



**City of Mt. Vernon
Planning and Zoning Commission
February 4, 2026 6:30 PM
City Hall, 213 1st Street NW**

MEETING PACKET

Remote / Zoom Access:

For those who are unable to attend please log onto Zoom 5-10 minutes prior to the meeting. Contact staff member Leigh Bradbury at (319) 929-6541 for a link to be emailed to you, or log on utilizing the meeting ID#: **687 626 2505**

**City of Mount Vernon
Planning and Zoning Commission
City Hall 213 First St NW
February 4, 2026 6:30 PM**



AGENDA

1. Call to Order / Roll Call
2. Approval of Agenda
3. Approval of Minutes: January 14, 2025
4. Public Discussion: Items not on the agenda. Each citizen is limited to 5 minutes
5. Public Hearing on Proposed Ordinance Amendment – Bulk Regulations for Residential Districts
6. Final Plat: Ellis Rose and Jace Roy Wolrab Preservation Addition

PLANNING & ZONING COMMISSION
Meeting Minutes
January 14, 2026

The Mount Vernon Planning & Zoning Commission met on January 14, 2026, at City Hall, 213 First St NW, Mount Vernon, IA; with the option of attendance via Zoom.

Call to Order: At 6:32 p.m., Commission Chair Truman Jordan called the meeting to order.

Roll Call: Five members present: Truman Jordan, Jay Willems, Jacob Lindauer, Mary Horst and Brian Squires. George and Nosek not attending, staff member Bradbury attending.

Approval of Agenda: Motion by Willems to approve, seconded by Horst. All in favor.

Approval of Minutes: Move to approve the minutes for October 15, 2025, by Willems, seconded by Horst. All in favor.

Public discussion - items not on the agenda: None.

Item #5 Correspondence from Bryce Ricklefs regarding bulk regulations for residential districts.

Kelli Feickert, Boomerang, Inc. was present on behalf of Bryce Ricklefs and provided three printed examples of home designs that exceed the 10' restriction on distance between the garage face and living quarters. Feickert noted that buyers have been requesting new and different floor plans that improve functionality of the home. Expanded garage space accommodates larger vehicles and storage of rec items, with an adjacent "drop zone" / laundry area connection to the main dwelling unit. Feickert also noted the plans she had distributed have been allowed in other communities.

Commission members expressed concern that a 15' extension could become problematic with different builders. Staff noted design elements on the plans provided by Feickert which mitigate the impact of extending the garage to the front; noting that form-based code is often written to include such requirements. Horst and Willems expressed interest in additional information on form-based code provisions to protect neighborhoods. Staff will research ordinances and provide additional information at the next meeting.

Move to table a decision on amending bulk regulations for residential districts, Willems. Seconded by Jacob, all in favor.

Item #6 Two-Mile Review: Final Plat – Ellis Rose and Jace Roy Wolrab Preservation Addition.

Dan Brain from Brain Engineering attended, representing the applicant. Brain noted that Linn County has agreed to pave Irish Lane from Lower Mount Vernon Road to this plat. Staff noted concerns regarding the flagpole extension from east to west across the parcel and the City's potential obligation for extension of services if future involuntary annexation would occur. City Administrator Chris Nosbisch was not available to speak on the matter, due to a prior commitment. Commission members requested additional information on the potential cost of extending services and what the full impact might potentially have on the taxpayers. Discussion to table the item and reset the next meeting to February 4, 2025.

Motion to table the decision on the Rose-Worab Preservation Addition, and to reschedule the next meeting to February 4, 2025 by Willems. Seconded by Squires, all in favor.

Item #7 Ordinance Amendment: Article 10 Sign Regulations.

Commissioners agreed unanimously to recommend approval of the amendment, with the following changes:

- Eliminating language under Subsection G., which required that signs in the Commercial Historic District be reviewed by the Historic Preservation Commission, and
- Revision of language under Subsection H., eliminating reference to the Zoning Administrator and stating that sandwich board signs would be “subject to removal during community events to ensure the safety of pedestrians.”

Commission member Willems moved to approve the amendment of Chapter 165, Article 10 Sign Regulations with the above noted changes. The motion was seconded by Lindauer, with all voting in favor.

Meeting adjourned at 8:43 p.m.

PLANNING & ZONING COMMISSION
February 4, 2026
STAFF REPORT

Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM #5: Bulk Regulations for Residential Districts - “Snout House” Zoning

Background Information:

Mount Vernon’s Zoning Regulations include the following for all residential zoning districts:

“In no case shall a garage face be more than ten (10) feet in front of the corresponding dwelling unit.”

As discussed previously, this provision protects neighborhood streetscapes from being dominated by projecting garage fronts, a trend that became prominent in many suburban neighborhoods in the early to mid 1990’s.

Additional Research:

Based on the commission’s request for possible amendment of the code to include a hybrid of Euclidean and Form-based code language, I did run the following AI queries:

- Residential Façade Standards – Comparison Across Major Iowa Cities
- Euclidean-Compatible Ordinance Text preventing garage dominance in Single Family Residential zoning districts
- Average Lot Width for Side-Loading Garages (This query was performed as side-entry garages were listed as the 2nd preferred method for preventing garage-dominated facades).

Results included highlights from Des Moines, Cedar Rapids and Iowa City, as well as nationwide results. I then read through sections of these three communities, specifically, as they all utilize code language to address the concern of projecting garages. My findings were as follows:

- Des Moines’ design requirements include a 10’ restriction on garage projection. (CH135-4.1)

- Cedar Rapids' Site and Structure Standards (CH32.04.05) for Traditional Residential requires garage doors to be recessed from the street-facing façade for both street-facing and side-loading options, while also placing a percentage requirement on the ground floor façade and size limitations on garage doors (page 225, Table 32.04.20 and subsection C.4.d.)

For more urban, transitional housing (townhomes and small apartment buildings), the minimum garage setback is 5' behind the Required Build Line (Figure 32.04.05-AG and Table 32.04.05-11, footnote 5) with additional requirements, based on materials, for minimum front porch sizing, façade articulation and minimum fenestration.

- Iowa City's Single-Family Site Development Standards (14-2A-6.4) require a minimum twenty-five foot (25') setback between the garage entrance and the right of way, unless the configuration of the lot makes the standard impractical, in which case a minor modification may be requested.

Other requirements used by other communities include articulated facades, minimum façade percentages for the dwelling unit, front porch sizing and fenestration / transparency requirements.

In general, form-based code has moved towards placement of the garage face *behind* the main façade. Side entry garages are encouraged where lot sizing allows it, and some master-built communities have returned to alley-accessed garages with hopes of restoring the character of America's neighborhoods to a more traditional or "walkable" neighborhood design.

Analysis:

This section of Mount Vernon's zoning ordinance has been in effect through the construction of several subdivisions, supporting the development of vibrant neighborhoods that are highly valued in the current market. *For this reason, staff's recommendation for addressing Mr. Ricklefs' concern is not a revision of functional and effective code language.*

The stated reason for Mr. Ricklefs' request is to accommodate builder and home-owner requests for a "drop zone" adjacent to the house and garage. This raises the question as to whether a "drop zone" may be accommodated if the garage is pushed backward, instead of forward.

