the request maybe tabled. At the hearing the Planning and Zoning Commission shall also receive comments from the applicant and the public at large.

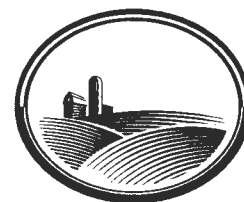
WRITTEN RECOMMENDATION

The Planning and Zoning Commission shall submit a written recommendation to the Board of Supervisors.

Adopted by the Jones County Planning and Zoning Commission on\_\_\_\_\_.

Chairperson\_\_\_\_\_

**Jones County Land Use**  
Rm 113 Courthouse, 500 W Main St.  
Anamosa, Iowa 52205  
Phone: 319-462-2282 Fax: 319-462-5815  
Email: [landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)  
Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)



## **JONES COUNTY LAND USE**

Date: September 10, 2024

To: Planning and Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Elsie Park Second Addition subdivision-preliminary and final plats

A review of the requirements within the ordinance were outlined and the following variances are noted:

- Variance to Section 4. Land in Flood Plains, of Article IV, Subdivision design.
  - It appears that Lot 3 is partially located in the 100-year flood plain. Owners must follow the Jones County Flood plain management ordinance.
  - Lot 3 does appear to contain enough land for a buildable area outside of the flood hazard area.
- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
  - This subdivision does not contain two access points. The Proposed access is an extension of an already existing roadway.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
  - There is one proposed interior street. However, there are no proposed cul-de-sacs, bus turnarounds or street names.
- Variance to Section 5. of Article VII, A soil erosion control plan and drainage control plan created by a licensed engineer, filed with the Jones County Land Use Office.
  - Per Jones County District Soil Conservationist, a soil erosion plan must be submitted before any land disturbing activity.

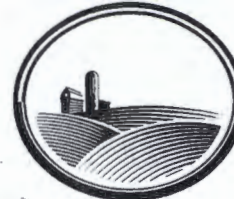
### Review by the Jones County Land Use Administrator

	Jones County Engineer – Derek Snead
Comments:	<p><i>I have reviewed the Preliminary and Final Plats for the Elsie Park 2nd Addition in Section 15 of Lovell Township. My comments are as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>Jones County has established rules for control of access to secondary roads. This policy was developed to formalize Jones County’s requirements for the location and establishment of driveways, field accesses and farm entrances requested by county property owners. If a new access will be constructed or if there are any proposed changes to an existing property access, the property owner must file an ‘Application for Access’ with the Jones County Secondary Road Department prior to commencing any access construction.</i></li> <li>• <i>Jones County has established an ordinance to ensure uniform building and structural alterations along County public secondary road rights-of-way that will protect and preserve the highway corridor. If a property owner desires to build a structure or alter an existing structure that is within thirty feet of the secondary road right-of-way, then a variance request must be filed with the County Engineer’s Office before any construction may commence.</i></li> <li>• <i>Any work that may necessitate work (ditching, driveway resurfacing, etc.) within the County Road right-of-way must first obtain an Application for Alteration of Public Right-of-Way before commencing with construction.</i></li> </ul> <p><i>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</i></p>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<p><i>I do not see any major concerns/impacts of the planned Elsie Park 2<sup>nd</sup> Addition at its proposed location. I’m not sure from the information provided if there will be any earthmoving or land cover disturbed as part of this proposed project. If there will be, the landowner is advised to take precautions to control soil erosion and sediment runoff from the construction site. During any construction where earthmoving occurs or existing land cover is disturbed, there is the potential for increased soil erosion from wind and rain, resulting in degraded lands. Also, runoff from heavy rain events during construction is likely to wash soil and other loose material into nearby water bodies, impairing the water quality and degrading aquatic habitat. The Jones Soil &amp; Water Conservation District advises putting a construction site erosion control plan in place prior to starting any land disturbing activity. The plan should include the installation of practices such as silt fence and mulching to prevent on-site soil erosion and also address sediment leaving the property.</i></p>
	Jones County Sanitarian – Paula Hart
Comments:	<ol style="list-style-type: none"> <li>1) <i>Must obtain well and septic permits (certified septic contractor with Jones County) from this department prior to construction.</i></li> <li>2) <i>Must meet all minimum distance requirements per state codes. Make note that the well possibly in a flood plain and special conditions may apply.</i></li> </ol>
	Flood Plain Manager – Brenda Leonard
Comments:	<p><i>Part of this parcel is in the 100-year floodplain, see picture below.</i></p>

	<i>Owners must follow the Jones County Floodplain ordinance.</i>
	Jones County Conservation Board - Brad Mormann
Comments:	<i>No comments received</i>
	Jones County E911 Coordinator – Gary Schwab
Comments:	<i>The Elsie Park 2<sup>nd</sup> addition preliminary and final plats have been reviewed and have been found compliant to Chapter 3, Uniform Rural address System, to Title IV Streets, Roads Public Ways, and Transportation, as part of the Jones County Code of Ordinances.</i>



Jones County Land Use  
 Rm 113 Courthouse, 500 W Main St.  
 Anamosa, Iowa 52205  
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## Jones County Zoning Subdivision Application

Use this form for any person intending to divide a parcel of land within Jones County into three (3) or more lots since April 1, 1998 for immediate or future sale or for development purposes.  
 The developer shall comply with the procedures established in the Jones County Subdivision Ordinance. The subdivider shall attach ten (10) copies of the preliminary plat conforming in detail to the requirements set forth in the ordinance.

The Planning and Zoning Commission shall hear each application on its agenda and transmit its recommendation to approve, disapprove, or to grant conditional approval, to the Board of Supervisors.

Preliminary Plat Fee: \$225.00

Paid \_\_\_\_\_ Date: 8/21/24

Final Plat Fee: \$325.00 + \$20 per lot  
 All fees are non-refundable and payable to Jones County.

Paid #210 Date: 8/21/24

Date Application Filed: 8/21/24

*CK# 20820*

### Developer Information

Name: <u>Ted Kraus</u>			
Address to receive mail:	House Number & Street: <u>22387 150th Ave</u>	Apartment/Unit	
	City: <u>Monticello</u>	State: <u>IA</u>	Zip Code: <u>52310</u>
Phone:	<u>(319) 480-3499</u>	E-mail Address:	<u>Montphe@live.com</u>

### Owner Information

Name (If different from above.): <u>Same as above</u>			
Address to receive mail:	House Number & Street:	Apartment/Unit	
	City:	State:	Zip Code:
Phone:	<u>( )</u>	E-mail Address:	

### Parcel Information

Township	<u>EG N</u>	Section	<u>15</u>	Property Address	<u>226th Street</u>
Current Zoning District	Agricultural	Residential	Commercial	County Parcel ID(s), if known:	
		<u>X</u>		<u>0215400014</u>	

If the current zoning district and proposed zoning classification are different, a Rezoning Application is required before proceeding with the Subdivision Application. Please contact the Land Use Administrator with questions.

Legal description of area:	PARCEL 2002-27 & PART OF THE NE 1/4 OF SE 1/4 SECTION 15, T66N, R3W	
Name of Surveyor:	BILL BURGER	Number of lots proposed: 3

Subdivider is to submit the name of the subdivision to the Jones County Auditor for approval. **ELSI PARK SECOND ADDITION**

Is the subdivision within two miles of the cities of Anamosa, Cascade or Monticello? **YES**

The lots must comply with the minimum lot area, front, rear, and side yard setbacks, and maximum height restrictions in the applicable district, as described in the Jones County Zoning Ordinance. The Jones County Zoning Ordinance is available in the office of the Jones County Auditor, or on-line at [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov).

The developer is responsible for reviewing the provisions of the Jones County Zoning and Subdivision Ordinances prior to submitting this application.

**Attachments to preliminary plat and application:**

- A soil erosion control plan and drainage control plan created by a licensed engineer.
- A general description of all minimum improvements to be created within the subdivision.

DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or Clark Ott at (563) 927-2640 and ask for storm water permit assistance.

