

NOTICE OF PLANNING & ZONING COMMISSION REGULAR MEETING

City of Cumming

February 10, 2020 – 6:00 p.m.

Cumming City Hall

649 N 44th Street

Cumming, Iowa 50061

This is a tentative agenda only, which is subject to change. The final agenda will be posted at least 24 hours prior to commencement of the meeting.

- I. **ROLL CALL**
- II. **APPROVAL OF AGENDA** as presented and/or amended.
- III. **ACTION/DISCUSSION ITEMS**
 - A. Plat Survey Parcel 'P'
- IV. **UPCOMING PLANNING & ZONING MEETING:**
 - A. Regular meeting – February 25, 2020 at 7:00 p.m. at City Hall
- V. **ADJOURN**



VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

February 6, 2020

Angie Ritchie
Deputy City Clerk
City of Cumming
649 N. 44th Street
P.O. Box 100
Cumming, Iowa 50061

CUMMING, IOWA
PLAT OF SURVEY – PARCEL P

Veenstra & Kimm, Inc. has reviewed the Plat of Survey – Parcel P and note the following:

1. It is suggested the names of adjoining property owners be identified on the plat.
2. The ingress/egress easement should be provided to a public street; assumed to be 10th Avenue.
3. The information source of floodplain limits should be indicated on the plat.
4. It is noted that in the future, there may be WRA trunk sewer located within the floodplain of the North River in the vicinity of the parcel. Other public improvements in the vicinity of the plat are not known.

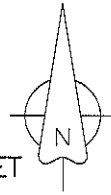
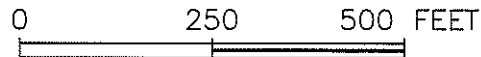
If you have any questions about our comments, please contact us at 225-8000.

VEENSTRA & KIMM, INC.