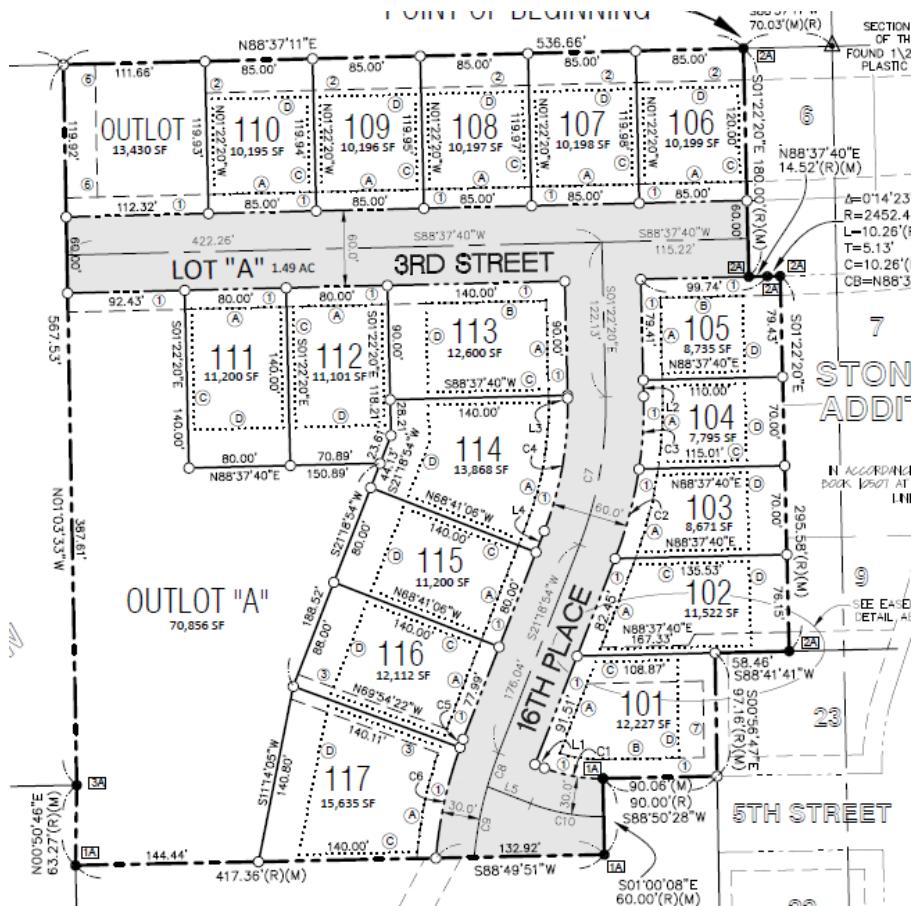
Assuming constraints related to specific lots, an alternative approach would be a revised plat for Stonebrook 10th Addition, reducing the number of lots and increasing lot size to accommodate the desired floorplan on lots in question. Larger lot sizes should also be considered for future additions where easements and setbacks place constraints on desired site plans.

Action Required: Recommendation to City Council to *(amend or not amend)* the bulk regulations of residential districts to read "*In no case shall a garage face be more than fifteen feet (15') in front of the corresponding dwelling unit.*"

Stonebrook 7B & 10th Additions - Required Setbacks & Easements

The following graphics demonstrate setbacks and easements established by the Final Plats for both additions discussed:

From the Final Plat of Stonebrook 7B:



REQUIRED SETBACK LINE IDENTIFICATION TABLE	
LABEL	DESCRIPTION
(A)	15 FOOT MINIMUM FRONT YARD SETBACK LINE (TYPICAL)
(B)	15 FOOT STREET SIDE YARD SETBACK LINE (TYPICAL)
(C)	5 FOOT MINIMUM INTERIOR SIDE YARD SETBACK LINE (TYPICAL)
(D)	30 FOOT REAR YARD SETBACK LINE (TYPICAL)

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
(1)	15.00 FOOT WIDE PUBLIC UTILITY EASEMENT
(2)	25.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT
(3)	20.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT (CENTERED)
(4)	15.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT
(5)	28.50 FOOT WIDE DRAINAGE EASEMENT
(6)	25.00 FOOT WIDE SANITARY SEWER EASEMENT
(7)	10.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT

NE Section of the Final Plat of Stonebrook 10th Addition:



REQUIRED SETBACK LINE IDENTIFICATION TABLE	
LABEL	DESCRIPTION
Ⓐ	15 FOOT MINIMUM FRONT YARD SETBACK LINE (TYPICAL)
Ⓑ	15 FOOT STREET SIDE YARD SETBACK LINE (TYPICAL)
Ⓒ	5 FOOT MINIMUM INTERIOR SIDE YARD SETBACK LINE (TYPICAL)
Ⓓ	30 FOOT REAR YARD SETBACK LINE (TYPICAL)

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	15.00 FOOT WIDE PUBLIC UTILITY EASEMENT
②	20.00 FOOT WIDE DRAINAGE EASEMENT
③	20.00 FOOT WIDE DRAINAGE EASEMENT (CENTERED)
④	10.00 FOOT WIDE DRAINAGE EASEMENT
⑤	25.00 FOOT WIDE DRAINAGE EASEMENT
⑥	5.00 FOOT WIDE SANITARY SEWER EASEMENT
⑦	EXISTING 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT
⑧	EXISTING 25.00 FOOT WIDE SANITARY SEWER EASEMENT
⑨	15.00 FOOT WIDE STORM SEWER EASEMENT (CENTERED)
⑩	10.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT
⑪	STORM SEWER AND DRAINAGE EASEMENT
⑫	40.0' STORM SEWER, SANITARY SEWER, WATERMAIN EASEMENT
⑬	17.0' STORM SEWER AND UTILITY EASEMENT
⑭	25.0' STORM SEWER, DRAINAGE AND UTILITY EASEMENT
⑮	15.0' STORM SEWER AND UTILITY EASEMENT

Request for Zoning Variance / Design Standard Amendment – Garage Projection Requirement

Forge Inc.

13225 Circle Drive

Anamosa, Iowa 52205

319-480-0569

Date: 12/8/25

City of Mount Vernon

213 First Street NW

Mount Vernon, IA 52314

RE: Request for Zoning Variance / Design Standard Amendment – Garage Projection Requirement for Stone Brook phase 7b and 10

To City Staff,

I am writing to formally request consideration for a variance—or alternatively, a modification to the current residential design standard—related to garage projections in the City of Mount Vernon zoning ordinance in Traditional Zoning.

Current Standard

Mount Vernon's design standards state that an attached garage may not extend more than 10 feet in front of the primary façade of a residence.

Requested Change

We respectfully request that the City allow a garage projection of up to 15 feet, either by:

1. Granting a site-specific variance for our project, or
2. Amending the design standard to permit a maximum 15-foot projection where appropriate.

Reason for Request

A 15-foot projection provides several planning and construction benefits:

- Improved site functionality on lots with natural grade constraints, easements, or limited buildable widths.
- Better architectural proportions to meet modern garage dimensions, accommodate larger vehicles, and provide necessary storage.
- Consistency with current residential development patterns, allowing more flexibility in home design without compromising neighborhood appearance.

This change maintains the visual character of residential neighborhoods and allows for more practical and aesthetically balanced home layouts. The Builders have some plans that they would like to build that need this changed to the 15'. These are still high end homes and have great Curb Appeal.

Project Impact

This modification is necessary for the design of the homes planned for the Stone Brook Development. Without this adjustment, practical layout and grading considerations significantly restrict feasible home designs.

Thank you for your time and consideration. We look forward to working with the City to ensure high-quality residential development aligned with Mount Vernon's long-term planning objectives.

Respectfully submitted,

Bryce Ricklefs

President, Forge Inc.