This development is subject to, and shall be required, as a condition of final development approval, to comply with the Code of Iowa and all Jones County ordinances, requirements, and standards that are in effect at the time of final development approval.

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

Ted Kraus	8/20/24
Developer Signature	Date
Ted Kraus	8/20/24
Owner Signature	Date

**QUESTIONS**

**WHO TO CONTACT**

Flood Plain Determination	Emergency Management (319) 462-4386
Access Permit for Drive	County Engineer (319) 462-3785
Well and Septic Permits	Environmental Services (319) 462-4715
911 Address	911 Coordinator 319-462-2735



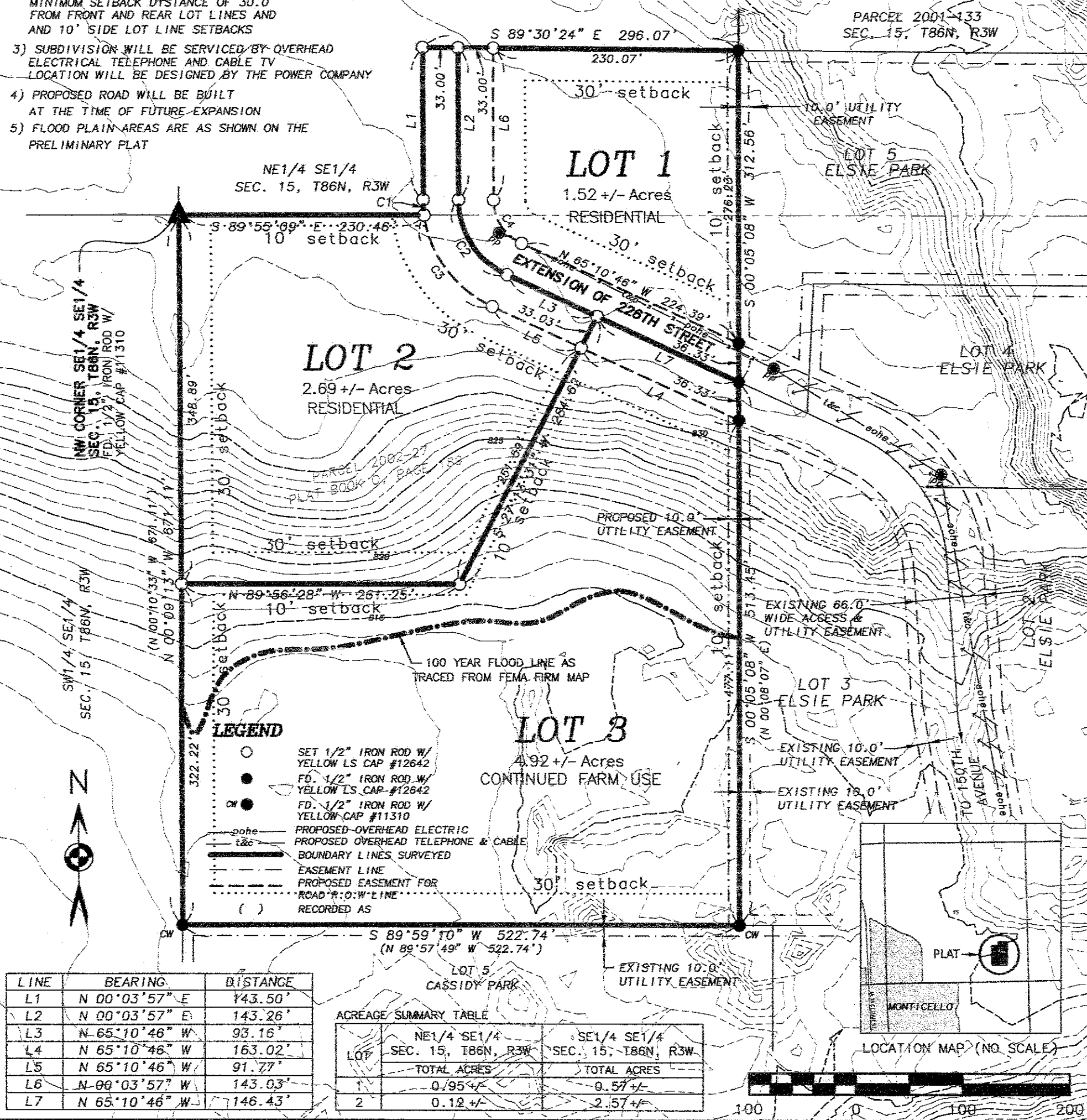
# PRELIMINARY PLAT ELSIE PARK SECOND ADDITION

A SUBDIVISION OF PARCEL 2002-27 OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4)  
AND PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) ALL IN SECTION FIFTEEN (15)  
TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE THREE WEST (R3W) OF THE FIFTH P.M. JONES COUNTY, IOWA.

**NOTES:**

- 1) ALL LOTS TO HAVE INDIVIDUAL SEPTIC TREATMENT SYSTEMS AND PRIVATE OR SHARED WELLS
- 2) ALL LOTS SHALL BE RESTRICTED TO A MINIMUM SETBACK DISTANCE OF 30.0' FROM FRONT AND REAR LOT LINES AND 10' SIDE LOT LINE SETBACKS
- 3) SUBDIVISION WILL BE SERVICED BY OVERHEAD ELECTRICAL TELEPHONE AND CABLE TV LOCATION WILL BE DESIGNED BY THE POWER COMPANY
- 4) PROPOSED ROAD WILL BE BUILT AT THE TIME OF FUTURE EXPANSION
- 5) FLOOD PLAIN AREAS ARE AS SHOWN ON THE PRELIMINARY PLAT

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	14.45'	07°27'04"	111.08'	14.44'	N 03°38'11" W
C2	88.94'	65°16'06"	78.08'	84.21'	N 32°32'43" W
C3	112.09'	57°49'03"	141.08'	107.40'	N 36°16'14" W
C4	51.35'	65°16'06"	45.08'	48.62'	N 32°32'43" W



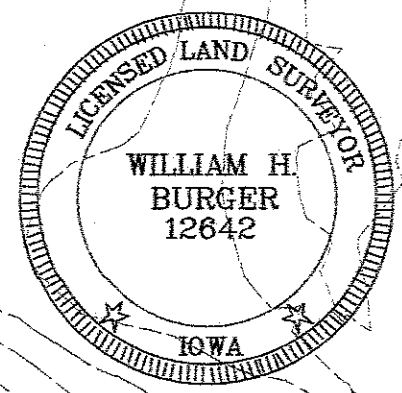
**LEGEND**

- SET 1/2" IRON ROD W/ YELLOW LS CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW LS CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW CAP #11310
- POHE — PROPOSED OVERHEAD ELECTRIC
- t&c — PROPOSED OVERHEAD TELEPHONE & CABLE
- — — BOUNDARY LINES SURVEYED
- — — EASEMENT LINE
- — — PROPOSED EASEMENT FOR ROAD R.O.W. LINE
- ( ) RECORDED AS

LINE	BEARING	DISTANCE
L1	N 00°03'57" E	143.50'
L2	N 00°03'57" E	143.26'
L3	N 65°10'46" W	93.16'
L4	N 65°10'46" W	163.02'
L5	N 65°10'46" W	91.77'
L6	N 00°03'57" W	143.03'
L7	N 65°10'46" W	146.43'

**ACREAGE SUMMARY TABLE**

LOT	NE1/4 SE1/4 SEC. 15, T86N, R3W	SE1/4 SE1/4 SEC. 15, T86N, R3W
	TOTAL ACRES	TOTAL ACRES
1	0.95 +/-	0.57 +/-
2	0.12 +/-	2.57 +/-



DATE OF SURVEY: 8/8/2024

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024.

