

Preparer: Philip L. Garland, Garland & Rodriguez, Post Office Box 134, Garner, IA
50438-0134 (641)923-3792

Send Tax Statements to: Jeanne Carls, 20610 Kaiser Circle, Lakeville, MN 55044

**DEDICATION OF PLAT OF
PEARSON SUBDIVISION, CERRO GORDO COUNTY, IOWA**

Arnold S. Pearson and Mary A. Pearson Residuary Trust are the owners of the real estate described on the Plat to this Dedication. The Developer has caused the real estate to be surveyed and platted for the purpose of establishing and creating a subdivision in Cerro Gordo County, Iowa, to be known as "Pearson Subdivision, Cerro Gordo County, Iowa." The Plat is made with the full and free consent and in accordance with the wishes and desires of Developer.

The lots shown on the Plat are to be used only for those purposes allowed or permitted under the governing Zoning Ordinances and this Dedication.

Easement is reserved and reservation is made as follows:

- A. In favor of Cerro Gordo County, Iowa across and through the East forty-five feet (45') of Lot 1 for public road purpose.
- B. In favor of Cerro Gordo County, Iowa across and through the South forty-five feet (45') of Lot 1 and Lot 2 for public road purpose.

Jeanne Carls
Jeanne Carls, Co-Trustee of the
Mary S. Pearson Residuary Trust

Jeanne Carls
Jeanne Carls, Agent for
Arnold S. Pearson

STATE OF MINNESOTA, Dakota COUNTY, ss.

This instrument was acknowledged before me on September 6, 2018 by Jeanne Carls, as Co-Trustee of the Mary S. Pearson Residuary Trust and as Agent for Arnold S. Pearson.

