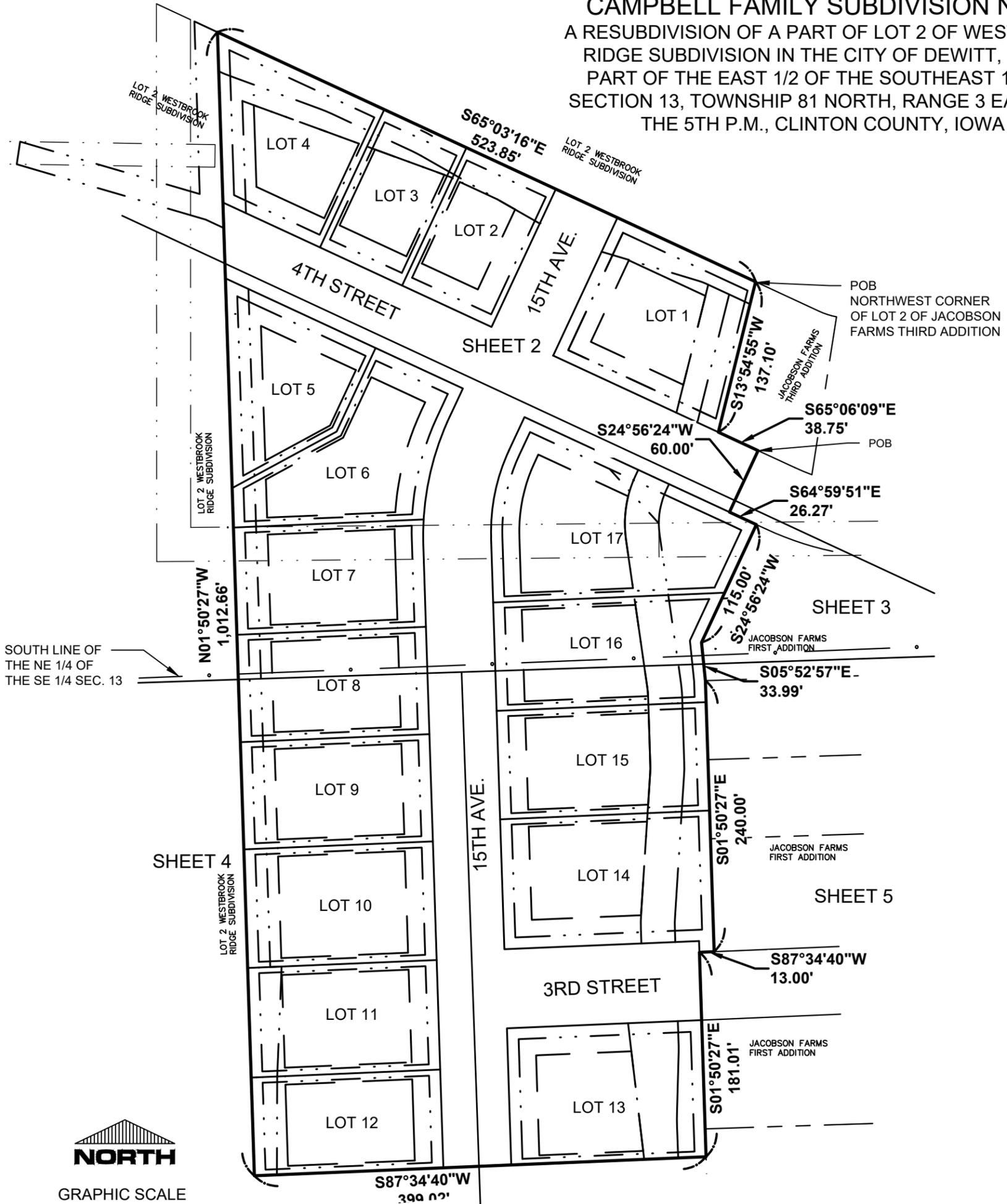


Index Legend	
Location:	LOT 2 WESTBROOK RIDGE SUBDIVISION SE QUARTER OF SECTION 13 TOWNSHIP 81 NORTH RANGE 3 EAST OF THE 5TH P.M. CITY OF DEWITT, CLINTON COUNTY, IOWA
Proprietor:	D CAMPBELL FAMILY TRUST
Requestor:	DENNIS CAMPBELL AND JULIA CAMPBELL LOONEY
Surveyor:	DANIEL L. MARTI (dan.marti@origindesign.com)
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001 PHONE: (563)556-2464

