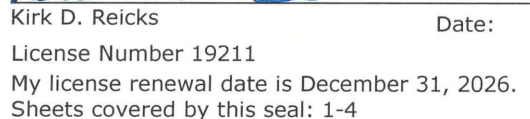


<i>Index Legend</i>	
Prepared by & Returned to: Kirk D. Reicks, PLS 19211 10 East Main Street New Hampton, Iowa 50659 Phone: 641-394-2725	
Proprietor(s): Wayne L. Johnson	
Requested By: Wayne L. Johnson	
County: Chickasaw	City: N/A
Section(s)-Township-Range: 26-T97N-R13W	
Aliquot Part(s): W 1/2 - NW 1/4	

000

	= Section Corner (Found or Set)
	= Set 5/8"Ø Rebar w/OPC PLS 19211
	= Fd. 5/8"Ø Rebar w/OPC PLS 19211
(0.00') = Record Dimension	
RPC,YPC,OPC,BPC = Red, Yellow, Orange, Blue Plastic Cap	
= Survey Boundary Line	

Sheet: 1 of 4



Plat of Survey

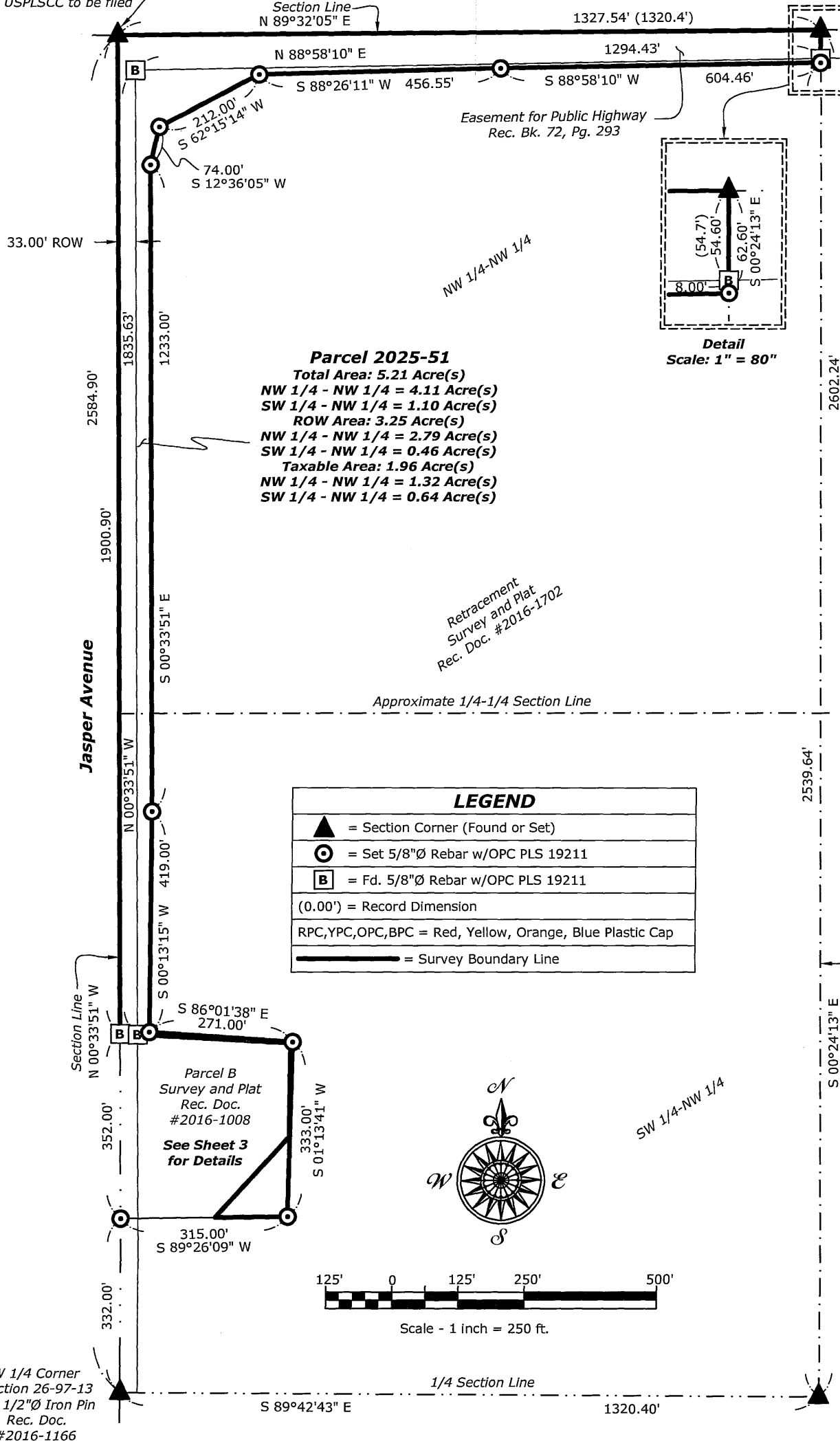
Parcel 2025-51 in the West 1/2 of the NW 1/4
Section 26 - T97N - R13W, Chickasaw County, Iowa.