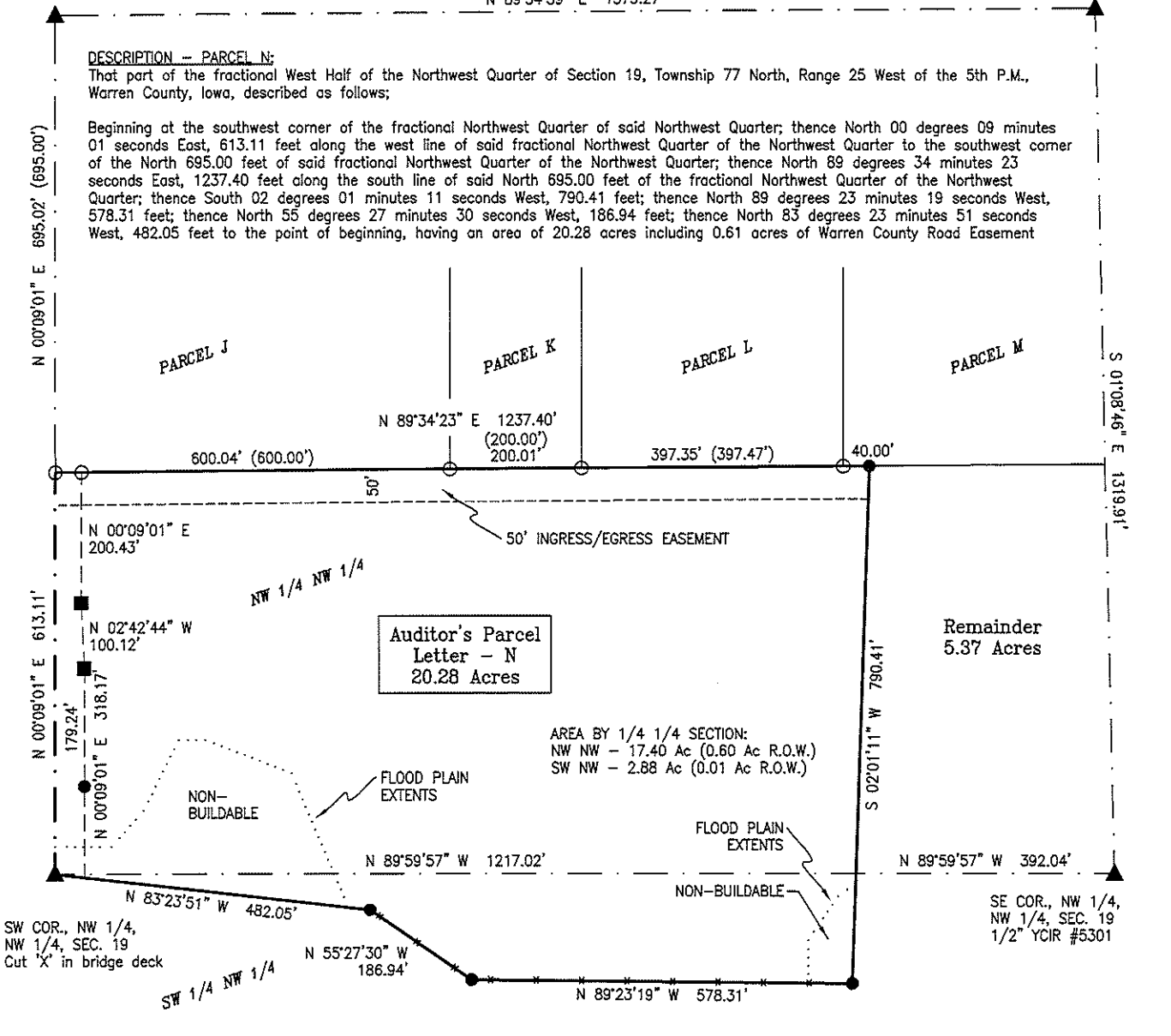

Anthony J. Bellizzi, P.E.

AJB:dml
41233-032

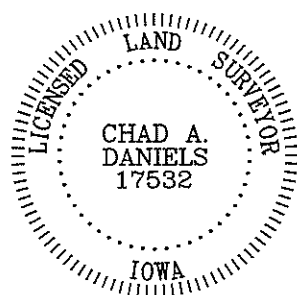
PLAT OF SURVEY
W 1/2 OF THE NW 1/4, SEC. 19, T 77N, R 25W
WARREN COUNTY, IOWA



NW COR., SEC. 19 Concrete Monument NE COR., NW 1/4, NW 1/4, SEC. 19 1/2" YCIR #5301



- () - Recorded Distance/Bearing
- County Road Easement
- Section line
- Monuments**
- ▲ - Found section corner
- - Set 1/2" green plastic capped rebar, #17532
- - Found 1/2" YCIR #6808
- - Found 1/2" YCIR #5301

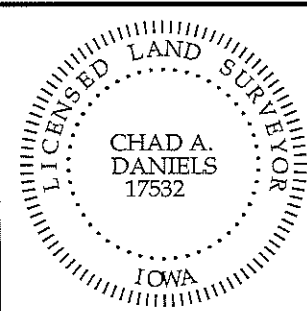
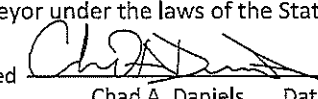