Stephanie Lynn Bauer
Notary Public in and for State of Minnesota

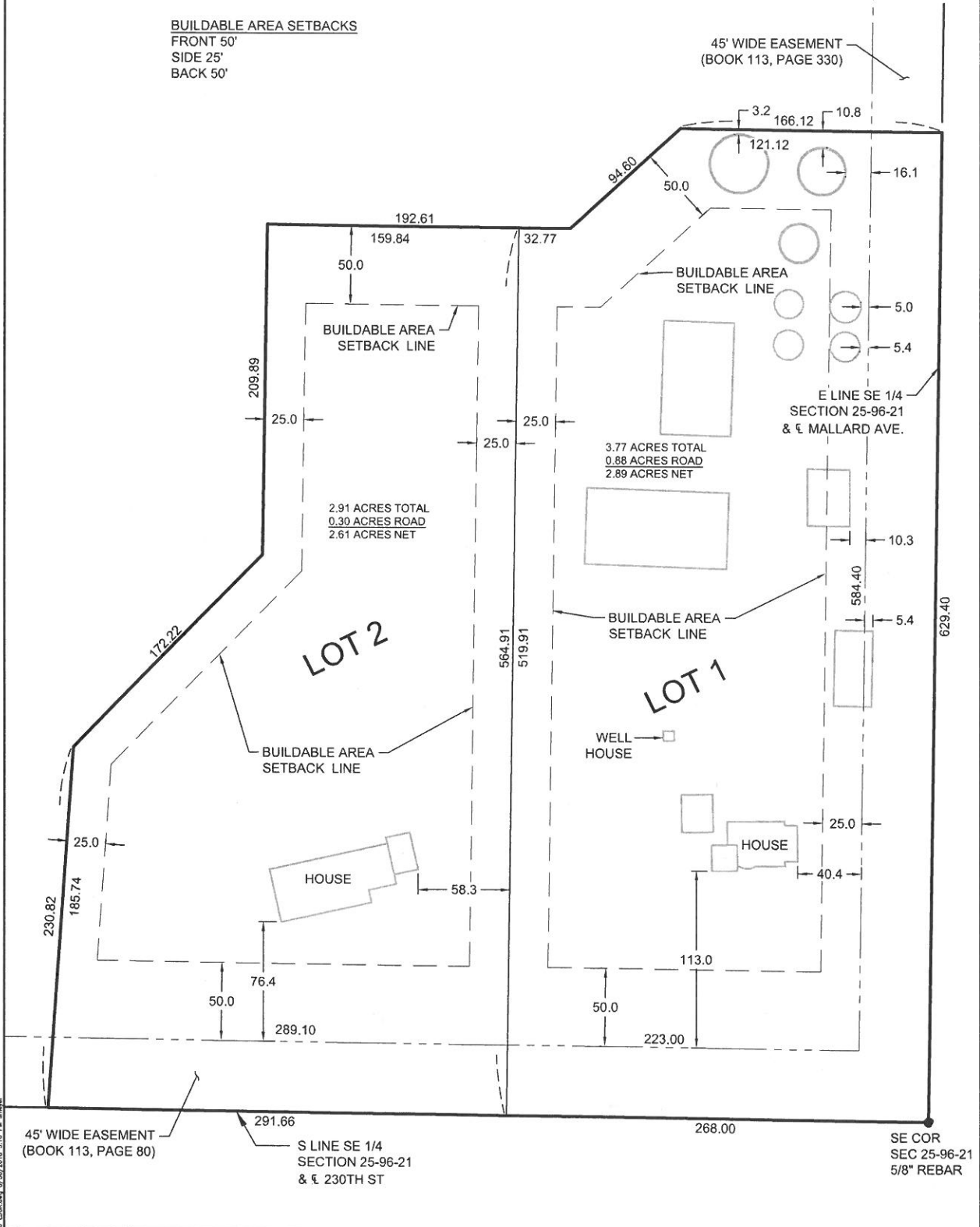


PLOT PLAN

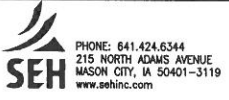
PEARSON SUBDIVISION IN THE SE 1/4 OF SE 1/4 SECTION 25, T96N, R21W OF 5TH P.M.
CERRO GORDO COUNTY, IOWA

BUILDABLE AREA SETBACKS
FRONT 50'
SIDE 25'
BACK 50'

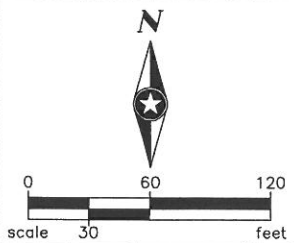
45' WIDE EASEMENT
(BOOK 113, PAGE 330)



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PROJECT NUMBER 147770
DATE PREPARED 08-28-18
PREPARED BY D. EIFFLER
CLIENT ALPHA CARJE



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.