*William H. Burger*  
WILLIAM H. BURGER #12642

SCALE: 1" = 100'

SHEET 1 OF

**Wm. Burger**  
Land Surveyor  
510 3rd Street West Court  
Worthington, Iowa 52078

INDEX LEGEND

LOCATION: PARCEL 2002-27 OF THE SE1/4 SE1/4 AND PART OF THE NE1/4 SE1/4 ALL IN SECTION 15, T86N, R3W

PROPRIETORS: THEODORE J. KRAUS AND SARAH A. KRAUS

REQUESTOR: TED KRAUS

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 855-2028

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

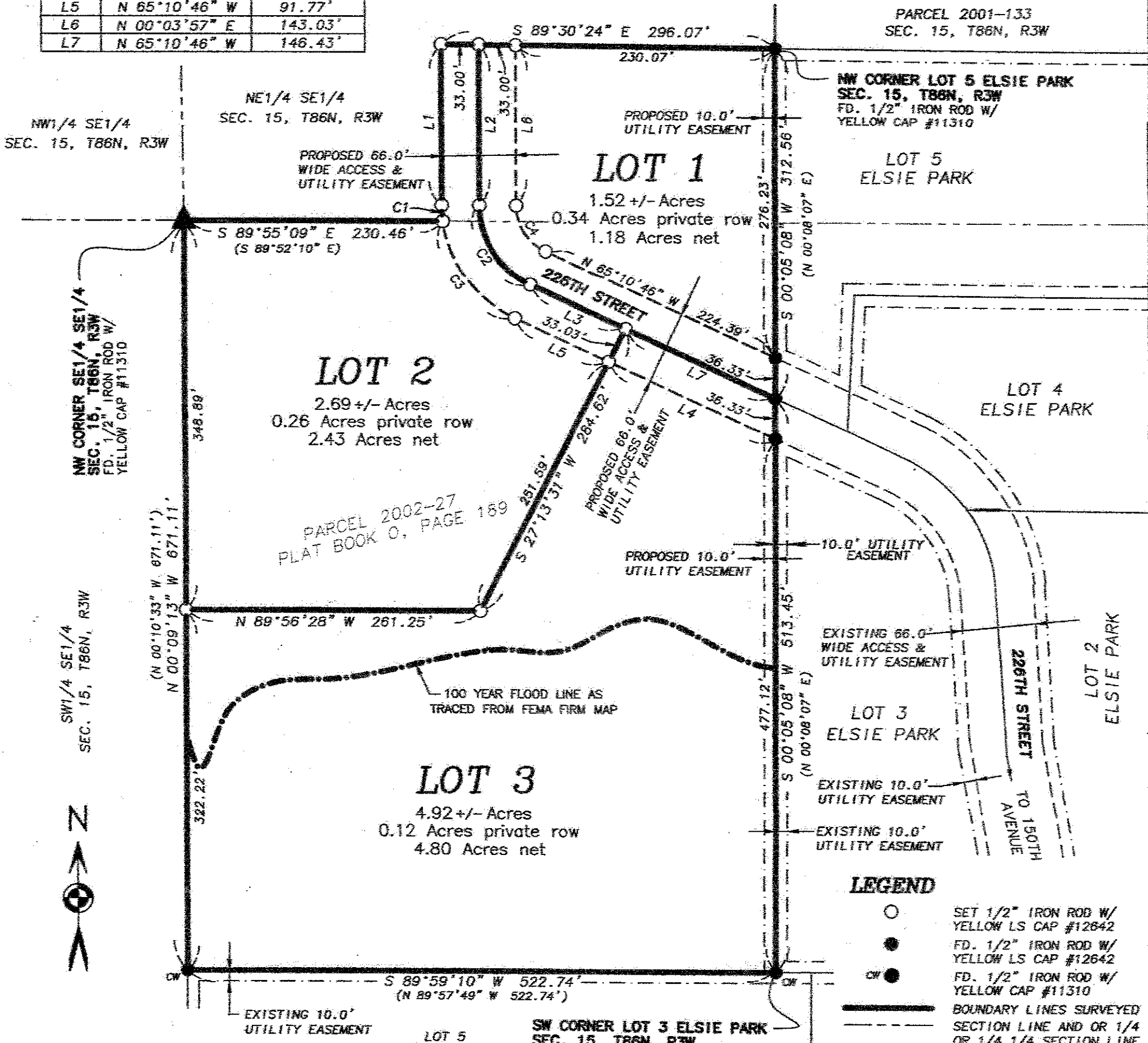
FINAL  
PLAT

# ELSIE PARK SECOND ADDITION

A SUBDIVISION OF PARCEL 2002-27 OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4), AND PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) ALL IN SECTION FIFTEEN (15), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA.

LINE	BEARING	DISTANCE
L1	N 00°03'57" E	143.50'
L2	N 00°03'57" E	143.26'
L3	N 65°10'46" W	93.16'
L4	N 65°10'46" W	163.02'
L5	N 65°10'46" W	91.77'
L6	N 00°03'57" E	143.03'
L7	N 65°10'46" W	146.43'

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	14.45'	07°27'04"	111.08'	14.44'	N 03°38'11" W
C2	88.94'	65°16'06"	78.08'	84.21'	N 32°32'43" W
C3	112.09'	57°49'03"	111.08'	107.40'	N 36°16'14" W
C4	51.35'	65°16'06"	45.08'	48.62'	N 32°32'43" W



NW1/4 SE1/4  
SEC. 15, T86N, R3W

NE1/4 SE1/4  
SEC. 15, T86N, R3W

PARCEL 2001-133  
SEC. 15, T86N, R3W

NW CORNER LOT 5 ELSIE PARK  
SEC. 15, T86N, R3W  
FD. 1/2" IRON ROD W/  
YELLOW CAP #11310

LOT 1

LOT 5  
ELSIE PARK

LOT 2

LOT 4  
ELSIE PARK

LOT 3

LOT 2  
ELSIE PARK

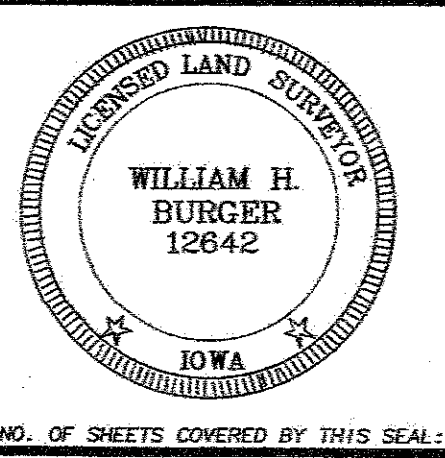
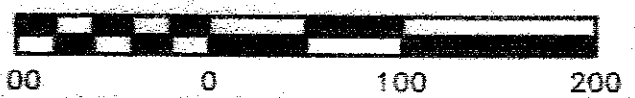
LEGEND

- SET 1/2" IRON ROD W/ YELLOW LS CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW LS CAP #12642
- CW FD. 1/2" IRON ROD W/ YELLOW CAP #11310
- BOUNDARY LINES SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- · - · - EASEMENT LINE
- · - · - PROPOSED EASEMENT FOR ROAD R.O.W LINE RECORDED AS
- ( ) RECORDED AS

ACREAGE SUMMARY TABLE

LOT	NE1/4 SE1/4 SEC. 15, T86N, R3W	SE1/4 SE1/4 SEC. 15, T86N, R3W
	TOTAL ACRES	TOTAL ACRES
1	0.95 +/-	0.57 +/-
2	0.12 +/-	2.57 +/-

NOTE: THIS PLAT IS SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD



DATE OF SURVEY: 8/8/2024 SCALE: 1" = 100' SHEET 1 OF

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

**Wm. Burger**  
**LandSurveyor**  
510 3rd Street West Court  
Worthington, Iowa 52078

*William H. Burger* 8/20/24  
NO. OF SHEETS COVERED BY THIS SEAL: 1 WILLIAM H. BURGER #12642 DATE

**LEGAL DESCRIPTION**

**ELSIE PARK SECOND ADDITION** – A subdivision of Parcel 2002-27 of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) and part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), all in Section Fifteen (15), Township Eighty-six North (T86N), Range Three West (R3W) of the Fifth Principal Meridian, Jones County, Iowa; containing a total of 9.13 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

**BEGINNING** at the Northwest corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Fifteen (15), Township Eighty-six North (T86N), Range Three West (R3W) of the Fifth Principal Meridian, Jones County, Iowa;

