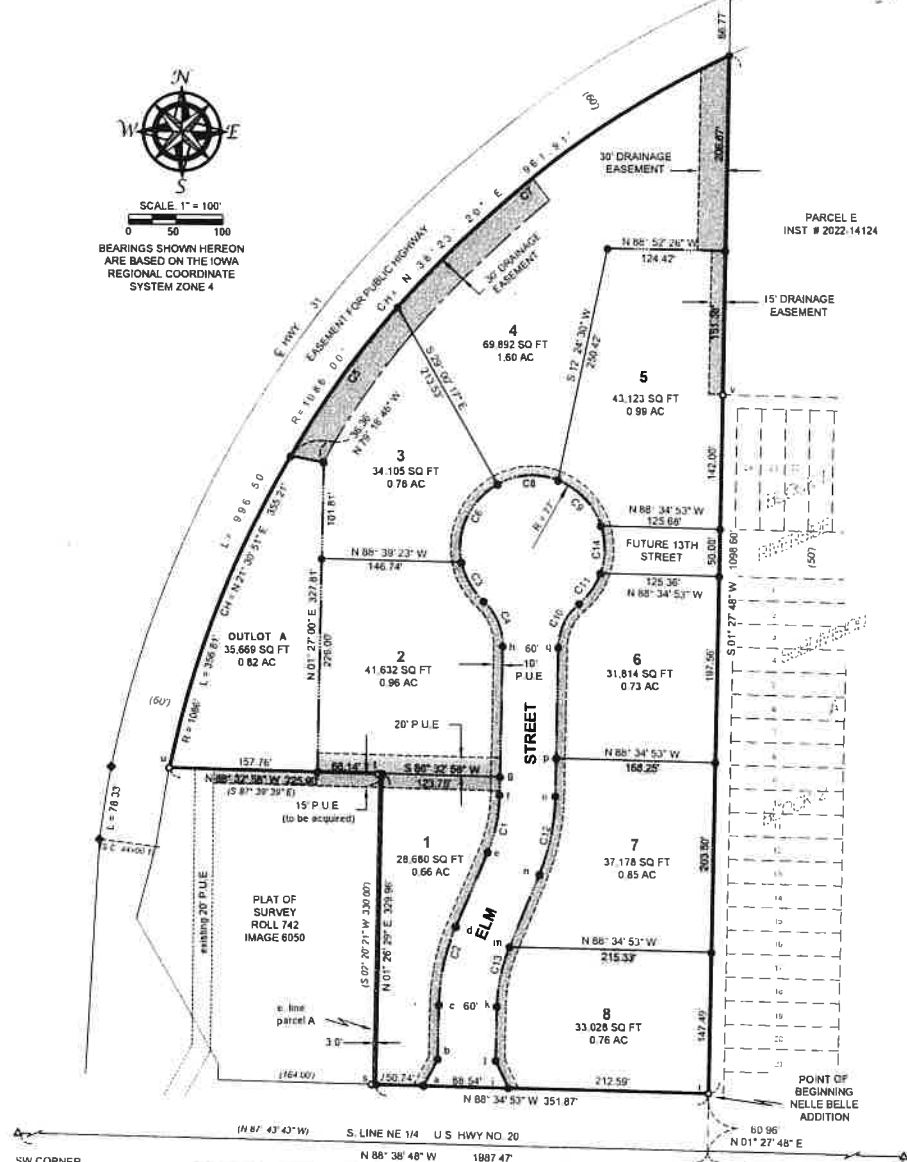


# FINAL PLAT OF NELLE BELLE ADDITION



SCALE 1" = 100'

BEARINGS SHOWN HEREON  
ARE BASED ON THE IOWA  
REGIONAL COORDINATE  
SYSTEM ZONE 4



SW CORNER  
NE 1/4 34.89-42  
DOT BRASS DISK

SE CORNER  
NE 1/4 34.89-42  
DOT BRASS DISK

CURVE TABLE	RADIUS	LENGTH	CHORD
C1	168.00'	62.80'	S 12° 00' 30" W 62.44'
C2	228.00'	85.23'	S 12° 00' 30" W 84.74'
C3	77.00'	47.91'	S 29° 07' 00" E 47.14'
C4	83.00'	53.22'	S 22° 45' 23" E 51.62'
C5	1088.00'	184.75'	N 36° 03' 50" E 184.48'
C6	77.00'	87.15'	S 24° 50' 42" W 80.84'
C7	1088.00'	444.94'	N 52° 56' 19" E 441.81'
C8	77.00'	67.88'	S 66° 14' 46" W 65.70'
C9	77.00'	68.07'	N 42° 10' 27" W 65.88'
C10	63.00'	53.16'	N 25° 37' 15" E 51.89'
C11	77.00'	39.98'	N 34° 55' 37" E 38.54'
C12	228.00'	85.23'	N 12° 09' 15" E 84.73'
C13	168.00'	62.80'	N 12° 08' 37" E 62.43'
C14	77.00'	50.92'	N 01° 05' 55" E 50.08'