319-480-0569

PLANNING & ZONING COMMISSION
February 4, 2026
STAFF REPORT

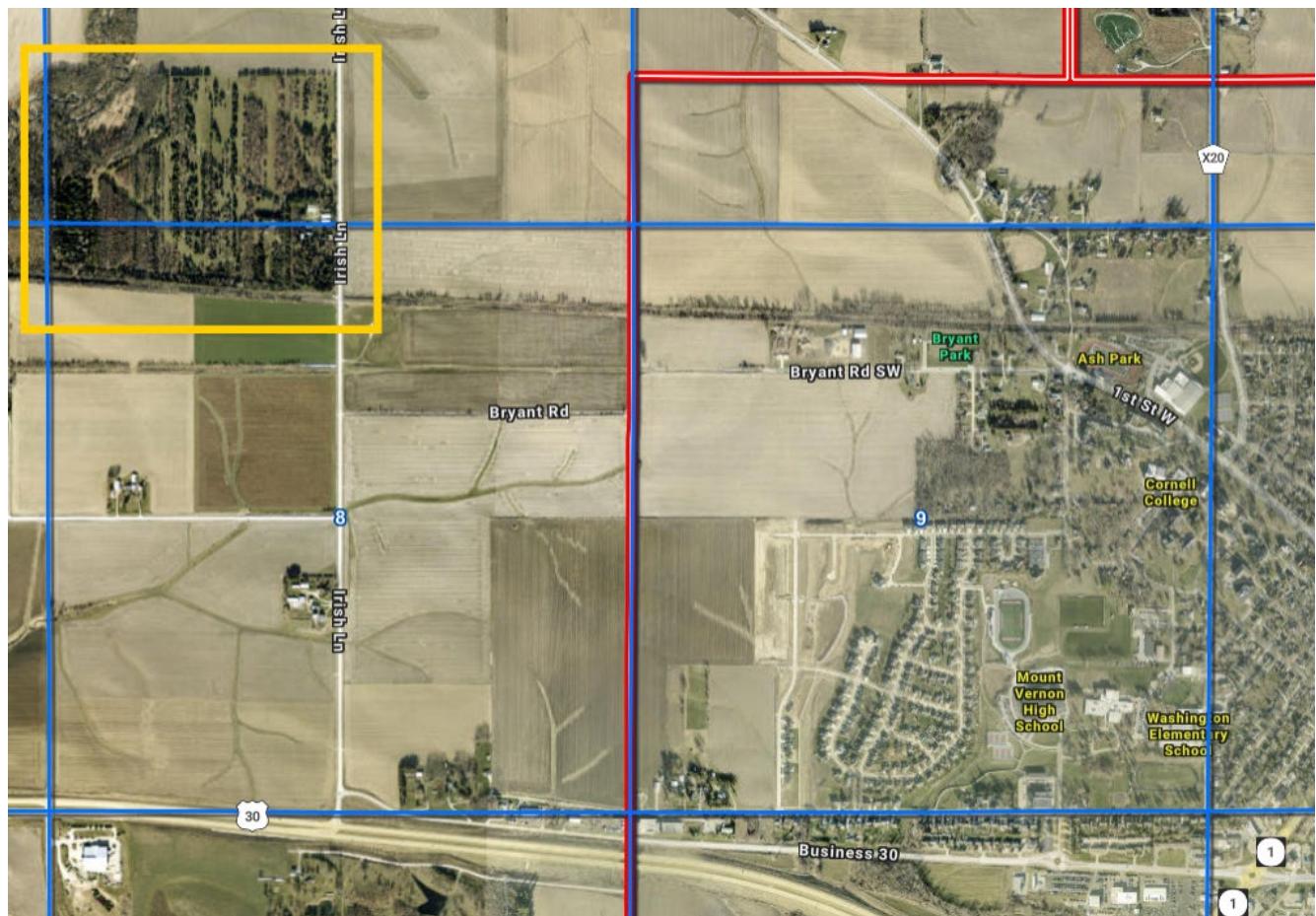
Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM #6:

Requested Action: Final Plat Review - Two Mile Review

Applicant / Owner: Jeff Tomberg / Twin Haven LLC

Location: Irish Lane / Linn County



Background Information:

Iowa Code Section 354.9 provides for the review of subdivision plats within two miles of a city, and Mount Vernon Code Chapter 166.03.C establishes this authority for Mount Vernon. This allows the city to evaluate its ability to comply with Iowa State Code Chapter 368.11, which requires the following of cities:

"In the case of an annexation, a plan for extending municipal services to be provided by the annexing city to the annexed territory within three years of July 1 of the fiscal year in which city taxes are collected against property in the annexed territory."

Analysis: Attached is the engineer's report. Discussion has continued with Brain Engineering, the applicant and Chris Nosbisch to address the implications of possible future annexation of this area. Nosbisch will be present at the meeting to provide an update.



Action Required:

"Recommendation to City Council to:

- approve,*
- approve with modifications / conditions, or*
- disapprove the Final Plat.*

the Final Plat of the Ellie Rose and Jace Roy Wolrab Preservation Addition to Linn County, Iowa."



VEENSTRA & KIMM INC.

2600 University Parkway, Suite 1
Coralville, Iowa 52241

319.466.1000 // 888.241.8001
www.v-k.net

January 26, 2026

Leigh Bradbury
Planning & Zoning Admin
City of Mount Vernon
213 First St NW
Mount Vernon, Iowa 52314

MOUNT VERNON, IOWA
ELLIE ROSE AND JACE ROY WOLRAB
PRESERVATION ADDITION TO LINN COUNTY
SITE PLAN AND FINAL PLAT

Veenstra & Kimm, Inc. has reviewed the Site Plan and Final Plat submitted for the Wolrab property located north of the Union Pacific Railroad and west of Irish Lane. The property is approximately ½ mile west of the corporate limits of the City of Mount Vernon and is subject to the City's review in accordance with IAC 354.9 and the City's Subdivision Regulations under section 166.03.C

A previous split of this parcel was completed in 2025 under Plat of Survey No. 2978 Parcel A. This Plat of Survey, while within the 2-mile jurisdiction of the City, was not presented to the City for review.

The Current plat creates Lot 1 consisting of 8.53 acres of property with the lot near the center of Parcel A and includes a long narrow strip for access that extends to the southeast corner of Parcel A. Two outlots are created with Outlot A located west of Lot 1 and Outlot B with the larger portion located east of Lot 1 and containing a 20' wide strip that extends around Outlot A which opens to a larger portion south of Lot 1 which is a continuation of Outlot B.

The property is currently not adjacent to a developed area of the City but is within the City's potential future growth area. With much of the City's growth occurring in the northwest part of the City, it is likely that the corporate limits could be expanded to Irish Lane in the future.

The City's Subdivision Regulations are in place so that adequate provisions are made for public facilities and services, and so that growth occurs in an orderly manner, consistent with the comprehensive plan. Section 166.02 of the Subdivision Regulations sets for the authority and purpose of the City's Subdivision Regulations. The key items relevant to the proposed subdivision are:

- Provide for the orderly development and growth of the City by prescribing rules and standards insuring the functional arrangement of streets, public improvements, open spaces, community facilities, and utilities.
- Promote the creation of well planned and attractive residential, commercial, and industrial developments within the City and its jurisdiction.

- Avoid excessive costs to the taxpayers of Mount Vernon or the residents of the jurisdiction of the City for the provision of public services and utilities, while maintaining high standards for those services.
- Provide the City of Mount Vernon with the ability to grow incrementally through the eventual annexation of new developments.

Section 166.07A.4 of the Subdivision Regulations states that if any part of the parcel has been the subject of a previous Minor Subdivision, then the Minor Subdivision process is not able to be used and the subdivision must follow the Major Subdivision process. As noted above, the property was previously divided under Plat of Survey 2978 Parcel A.

Section 166.10 of the Subdivision Regulations sets forth the preliminary plat requirements under the Major Subdivision process. Items to be provided under this section include stormwater management, utility layout, streets and ROW, dedication of parks and playgrounds, sidewalks and trails, and a grading plan.

Section 166.10.B Land Not Platted indicates that where the plat includes only part of the tract owned by the subdivider, the Commission may require topography and a concept plan of the entire tract of land under the ownership of the applicant. Given the unique layout of this site plan, it is advised that a concept plan be developed to show how the property could be platted in the future and how the items in Section 166.10 listed above will be incorporated into the subdivision.

To ensure the orderly development of land, the City has generally discouraged development of land by platting one lot at a time. This is contrary to the intent of the orderly development stated in the Subdivision Regulations. The proposed site plan creates a lot that is focused on the near-term use of the property, and the layout does not lend itself to future development in conformance with the comprehensive plan and does not lean in the direction of orderly development of this area.

If you have any questions or comments concerning the project, please contact us at (319) 466-1000.

VEENSTRA & KIMM, INC.