FOR SEH

DARYL EIFFLER
LICENSE NUMBER 13804
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
SHEETS COVERED BY THIS SEAL: 1

FINAL PLAT

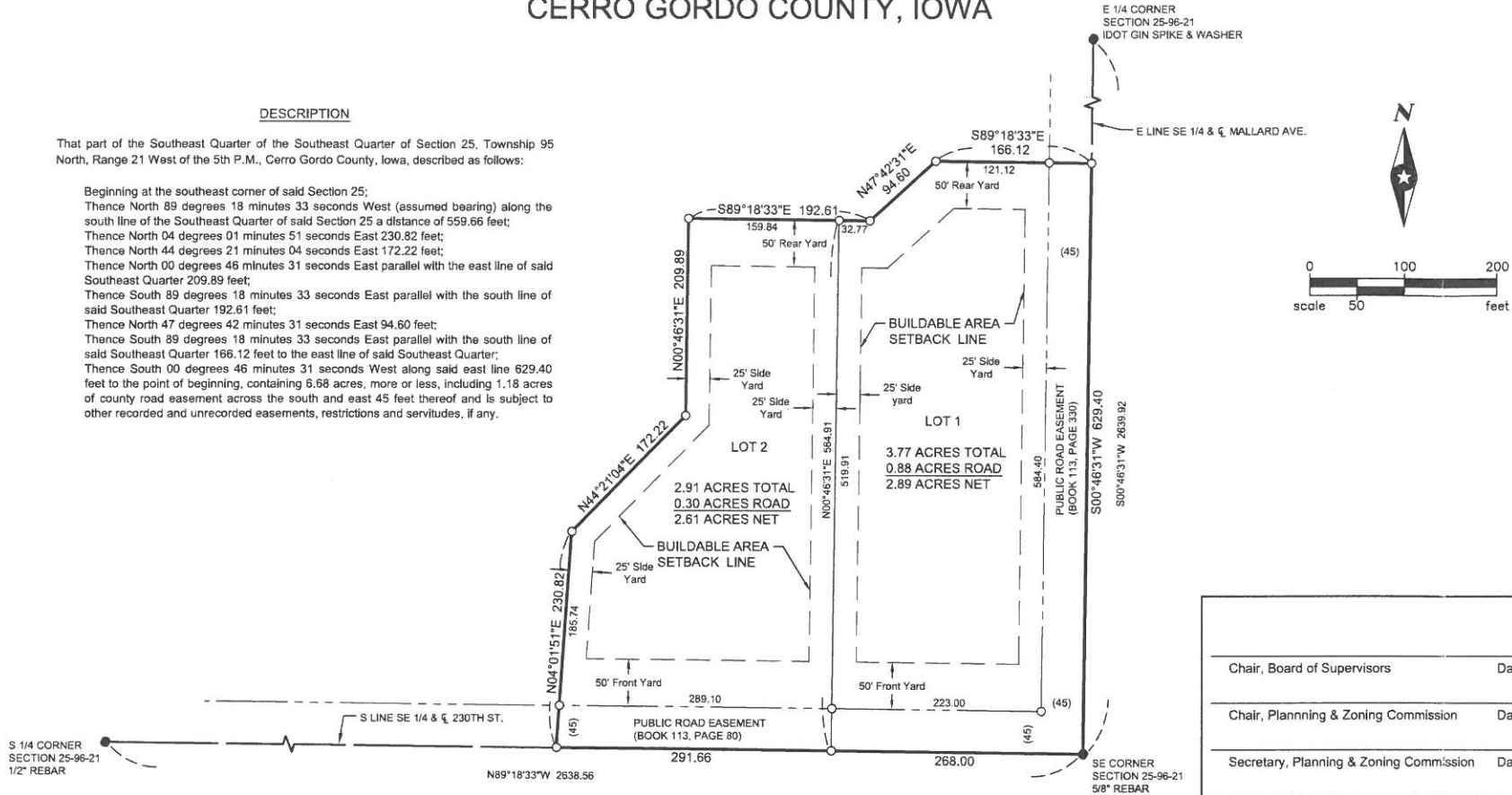
PEARSON SUBDIVISION

CERRO GORDO COUNTY, IOWA

DESCRIPTION

That part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 95 North, Range 21 West of the 5th P.M., Cerro Gordo County, Iowa, described as follows:

Beginning at the southeast corner of said Section 25;
 Thence North 89 degrees 18 minutes 33 seconds West (assumed bearing) along the south line of the Southeast Quarter of said Section 25 a distance of 559.66 feet;
 Thence North 04 degrees 01 minutes 51 seconds East 230.82 feet;
 Thence North 44 degrees 21 minutes 04 seconds East 172.22 feet;
 Thence North 00 degrees 46 minutes 31 seconds East parallel with the east line of said Southeast Quarter 209.89 feet;
 Thence South 89 degrees 18 minutes 33 seconds East parallel with the south line of said Southeast Quarter 192.61 feet;
 Thence North 47 degrees 42 minutes 31 seconds East 94.60 feet;
 Thence South 89 degrees 18 minutes 33 seconds East parallel with the south line of said Southeast Quarter 166.12 feet to the east line of said Southeast Quarter;
 Thence South 00 degrees 46 minutes 31 seconds West along said east line 629.40 feet to the point of beginning, containing 6.68 acres, more or less, including 1.18 acres of county road easement across the south and east 45 feet thereof and is subject to other recorded and unrecorded easements, restrictions and servitudes, if any.