FOR RECORDER USE

## FINAL PLAT

**CAMPBELL FAMILY SUBDIVISION NO. 1**  
A RESUBDIVISION OF A PART OF LOT 2 OF WESTBROOK  
RIDGE SUBDIVISION IN THE CITY OF DEWITT, IOWA,  
PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF  
SECTION 13, TOWNSHIP 81 NORTH, RANGE 3 EAST, OF  
THE 5TH P.M., CLINTON COUNTY, IOWA



SOUTH LINE OF  
THE NE 1/4 OF  
THE SE 1/4 SEC. 13



GRAPHIC SCALE



1"=100'

DRAWING MAY HAVE BEEN REDUCED

TOTAL SITE ACREAGE: 8.78 ACRES  
TOTAL ACREAGE IN NE 1/4 - SE 1/4 SEC 13:  
4.64 ACRES  
TOTAL ACREAGE IN SE 1/4 - SE 1/4 SEC 13:  
4.14 ACRES

### DEVELOPER

DENNIS CAMPBELL AND JULIA CAMPBELL LOONEY  
2260 HIGHWAY 30  
GRAND MOUND, IA 52751

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.

FOR ORIGIN DESIGN CO.

DANIEL L. MARTI \_\_\_\_\_ DATE \_\_\_\_\_

LICENSE NO. 22021 MY LICENSE RENEWAL DATE IS 12/31/2025

PAGES OR SHEETS COVERED BY THIS SEAL \_\_\_\_\_ SHEETS 1-8

**origin**  
design

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DRAWN DLM PLAT NO. 24-IA-25

CHECKED GSB PROJ. NO. 24195

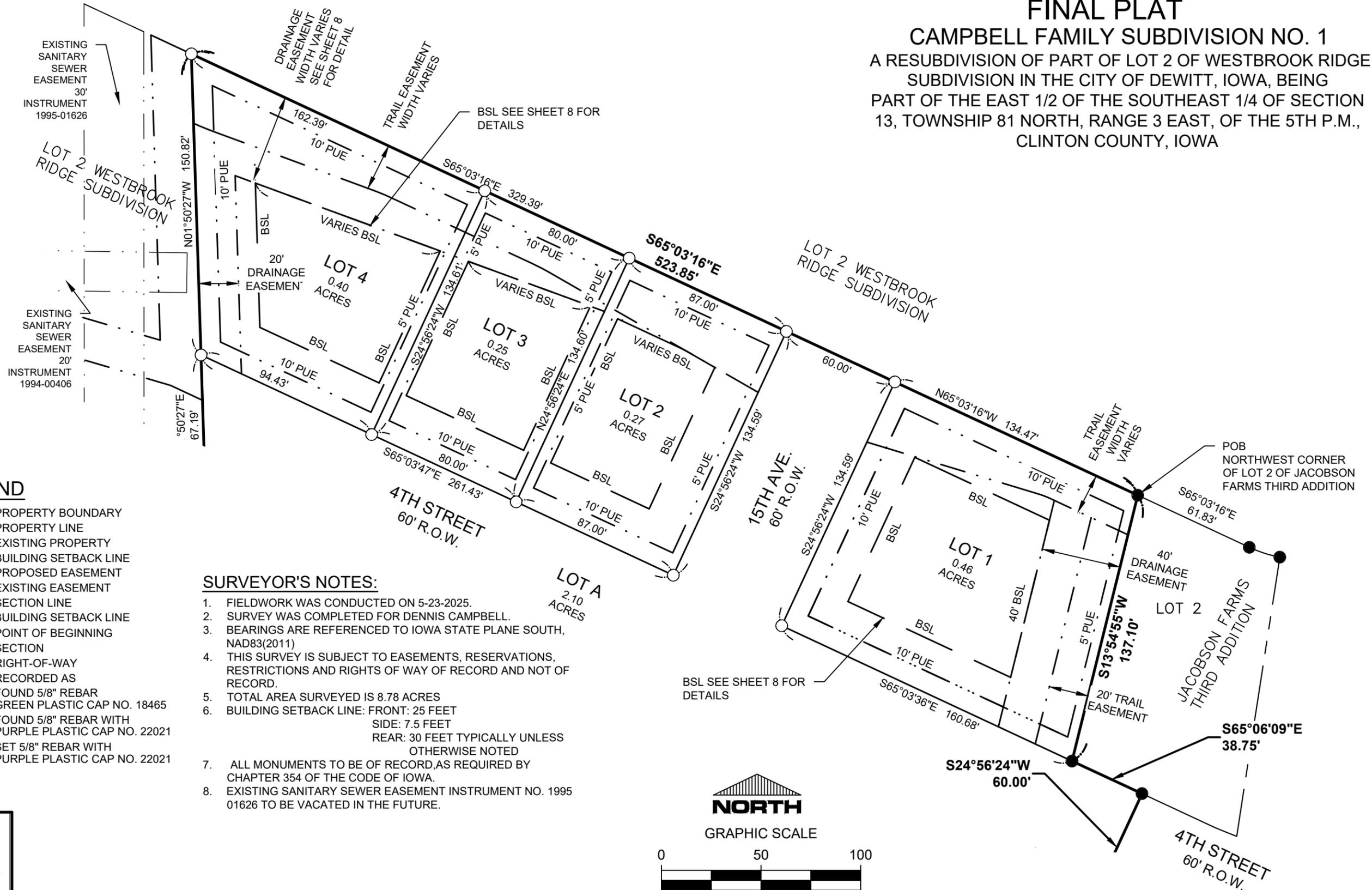
DATE 5-30-2025 SHEET 1 of 8

P:\24\195\DRAWINGS\SURVEY\24195 FINAL PLAT

# FINAL PLAT

## CAMPBELL FAMILY SUBDIVISION NO. 1

A RESUBDIVISION OF PART OF LOT 2 OF WESTBROOK RIDGE SUBDIVISION IN THE CITY OF DEWITT, IOWA, BEING PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 81 NORTH, RANGE 3 EAST, OF THE 5TH P.M., CLINTON COUNTY, IOWA



### LEGEND

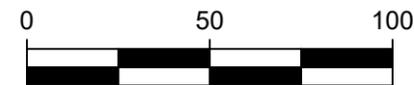
- |  |  |
|--|--|
|  | PROPERTY BOUNDARY                                  |
|  | PROPERTY LINE                                      |