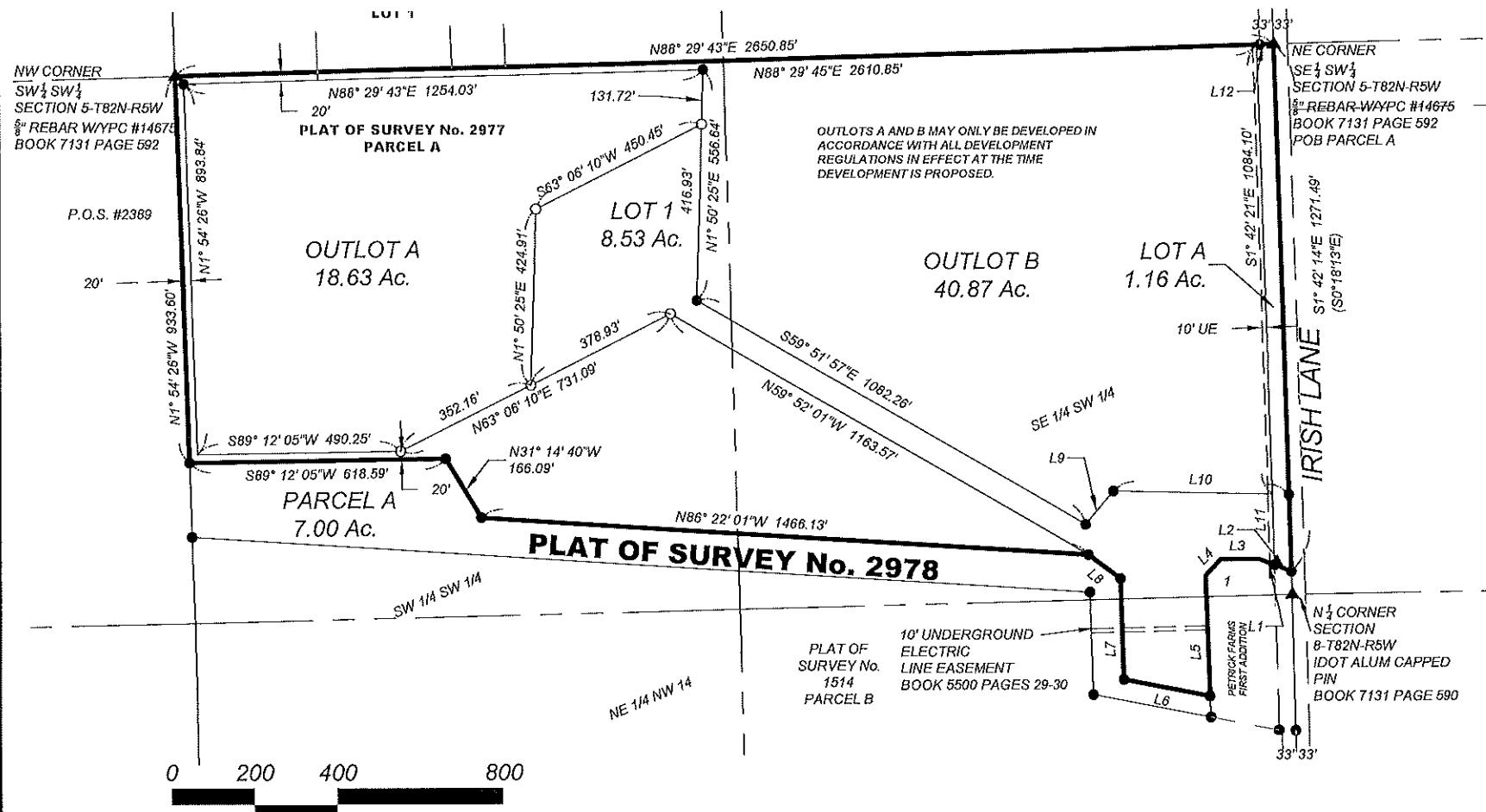


Dave Schechinger

Index Legend
Location Description Part of Parcel A, Plat of Survey No. 2977
Requestor: TWIN HAVEN LLC
Proprietor: TWIN HAVEN LLC
Surveyor: Kevin F. Bradsawh, LS
Surveyor Company: Brain Engineering, Inc.
Return to: SM Brain, 1540 Madison CI NE Cedar Rapids, IA
62402 or mikeb@brain-eng.com (319) 294-9424

Recorder's Stamp:

**FINAL PLAT
ELLIE ROSE AND JACE ROY WOLRAB
PRESERVATION ADDITION TO LINN COUNTY, IOWA**



Parcel Line Table			
Line #	Length	Direction	
L1	39.34	N68° 57' 36"W	
L2	43.37	N68° 57' 36"W	
L3	92.29	N89° 54' 36"W	
L4	52.59	S42° 41' 45"W	
L5	291.66	S1° 56' 46"E	
L6	211.83	N78° 57' 26"W	
L7	244.00	N1° 52' 38"W	
L8	96.82	N53° 20' 07"W	
L9	104.56	N40° 04' 14"E	
L10	382.64	S88° 40' 05"E	
L11	170.73	S1° 41' 24"E	
L12	40.00	N88° 29' 45"E	

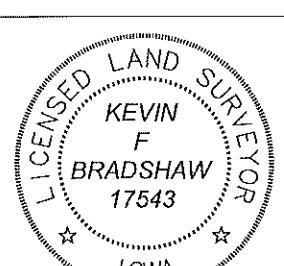
LEGAL DESCRIPTION
Parcel A, Plat of Survey No. 2977, except Parcel A, Plat of Survey No. 2978, in Section 5, Township 82 North, Range 5 West of the 5th Principal Meridian, Linn County, Iowa, described as follows:

Beginning at the NE Corner of said Parcel A;
thence S01°42'14"E along the east line of said Parcel A, 1271.49 feet to the NE Corner of
Patrick Farms First Addition to Linn County, Iowa;
thence N68°57'36"W along the north line of said Addition, 82.71 feet;
thence N89°54'36"W along said north line, 92.29 feet;
thence S42°41'45"W along said north line, 52.59 feet to the NW Corner of said Addition;
thence S01°56'46"E along the west line of said Addition, 291.66 feet to the NE Corner of
said Parcel A, Plat of Survey No. 2978;
thence N78°57'26"W along the north line of said Parcel A, 211.83 feet;
thence N01°52'38"W along said north line, 244.00 feet;
thence N53°20'07"W along said north line, 96.82 feet
thence N86°22'01"W along said north line, 1466.13;
thence N31°14'40"E along said north line, 166.09 feet;
thence S89°12'05"W along said north line, 618.59 feet to the NW Corner of said Parcel A;
thence N01°54'26"W along the west line of Parcel A, said Plat of Survey No. 2977, 933.60
feet to the NW Corner of said Parcel A;
thence N88°29'43"E along the north line of said Parcel A, 2650.85 feet to the Point of
Beginning containing 69.19 acres which includes 1.16 acres of road right of way.

PROPERTY LOCATION: OWNER: TWIN HAVEN LLC
1000 IRISH LANE 2718 WESTON DR
SE SW 5-82-5 AMES, IA 50010
NE NW 8-82-5
FRANKLIN

SURVEYOR: BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF

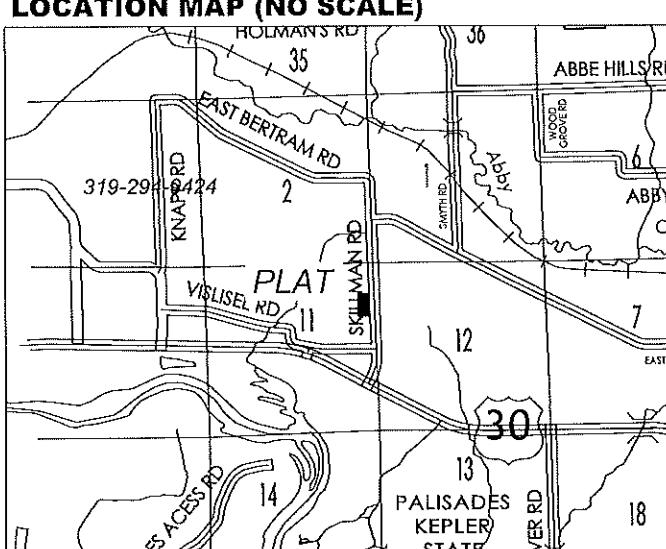


I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Dot

Kevin F. Bradshaw, L.S.
My License Renewal Date Is December 31, 2026
License Number 17543
Pages or sheets covered by this seal: THIS PAGE

DATE OF SURVEY: 10/3/25



SECTION	LOT 1	OUTLOT A	OUTLOT B	LOTA	TOTAL
SW SW	4.04	18.63	8.39	0.00	31.06
SE SW	3.46	0.00	32.48	1.16	37.10
NE NW	1.03	0.00	0.00	0.00	1.03
TOTAL	8.53	18.63	40.87	1.16	69.19

- ▲ FOUND SECTION CORNER
- FOUND 1/2" REBAR W/ YPC #9647
OR AS LABELED
- △ SET SECTION CORNER
- SET 1/2" REBAR W/ YPC #17543
- POB POINT OF BEGINNING
- () RECORDED AS
- SCM 4"x 4" CONCRETE POST w/DISK
- UDE UTILITY & DRAINAGE EASEMENT
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP

- BORDER
- CENTERLINE
- PROPERTY LINE
- SECTION LINE
- ADJACENT PROPERTY/ROW/

FINAL PLAT ELLIE ROSE AND JACE ROY WOLRAB PRESERVATION ADDITION



Drawn:	Book:
DJB	DC
Date:	Scale:
10/6/25	1" = 400'

VSAB 10/14/26

Project No:
625825-10

Index Legend
 Location Description Part of Parcel A, Plat of Survey No. 2977
 Requestor: TWIN HAVEN LLC
 Proprietor: TWIN HAVEN LLC
 Surveyor: Kevin F. Bradshaw, LS
 Surveyor Company: Brain Engineering, Inc.
 Return to: SM Brain, 1540 Midland Ct NE Cedar Rapids, IA
 52402 or mikeb@brain-eng.com (319) 294-9424

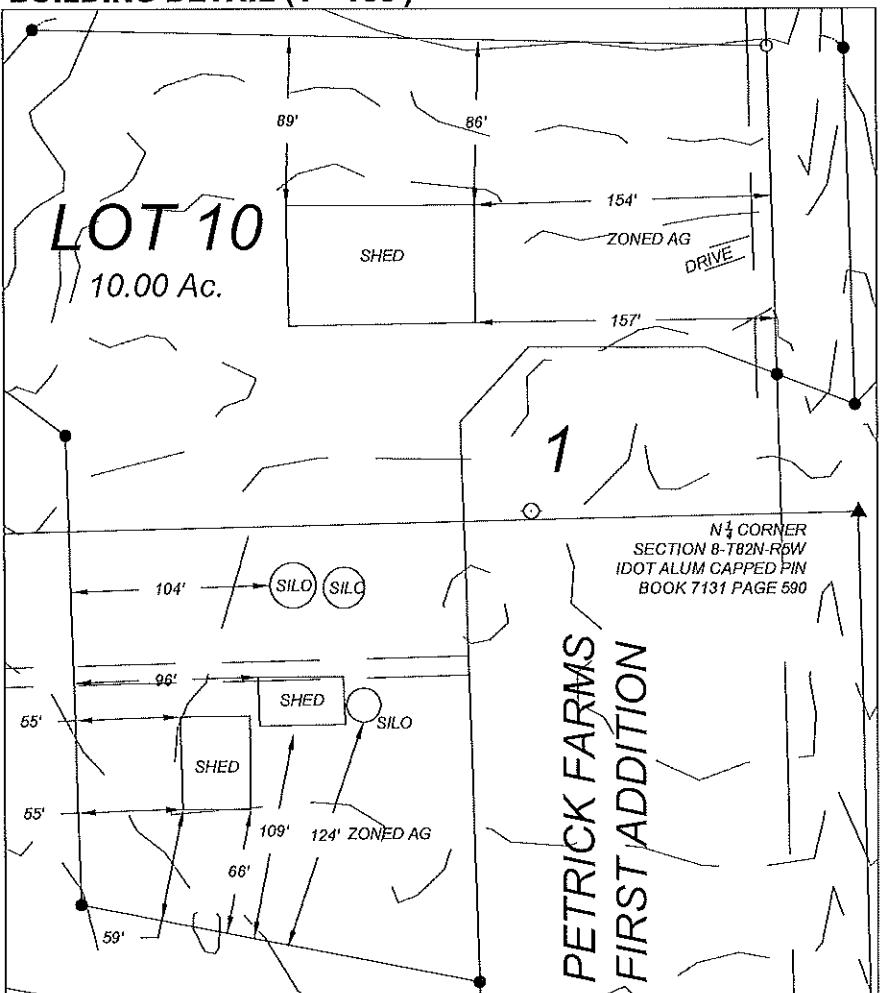
SITE PLAN

ELLIE ROSE AND JACE ROY WOLRAB PRESERVATION ADDITION TO LINN COUNTY, IOWA

Recorder's Stamp:

Parcel Line Table		
Line #	Length	Direction
L1	39.34	N68° 57' 36"W
L2	43.37	N68° 57' 36"W
L3	92.29	N89° 54' 36"W
L4	52.59	S42° 41' 45"W
L5	291.66	S1° 56' 46"E
L6	211.83	N78° 57' 26"W
L7	244.00	N1° 52' 38"W
L8	96.82	N53° 20' 07"W
L9	104.56	N40° 04' 14"E
L10	382.64	S88° 40' 05"E
L11	170.73	S1° 41' 24"E
L12	40.00	N88° 29' 45"E

BUILDING DETAIL (1"=100')



SECTION	LOT 1	OUTLOT A	OUTLOT B	LOT A	TOTAL
SW SW	4.04	18.63	8.39	0.00	31.06
SE SW	3.46	0.00	32.48	1.16	37.10
NE NW	1.03	0.00	0.00	0.00	1.03
TOTAL	8.53	18.63	40.87	1.16	69.19

SURVEYOR: BRAIN ENGINEERING, INC.
 1540 MIDLAND COURT NE
 CEDAR RAPIDS, IOWA 52402
 319-294-9424

PROPERTY LOCATION:
 1000 IRISH LANE
 SE SW 5-82-5
 NE NW 8-82-5
 FRANKLIN
 OWNER: TWIN HAVEN LLC
 2718 WESTON DR
 AMES, IA 50010

NOTES: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
 LOT A TO BE DEDICATED TO THE PUBLIC AS ROAD RIGHT OF WAY.
 ALL PROPERTY WITHIN 500 FEET IS ZONED AG

Title:

SITE PLAN

TWIN HAVEN FIRST ADDITION



Drawn:	DJB	Book:	DC	Page:	1
Date:	10/6/25	Scale:	1" = 400'	Of:	1

Project No: 625825-10

SMS 10/4/25

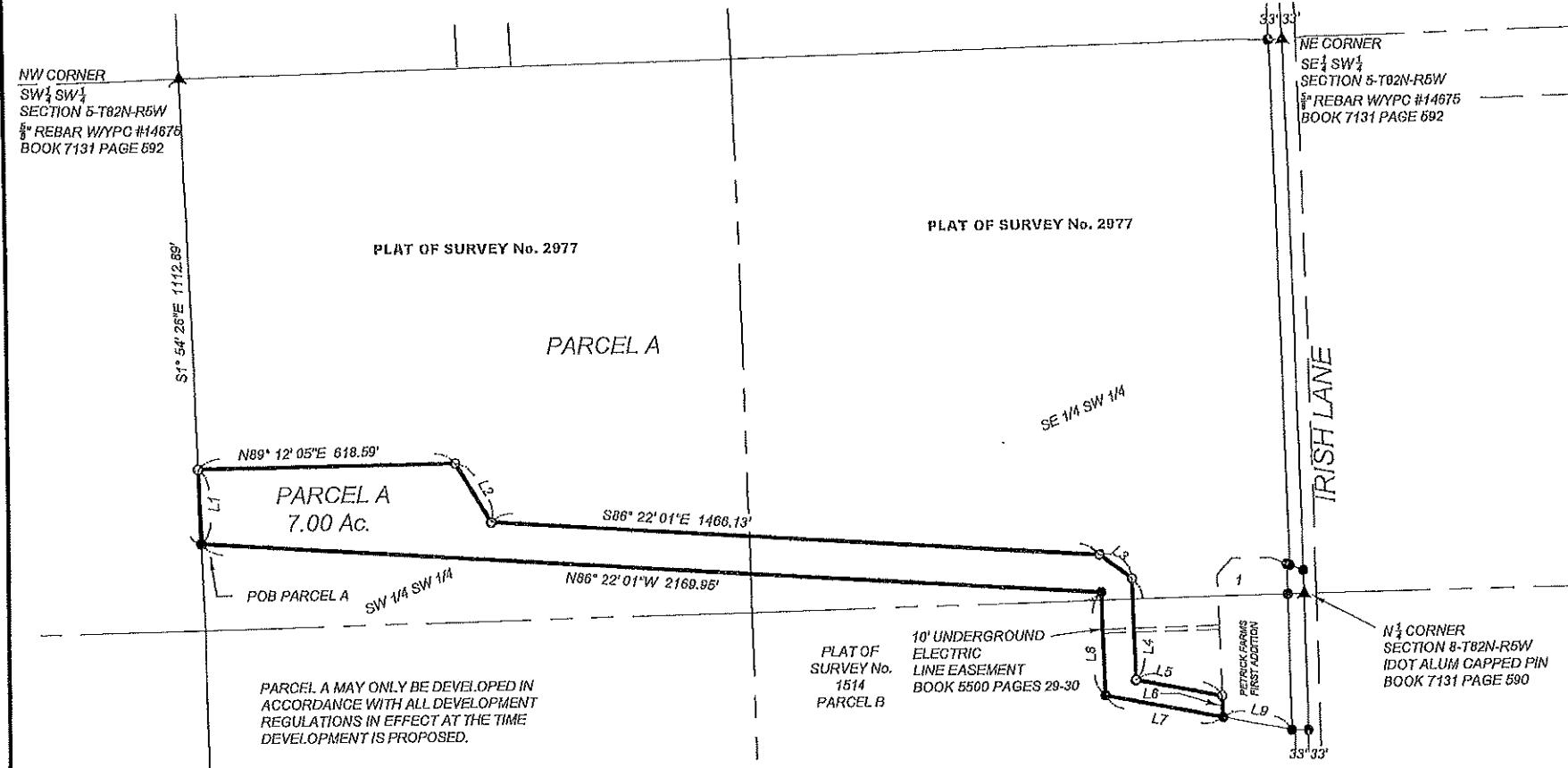
PLAT OF SURVEY No. 2978

PARCEL A

Index Legend
 Location Description Part of Parcel A, Plat of Survey No. 2977
 Requestor: Jeff Tomberg
 Proprietor: Twin Haven LLC
 Surveyor: Kevin F. Bradshaw, LS
 Surveyor Company: Brain Engineering, Inc.
 Return to: SM Brain, 1540 Midland Ct NE Cedar Rapids, IA
 52402 or mikeb@brain-eng.com (319) 294-9424

Recorder's Stamp:

2025-033463
 RECORDED: 12/02/2025 03:23:05 PM
 RECORDING FEE: \$12.00
 REVENUE TAX: \$
 COMBINED FEE: \$12.00
 CAROLYN SIEBRECHT, RECORDER
 LINN COUNTY, IOWA



Parcel Line Table		
Line #	Length	Direction
L1	179.30	N1° 54' 26"W
L2	166.09	S31° 14' 40"E
L3	96.82	S53° 20' 07"E
L4	244.00	S1° 52' 38"E
L5	211.83	S78° 57' 26"E
L6	51.31	S1° 56' 46"E
L7	288.84	N78° 57' 26"W
L8	247.94	N1° 52' 38"W
L9	166.06	S78° 57' 26"E

SECTION	PARCEL A
SW SW	4.46
SE SW	1.88
NE NW	0.66
TOTAL	7.00

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.



I hereby certify that this land surveying document 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 *K. F. Bradshaw* Date *11-24-25*

Kevin F. Bradshaw, L.S.
 My License Renewal Date is December 31, 2026
 License Number 17543
 Pages or sheets covered by this seal: THIS PAGE

DATE OF SURVEY: 7/25/25

Title: PLAT OF SURVEY No. 2978

PARCEL A



Drawn:	DJB	Book:	dc	Page:	1
Date:	7/26/25	Scale:	1" = 400'	Of:	1

✓ 1/2025 033463

PLAT OF SURVEY No. 2977

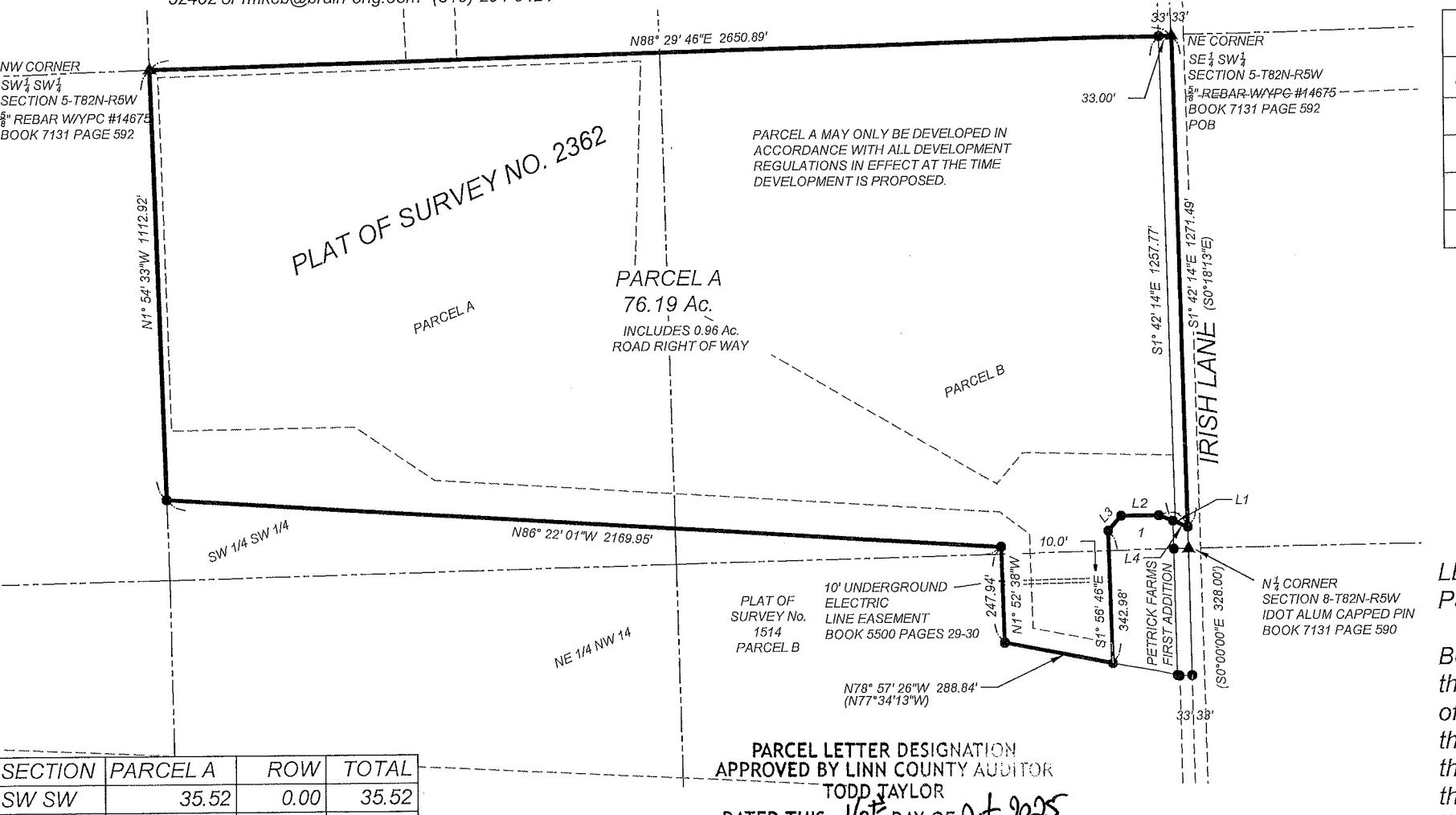
PARCEL A

Recorder's Stamp:

2025-028617
RECORDED: 10/16/2025 01:48:44 PM
RECORDING FEE: \$12.00
REVENUE TAX: \$
COMBINED FEE: \$12.00
CAROLYN SIEBRECHT, RECORDER
LINN COUNTY, IOWA

Index Legend

Location Description *Parcels A & B, Plat of Survey No. 2362*
Requestor: *Jeff Tomberg*
Proprietor: *Twin Haven LLC*
Surveyor: *Kevin F. Bradshaw, LS*
Surveyor Company: *Brain Engineering, Inc.*
Return to: *SM Brain, 1540 Midland Ct NE Cedar Rapids, IA 52402 or mikeb@brain-eng.com (319) 294-9424*



I hereby certify that this land surveying document 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 *K. F. Bradshaw* Date *10-14-25*