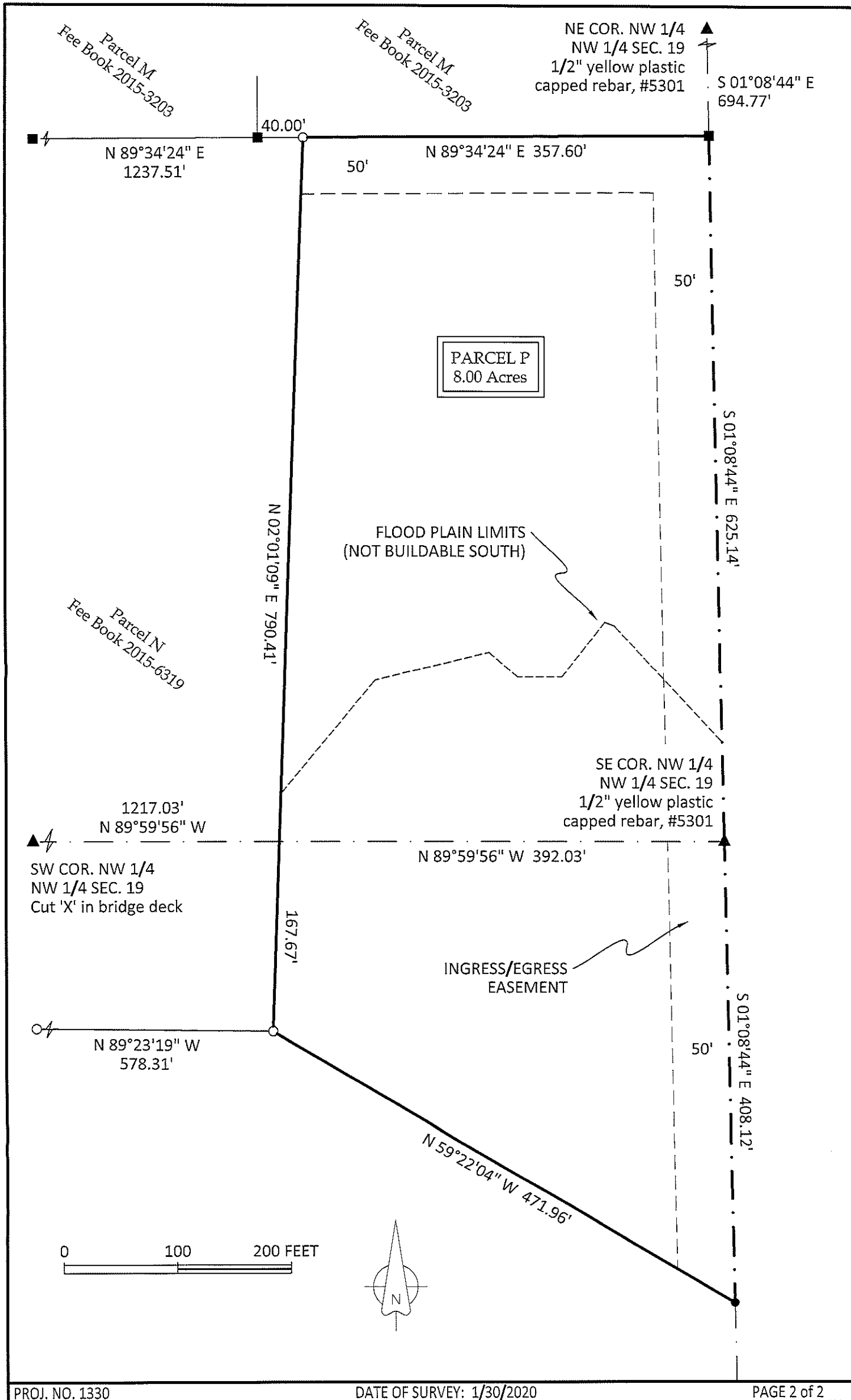
I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed _____ Date _____
Chad A. Daniels