NW Corner
Section 26-97-13
Fd. Nail Shaft
Reset 1"Ø Bronze
Survey Marker
PLS 19211
USPLSCC to be filed

Point of
Beginning
Parcel 2025-51

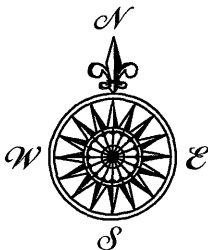
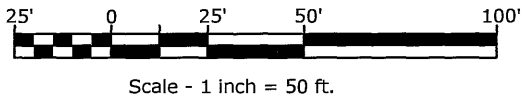
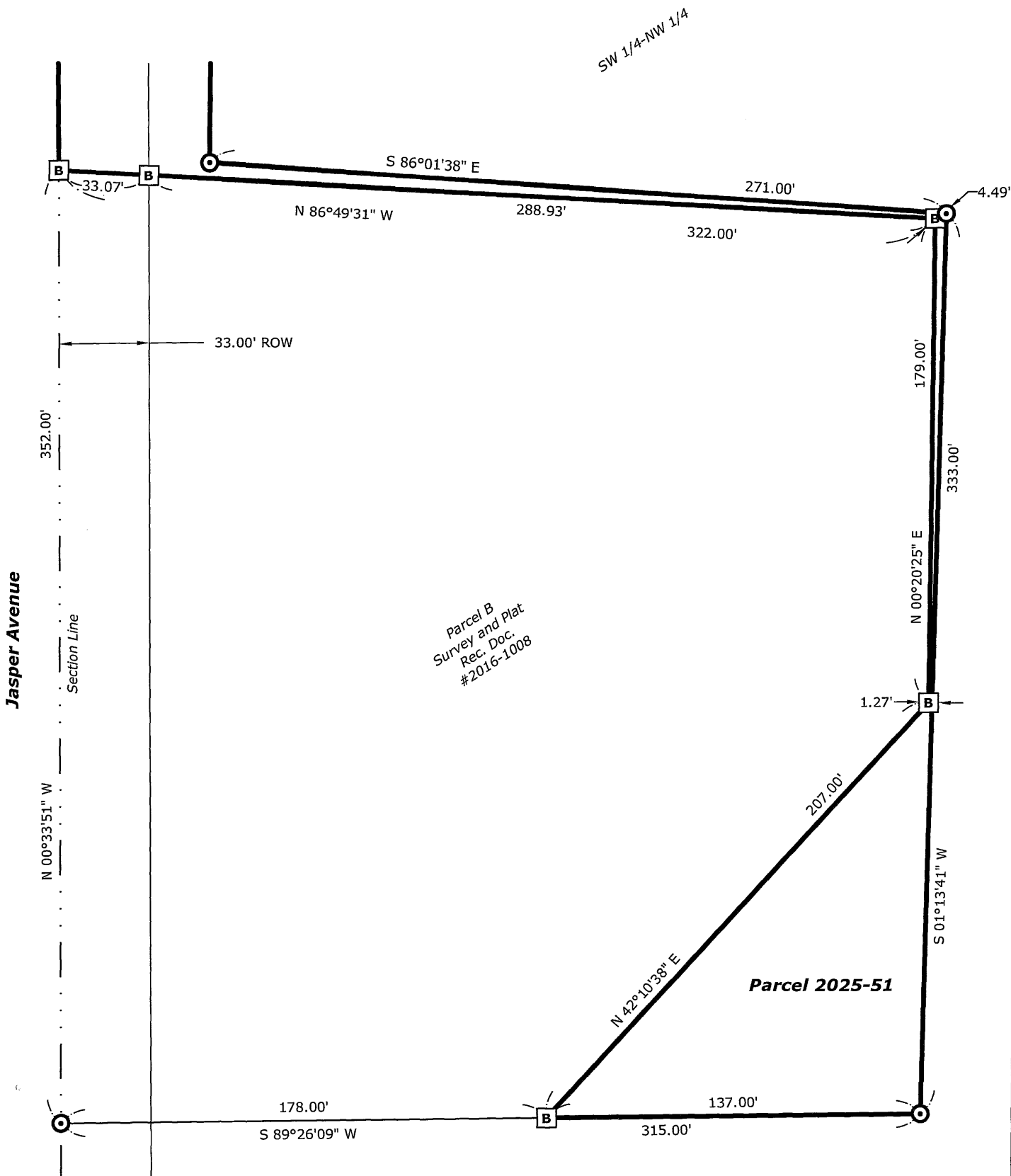
County Road B22
(110th Street)