Kevin F. Bradshaw, L.S.
My License Renewal Date Is December 31, 2026
License Number 17543
Pages or sheets covered by this seal: *THIS PAGE*

DATE OF SURVEY: 10/8/25

PLAT OF SURVEY No. 2977

PARCEL A

SURVEYOR: **BRAIN ENGINEERING, INC.**
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424

Parcel Line Table		
Line #	Length	Direction
L1	82.71	N68° 57' 36"W
L2	92.29	N89° 54' 36"W
L3	52.59	S42° 41' 45"W
L4	35.78	S68° 57' 36"E

0 200 400 800

▲ FOUND SECTION CORNER
● FOUND 1/2" REBAR W/ YPC #9647
△ SET SECTION CORNER
○ SET 1/2" REBAR W/ YPC #17543
POB POINT OF BEGINNING
() RECORDED AS
SCM 4"x 4" CONCRETE POST w/DISK
UE UTILITY EASEMENT
YPC YELLOW PLASTIC CAP
OPC ORANGE PLASTIC CAP

LEGAL DESCRIPTION

Parcels A and B, Plat of Survey No. 2362, Linn County, Iowa, described as follows:

Beginning at the NE Corner of said Parcel B; thence S01°42'14"E along the east line of said Parcel B, 1271.49 feet to the NE Corner of Petrick Farms First Addition to Linn County, Iowa; thence N68°57'36"W along the north line of said Addition, 82.71 feet; thence N89°54'36"W along said north line, 92.29 feet; thence S42°41'45"W along said north line, 52.59 feet to the NW Corner of said Addition; thence S01°56'46"E along the west line of said Addition, 342.98 feet to the SE Corner of said Parcel B; thence N78°57'26"W along the south line of said Parcel B, 288.84 feet; thence N01°52'38"W along said south line, 247.94 feet; thence N86°22'01"W along said south line, 2169.95 feet to the SW Corner of said Parcel B; thence N01°54'33"W along the west line of said Parcel B, 1112.92 feet to the NW Corner of said Parcel B; thence N88°29'46"E along the north line of said Parcel B, 2650.89 feet to the Point of Beginning, containing 76.19 acres which includes 0.96 acres of road right of way.

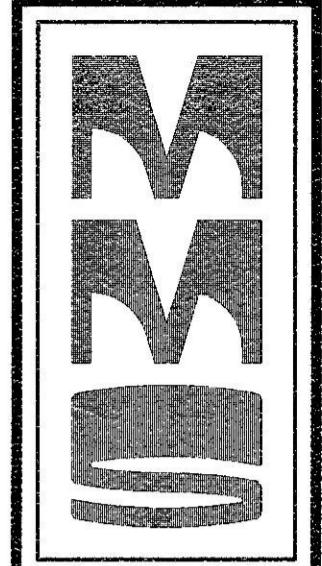


Drawn:	Book:	Page:
DJB	DC	1
Date: 10/8/25	Scale: 1" = 400'	1

Project No: 625825-10

KFB 10-14-25

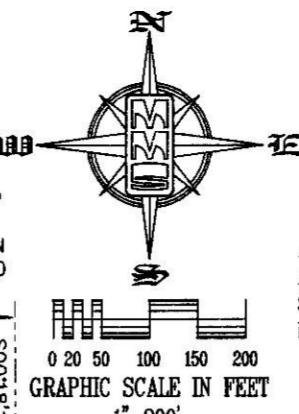
PLAT OF SURVEY NO. 1514
PARCEL "A" AND PARCEL "B"
LINN COUNTY, IOWA



LEGAL DESCRIPTION

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

CENTER OF SECTION
SEC. 5-T82N-R5W
FOUND 5/8" REBAR 28" DEEP
SET 5/8" REBAR WITH YELLOW
CAP NO. 14675 OVER FOUND PIN
6" DEEP, VOL. 2084, PAGE 680



A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 5
AND A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF
SECTION 8, ALL IN TOWNSHIP 82 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN,
LINN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 8, TOWNSHIP 82 NORTH,
RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA, THENCE
S00°00'00" W, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE
NORTHWEST ONE-QUARTER OF SAID SECTION 8, A DISTANCE OF 328.00 FEET, THENCE
S90°00'00" W, 33.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF IRISH
LANE, THENCE N77°34'13" W, 462.00 FEET; THENCE N00°31'24" E, 248.00 FEET; THENCE
N84°58'35" E, 2169.89 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST ONE-
QUARTER OF SECTION 5, SAID TOWNSHIP 82 NORTH, RANGE 5 WEST OF THE 5TH P.M., LINN
COUNTY, IOWA, THENCE N00°31'02" W, ALONG SAID WEST LINE, 1113.09 FEET TO THE
NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-
QUARTER OF SAID SECTION 5, THENCE N88°53'35" E, ALONG THE NORTH LINE OF THE
SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, A DISTANCE
OF 2651.01 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE
SOUTHWEST ONE-QUARTER OF SAID SECTION 5, THENCE S00°18'13" E, ALONG THE EAST
LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF
SECTION 5, A DISTANCE OF 1327.45 FEET TO THE POINT OF BEGINNING, CONTAINING 78.02
ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL "B"

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 8, TOWNSHIP 82
NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA, THENCE
S00°00'00" W, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE
NORTHWEST ONE-QUARTER OF SAID SECTION 8, A DISTANCE OF 328.00 FEET TO THE
POINT OF BEGINNING, THENCE CONTINUING S00°00'00" W, ALONG SAID EAST LINE, 304.32
FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO &
NORTHWESTERN TRANSPORTATION COMPANY, THENCE N87°42'51" W, ALONG SAID
NORTHERLY RIGHT-OF-WAY LINE, 398.79 FEET; THENCE NORTHWESTERLY, 366.10 FEET
ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND AN ARC OF A 10347.09 FOOT RADIUS
CURVE, CONCAVE NORTHEASTERLY, WHOSE 366.08 FOOT CHORD BEARS N86°42'02" W
THENCE N85°41'13" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1887.76 FEET TO A
POINT ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8,
THENCE N00°01'58" E, ALONG SAID WEST LINE, 453.69 FEET TO THE NORTHWEST CORNER
OF SAID SECTION 8, THENCE N00°31'02" W, ALONG THE WEST LINE OF SECTION 5, SAID
TOWNSHIP 82 NORTH, RANGE 5 WEST OF THE 5TH P.M., LINN COUNTY, IOWA, 209.12 FEET;
THENCE S84°58'35" E, 2169.89 FEET; THENCE S00°31'24" E, 248.00 FEET; THENCE S77°34'13" E,
462.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF IRISH LANE; THENCE
N90°00'00" E, 33.00 FEET TO THE POINT OF BEGINNING, CONTAINING 36.00 ACRES AND IS
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

AREA SUMMARY

	PARCEL "A"	PARCEL "B"			
ROW	WITHOUT ROW	TOTAL	ROW	WITHOUT ROW	TOTAL
SW 1/4 SW 1/4 (SEC. 5)	0.00 ACRES	35.65 ACRES	0.00 ACRES	4.59 ACRES	4.59 ACRES
SE 1/4 SW 1/4 (SEC. 5)	1.005 ACRE	39.235 ACRES	0.00 ACRES	1.08 ACRES	1.08 ACRES
NW 1/4 NW 1/4 (SEC. 8)	0.00 ACRES	0.00 ACRES	0.00 ACRES	15.29 ACRES	15.29 ACRES
NE 1/4 NW 1/4 (SEC. 8)	0.248 ACRE	2.89 ACRES	0.23 ACRE	14.81 ACRES	15.04 ACRES
TOTAL	1.25 ACRES	76.77 ACRES	0.23 ACRE	35.77 ACRES	36.00 ACRES

LINE SEGMENT TABLE		
LINE	LENGTH	BEARING
L1	33.00'	S90°00'00" W
L2	33.00'	N90°00'00" E

CURVE SEGMENT TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	2°01'38"	10347.09'	366.10'	183.07'	366.08' N86°42'02" W

PROPRIETOR:	PATRICK FARMS, INC.
SURVEY REQUESTED BY:	JOHN PETRICK
DATE OF SURVEY:	NOVEMBER 3, 2008

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- ▲ CONGRESSIONAL CORNER, REESTABLISHED
- ▲ CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- CUT "X"
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDS

	<p>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.</p> <p>Mark A. Stein, L.S. 11/08 Iowa Lic. No. 14675</p>	
	<p>My license renewal date is December 31, 2008.</p> <p>Pages or sheets covered by this seal: 1</p>	

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net
5741 C ST. SW SUITE C
CEDAR RAPIDS, IOWA 52404
(319) 841-5188

Doc ID: 0137764001 Type: GEN
Recorded: 11/18/2008 at 04:22:30 PM
Fee Amt: \$17.00 Page 1 of 1
Entered: 20090028728
Linn County, Iowa
JOAN MCCALMANT RECORDER
7127 PG 488

PLAT OF SURVEY NO. 1514
PARCEL "A" AND "B"

A PORTION OF THE S 1/2 SW 1/4
OF SEC. 5 AND A PORTION OF THE
N 1/2 NW 1/4 OF SEC. 8, ALL IN
T82N-R5W OF THE 5TH P.M.,
LINN COUNTY, IOWA

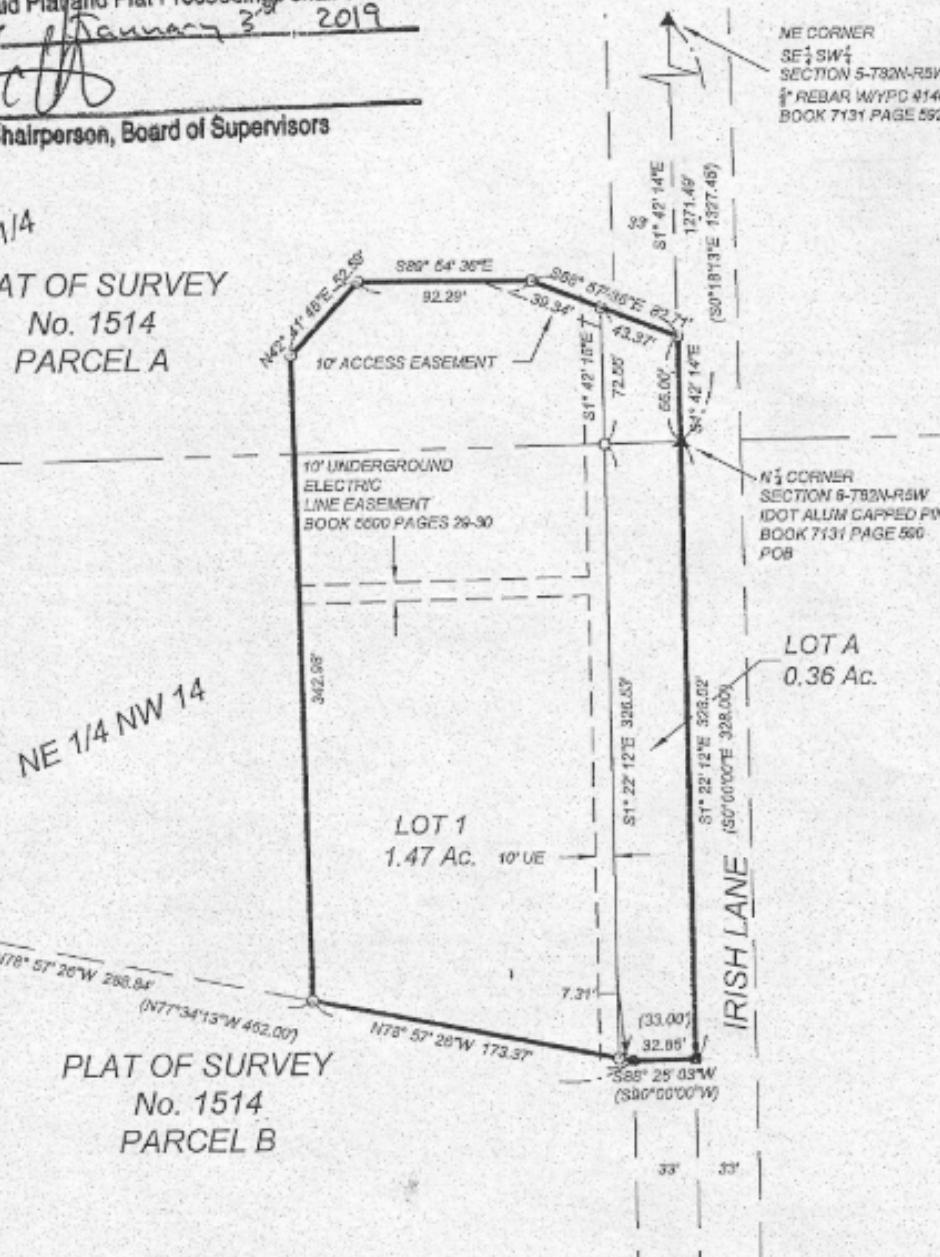
MMS CONSULTANTS, INC.
Date: 11/4/2008
Designed by: RRN Field Book No: 883
Drawn by: MAS Scale: 1"=200'
Checked by: GDM Sheet No:
Project No: 1
IOWA CITY
8326-001 of: 1
G:\8300\8326001\8326001.dwg 11/6/2008 9:07:23 AM CST

FINAL PLAT

PETRICK FARMS FIRST ADDITION TO LINN COUNTY, IOWA

APPROVED BY LINN COUNTY
2018-1-4
By Resolution Number
Dated this 3rd Day of January
2018 Said Plat and Plat Proceedings shall be
recorded by January 3rd 2019
to be Valid
[Signature]
Chairperson, Board of Supervisors

SE 1/4 SW 1/4
PLAT OF SURVEY
No. 1514
PARCEL A



NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.

LOT A TO BE DEDICATED TO THE PUBLIC AS ROAD RIGHT OF WAY.

AREA OF SE 1/4 SW 1/4 SECTION 5 IN LOT 1 IS 0.32 Ac. AREA OF RIGHT OF WAY IS 0.08 Ac.



I hereby certify that this land surveying document
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: *[Signature]* Date: *2/11/17*

Stephen Michael Brain, L.S.
My License Renewal Date is December 31, 2018
License Number 9647
Pages or sheets covered by this seal: THIS SHEET

DATE OF SURVEY: 10/16/17

Index Legend
Location Description Part of Parcel A, Plat of Survey No. 1514
Requestor John Petrick
Proprietor Petrick Farms, Inc.
Surveyor Stephen M. Brain, PE, LS
Surveyor Company Brain Engineering, Inc.
Return to SM Brain, 1540 Midland Ct NE Cedar Rapids, IA
62402 smikab@brain-eng.com (319) 294-9424

Recorder's Stamp:

Doc ID: 023170090017 Type: GEN
Recorded: 01/10/2018 at 02:30:43 PM
Fee Amt: \$92.00 Page 1 of 17
Linn County Iowa
JOAN MCCALMANT RECORDER

BK 10017 Pg 193-209

LEGAL DESCRIPTION

A part of Parcel A of Plat of Survey No. 1514 in the NE 1/4 NW 1/4 of Section 8 and the SE 1/4 SW 1/4 of Section 5, all in Township 82 North, Range 5 West of the 5th Principal Meridian, Linn County, Iowa described as follows:

Beginning at the N 1/4 corner of said Section 8;
thence S01°22'12"E along the east of said NE 1/4 NW 1/4, 328.02 feet to the SE corner of said Parcel A;
thence S88°26'03"W along the south line of said Parcel A, 32.86 feet;
thence N78°57'26"W along said south line, 173.37 feet;
thence N01°56'46"W, 342.98 feet;
thence N42°41'45"E, 52.59 feet;
thence S89°54'36"E, 92.29 feet;
thence S80°13'28"E, 77.84 to the east line of said SE 1/4 SW 1/4;
thence S01°42'14"E along the east line of said SE 1/4 SW 1/4, 85.59 feet to the Point of Beginning,
containing 1.85 acres which includes 0.37 acres of road right of way.

PROPERTY LOCATION:
1000 IRISH LANE
SE SW 5-82-5
NE NW 8-82-5
FRANKLIN

OWNER: PETRICK FARMS, INC.
C/O JOHN PETRICK
6001 3RD STREET SE
MT VERNON, IOWA 52314
319-560-8731

SURVEYOR: BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424

LOCATION MAP (NO SCALE)