**Thence** South 89°-55'-01" East 230.46 feet along the North line of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4);

**Thence** Northerly along a circular curve concave Easterly, with a Arc length of 14.45 feet, a Radius of 111.08 feet , a Chord Bearing of North 03°-38'-11" West and a Chord Distance of 14.44 feet;

**Thence** North 00°-03'-57" East 143.50;

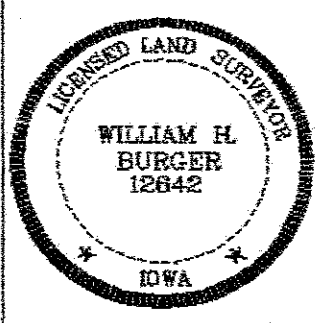
**Thence** South 89°-30'-24" East 296.01 feet to the Northwest corner of Lot five (5) of Elsie Park as recorded in the Office of the Jones County Recorder document number 2005 1797 and Plat Book O, Page 54;

**Thence** South 00°-05'-08" West 826.01 feet along the West line of Lots Five (5) and Three (3) of said Elsie Park to the Southwest corner of said Lot Three (3), said point also being on the North line of Lot Five (5) of Cassidy Park as recorded in the Office of the Jones County Recorder document number 2002 2541 and Plat Book O, Page 207;

**Thence** South 89°-59'-10" West 522.74 feet along the North line of said Lot Five (5) of Cassidy Park to the East line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section Fifteen (15);

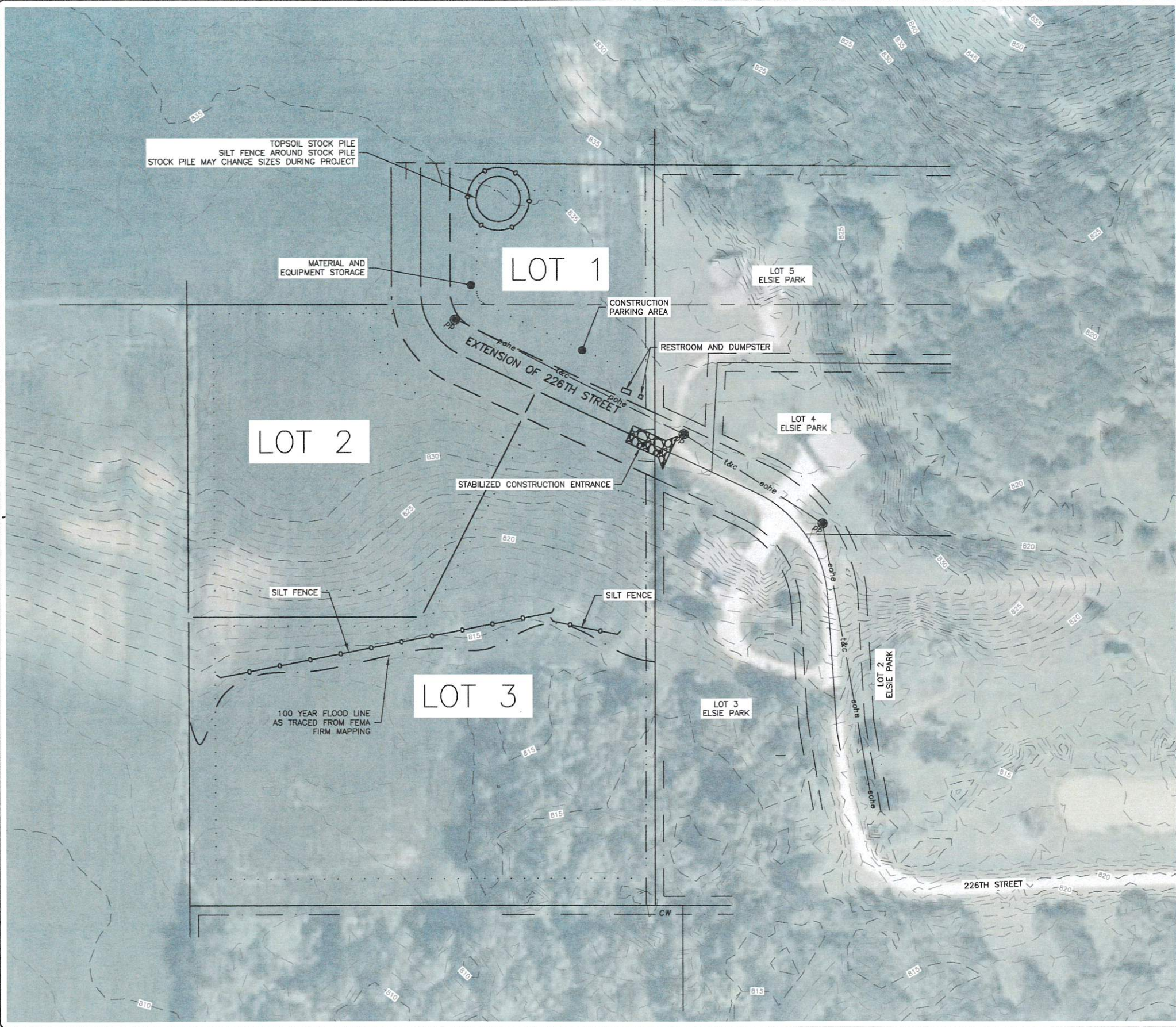
**Thence** North 00°-10'-33" West 671.11 feet along the East line of said Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) to the **POINT OF BEGINNING**, containing a total of 9.13 acres more or less, including 0.16 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The East line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Fifteen (15), Township Eighty-six North (T86N), Range Three West (R3W) of the Fifth Principal Meridian of Jones County, Iowa is assumed to bear North 00°-09'-13" West.

	<p><b><u>SURVEYORS CERTIFICATE</u></b></p> <p>I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;</p> <p>My license renewal date is December 31, 2024</p> <p><i>William H. Burger</i> 8/20/24 William H. Burger Date Reg. No. 12642 Sheet No. 2 covered by this seal</p>
--	---



CONTRACTOR MAY ADJUST LOCATION OF ITEMS NOTED BASED ON SITE CONDITIONS AND STAGING. CONTRACTOR SHALL MANUALLY UPDATE ANY CHANGES ON OFFICIAL SWPPP SITE MAP.



**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
THEODORE KRAUS  
22387 150TH AVENUE  
MONTICELLO, IOWA 52310

PROJECT AND LOCATION:  
SWPPP ELSIE PARK SECOND  
ADDITION  
MONTICELLO, IOWA

DRAWN BY: GSE  
APPROVED BY: NML  
DATE: 08/28/2024  
SCALE: AS NOTED

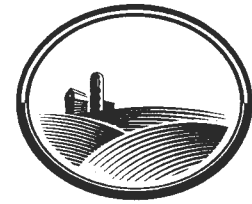
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
STORM WATER POLLUTION PREVENTION PLAN  
  
SET TYPE: FINAL  
6:\C30\24\24-1225\24-1225\_L100r.dwg, SWPPP

JOB NUMBER:  
24-1225  
  
SHEET NUMBER:  
A.04



**Jones County Land Use**  
Rm 113 Courthouse, 500 W Main St.  
Anamosa, Iowa 52205  
Phone: 319-462-2282 Fax: 319-462-5815  
Email: [landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)  
Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)



## **JONES COUNTY LAND USE**

Date: September 10, 2024

To: Planning and Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Liberty Addition subdivision-preliminary and final plats

A review of the requirements within the ordinance were outlined and the following variances are noted:

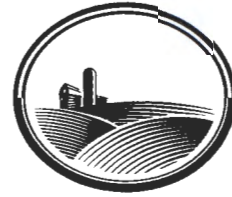
- Variance to Section 5. Lot Uses, Setbacks and size, of Article IV, Subdivision Design of the Jones County Subdivision Ordinance.
  - This lot does not meet the minimum requirements of width in the Jones County Zoning Ordinance. Lot widest width of Lot 1 is 141.03 feet, the Jones County Zoning Ordinance requires 150 feet for lot width.
- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
  - There are no access points to this subdivision. Access would appear to be through Damien Benedicts property and no easement is recorded.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
  - There are no proposed interior streets. Therefore, there are no cul-de-sacs, bus turnarounds or street names.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
  - If more than one acre is disturbed a Storm Water Pollution Prevention Plan will be required to be submitted.
- Variance to Section 5. of Article VII, A soil erosion control plan and drainage control plan created by a licensed engineer, filed with the Jones County Land Use Office.
  - Per Jones County District Soil Conservationist, a soil erosion plan must be submitted before any land disturbing activity.

