PREPARED BY/RETURN TO: FEHR GRAHAM, 200 5TH AVENUE SE, STE 100, CEDAR RAPIDS, IA 52401 – PH: (319)294-6909

RECORDER'S INDEX
COUNTY: JACKSON COUNTY
SECTION: 24-T84N-R2E
QUARTER SECTION: SE1/4-SW1/4
CITY: MAQUOKETA
SUBDIVISION: MEADOW PARK SECOND SUBDIVISION
BLOCK: N/A
LOT(S): LOTS 1-5
PROPRIETOR: BSM2 DEVELOPMENT LLC
REQUESTED BY: BRIAN KRAUS

FINAL PLAT

MEADOW PARK SECOND SUBDIVISION

A SUBDIVISION OF LOTS 5 THROUGH 11 OF MEADOW PARK SUBDIVISION CITY OF MAQUOKETA, JACKSON COUNTY, IOWA

FOR RECORDER'S USE ONLY

SURVEYOR:
NATHAN P. KASS
FEHR GRAHAM
200 5TH AVENUE SE, SUITE 100
CEDAR RAPIDS, IA 52401
PH: 319-294-6909
nkass@fehrgraham.com

OWNER AND REQUESTED BY:
BSM2 DEVELOPMENT LLC
C/O BRIAN KRAUS
317 S LOCUST STREET
MONTICELLO, IA 52310

Document 24-858
Type 14 001 Pages 12
Date 4/11/2024 Time 10:17 AM
Rec Amt $62.00

ARLENE SCHAUF, RECORDER/REGISTRAR
JACKSON COUNTY IOWA

LEGAL DESCRIPTION

MEADOW PARK SECOND SUBDIVISION, A SUBDIVISION OF LOTS 5 THROUGH 11 OF MEADOW PARK SUBDIVISION, CITY OF MAQUOKETA, JACKSON COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF SAID MEADOW PARK SUBDIVISION, RECORDED IN DOCUMENT #22-3135 IN THE JACKSON COUNTY RECORDER'S OFFICE, MAQUOKETA, IOWA;

THENCE NORTH 02°19'06" WEST, 532.00 FEET ALONG THE WEST LINE OF SAID MEADOW PARK SUBDIVISION AND THE EAST RIGHT-OF-WAY LINE OF WESTERN AVENUE TO THE SOUTHWEST CORNER OF LOT 12 OF SAID MEADOW PARK SUBDIVISION;

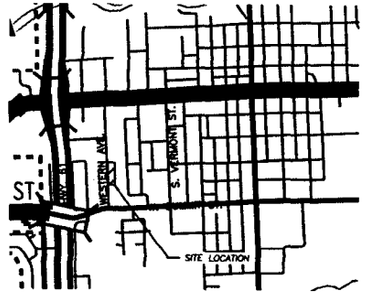
THENCE NORTH 87°41'24" EAST, 119.05 FEET ALONG SAID SOUTH LINE TO THE WEST LINE *OF THE FORREST DRIVE TO THE SOUTHEAST CORNER OF SAID LOT 12;*

THENCE SOUTH 02°17'06" EAST, 532.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 4 OF SAID MEADOW PARK SUBDIVISION;

THENCE SOUTH 87°41'24" WEST, 118.91 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING.

CONTAINING 1.45 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
BASIS OF BEARING IS NAD83, IOWA STATE PLANE NORTH ZONE.

LOCATION MAP
NOT TO SCALE



PROF. ENGINEER & LAND SURVEYOR
NATHAN P. KASS 18659
IOWA

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. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

Nathan P. Kass, P.E. & P.L.S. — 2/27/2024 (Date)
License Number: 18659
My license renewal date is December 31, 2025.
Sheets covered by this seal: SHEETS 1 THROUGH 2

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2024 FEHR GRAHAM
ILLINOIS
IOWA
WISCONSIN

