

# ARBOR ESTATES FIRST ADDITION - FINAL PLAT

N 1/2 AND THE N 120' OF THE W 190'; ALL OF SEC 26-80-19

CITY OF NEWTON

MAY 2020



Doc ID: 003822530001 Type: PLA  
 Recorded: 07/14/2020 at 12:01:31 PM  
 Fee Amt: \$37.00 Page 1 of 1  
 Jasper County, Iowa  
 Denise Allan County Recorder  
 Book A Page 692

File **2020-00004101**

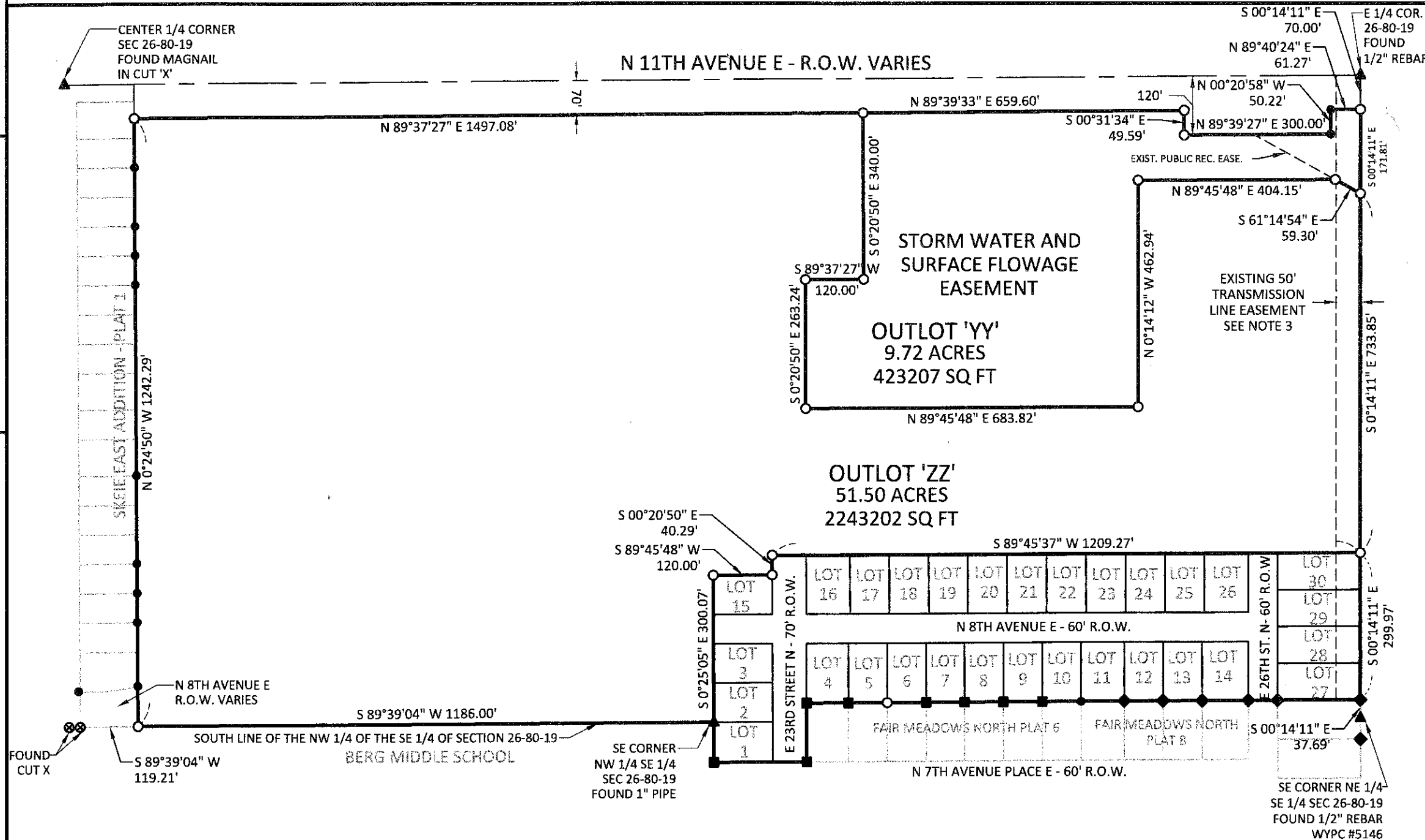
FOR RECORDER USE ONLY

INDEX LEGEND	
LOCATION	N 1/2 AND THE N 120' OF THE W 190'; ALL OF SECTION 26-80-19, JASPER COUNTY, IOWA
REQUESTOR:	NEWTON HOUSING DEVELOPMENT CORPORATION
PROPRIETOR:	NEWTON HOUSING DEVELOPMENT CORPORATION
SURVEYOR:	EUGENE R. DREYER, P.L.S. #17535
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	EUGENE R. DREYER, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA ZIP (515)-233-6100