**Review by the Jones County Land Use Administrator**

	<b>Jones County Engineer – Derek Snead</b>
Comments:	<p><i>I have reviewed the Preliminary and Final Plats for the Liberty Addition in Section 17 of Fairview Township. My comments are as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>Jones County has established rules for control of access to secondary roads. This policy was developed to formalize Jones County’s requirements for the location and establishment of driveways, field accesses and farm entrances requested by county property owners. If a new access will be constructed or if there are any proposed changes to an existing property access, the property owner must file an ‘Application for Access’ with the Jones County Secondary Road Department prior to commencing any access construction.</i></li> <li>• <i>Jones County has established an ordinance to ensure uniform building and structural alterations along County public secondary road rights-of-way that will protect and preserve the highway corridor. If a property owner desires to build a structure or alter an existing structure that is within thirty feet of the secondary road right-of-way, then a variance request must be filed with the County Engineer’s Office before any construction may commence.</i></li> <li>• <i>Any work that may necessitate work (ditching, driveway resurfacing, etc.) within the County road right-of-way must first obtain an Application for Alteration of Public Right-of-Way before commencing with construction.</i></li> </ul> <p><i>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</i></p>
	<b>Jones County District Soil Conservationist – Addie Manternach</b>
Comments:	<p><i>I do not see any major concerns/impacts of the planned Liberty Addition subdivision at its proposed location. I’m not sure from the information provided if there will be any earthmoving or land cover disturbed as part of this proposed project. If there will be, the landowner is advised to take precautions to control soil erosion and sediment runoff from the construction site. During any construction where earthmoving occurs or existing land cover is disturbed, there is the potential for increased soil erosion from wind and rain, resulting in degraded lands. Also, runoff from heavy rain events during construction is likely to wash soil and other loose material into nearby water bodies, impairing the water quality and degrading aquatic habitat. The Jones Soil &amp; Water Conservation District advises putting a construction site erosion control plan in place prior to starting any land disturbing activity. The plan should include the installation of practices such as silt fence and mulching to prevent on-site soil erosion and address sediment leaving the property.</i></p>
	<b>Jones County Sanitarian – Paula Hart</b>
Comments:	<ol style="list-style-type: none"> <li>1) <i>Must obtain well and septic permits (certified septic contractor with Jones County) from this department prior to construction.</i></li> <li>2) <i>Must meet all minimum distance requirements per state codes.</i></li> </ol>
	<b>Flood Plain Manager – Brenda Leonard</b>
Comments:	<i>The Liberty Addition is not in a flood plain.</i>

	Jones County Conservation Board - Brad Mormann
Comments:	<i>No comments received</i>
	Jones County E911 Coordinator – Gary Schwab
Comments:	<i>The Liberty P-1, P-2, F-1, F-2 addition has been reviewed and has been found compliant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances.</i>

Jones County Land Use  
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 Website: [www.jonescountyiaowa.gov](http://www.jonescountyiaowa.gov)



## Jones County Zoning Subdivision Application

Use this form for any person intending to divide a parcel of land within Jones County into three (3) or more lots since April 1, 1998 for immediate or future sale or for development purposes.  
 The developer shall comply with the procedures established in the Jones County Subdivision Ordinance. The subdivider shall attach ten (10) copies of the preliminary plat conforming in detail to the requirements set forth in the ordinance.

The Planning and Zoning Commission shall hear each application on its agenda and transmit its recommendation to approve, disapprove, or to grant conditional approval, to the Board of Supervisors.

Preliminary Plat Fee: \$225.00

Paid 5/20/24 Date: \_\_\_\_\_

Final Plat Fee: \$325.00 + \$20 per lot

Paid \_\_\_\_\_ Date: \_\_\_\_\_

*All fees are non-refundable and payable to Jones County.*

\$ 570.00  
 CK#7871

Date Application Filed: \_\_\_\_\_

### Developer Information

Name: Michelle Ahrendsen			
Address to receive mail:	House Number & Street: 23356 Fairview Rd		Apartment/Unit
	City: Anamosa	State: IA	Zip Code: 52205
Phone: (319)462-0788	E-mail Address: petplacelodging@gmail.com		

### Owner Information

Name (If different from above.)			
Address to receive mail:	House Number & Street:		Apartment/Unit
	City:	State:	Zip Code:
Phone: ( )	E-mail Address:		

### Parcel Information

Township	84	Section	17	Property Address	Parcel North of 23356 Fairview Rd
Current Zoning District	Agricultural	X Residential	Commercial	County Parcel ID(s), if known: 0917451016	



If the current zoning district and proposed zoning classification are different, a Rezoning Application is required before proceeding with the Subdivision Application. Please contact the Land Use Administrator with questions.

Legal description of area:	Outlot "A" of Saving Grace Addition, in accordance with the Plat thereof recorded in Plat Book R Page 68 of the Records of the Jones County Recorder's Office. Said Outlot "A" Contains 2.87 acres, and are subject to easements and restrictions of record.
----------------------------	---

Name of Surveyor:	Richard R. Nowotny	Number of lots proposed: 1
-------------------	--------------------	----------------------------

**Subdivider is to submit the name of the subdivision to the Jones County Auditor for approval.**

**Is the subdivision within two miles of the cities of Anamosa, Cascade or Monticello?**

The lots must comply with the minimum lot area, front, rear, and side yard setbacks, and maximum height restrictions in the applicable district, as described in the Jones County Zoning Ordinance. The Jones County Zoning Ordinance is available in the office of the Jones County Auditor, or on-line at [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov).

The developer is responsible for reviewing the provisions of the Jones County Zoning and Subdivision Ordinances prior to submitting this application.

**Attachments to preliminary plat and application:**

- A soil erosion control plan and drainage control plan created by a licensed engineer.
- A general description of all minimum improvements to be created within the subdivision.

DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or Clark Ott at (563) 927-2640 and ask for storm water permit assistance.

This development is subject to, and shall be required, as a condition of final development approval, to comply with the Code of Iowa and all Jones County ordinances, requirements, and standards that are in effect at the time of final development approval.

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

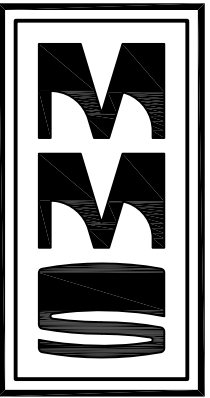
 \_\_\_\_\_ 8/20/2024  
Developer Signature Date

 \_\_\_\_\_ 8/20/2024  
Owner Signature Date

**QUESTIONS**

**WHO TO CONTACT**

Flood Plain Determination	<b>Emergency Management (319) 462-4386</b>
Access Permit for Drive	<b>County Engineer (319) 462-3785</b>
Well and Septic Permits	<b>Environmental Services (319) 462-4715</b>
911 Address	<b>911 Coordinator 319-462-2735</b>



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282

[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision

PRELIMINARY PLAT

LIBERTY  
ADDITION

JONES COUNTY  
IOWA  
MMS CONSULTANTS, INC.