I	1/2" IDOT pipe w/pc no. 12420
A	5/8" rebar w/pc no. 19959
U	1/2" rebar - no cap
U	1/2" rebar w/pc no. 17685
V	1/2" rebar w/pc no. 10315

ZONING  
C (COMMERCIAL)  
MIN. BUILDING SET-BACKS  
FRONT - NONE  
REAR - NONE  
SIDE - NONE  
TOTAL SIDE - NONE

LOT 1	0.66 ACRES
LOT 2	0.96 ACRES
LOT 3	0.78 ACRES
LOT 4	1.60 ACRES
LOT 5	0.99 ACRES
LOT 6	0.73 ACRES
LOT 7	0.65 ACRES
LOT 8	0.76 ACRES
ELMST	1.14 ACRES
13TH ST	0.14 ACRES
OLA	0.82 ACRES
TOTAL	9.43 ACRES

- LEGEND OF SYMBOLS/ABBREVIATIONS**
- CORNERS FOUND - monuments as described
  - CORNERS FOUND (1/2" rebar w/pc no. 11810)
  - CORNERS SET (1/2" rebar w/pc no. 11810)
  - CORNERS FOUND (magnetic nail)
  - ▲ SECTION CORNER FOUND (monuments as described)
  - 100 00' MEASURED
  - (100 00) RECORDED AS
    - rpc RED PLASTIC CAP
    - bpc BLUE PLASTIC CAP
    - ypc YELLOW PLASTIC CAP
  - ▭ PUBLIC UTILITY EASEMENT (P U E)
  - ▭ OUTLOT A Reserved for storm water detention

I hereby certify that this land surveying document was prepared by me 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



J. Scott Shevel  
License Number: 11810  
My license renewal date is December 31, 2023  
Pages covered by this sheet: 1

NORTH LINE, 225.90 FEET TO THE EAST LINE OF IOWA HIGHWAY NO. 31, THENCE ALONG SA ARC OF A 1086.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, 996.50 FEET SAID CURVE CHORD WHICH BEARS NORTH 33° 22' 20" EAST FOR 961.91 FEET TO THE WEST LINE OF PAR APPEARS OF RECORD AS INSTRUMENT NUMBER 2022-14124; THENCE SOUTH 01° 27' 48" WEST LINE AND THE WEST LINE OF RIVERSIDE SUBDIVISION A 1098.60 FEET TO THE POINT

TRACT CONTAINS 9.43 ACRES AND SHALL HEREAFTER BE KNOWN AS NELLE BELLE ADDITION OF CORRECTIONVILLE WOODBURY COUNTY, IOWA. TRACT IS HEREBY DIVIDED INTO EIGHT OUTLOTS AS SHOWN HEREON. STREETS AND EASEMENTS SHOWN HEREON ARE HEREBY OF PUBLIC USE

**A RESOLUTION APPROVING THE FINAL PLAT OF NELLE BELLE ADDITION TO THE CITY OF CORRECTIONVILLE**

WHEREAS, THERE HAS BEEN FILED WITH THE PLANNING AND ZONING COMMISSION OF THE CORRECTIONVILLE, IOWA, AND THERE IS NOW SUBMITTED TO THE CITY COUNCIL OF SAID CITY FINAL PLAT OF REAL ESTATE SITUATED WITHIN THE CORPORATE LIMITS OF CORRECTIONVILLE COUNTY OF WOODBURY, STATE OF IOWA WHICH PLAT LAYS OUT AND SUBDIVIDES A TRACT ESTATE INTO LOTS, STREETS, AND OUTLOTS AS SHOWN HEREON, TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 1/4 OF SECTION 34, TOWNSHIP 89 NORTH, RANGE 42 WEST OF THE 6TH P.M., WITHIN THE CO LIMITS OF THE CITY OF CORRECTIONVILLE, WOODBURY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34; THENCE NORTH 88° 38' 48" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), 660.05 FEET TO THE SOUTHERN EXTENSION OF THE WEST LINE OF RIVER SUBDIVISION A, THENCE NORTH 01° 27' 48" EAST, ALONG SAID EXTENDED WEST LINE, 60.96 THE NORTH LINE OF U.S. HIGHWAY NO. 20 BEING ALSO THE POINT OF BEGINNING, THENCE 88° 34' 53" WEST, ALONG SAID NORTH LINE, 351.87; THENCE NORTH 01° 28' 28" EAST, 329.96 FEET THE EASTERN EXTENSION OF THE NORTH LINE OF A PREVIOUSLY SURVEYED TRACT WHICH APPEARS OF RECORD ON ROLL 742, IMAGE NUMBER 6050 IN THE OFFICE OF THE WOODBURY COUNTY RECORDER; THENCE NORTH 88° 32' 58" WEST, ALONG SAID EXTENDED NORTH LINE FEET TO THE EAST LINE OF IOWA HIGHWAY NO. 31, THENCE ALONG SAID EAST ON THE ARC 1086.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, 996.50 FEET; SAID CURVE HAVING CHORD WHICH BEARS NORTH 33° 22' 20" EAST, FOR 961.91 FEET TO THE WEST LINE OF PAR WHICH APPEARS OF RECORD AS INSTRUMENT NUMBER 2022-14124; THENCE SOUTH 01° 27' 48" WEST LINE AND THE WEST LINE OF RIVERSIDE SUBDIVISION A 1098.60 FEET TO POINT OF BEGINNING