Scale: 8/20/2018 2:48 PM arrayer Plot: 8/20/2018 3:03 PM P:\A\C\CA\117770\9-arrayer\92-240\15-46\15-46.dwg

MONUMENTS

- FOUND MONUMENT
- SET 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 13804".

PROPRIETOR

ARNOLD S. PEARSON & MARY A. PEARSON
 RESIDUARY TRUST

BEARINGS

THE SOUTH LINE OF THE SE 1/4 IS ASSUMED TO HAVE A BEARING OF N88°18'33"W FOR THE PURPOSE OF THIS PLAT.

DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

INFORMATION SHOWN AS (00) IS RECORD INFORMATION.

SUBDIVISION AREA

6.68 ACRES TOTAL
 1.18 ACRES ROAD
 5.50 ACRES NET

DARYL EIFFLER
13804

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.

FOR SEH _____

DARYL EIFFLER _____ DATE _____
 LICENSE NUMBER 13804

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 SHEETS COVERED BY THIS SEAL: 1

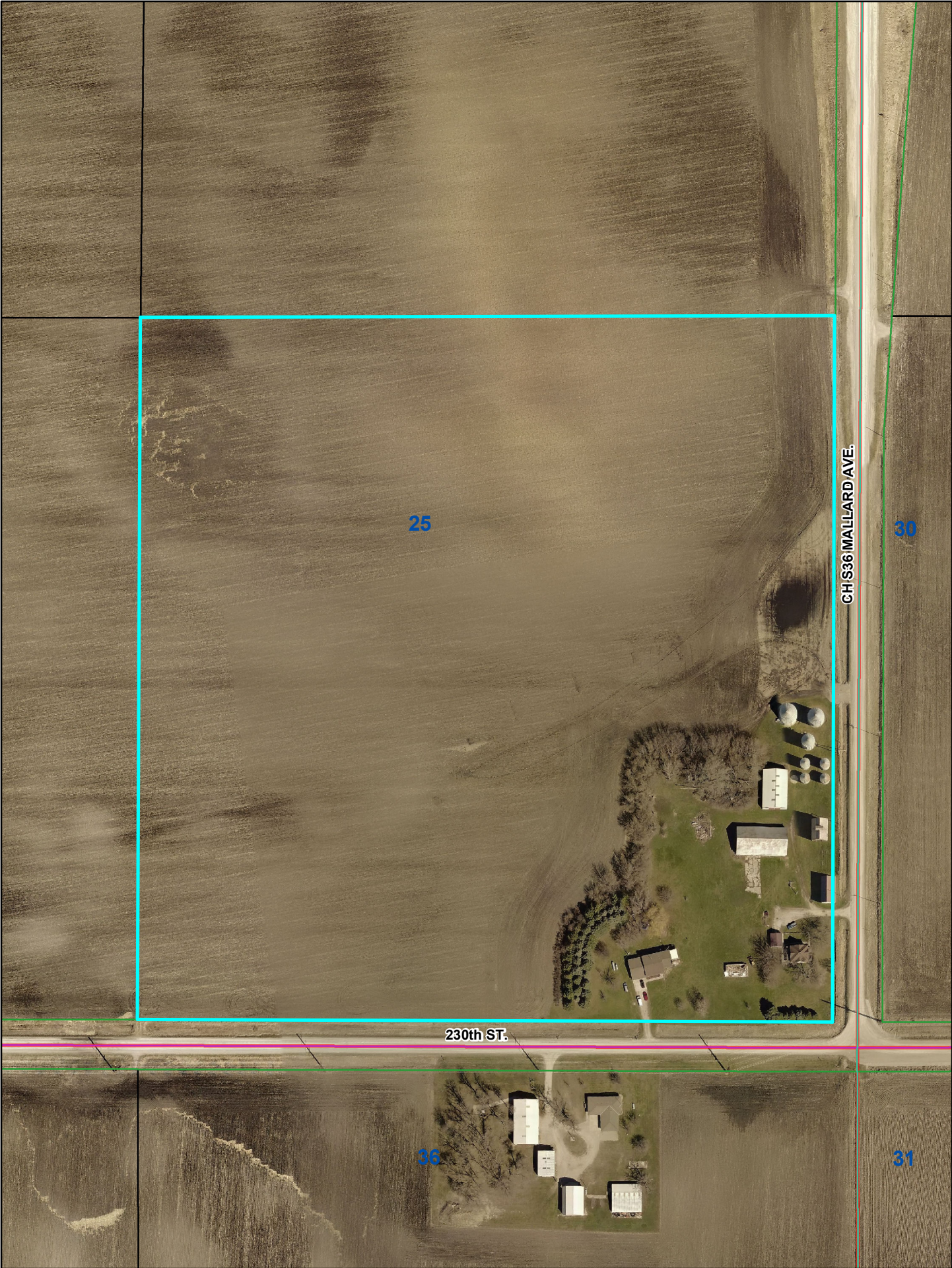
Chair, Board of Supervisors	Date
Chair, Planning & Zoning Commission	Date
Secretary, Planning & Zoning Commission	Date
County Auditor	Date
County Engineer	Date
County Engineer	Date