G:\C30\21\21-534 KRAUS MAQUOKETA SUBDIVISION\21-534 SECOND ADDITION.DWG

SURVEY WAS COMPLETED ON:
MONUMENTS TO BE SET WITHIN 1 YEAR OF RECORDING

JOB NUMBER: 21-534

SHEET NUMBER: 1 of 2

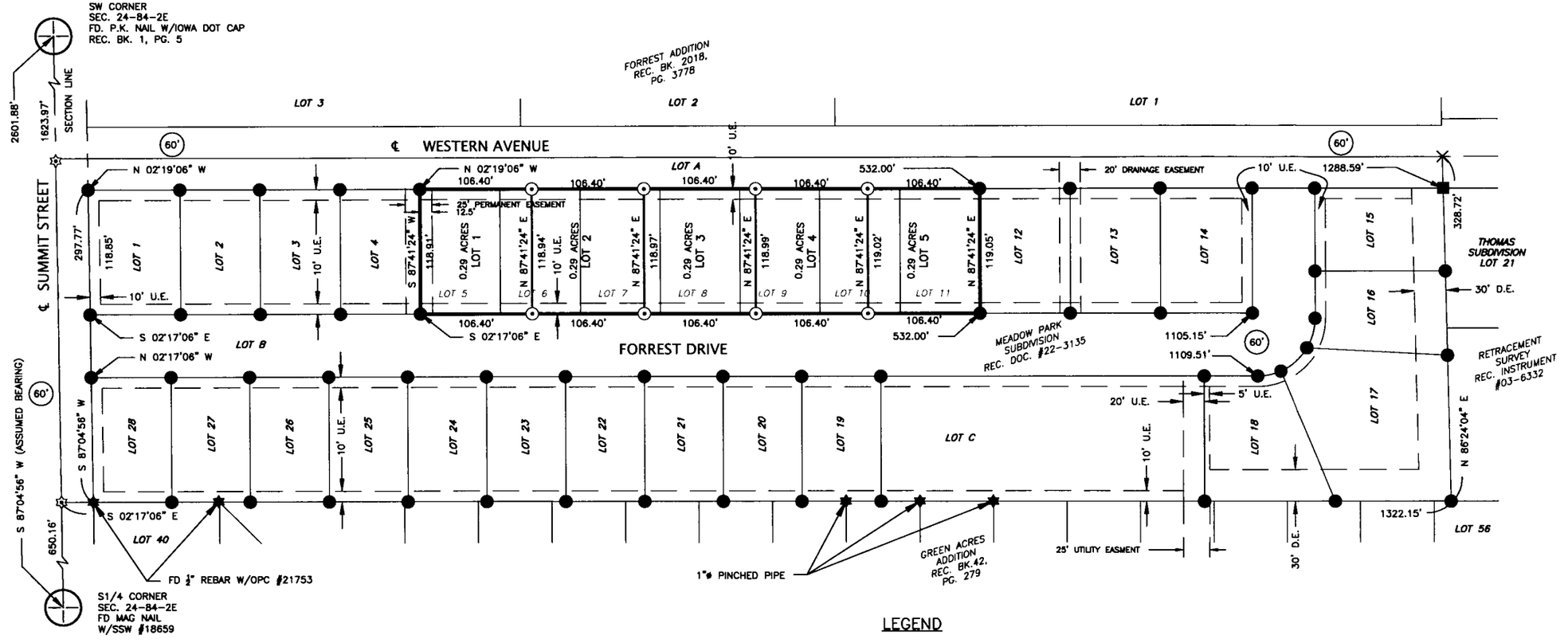
PLOT DATE: 1/30/24

PREPARED BY/RETURN TO: FEHR GRAHAM, 200 5TH AVENUE SE, STE 100, CEDAR RAPIDS, IA 52401 – PH: (319)294-6909

FINAL PLAT

MEADOW PARK SECOND SUBDIVISION

A SUBDIVISION OF LOTS 5 THROUGH 11 OF MEADOW PARK SUBDIVISION
CITY OF MAQUOKETA, JACKSON COUNTY, IOWA



LEGEND

	SECTION CORNER AS DESCRIBED		EXISTING EASEMENT
●	FOUND 1/2"ø REBAR W/RPC #18659		PROPOSED EASEMENT
★	FOUND AS LABELED	(60')	RIGHT-OF-WAY WIDTH
■	FOUND 5/8"ø REBAR W/YPC #7983	SSW	STAINLESS STEEL WASHER
⊙	SET 1/2"ø REBAR W/RPC #18659	OPC	ORANGE PLASTIC CAP
⊛	FOUND MAG NAIL W/SSW #18659	RPC	RED PLASTIC CAP
X	FOUND CUT "X"	YPC	YELLOW PLASTIC CAP
	SURVEY BOUNDARY	D.E.	DRAINAGE EASEMENT
	PROPOSED PROPERTY LINE	U.E.	UTILITY EASEMENT
	EXISTING PROPERTY LINE		

SURVEYOR:
NATHAN P. KASS
FEHR GRAHAM
200 5TH AVENUE SE, SUITE 100
CEDAR RAPIDS, IA 52401

OWNER AND REQUESTED BY:
BRIAN KRAUS
317 S LOCUST STREET
MONTICELLO, IA 52310

100' 50' 0 100'
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

PLOT DATE: 1/29/24

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

© 2024 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

G:\C30\21\21-534 KRAUS MAQUOKETA SUBDIVISION\21-534 SECOND ADDITION.DWG

SURVEY WAS COMPLETED ON:
MONUMENTS TO BE SET WITHIN
1 YEAR OF RECORDING

JOB NUMBER: 21-534

SHEET NUMBER: 2 of 2

SURVEYOR'S CERTIFICATE

MEADOW PARK SECOND SUBDIVISION, A SUBDIVISION OF LOTS 5 THROUGH 11 OF MEADOW PARK SUBDIVISION, CITY OF MAQUOKETA, JACKSON COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 87°41'24" WEST, 118.91 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING.