WHEREAS THE CITY COUNCIL OF THE CITY OF CORRECTIONVILLE, IOWA, FINDS THAT THE FULLY COMPLIES WITH THE STATUTES OF THE STATE OF IOWA AND THE ORDINANCES OF THE CITY OF CORRECTIONVILLE, IOWA, RELATIVE TO PLATS, ADDITIONS AND SUBDIVISIONS, AND SAID PLAT CONDUCTIVE TO AN ORDERLY DEVELOPMENT OF THE CITY OF CORRECTIONVILLE, IOWA, AND SAID PLAT CONFLICT WITH THE RIGHTS OF WAY OF ANY EXTENSION OF ANY STREETS OR ALLEYS NOW ESTABLISHED AND

WHEREAS THE CITY COUNCIL OF THE CITY OF CORRECTIONVILLE, IOWA, FINDS THE FINAL NELLE BELLE ADDITION SHOULD BE APPROVED

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORRECTIONVILLE, IOWA, THAT SAID FINAL PLAT NAMED NELLE BELLE ADDITION IS HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF CORRECTIONVILLE, IOWA, AND THAT THE MAYOR AND CITY CLERK OF THE CITY OF CORRECTIONVILLE, IOWA, ARE HEREBY AUTHORIZED AND DIRECTED TO CERTIFY SAID PLAT TO THE EXAMINATION, CONSENT, APPROVAL AND ACCEPTANCE OF THE SAME BY THE CITY COUNCIL OF CORRECTIONVILLE, IOWA, IN ORDER THAT SAID PLAT MAY BE RECORDED IN THE COUNTY RECORDER IN THE REAL ESTATE RECORDS OF WOODBURY COUNTY, IOWA.

PASSED, APPROVED, AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY THE CITY COUNCIL OF THE CITY OF CORRECTIONVILLE, IOWA

ATTEST  
KATHY HOFFMAN, MAYOR

APRIL PUTZIER, CITY CLERK

**AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE**

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF SAID SUB PLAT (AS REQUIRED BY IOWA CODE SECTION 354.6(2))

DATED \_\_\_\_\_

PATRICK F. GILL  
WOODBURY COUNTY AUDITOR  
BY: DIANE SWOBODA PETERSON, DEPUTY

**CERTIFICATE OF COUNTY ASSESSOR**

I, \_\_\_\_\_ HEREBY CERTIFY THAT

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A COPY OF THIS PLAT WAS FILED IN THE OFFICE OF THE COUNTY ASSESSOR'S OFFICE

DATED \_\_\_\_\_

JULIE CONOLLY, WOODBURY COUNTY ASSESSOR

**TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS**

I, THE UNDERSIGNED, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM TAXES AND CERTIFIED SPECIAL ASSESSMENTS

DATED \_\_\_\_\_

TINA M. BERTRAND, TREASURER  
WOODBURY COUNTY, IOWA

**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORRECTIONVILLE**

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORRECTIONVILLE, IOWA, AND THAT THE FINAL PLAT OF NELLE BELLE ADDITION AS SHOWN HEREON WAS APPROVED AND RECOMMENDED BY SAID COMMISSION

ON THE \_\_\_\_\_ TH DAY OF \_\_\_\_\_, 2023, ACCORDING TO THE MINUTES AND RECORD OF SAID COMMISSION

BARB ROWSE, CHAIRMAN  
PLANNING AND ZONING COMMISSION