NE Corner
NW 1/4-NW 1/4
Section 26-97-13
Fd. Survey Mark
Nail w/Stainless
Steel Washer
Rec. Doc.
#2016-1167



Plat of Survey

Parcel 2025-51 in the West 1/2 of the NW 1/4
Section 26 - T97N - R13W, Chickasaw County, Iowa.



LEGEND	
	= Section Corner (Found or Set)
	= Set 5/8"Ø Rebar w/OPC PLS 19211
	= Fd. 5/8"Ø Rebar w/OPC PLS 19211
(0.00') = Record Dimension	
RPC,YPC,OPC,BPC = Red, Yellow, Orange, Blue Plastic Cap	
	= Survey Boundary Line

**Parcel 2025-51 in the West 1/2 of the NW 1/4
Section 26 - T97N - R13W, Chickasaw County, Iowa.**

Legal Description(s):

Parcel 2025-51 in the West Half of the Northwest Quarter of Section 26, Township 97 North, Range 13 West of the 5th P.M., Chickasaw County, Iowa, and more particularly described as follows:

Beginning at the Northwest Corner of said Section;

Thence **North 89°32'05" East, 1327.54 feet** along the North Line of said West Half to the Northeast Corner thereof;

Thence **South 00°24'13" East, 62.60 feet** along the East Line of said West Half;

Thence **South 88°58'10" West, 604.46 feet;**

Thence **South 88°26'11" West, 456.55 feet;**

Thence **South 62°15'14" West, 212.00 feet;**

Thence **South 12°36'05" West, 74.00 feet;**

Thence **South 00°33'51" East, 1233.00 feet;**

Thence **South 00°13'15" West, 419.00 feet;**

Thence **South 86°01'38" East, 271.00 feet;**

Thence **South 01°13'41" West, 333.00 feet** to the Easterly Extension of the South Line of Parcel B, as recorded in Document #2016-1008, on file in the Chickasaw County Recorder's Office, New Hampton, Iowa;

Thence **South 89°26'09" West, 137.00 feet** along said Easterly Extension to the Southeast Corner of said Parcel B;

Thence **North 42°10'38" East, 207.00 feet;**

Thence **North 00°20'25" East, 179.00 feet;**

Thence **North 86°49'31" West, 322.00 feet** all along said Parcel B to the Northwest Corner thereof, also being the West Line of said West Half;

Thence **North 00°33'51" West, 1900.90 feet** along said West Line to the Point of Beginning.

Containing **5.21 Acre(s)**, including 3.25 Acre(s) of County Road B22 (110th Street) and Jasper Avenue Right-of-Way, subject to any easements recorded or unrecorded.

Note: The Bearings and Distances indicated in this Legal Description are to the Monuments "Found or Set" as indicated on the attached "Plat of Survey" and the calls along the courses in this Description are to those Monuments as indicated.
References are hereby made to any Recorded Documents, if indicated on this Plat of Survey.

Date Received by County: 9-8-25
Fee: \$ 150 - REVIEW AS MINOR SUBDIVISION
32' RECORDING

APPLICATION FOR PROPOSED DIVISION OF LAND
CHICKASAW COUNTY LAND USE DEPARTMENT
8 EAST PROSPECT, PO BOX 94
NEW HAMPTON, IOWA 50659
(641) 394-2813