Date: 04-18-2024

Designed by: RRN Field Book No: 1278

Drawn by: RLW Scale: 1"=100'

Checked by: RRN Sheet No: 1

Project No: IC 1500-999 of: 2

# PRELIMINARY PLAT LIBERTY ADDITION SHEET 1 OF 2 TO JONES COUNTY, IOWA

DEVELOPMENT CHARACTERISTICS:

PROPOSED ZONING AND USE:

LOTS 1 IS A PROPOSED SINGLE FAMILY LOT IN EXISTING R ZONING

MINIMUM REQUIREMENTS FOR R (SINGLE FAMILY) ZONE:

LOT AREA 1 ACRE  
LOT WIDTH 150 FEET  
FRONT SETBACK 30 FEET  
REAR SETBACK 30 FEET  
SIDE SETBACK 10 FEET  
MAXIMUM HEIGHT 35 FEET OR 2.5 STORIES

WATER SYSTEM:

LOT 1 SHALL HAVE A NEW PRIVATE WELL.

SANITARY SEWER – SEPTIC:

LOT 1 SHALL HAVE AN INDIVIDUAL SEPTIC TREATMENT SYSTEM.

PUBLIC IMPROVEMENTS:

THERE ARE NO PUBLIC IMPROVEMENTS OR DISTURBED AREAS PROPOSED FOR THIS SUBDIVISION.

STANDARD LEGEND AND NOTES	
	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	EXISTING RIGHT-OF-WAY LINES
	CENTER LINES
	EXISTING CENTER LINES
	LOT LINES, INTERNAL
	LOT LINES, PLATTED OR BY DEED
	PROPOSED EASEMENT LINES
	EXISTING EASEMENT LINES
	RECORDED DIMENSIONS
	POWER POLE
	POWER POLE W/DROP
	POWER POLE W/TRANS
	POWER POLE W/LIGHT
	GUY POLE
	LIGHT POLE
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	DRAINAGE MANHOLE
	CURB INLET
	FENCE LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES ( 2' INTERVAL)
	EXISTING TREE LINE



**LOCATION MAP**  
NOT TO SCALE

LOCATION:
OUTLOT "A" OF SAVING GRACE ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 84 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA.
LAND SURVEYOR:
RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
OWNER PARCEL 2008-127:
MICHELLE NIEHAUS 23356 FAIRVIEW ROAD ANAMOSA, IOWA 52205
SUBDIVIDER:
MICHELLE NIEHAUS 23356 FAIRVIEW ROAD ANAMOSA, IOWA 52205
SUBDIVIDER'S ATTORNEY:
MATTHEW G. McQUILLEN 301 EAST MAIN STREET ANAMOSA, IOWA 52205

DESCRIPTION - LIBERTY ADDITION

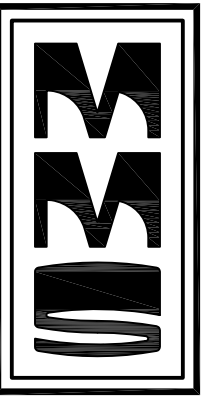
OUTLOT "A" OF SAVING GRACE ADDITION, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK R AT PAGE 68 OF THE RECORDS OF THE JONES COUNTY RECORDER'S OFFICE.

SAID OUTLOT "A" CONTAINS 2.87 ACRES, AND ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PLAT APPROVED BY:	
JONES COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	Date:



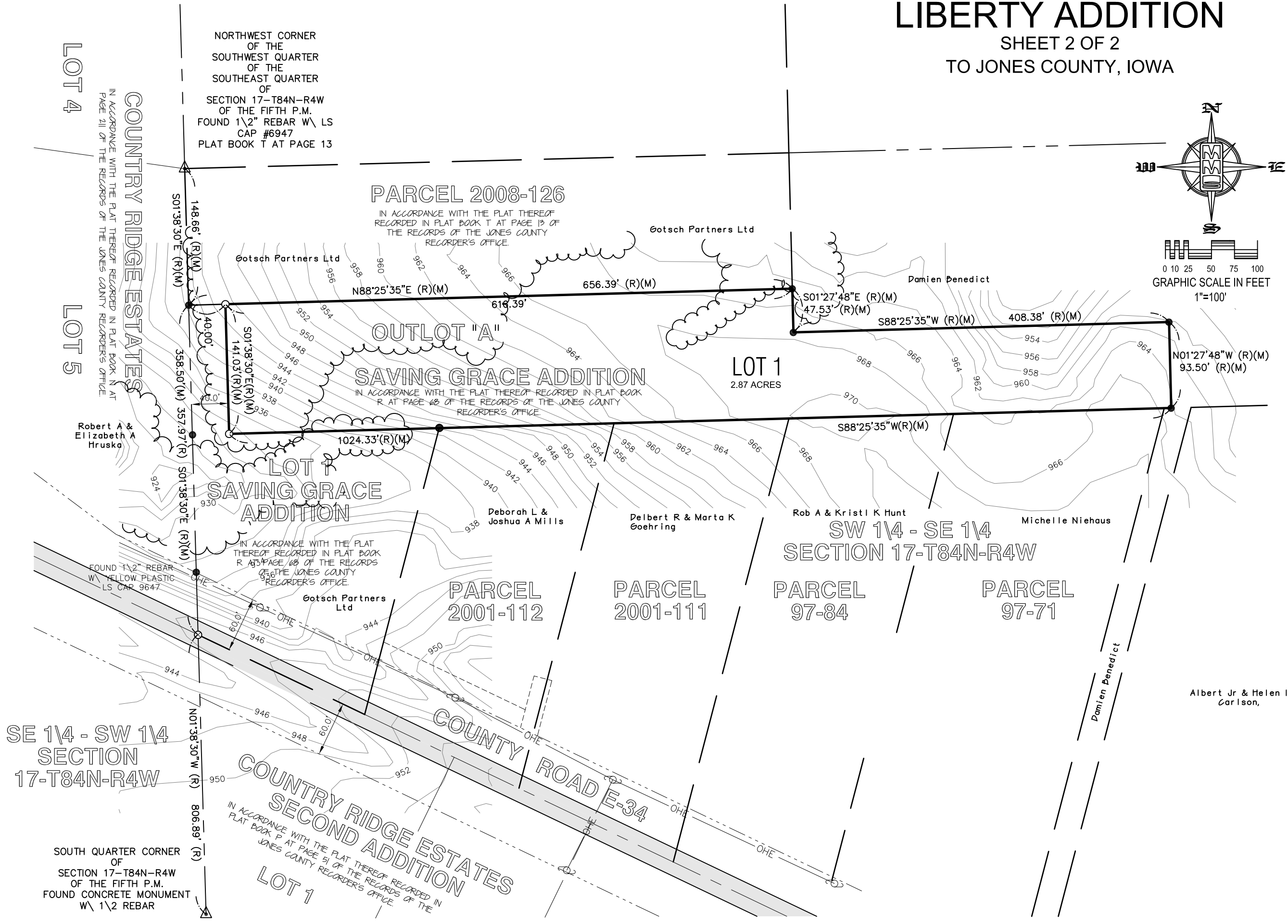
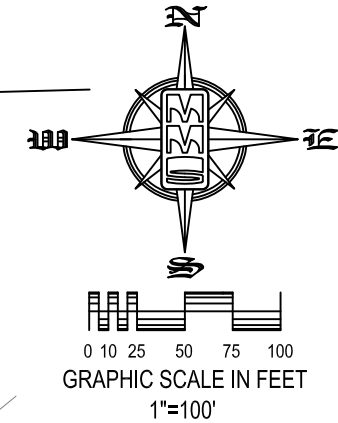
# PRELIMINARY PLAT LIBERTY ADDITION SHEET 2 OF 2 TO JONES COUNTY, IOWA



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282

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Date	Revision

**PRELIMINARY PLAT**  
**LIBERTY ADDITION**

**JONES COUNTY  
IOWA  
MMS CONSULTANTS, INC.**

Date: <b>04-18-2024</b>	
Designed by: <b>RRN</b>	Field Book No: <b>1278</b>
Drawn by: <b>RLW</b>	Scale: <b>1"=100'</b>
Checked by: <b>RRN</b>	Sheet No: <b>2</b>
Project No: <b>IC 1500-999</b>	of: <b>2</b>

# FINAL PLAT

# LIBERTY ADDITION

## SHEET 1 OF 2

## TO JONES COUNTY, IOWA

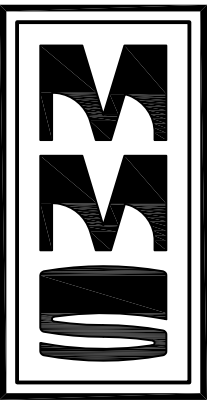
FOR COUNTY RECORDER'S USE

**DESCRIPTION - LIBERTY ADDITION**

OUTLOT "A" OF SAVING GRACE ADDITION, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK R AT PAGE 68 OF THE RECORDS OF THE JONES COUNTY RECORDER'S OFFICE.