**LEGAL DESCRIPTION:** (FROM DEED INST# 2018-001607)  
 THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY-SIX, TOWNSHIP EIGHTY NORTH, RANGE NINETEEN WEST OF THE FIFTH P.M., JASPER COUNTY, IOWA, EXCEPT THE NORTH 70 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION TWENTY-SIX, AND EXCEPT THE SOUTH 50 FEET OF THE NORTH 120 FEET OF THE EAST 361.53 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-SIX, EXCEPT THE EAST 61.53 FEET THEREOF; AND ALSO EXCEPT THE IOWA SOUTHERN UTILITIES COMPANY SUBSTATION SITE IN THE SOUTHEAST CORNER THEREOF AS DESCRIBED IN THE DEED OF RECORD IN BOOK 503, PAGE 360, AND IN BOOK 557, PAGE 420, RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; AND ALSO EXCEPT THOSE PARCELS DESCRIBED IN THE FOLLOWING DEED OF RECORD IN THE OFFICE OF THE RECORDER OF SAID COUNTY; DEED RECORDED IN BOOK 787 AT PAGE 355, DEED RECORDED IN BOOK 927 AT PAGE 462, DEED RECORDED IN BOOK 954 AT PAGE 572, AND DEED RECORDED IN INSTRUMENT NO. 00-09936 AND ALSO EXCEPT FAIRMEADOWS NORTH PLAT 7 AS RECORDED IN PLAT CABINET A, PAGE 581 IN THE OFFICE OF THE RECORDER OF SAID COUNTY. AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-SIX, TOWNSHIP EIGHTY NORTH, RANGE NINETEEN WEST OF THE FIFTH P.M., JASPER COUNTY, IOWA, EXCEPT THE NORTH 70 FEET OF SAID SECTION TWENTY-SIX; AND EXCEPT THE WEST 143 FEET THEREOF.

**NOTES:**  
 1. BEARINGS SHOWN HEREON ARE IOWA STATE PLANE, SOUTH ZONE, US SURVEY FOOT  
 2. SIDEWALKS ARE REQUIRED FOR ALL LOTS AND MUST BE INSTALLED AT THE TIME THE LOTS ARE DEVELOPED.  
 3. EASEMENT TO ERECT AND MAINTAIN 1 ANCHOR AND 4 POLES, AND THE OVERHANG ON 4 POLES SIGNED MAY 4, 1931 BETWEEN ALTEMEIER AND IOWA SOUTHERN UTILITIES HAS NO DEFINED WIDTH, AND CANNOT BE PLOTTED. A TRANSMISSION LINE EASEMENT, SIGNED MAY 3, 1967 BETWEEN ALTEMEIER AND IOWA SOUTHERN UTILITIES ESTABLISHES A WIDTH OF 50 FEET. THE EASEMENT DOES NOT HAVE ANY RECORDING INFORMATION TO REFERENCE.

- LEGEND:**
- FOUND 1/2" REBAR
  - SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
  - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #19710
  - ◆ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #3321
  - ▲ FOUND SECTION CORNER AS NOTED
  - △ SECTION CORNER SET WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
  - (R) RECORDED DIMENSION



I hereby certify that this land surveying document was prepared by me and the related field 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.

*Eugene R. Dreyer*  
 EUGENE R. DREYER  
 REG. NO. #17535 DATE 4/17/2020  
 MY LICENSE RENEWAL DATE IS 12-20-2020  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 AND 2