CONTAINING 1.45 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. BASIS OF BEARING IS NAD83, IOWA STATE PLANE NORTH ZONE.

I hereby certify that the above legal description and subdivision plat attached hereto are in accordance with a survey made by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor in the State of Iowa.

EXECUTED on this 21st day of February, 2024.

Nathan P. Kass, PE, PLS
License No. 18659
My license renewal date is December 31, 2025.

CITY OF
MAQUOKETA
ONE OF A KIND

February 12th, 2024

The foregoing plat of survey of

MEADOW PARK SECOND SUBDIVISION, A SUBDIVISION OF LOTS 5 THROUGH 11 OF MEADOW PARK SUBDIVISION, CITY OF MAQUOKETA, JACKSON COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF SAID MEADOW PARK SUBDIVISION, RECORDED IN DOCUMENT #22-3135 IN THE JACKSON COUNTY RECORDER'S OFFICE, MAQUOKETA, IOWA;
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THENCE SOUTH 02°17'06" EAST, 532.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 4 OF SAID MEADOW PARK SUBDIVISION;
THENCE SOUTH 87°41'24" WEST, 118.91 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING.
CONTAINING 1.45 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
BASIS OF BEARING IS NAD83, IOWA STATE PLANE NORTH ZONE.

being a Minor subdivision as defined by the Subdivision Ordinance of the City of Maquoketa, Iowa, and being located in the City of Maquoketa, Iowa, or within two miles of the city limits of the City of Maquoketa, Iowa, has been reviewed by the City Manager in accordance with the Subdivision Ordinance of the City of Maquoketa, Iowa, Ordinance No. 1009, and is hereby approved.

Josh Boldt
City Manager

Prepared by/Return to: Nathan P. Kass, Branch Manager,
Fehr Graham Engineering & Environmental, 200 5th Ave NE, Ste 100, Cedar Rapids, IA 52401 Ph: 319.294.6909

OWNER'S ACKNOWLEDGMENT

I, Brian Kraus, President of BSM2 Development, LLC, hereby certify that the above survey, as shown by the attached Plat for MEADOW PARK SECOND SUBDIVISION IN THE CITY OF MAQUOKETA, JACKSON COUNTY, IOWA, is made with my free consent, and in accordance with my desire.

BK

Brian Kraus, President

State of Iowa)
) SS
Jones County)

On this 1 day of March, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brian Kraus, to me personally known, did say that he is the president of BSM2 Development, LLC, a limited liability corporation; that the foregoing instrument was signed on behalf of the corporation, by authority of its board of directors, and Brian Kraus acknowledged the execution of the instrument to be his voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

KIMBERLY M. NOE
NOTARIAL SEAL
IOWA
Commission Number 793154
My Commission Expires
November 13, 2024

Kimberly M. Noe

Notary Public in and for the State of Iowa
My commission expires 11/13/2024

DEDICATION

Know all men by these present that I, Brian Kraus, president of BSM2 Development, LLC, being the owner in fee of all the land which is included in MEADOW PARK SUBDIVISION IN THE CITY OF MAQUOKETA, JACKSON COUNTY, IOWA, have caused a survey and subdivision of said land to be made, the lots to be marked, named and numbered as shown by a plat, with certificate of Nathan P. Kass, licensed Land Surveyor, both of which documents are attached hereto, to the end that the same may be recorded and hereafter designated and known as MEADOW PARK SECOND SUBDIVISION IN THE CITY OF MAQUOKETA, JACKSON COUNTY, IOWA.

And I, Brian Kraus, hereby acknowledge the subdivision of land shown on said plat do hereby dedicate all public easements shown on said plat are hereby granted to the City of Maquoketa, Iowa, or its designees, for the purpose of installing and maintaining public utilities or other facilities in, under or over said easements.

