

Prepared by: Alecia A. Meuleners, Whitfield & Eddy, PLC, 699 Walnut Street, Ste. 2000, Des Moines, IA 50309 (515) 288-6041

**DEDICATION OF PLAT  
OF UNION ADDITION, CERRO GORDO COUNTY, IOWA**

Green Belt Bank & Trust (“Developer”), the owner of the real estate described on the Plat attached to this Dedication, acknowledges Developer has caused said 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 “UNION ADDITION, 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 real estate is not located within two miles of the city limits of any city. There is attached to this Dedication a Resolution approving the Plat by the Board of Supervisors of Cerro Gordo County, Iowa. The Lots contained within the Subdivision are to be used for only those purposes allowed or permitted under the Zoning Ordinances of the applicable governing authority.

Easement is reserved and reservation is made:

(a) in favor of Cerro Gordo County for the free and uninhibited access to all private and common areas by the fire, police and other public safety vehicles and personnel for the customary performance of their respective duties and responsibilities.

(b) in, on and through the Lots as shown on the plat for private road right of way. The easement is perpetual.

This Dedication is executed by Developer on a separate signature page which also contains the notary acknowledgment. The balance of this page (except for the attachment notation) is intentionally left blank.

Attachments:

- a. Signature Page of Developer
- b. Certificate of County Treasurer
- c. Auditor’s Approval
- d. Final Plat (2 Pages)
- e. Surveyor’s Certificate
- f. Resolution of Board of Supervisors of Cerro Gordo County, Iowa
- g. Opinion of Title

**SIGNATURE PAGE OF DEVELOPER TO  
DEDICATION OF PLAT OF UNION ADDITION, CERRO GORDO COUNTY, IOWA**

**DEVELOPER:**

GREEN BELT BANK & TRUST

By: \_\_\_\_\_

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

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF \_\_\_\_\_ )

The foregoing record was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2019,  
by \_\_\_\_\_, as \_\_\_\_\_ of Green Belt Bank & Trust.

\_\_\_\_\_  
Signature of Notary Public

**CERTIFICATE OF COUNTY TREASURER**

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF CERRO GORDO )

I, Patricia Wright, County Treasurer of Cerro Gordo County, Iowa, do hereby certify the land described in the Plat of Union Addition, Cerro Gordo County, Iowa, is free from certified taxes and certified special assessments as shown by the records in my office.

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Patricia Wright  
County Treasurer of  
Cerro Gordo County, Iowa

**Union Addition, Cerro Gordo County, Iowa  
Includes 7442 Balsam Avenue**

***Figure 1***

Looking at the existing house on proposed Lot 1



December 18, 2019, J. Robbins

***Figure 2***

Looking at the first animal confinement building facilities on proposed Lot 1



December 18, 2019, J. Robbins

**Figure 3**

Looking at the second animal confinement building facilities on proposed Lot 1



December 18, 2019, J. Robbins

**Figure 4**

Looking along the front lot line of proposed Lot 1



December 18, 2019, J. Robbins

**Figure 5**  
Looking at the existing driveway



December 18, 2019, J. Robbins

**Figure 6**  
Looking at the feed mill, grain bins, and associated structures on proposed Lot 2



December 18, 2019, J. Robbins

**Figure 7**

Looking at the two westernmost farm buildings on proposed Lot 3



December 18, 2019, J. Robbins

**Figure 8**

Looking at the westernmost farm structure on proposed Lot 3



December 18, 2019, J. Robbins

**Figure 9**  
Looking along the front lot line of proposed Lot 3



December 18, 2019, J. Robbins

**Figure 10**  
Looking west along the north side lot line of proposed Lot 3



December 18, 2019, J. Robbins



**Figure 11**

Looking at the two wells south of the house on proposed Lot 1



December 18, 2019, J. Robbins



31

32

CHIS14 BALSAM AVE.



# UNION ADDITION CERRO GORDO COUNTY, IOWA

## FINAL PLAT



Center of Section  
Sec 31-95-22  
Fnd. 3" Cerro Gordo Co. Aluminum Cap  
Retied with Previous S&A Survey

E 1/4 Corner  
Sec 31-95-22  
Fnd Mag Nail  
BK 2011 PG 5485  
Ties Check

NW1/4 SE1/4  
SEC. 31-95-22

NE1/4 SE1/4  
SEC. 31-95-22

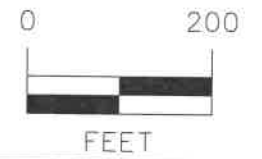
SW1/4 SE1/4  
SEC. 31-95-22

SE1/4 SE1/4  
SEC. 31-95-22

### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #18643 (Unless Otherwise Noted)	●	○
Calculated Point	+	
Platted Distance		---
Measured Bearing & Distance		---
Recorded As		---
Deed Distance		---
Centerline		---
Section Line		---
1/4 Section Line		---
1/4 1/4 Section Line		---
Easement Line		---

LOT	GROSS	ROW EASEMENT	NET
1	10.00 AC (435,603 SF)	0.33 AC (14,473 SF)	9.67 AC (434,130 SF)
2	2.00 AC (87,120 SF)	0.22 AC (9,523 SF)	1.78 AC (77,597 SF)
3	68.28 AC (2,974,286 SF)	0.82 AC (35,608 SF)	67.46 AC (2,938,678 SF)



MARK	REVISION	DATE	BY
	Checked By: JDP	11/18/19	JDP
	Checked By: TLC	11/18/19	TLC

Project No: 1191054  
Sheet 2 of 2

**UNION ADDITION CERRO GORDO COUNTY, IOWA**

**FINAL PLAT**

**CERRO GORDO COUNTY, IOWA**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

**SNYDER & ASSOCIATES**

Project No: 1191054  
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