SAID OUTLOT "A" CONTAINS 2.87 ACRES, AND ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

<b>LOCATION:</b> OUTLOT "A" OF SAVING GRACE ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 84 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA.	<b>OWNER PARCEL 2008-127:</b> MICHELLE NIEHAUS 23356 FAIRVIEW ROAD ANAMOSA, IOWA 52205
<b>LAND SURVEYOR:</b> RICHARD R. NOWOTNY P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	<b>SUBDIVIDER:</b> MICHELLE NIEHAUS 23356 FAIRVIEW ROAD ANAMOSA, IOWA 52205
<b>DATE OF SURVEY:</b> 04-09-2024	<b>SUBDIVIDER'S ATTORNEY:</b> MATTHEW G. McQUILLEN 301 EAST MAIN STREET ANAMOSA, IOWA 52205
<b>DOCUMENT RETURN INFORMATION:</b> ATTORNEY	



CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 LANDSCAPE ARCHITECTS  
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Date	Revision

**FINAL PLAT**

**LIBERTY  
 ADDITION**

**JONES COUNTY  
 IOWA  
 MMS CONSULTANTS, INC.**

Date: **04-17-2024**

Designed by: **RLW** Field Book No: **1278**

Drawn by: **RLW** Scale: **1"=100'**

Checked by: **RRN** Sheet No: **1**

Project No: **IC 1500-999** of: **2**

SEAL

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.

\_\_\_\_\_ 20 \_\_\_\_

RICHARD R. NOWOTNY  
 L.S. Iowa Lic. No. 17916

My license renewal date is December 31, \_\_\_\_\_, 20 \_\_\_\_

Pages or sheets covered by this seal: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

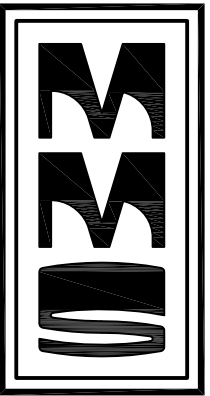
\_\_\_\_\_

Signed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

Notary Public, in and for the State of Iowa.

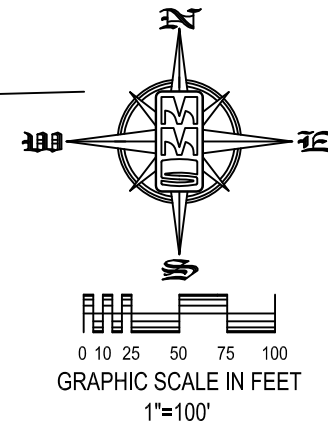
# FINAL PLAT LIBERTY ADDITION SHEET 2 OF 2 TO JONES COUNTY, IOWA



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282

[www.mmsconsultants.net](http://www.mmsconsultants.net)



IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK N AT PAGE 211 OF THE RECORDS OF THE JONES COUNTY RECORDER'S OFFICE

COUNTRY RIDGE ESTATES

LOT 4

LOT 5

NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17-T84N-R4W OF THE FIFTH P.M. FOUND 1\2" REBAR W\ LS CAP #6947 PLAT BOOK T AT PAGE 13

**PARCEL 2008-126**

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK T AT PAGE 13 OF THE RECORDS OF THE JONES COUNTY RECORDER'S OFFICE.

FOUND 1\2" REBAR W\ YELLOW PLASTIC LS CAP 9647

FOUND 5\8" REBAR W\ YELLOW PLASTIC LS CAP 17916

**OUTLOT "A"  
SAVING GRACE ADDITION**

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK R AT PAGE 68 OF THE RECORDS OF THE JONES COUNTY RECORDER'S OFFICE.

**LOT 1  
2.87 ACRES**

FOUND 1\2" REBAR W\ YELLOW PLASTIC LS CAP 9647

S01'27'48"E (R)(M)  
47.53' (R)(M)

FOUND 1\2" REBAR W\ YELLOW PLASTIC LS CAP 9647

FOUND 1\2" REBAR W\ YELLOW PLASTIC LS CAP 9647

FOUND 1\2" REBAR W\ YELLOW PLASTIC LS CAP 9647

FOUND 1\2" REBAR W\ YELLOW PLASTIC LS CAP 9647

FOUND 5\8" REBAR W\ YELLOW PLASTIC LS CAP 17916

FOUND 1\2" REBAR W\ YELLOW PLASTIC LS CAP 11310

**LOT 1  
SAVING GRACE  
ADDITION**

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK R AT PAGE 68 OF THE RECORDS OF THE JONES COUNTY RECORDER'S OFFICE.

**SW 1\4 - SE 1\4  
SECTION 17-T84N-R4W**

**PARCEL  
2001-112**

**PARCEL  
2001-111**

**PARCEL  
97-84**

**PARCEL  
97-71**

**SE 1\4 - SW 1\4  
SECTION  
17-T84N-R4W**

**COUNTRY RIDGE ESTATES SECOND  
ADDITION**

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK P AT PAGE 51 OF THE RECORDS OF THE JONES COUNTY RECORDER'S OFFICE.

SOUTH QUARTER CORNER OF SECTION 17-T84N-R4W OF THE FIFTH P.M. FOUND CONCRETE MONUMENT W\ 1\2 REBAR

LOT 1

## LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS" )
- SET CUT "X" IN CONCRETE PAVEMENT
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- MINIMUM BUILDING SETBACK LINES
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

Date	Revision

**FINAL PLAT**  
**LIBERTY ADDITION**

**JONES COUNTY  
IOWA  
MMS CONSULTANTS, INC.**

Date: <b>04-17-2024</b>	
Designed by: <b>RLW</b>	Field Book No: <b>1278</b>
Drawn by: <b>RLW</b>	Scale: <b>1"=100'</b>
Checked by: <b>RRN</b>	Sheet No: <b>2</b>
Project No: <b>IC 1500-999</b>	of: <b>2</b>

Number: 2024-0733  
Recorded: 4/8/2024 at 3:41:11.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax:  
Sheri L. Jones RECORDER  
Jones County, Iowa

Prepared by/Return to: Matt McQuillen, 503 W. Main St., Anamosa, IA 52205 - (319) 462-3577

### **AFFIDAVIT EXPLANATORY OF TITLE**

STATE OF IOWA, COUNTY OF JONES, ss:

I, Michelle Ahrendsen f/k/a Michelle Niehaus, am the current owner of the real estate legally described as:

**Outlot A of Saving Grace Addition, Jones County, Iowa.**

**(“Outlot A”)**

After being first duly sworn on oath, depose and state as follows:

1. I have owned Outlot A since 2009 when I acquired it and other land from Gotsch Partners, Ltd. by a Warranty Deed dated June 30, 2009 and recorded July 6, 2009 as instrument 2009-2356 in the office of the Jones County, Iowa, Recorder.

2. I am the owner of real estate adjoining Outlot A, such adjoining real estate being legally described as:

**Parcel 97-71 located in the SW1/4 SE ¼ of Section 17, Township 84, North, Range 4, West of the 5<sup>th</sup> P.M., as shown in the Plat of Survey recorded in PLAT BOOK M, PAGE 102 (and as #97 98 0636) of the Jones County, Iowa records, containing 3.21 acres, inclusive of .31 acre public highway.**

**SUBJECT TO the rights of the public in all highways and to all easement of record.**

**(“Parcel 97-71”)**

3. I acquired Parcel 97-71 from Douglas L. Ricklefs and Nancy D. Ricklefs by a Warranty Deed dated September 5, 1997 and recorded September 5, 1997 as instrument 9778-0708 in the office of the Jones County, Iowa, Recorder.