APPLICATION FOR PROPOSED DIVISION OF LAND This Application shall be submitted with <u>all</u> survey plats. Completion of this Application and payment of any non-refundable fees are <u>required</u> before any division of land can be processed.			
Applicant: Wayne L. Johnson			
Address: 2260 Linn Ave, PO Box 174, New Hampton, IA 50659			
Within Quarter: NW	Section: 26	Township: 97	Range: 13
Parent Real Estate Parcel Number(s): 19-03-26-2-25-001			
New Surveyed Parcel Number(s): <u>2025-51</u>			
Presently Zoned As: County is Unzoned			
Proposed Use of Land: Separate Tillable land from grass buffer strip and road right-of-way. Balance of tillable land to be conveyed in the future.			
Is this a Retracement Survey: YES ☐ NO ☒			
Is there a driveway in place or will a driveway need to be put in place: Driveways are in place.			
Attorney who will prepare required legal document(s):			
Name: Jeremy L. Thompson			
Address: 801 Commerce Drive, Decorah, IA 52101			
Telephone Number: 563-382-2984			
Licensed Iowa Land Surveyor who will prepare survey(s) / plat(s):			
Name: Kirk D. Reicks, PLS 19211			
Address: 10 East Main Street, New Hampton, IA 50659			
Telephone Number: 641-394-2725			
Owner's Signature: <u>Wayne Johnson</u>		Date: <u>8-20-25</u>	

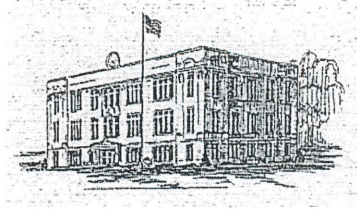
COUNTY USE ONLY:				
County Office	Simple Split / Retracement	Minor Subdivision	Major Subdivision	Signature/Comments
Assessor		<u>9-9-2025</u>		<u>Raymond L. Armel</u>
Auditor		<u>9-9-2025</u>		<u>Shirley A. Hill</u>
Engineer		<u>9-9-2025</u>		<u>Roman L. ...</u>
Env. Health		<u>9-10-2025</u>		<u>D. L. ...</u>
Administrator		<u>9-9-2025</u>		<u>Raymond L. Armel</u>

Additional Notes: THE PARENT PARCEL WAS SURVEYED AS A RETRACEMENT SURVEY 12-15-2016 AS FOUND IN BOOK 2016-1702. PARCEL B WAS SURVEYED OFF FROM THE ORIGINAL PARENT PARCEL 7-22-2016 AS RECORDED IN BOOK 2016-1008. THE PROPOSED LAND DIVISION IS TO SEPARATE THE GRASS STRIP FROM THE PARENT PARCEL AND MAINTAIN THIS AS PART OF AND INCLUDED WITH PARCEL B. THE TILLABLE GROUND WILL THEN BE SOLD OFF

Administrative Decision: MINOR SUBDIVISION

Raymond L. Armel
Raymond L. Armel, Administrator

09-09-2025
Date



CHICKASAW COUNTY LAND USE DEPARTMENT

8 East Prospect
PO BOX 94
NEW HAMPTON, IOWA 50659-0214
641-394-2813

RESOLUTION 09-15-25-40

A RESOLUTION APPROVING THE MINOR SUBDIVISION PLAT OF:

PARCEL 2025-51 IN THE W1/2 OF THE NW1/4 OF SECTION 26 ALL IN TOWNSHIP 97 NORTH, RANGE 13 WEST OF THE 5TH P.M., CHICKASAW COUNTY, IOWA

WHEREAS, ON THE 15th day of September, 2025 at a regular meeting by the Board of Supervisors, Chickasaw County, Iowa a minor subdivision plat of

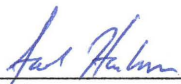
PARCEL 2025-51 IN THE W1/2 OF THE NW1/4 OF SECTION 26 ALL IN TOWNSHIP 97 NORTH, RANGE 13 WEST OF THE 5TH P.M., CHICKASAW COUNTY, IOWA
Was presented.

WHEREAS, the minor subdivision plat of

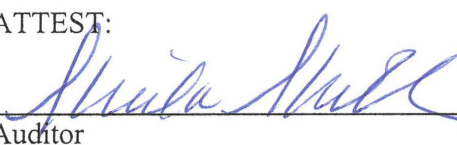
PARCEL 2025-51 IN THE W1/2 OF THE NW1/4 OF SECTION 26 ALL IN TOWNSHIP 97 NORTH, RANGE 13 WEST OF THE 5TH P.M., CHICKASAW COUNTY, IOWA
Has now been considered and should be approved.

NOW THEREFORE, it is hereby resolved by the Board of Supervisors, Chickasaw County, Iowa that said Minor Subdivision Plat be approved, accepted and the Chairman is hereby directed to certify this Resolution of Approval.

PASSED AND APPROVED on this 15th DAY of SEPTEMBER, 2025.



Chairman, Board of Supervisors

ATTEST:


Auditor