Brian Kraus, President

State of Iowa)
) SS
Jones County)

On this 1 day of March, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brian Kraus, to me personally known, did say that he is the president of BSM2 Development, LLC, a limited liability corporation; that the foregoing instrument was signed on behalf of the corporation, by authority of its board of directors, and Brian Kraus acknowledged the execution of the instrument to be his voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

NOTARIAL SEAL IOWA
KIMBERLY M. NOE
Commission Number 793154
My Commission Expires
November 13, 2024

Notary Public in and for the State of Iowa
My commission expires 11/13/2024

MORTGAGE HOLDERS ACKNOWLEDGMENT

Citizens Savings Bank State of Iowa
does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

Matt A Behrends, President & CEO

State of Iowa)
) SS
Jones County)

On this 20th day of February, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Matt A Behrends to me known, who, being by me duly sworn, did say that he/she is the President/CEO of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Matt A Behrends acknowledged the execution of the instrument to be a voluntary act and deed of the corporation.

Notary Public in and for the State of **Iowa**
My commission expires

NOTARIAL SEAL IOWA
JANET SANBORN
Commission Number 224816
MY COMMISSION EXPIRES
9-30-2026

VOSS LAW FIRM, PLC

301 EAST MAIN
P.O. BOX 138
ANAMOSA, IOWA 52205

TELEPHONE 319-462-4935
WRITER'S EMAIL: janette@vosslegal.com

February 29, 2024

ATTORNEY'S TITLE OPINION

I certify that on this date, I have examined the record of title to the real estate to be included in Meadow Park Second Subdivision, A Subdivision of Lots 5 through 11 of Meadow Park Subdivision to the City of Maquoketa, Jackson County, Iowa, containing Lots 1 through 5 and located on the following-described land:

> **The east half (E½) of the south half (S½) of the west half (W½) of the east half (E½) of the southwest quarter (SW¼) of section twenty-four (24), township eighty-four (84) north, range two (2), East of the 5th P.M., Jackson County, Iowa, also known as Meadow Park Subdivision of lots one (1) though twenty-eight (28) and lots A, B, and C.**

My examination reflects merchantable record title of this real estate to be duly vested in **BSM2 Development, LLC, an Iowa Limited Liability Company,** free from encumbrances or defects, EXCEPT those hereinafter specified:

The Mortgage given on April 18, 2022 by BSM2 Development, LLC to Citizens Savings Bank, which was filed on April 21, 2022 and recorded in the Office of the Jackson County, Iowa Recorder as Document No. 22-1427, is a MORTGAGE LIEN on the premises under examination.

The Final Plat of Meadow Park Subdivision to the City of Maquoketa, Iowa dated August 3, 2022, and filed for record on August 22, 2022 as Document No. 22-3135, including the Declaration of Restrictive Covenants for Meadow Park Subdivision to the City of Maquoketa, Iowa, dated August 3, 2022 and filed for record on August 22, 2022 as Document No. 22-3135.

The requirement of a four-year maintenance bond from November 16, 2023 through November 16, 2027 to be posted by the owner of Meadow Park Subdivision, as more fully set forth in Resolution No. 2023-116 passed by the City Council of the City of Maquoketa, Iowa, dated October 2, 2023 and recorded on November 16, 2023 as Doc. No. 23-3201 of the records of the Jackson County Recorder.

This attorney's title opinion is rendered for the exclusive use of BSM2 Development, LLC, owner of the above-described premises, for the purpose of complying with the provisions of Iowa Code Section 354.11(1)(c).

Respectfully submitted,

VOSS LAW FIRM, PLC

By: Janette S. Voss
TITLE GUARANTY DIVISION
MEMBER #3044

CERTIFICATE OF TREASURER

I, the undersigned, Beth Gerlach, Treasurer of Jackson County, Iowa, do hereby certify that all taxes and special assessments against MEADOW PARK SECOND SUBDIVISION IN THE CITY OF MAQUOKETA, JACKSON COUNTY, IOWA, have been paid and said real estate is free and clear of all taxes as of this date.

Beth Gerlach

Beth Gerlach, Jackson County Treasurer

4-4-24

Date

CERTIFICATE OF AUDITOR

I, the undersigned, Kalyn Decker, Real Estate & Elections Clerk of Jackson County, Iowa, do hereby certify that the subdivision name of MEADOW PARK SECOND SUBDIVISION IN THE CITY OF MAQUOKETA, JACKSON COUNTY, IOWA, is unique and approved for use as a subdivision name.

Kalyn Decker
Jackson County Real Estate & Elections Clerk

4/4/24
Date

CERTIFICATE OF ASSESSOR

I, the undersigned, Janelle Bartels, Office Manager of the Assessor of Jackson County, Iowa, does hereby approve the plat for MEADOW PARK SECOND SUBDIVISION IN THE CITY OF MAQUOKETA, JACKSON COUNTY, IOWA.

Janelle Bartels

Janelle Bartels
Office Manager of Jackson County Assessor

4-4-2024

Date