4. Attached, marked Exhibit A, is a copy of the Plat of Parcel 97-71. This plat makes reference to a lane adjoining Parcel 97-71 on the East allowing access from County Road E34 to Parcel 97-71 and also to Outlot A.

5. At all times from September 5, 1997, and for decades prior to that time, the lane as shown on the Plat of Parcel 97-71 has served as the access from County Road E34 to Outlot A.

6. There is no question that I have the legal right to use the lane as shown on Parcel 97-71 either by virtue of ownership of the lane or an established easement right which has been acknowledged by Damien Benedict and his predecessors in title, Michael Benedict and Cathy Benedict, current and past owners of the following described real estate:

The E1/2 SW1/4 NE1/4; the E1/2 NW1/4 SE1/4; the E1/2 N 1/5 SW1/4 SE1/4 EXCEPT COMMENCING at the Southwest corner thereof, thence East 24-3/4 rods to the center of the lane, thence North 5-2/3 rods, thence West 24 3/4 rods, thence South 5-2/3 rods to the place of beginning; and the private lane described as COMMENCING on the North line of the Fairview and Viola Road (said road being an extension of Spring Street in a Northwesterly direction from the Town of Fairview, Iowa) at a point 24.8 feet Northwesterly from the Southwest corner of Wilcox Addition to said Town of Fairview, thence North 16°30' East approximately 665.0 feet to a point 14.0 feet East of the center of the original Peet Lane at its North end (said Peet Lane being described by Deed recorded in Jones County Deed Records Book 15, Page 169), thence Westerly 28.0 feet, thence South 16°30' West approximately 665.0 feet to the North line of said Fairview and Viola Road, thence Easterly 28.0 feet to the point of beginning. ALL IN SECTION 17, TOWNSHIP 84, NORTH, RANGE 4, West of the 5<sup>th</sup> P.M.;

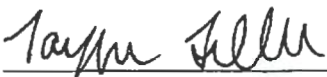
SUBJECT TO the rights of the public in all highways and to all easements of record.

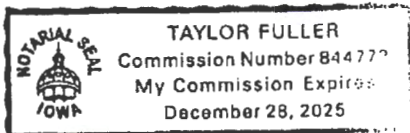
7. No one has objected to my use of the lane as shown on Parcel 97-71 since September 5, 1997.

Dated this 5<sup>th</sup> day of April, 2024.

  
Michelle Ahrendsen

Subscribed and sworn to before me by Michelle Ahrendsen on this 5<sup>th</sup> day of April, 2024.

  
Notary Public for said County and State



# Exhibit A 97 98 0636

FILED  
 RECORDERS OFFICE  
 JONES COUNTY IOWA  
 Plat Bk M Pg 102  
 97 AUG 29 PM 3: 27

LINDA J. BENDIXEN  
 RECORDER *LJB*

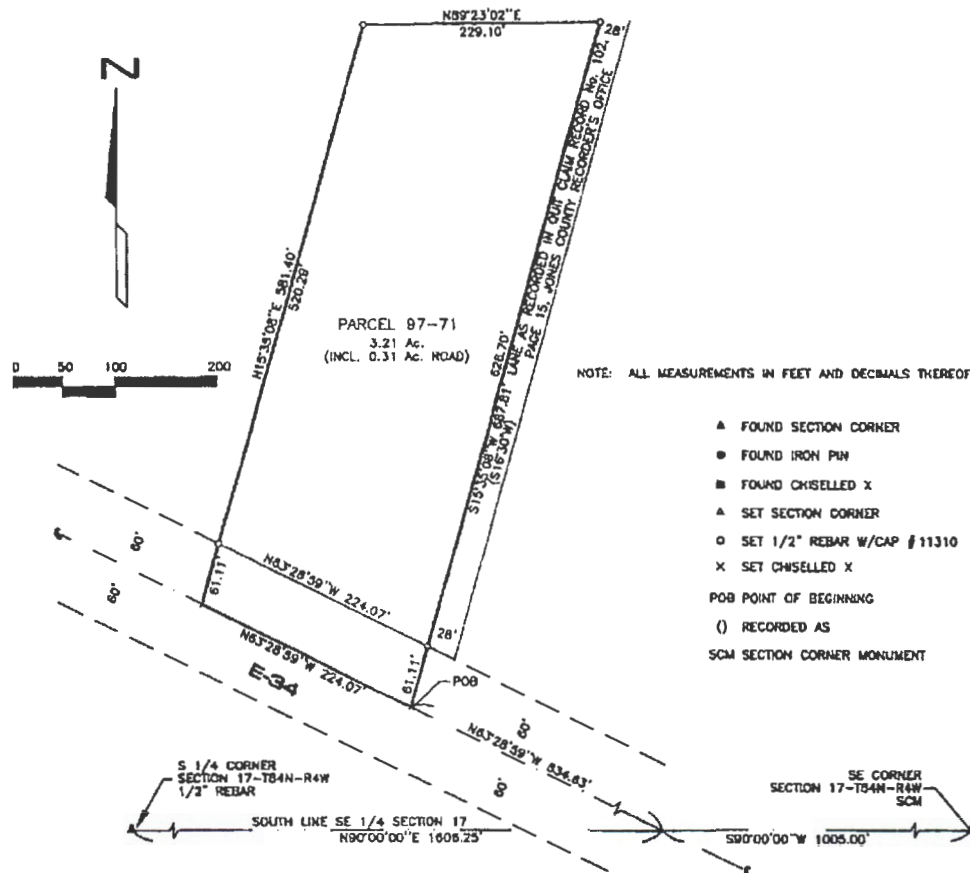
CLARENCE J. WALTON, LS, BRAIN ENGINEERING, INC., 503 WEST MAIN STREET, ANAMOSA, IOWA 52205 (319) 462-5782

## PLAT OF SURVEY PARCEL 97-71

### LEGAL DESCRIPTION

A part of the SW 1/4 SE 1/4 Section 17-T84N-R4W of the 5<sup>th</sup> P.M., Jones County, Iowa described as follows:

Commencing as a point of reference at the SE corner of said Section 17;  
 thence S90°00'00"W (assumed for the purpose of this description only) along the south line of the SE 1/4 of said Section 17, 1005.00 feet to the centerline of Jones County Road E-34;  
 thence N63°28'59"W along said centerline, 834.63 feet to the point of beginning;  
 thence continuing N63°28'59"W along said centerline, 224.07 feet;  
 thence N15°35'08"E, 581.40 feet;  
 thence N89°23'02"E, 229.10 feet to the west line of a lane described in Quit Claim Record No. 102, Page 15<sup>th</sup> in the Jones County Recorder's Office;  
 thence S15°35'08"W along said west line, 687.81 feet to the point of beginning, containing 3.21 acres which includes 0.31 acres of road right-of-way.



NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.

- ▲ FOUND SECTION CORNER
- FOUND IRON PIN
- FOUND CHISELLED X
- ▲ SET SECTION CORNER
- SET 1/2" REBAR W/CAP # 11310
- × SET CHISELLED X
- POB POINT OF BEGINNING
- ( ) RECORDED AS
- SCM SECTION CORNER MONUMENT

I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.  
 Date: 8/27/97  
 Clarence J. Walton, L.S.  
 My License Renewed Date is December 31, 1997  
 License Number 11310  
 Pages or sheets covered by this book: 1 of 1

PROPRIETOR: DOUG RICKLEFS  
 SURVEYOR: BRAIN ENGINEERING, INC.  
 503 WEST MAIN STREET  
 ANAMOSA, IOWA 52205  
 462-5782

DATE OF SURVEY: 7/24/87	Title: <b>PLAT OF SURVEY</b> PARCEL 97-71	<b>BRAIN ENGINEERING, INC.</b> 503 W. MAIN STREET ANAMOSA, IOWA 52205 (319) 462-5782	Drawn: CJW	Book: 88
			Date: 8/1/87	Scale: AS SHOWN

Project No: 19827-30

File name: C:\PROJ\19827-30\19827-35