APPROVED BY CITY COUNCIL

DATE _____ RES. NO. _____

BY _____ Mayor





25

CH/S36 MALLARD AVE.

30

230th ST.

36

31

**Pearson Subdivision
Including 12920 230th Street and 14048 Mallard Avenue**

Figure 1

Looking at the house on proposed Lot 1



September 19, 2018, J. Robbins

Figure 2

Looking at the detached garage on proposed Lot 1



September 19, 2018, J. Robbins

Figure 3

Looking at the large machine shed north of the house on proposed Lot 1



September 19, 2018, J. Robbins

Figure 4

Looking at the machine shed by the driveway on proposed Lot 1



September 19, 2018, J. Robbins

Figure 5

Looking at the barn on proposed Lot 1



September 19, 2018, J. Robbins

Figure 6

Looking at the grain bins on proposed Lot 1



September 19, 2018, J. Robbins

Figure 7
Looking at the northernmost machine shed on proposed Lot 1



September 19, 2018, J. Robbins

Figure 8
Looking at the existing driveway for proposed Lot 1



September 19, 2018, J. Robbins

Figure 9

Looking north along the east side lot line (approximate right-of-way line indicated)



September 19, 2018, J. Robbins

Figure 10

Looking north along the east side lot line (approximate right-of-way line indicated)



September 19, 2018, J. Robbins

Figure 11

Looking north along the east side lot line (approximate right-of-way line indicated)



September 19, 2018, J. Robbins

Figure 12

Looking at the separation distance of the house and detached garage on propose Lot 1



September 19, 2018, J. Robbins

Figure 13

Looking at the separation distance between the two small easterly grain bins on proposed Lot 1



September 19, 2018, J. Robbins

Figure 14

Looking at the separation distance between the two small westerly grain bins on proposed Lot 1



September 19, 2018, J. Robbins

Figure 15
Looking at the house on proposed Lot 2



September 19, 2018, J. Robbins

Figure 16
Looking at the existing driveway to proposed Lot 2



September 19, 2018, J. Robbins

Figure 17

Looking at the wellhouse, located on proposed Lot 1, to be shared by both lots



September 19, 2018, J. Robbins

Figure 18

Looking at the wastewater leech field for proposed Lot 1



September 19, 2018, J. Robbins

Figure 19

Looking at the wastewater leech field for proposed Lot 2



September 19, 2018, J. Robbins

Figure 20

Looking at the farm access for the field surrounding the subdivision



September 19, 2018, J. Robbins