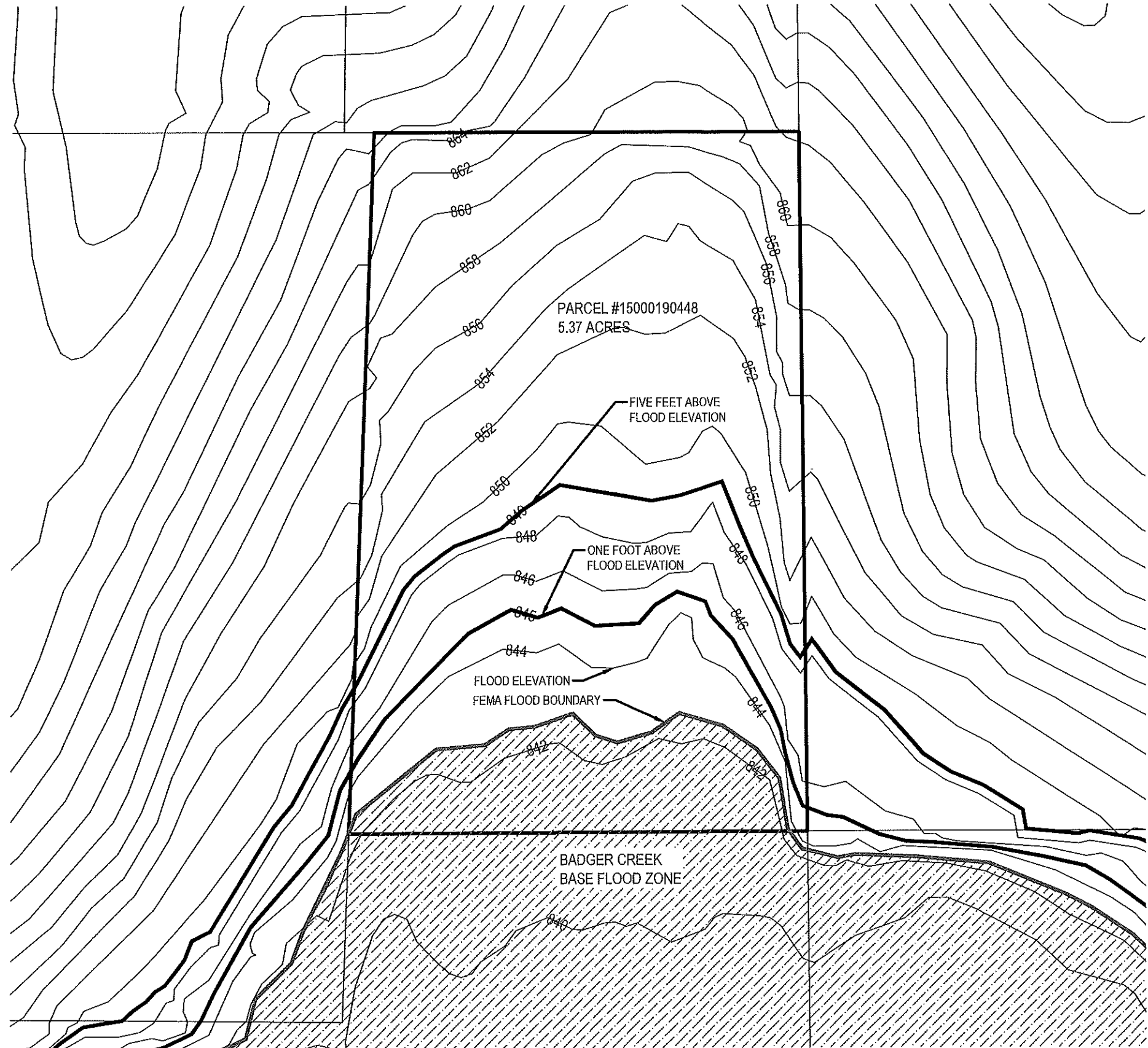
Iowa License No. 17532
My license renewal date is 12-31-2016
Page No.'s covered by this seal: 1

