

# WAMBOLD 2nd ADDITION Final Plat

**INDEX LEGEND**  
 LOCATION: PARCEL E OF THE SE 1/4 - SE 1/4  
 OF SEC. 33-78-30  
 PARCEL F OF THE SW 1/4 - SW 1/4  
 OF SEC. 34-78-30  
 PROPRIETOR: STUART ENTERPRISE FOR  
 ECONOMIC DEVELOPMENT, INC.  
 SURVEYOR: BOBBY J. MADDALENO.  
 COMPANY: VEENSTRA & KIMM INC.  
 RETURN TO: BOBBY J. MADDALENO  
 VEENSTRA & KIMM INC.  
 3000 WESTOWN PARKWAY  
 WEST DES MOINES, IA 50266-1320

THIS SPACE RESERVED FOR RECORDER'S USE ONLY

**NOTES:**

1. THE UNADJUSTED ERROR OF CLOSURE, AS PER SECTION 355.8(15) OF THE CODE OF IOWA, MEETS 1 IN 10,000 FOR THE SUBDIVISION BOUNDARY AND 1 IN 5000 FOR THE BOUNDARIES OF THE INDIVIDUAL LOTS.
2. BEARINGS AND DISTANCES ARE US SURVEY FEET GRID NAD83(2011)(EPOCH 2010.00) IOWA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (1402).
3. DATE OF SURVEY IS 9/20/18
4. SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THE 50 FOOT GAS EASEMENT AND 30 FOOT WATER EASEMENT SHOWN HEREON ARE BASED UPON FIELD LOCATES OF SAID UTILITIES.

WE, THE UNDERSIGNED DULY AUTHORIZED OFFICERS OF STUART ENTERPRISE FOR ECONOMIC DEVELOPMENT, INC., OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY ACCEPT THIS PLAT AND SUBDIVISION OF SAME AND HEREBY AGREE AND BIND OURSELVES, OUR SUCCESSORS AND/OR ASSIGNS TO THE FOLLOWING STIPULATIONS, RESERVATIONS AND RESTRICTIONS:

1. LOT SIZES: LOTS SHOWN ON THIS PLAT CONTAIN A MINIMUM OF 12,000 SQUARE FEET.
2. THE USE OF LANDS COVERED BY THIS PLAT SHALL BE RESTRICTED BY AND SUBJECT TO ALL THE "BUILDING RESTRICTIONS AND COVENANTS" HERETOFORE OR HERWITH FILED BY THE UNDERSIGNED OWNER AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF GUTHRIE COUNTY, IOWA
3. ALL STREETS AS PLATTED ON THIS PLAT ARE HERBY DEDICATED TO THE CITY OF STUART, IOWA

STUART ENTERPRISE FOR ECONOMIC DEVELOPMENT, INC.

STATE OF IOWA

SS

COUNTY OF GUTHRIE:

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018,  
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND

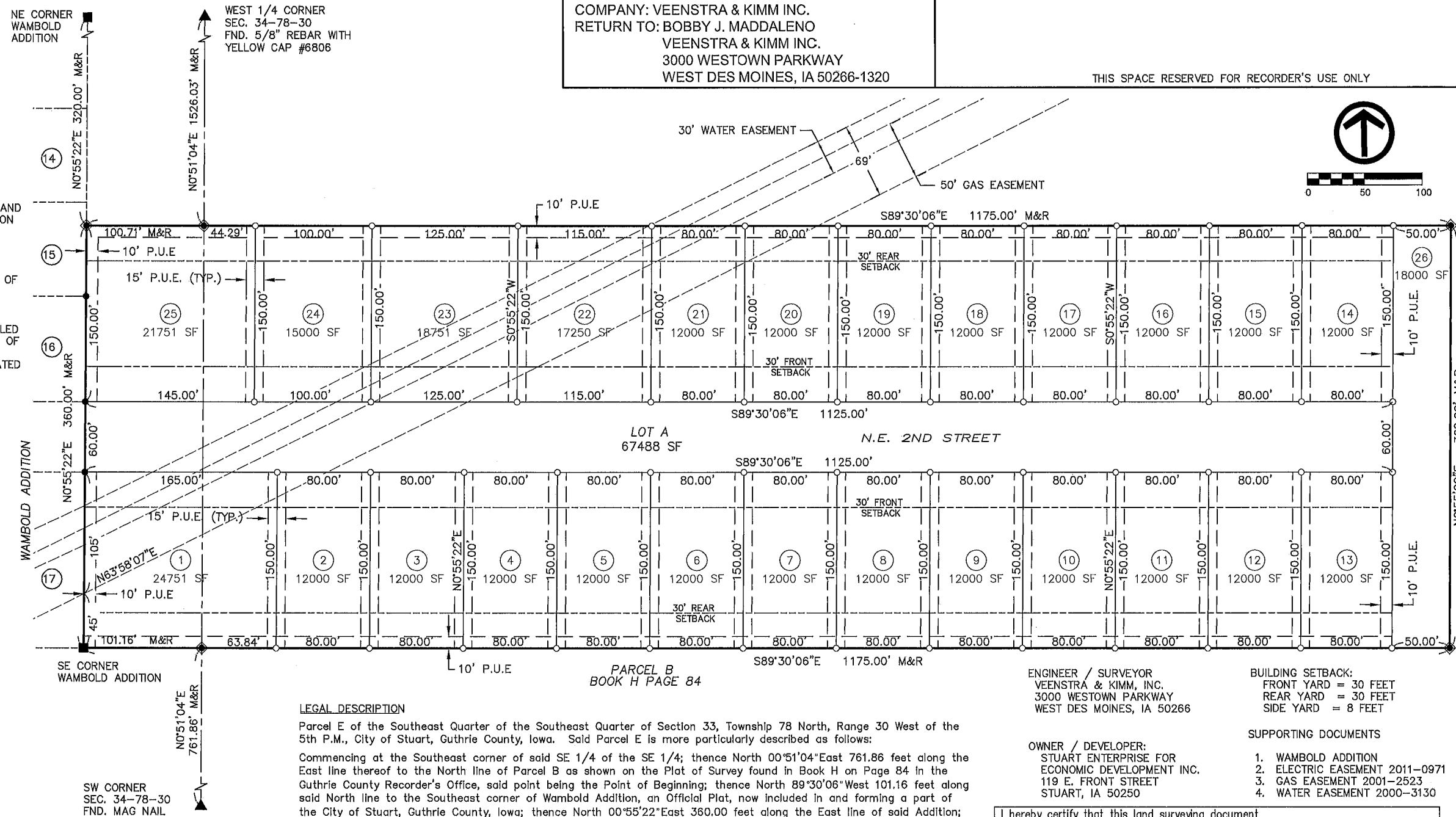
STATE, PERSONALLY APPEARED \_\_\_\_\_

AND \_\_\_\_\_ TO ME KNOWN TO BE THE IDENTICAL PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC - STATE OF IOWA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**LEGEND**

- PLAT BOUNDARY
- - - - PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- ◆ FOUND 5/8" REBAR WITH YELLOW CAP #19960
- FOUND 3/4" PIPE WITH ORANGE CAP #18370
- ▲ FOUND SECTION CORNER MONUMENT
- FOUND 3/4" PIPE WITH YELLOW CAP #12972
- SET 5/8" REBAR WITH YELLOW CAP #19960
- 100.00 M MEASURED
- 100.00 R RECORDED OR PLATTED DIMENSION



**LEGAL DESCRIPTION**

Parcel E of the Southeast Quarter of the Southeast Quarter of Section 33, Township 78 North, Range 30 West of the 5th P.M., City of Stuart, Guthrie County, Iowa. Said Parcel E is more particularly described as follows:  
 Commencing at the Southeast corner of said SE 1/4 of the SE 1/4; thence North 00°51'04" East 761.86 feet along the East line thereof to the North line of Parcel B as shown on the Plat of Survey found in Book H on Page 84 in the Guthrie County Recorder's Office, said point being the Point of Beginning; thence North 89°30'06" West 101.16 feet along said North line to the Southeast corner of Wambold Addition, an Official Plat, now included in and forming a part of the City of Stuart, Guthrie County, Iowa; thence North 00°55'22" East 360.00 feet along the East line of said Addition; thence South 89°30'06" East 100.71 feet to the East line of said SE 1/4 of the SE 1/4; thence South 00°51'04" West 360.00 feet along said East line to the Point of Beginning. Said Parcel E contains 0.83 acres.

AND

Parcel F of the Southwest Quarter of the Southwest Quarter of Section 34, Township 78 North, Range 30 West of the 5th P.M., City of Stuart, Guthrie County, Iowa. Said Parcel F is more particularly described as follows:  
 Commencing at the Southwest corner of said SW 1/4 of the SW 1/4; thence North 00°51'04" East 761.86 feet along the West line thereof to the North line of Parcel B as shown on the Plat of Survey found in Book H on Page 84 in the Guthrie County Recorder's Office, said point being the Point of Beginning; thence continuing along said West line North 00°51'04" East 360.00 feet; thence South 89°30'06" East 1074.29 feet; thence South 00°55'22" West 360.00 feet to the North line of said Parcel B; thence North 89°30'06" West 1073.84 feet along said North line to the Point of Beginning. Said Parcel F contains 8.88 acres.

ENGINEER / SURVEYOR  
 VEENSTRA & KIMM, INC.  
 3000 WESTOWN PARKWAY  
 WEST DES MOINES, IA 50266

BUILDING SETBACK:  
 FRONT YARD = 30 FEET  
 REAR YARD = 30 FEET  
 SIDE YARD = 8 FEET

OWNER / DEVELOPER:  
 STUART ENTERPRISE FOR  
 ECONOMIC DEVELOPMENT INC.  
 119 E. FRONT STREET  
 STUART, IA 50250

- SUPPORTING DOCUMENTS
1. WAMBOLD ADDITION
  2. ELECTRIC EASEMENT 2011-0971
  3. GAS EASEMENT 2001-2523
  4. WATER EASEMENT 2000-3130

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 Land Surveyor under the laws of the State of Iowa.

Signed Bobby J. Maddaleno 12/17/18 Date \_\_\_\_\_

Bobby J. Maddaleno  
 Iowa License No. 19960  
 My license renewal date is December 31, 2019  
 Pages or sheets covered by this seal: FP-1



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DATE 12/17/18	REVISIONS REVISED DEED OF DEDICATION	SCALE 1"=100'		<b>FINAL PLAT</b> <b>WAMBOLD 2ND ADDITION</b> <b>STUART, IOWA</b>	DWG. NO. <b>FP-1</b>
					PROJECT 249109