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**BOLTON & MENK**

1519 BALTIMORE DRIVE  
 AMES, IOWA 50010  
 (515) 233-6100

SHEET  
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 OF  
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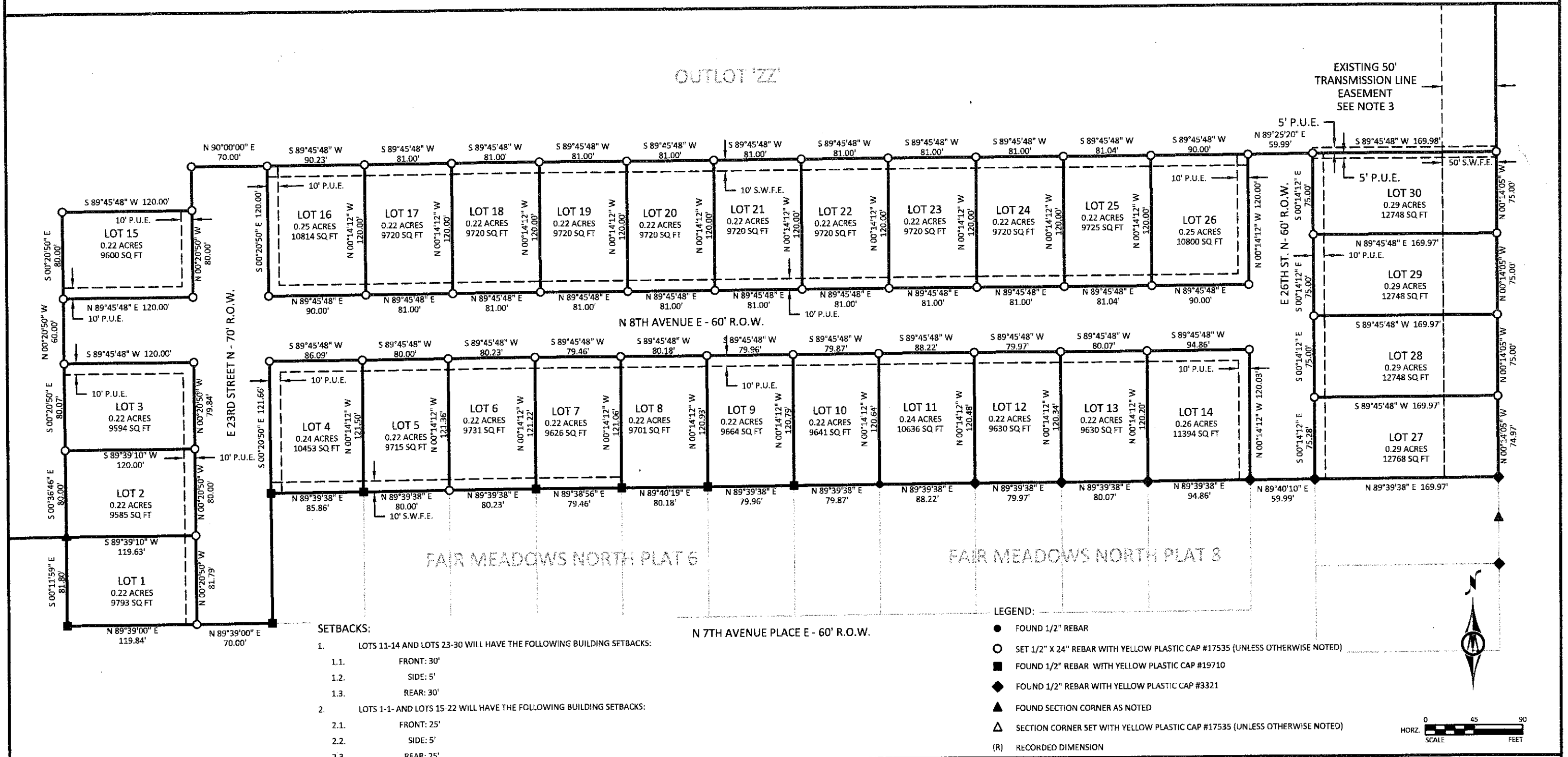
Newton Housing Development 4/17/2020

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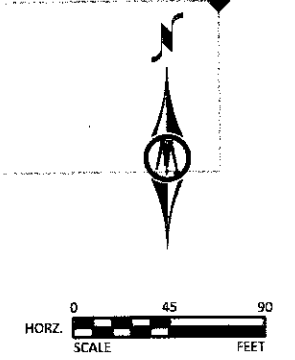
CITY OF NEWTON

MAY 2020



- SETBACKS:**
1. LOTS 11-14 AND LOTS 23-30 WILL HAVE THE FOLLOWING BUILDING SETBACKS:
    - 1.1. FRONT: 30'
    - 1.2. SIDE: 5'
    - 1.3. REAR: 30'
  2. LOTS 1-10 AND LOTS 15-22 WILL HAVE THE FOLLOWING BUILDING SETBACKS:
    - 2.1. FRONT: 25'
    - 2.2. SIDE: 5'
    - 2.3. REAR: 25'

- LEGEND:**
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  - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #19710
  - ◆ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #3321
  - ▲ FOUND SECTION CORNER AS NOTED
  - △ SECTION CORNER SET WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
  - (R) RECORDED DIMENSION



**Certificate of City Council**  
 This final plat of Arbor Estates, First Addition was accepted and approved by the City of Newton City Council in resolution form with said resolution being 2020-150.  
 The City Clerk further certifies that the same final plat hereto attached has been accepted, approved, and filed in accordance with the city ordinance of Newton, Iowa and the Code of Iowa.  
 Passed: 6/15/20 Approved: 6/16/20  
 (Date) (Date)  
[Signature] [Signature]  
 (City Clerk) (City Clerk)

**Certificate of Planning and Zoning Commission**  
 This final plat of Arbor Estates, First Addition was recommended for acceptance and approval by the Planning and Zoning Commission on the 9th day of June, 2020.  
[Signature] [Signature]  
 (Chairman) (Secretary)

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