RECEIVED FEB - 7 2020

PLAT OF SURVEY				SURVEY LEGEND																				
<u>INDEX LEGEND</u>				() - Recorded Distance/Bearing --- -- -- -- -- Ingress/Egress Easement - . - . - . - . Section line - * - * - - - - Fence line <u>Monuments</u> ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Found 1/2" GCR #17532 ■ - Found 1/2" YCR #6808																				
LOCATION: W 1/2 OF NW 1/4 OF SECTION 19 T 77N, R 25W, WARREN COUNTY, IOWA OWNER: COMMERCIAL CONSTRUCTION PRODUCTS CO. 5658 SE 36TH ST., DES MOINES IA 50320 SURVEY FOR: (OWNER)				BASIS OF BEARINGS IS IA RCS ZONE 8																				
PREPARED BY CHAD A. DANIELS DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210 RETURN TO: 515-577-2583																								
<p><u>DESCRIPTION - PARCEL P:</u> That part of the West Half of the Northwest Quarter of Section 19, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southeast corner of the Northwest Quarter of said Northwest Quarter; thence South 01 degrees 08 minutes 44 seconds East, 408.12 feet along the East line of said West Half of the Northwest Quarter; thence North 59 degrees 22 minutes 04 seconds West, 471.96 feet to the Southeast corner of Parcel N, recorded in Fee Book 2015-6319; thence North 02 degrees 01 minutes 09 seconds East, 790.41 feet to the Northeast corner of said Parcel N also being on the South line of Parcel M, recorded in Fee Book 2015-3203; thence North 89 degrees 34 minutes 24 seconds East, 357.60 feet to the Southeast corner of said Parcel M also being on said East line of the West Half of the Northwest Quarter; thence South 01 degrees 08 minutes 44 seconds East, 625.14 feet to the Point of Beginning, having an area of 8.00 Acres.</p> <p><u>DESCRIPTION - INGRESS/EGRESS EASEMENT:</u> The North 50 feet and the East 50 feet of Parcel P of the West Half of the Northwest Quarter of Section 19, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa.</p>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">TRACT:</th> <th colspan="3">AREA BY TRACT:</th> </tr> <tr> <th>NET (AC):</th> <th>R.O.W. (AC):</th> <th>TOTAL (AC):</th> </tr> </thead> <tbody> <tr> <td>NW NW</td> <td style="text-align: center;">5.37</td> <td style="text-align: center;">0.00</td> <td style="text-align: center;">5.37</td> </tr> <tr> <td>SW NW</td> <td style="text-align: center;">2.63</td> <td style="text-align: center;">0.00</td> <td style="text-align: center;">2.63</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: center;">8.00</td> <td style="text-align: center;">0.00</td> <td style="text-align: center;">8.00</td> </tr> </tbody> </table>				TRACT:	AREA BY TRACT:			NET (AC):	R.O.W. (AC):	TOTAL (AC):	NW NW	5.37	0.00	5.37	SW NW	2.63	0.00	2.63	TOTAL	8.00	0.00	8.00		
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TOTAL	8.00	0.00	8.00																					
I hereby certify that this 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.				Signed  1/30/20 Chad A. Daniels Date																				
Iowa License No. 17532 My license renewal date is 12-31-2020 Page No.'s covered by this seal: 1 and 2																								
PROJ. NO. 1330		DATE OF SURVEY: 1/30/2020		PAGE 1 of 2																				




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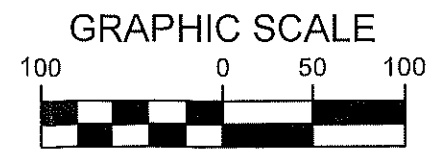
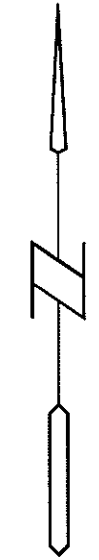


OWNER & PREPARED FOR:
 MARK W ALLEN
 320 S.E. 6TH ST.
 DES MOINES, IA. 50309
 515-202-2010

ZONING:
 A - AGRICULTURE

- NOTES:
- CONTOURS DERIVED FROM IDNR LIDAR DATA.
 - FEMA BASE FLOOD DERIVED ZONE FROM FIRMETTE PANEL #19181C0108F.
 - PARCEL BOUNDARY DERIVED FROM ASSESSOR PAGE.
 - ODD CONTOURS INTERPOLATED FROM IDNR LIDAR.

FEMA ZONE "A" 



Bishop Engineering
 "Planning Your Successful Development"

3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)276-0467 Fax: (515)276-0217
 Civil Engineering & Land Surveying Established 1959

MARK ALLEN
 FEMA FLOOD ELEVATION

SITE EXHIBIT

REFERENCE NUMBER:

DRAWN BY:
 CEJ

PROJECT NUMBER:
 200053

SHEET NUMBER:
 C0.1

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