|  | EXISTING PROPERTY                                  |
|  | BUILDING SETBACK LINE                              |
|  | PROPOSED EASEMENT                                  |
|  | EXISTING EASEMENT                                  |
|  | SECTION LINE                                       |
|  | BUILDING SETBACK LINE                              |
|  | POINT OF BEGINNING                                 |
|  | SECTION  |
|  | RIGHT-OF-WAY                                       |
|  | RECORDED AS  |
|  | FOUND 5/8" REBAR                                   |
|  | GREEN PLASTIC CAP NO. 18465                        |
|  | FOUND 5/8" REBAR WITH PURPLE PLASTIC CAP NO. 22021 |
|  | SET 5/8" REBAR WITH PURPLE PLASTIC CAP NO. 22021   |
|  | BSL  |
|  | POB  |
|  | SEC.   |
|  | R.O.W.   |
|  | ( )  |

### SURVEYOR'S NOTES:

1. FIELDWORK WAS CONDUCTED ON 5-23-2025.
2. SURVEY WAS COMPLETED FOR DENNIS CAMPBELL.
3. BEARINGS ARE REFERENCED TO IOWA STATE PLANE SOUTH, NAD83(2011)
4. THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD.
5. TOTAL AREA SURVEYED IS 8.78 ACRES
6. BUILDING SETBACK LINE: FRONT: 25 FEET  
SIDE: 7.5 FEET  
REAR: 30 FEET TYPICALLY UNLESS OTHERWISE NOTED
7. ALL MONUMENTS TO BE OF RECORD, AS REQUIRED BY CHAPTER 354 OF THE CODE OF IOWA.
8. EXISTING SANITARY SEWER EASEMENT INSTRUMENT NO. 1995 01626 TO BE VACATED IN THE FUTURE.



GRAPHIC SCALE



1"=50'

DRAWING MAY HAVE BEEN REDUCED

**origin**  
design

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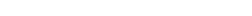


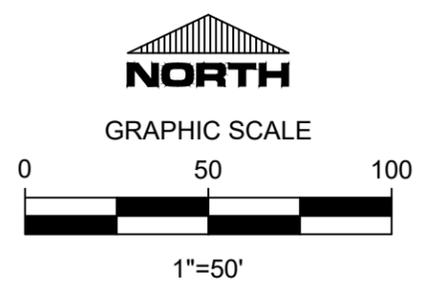
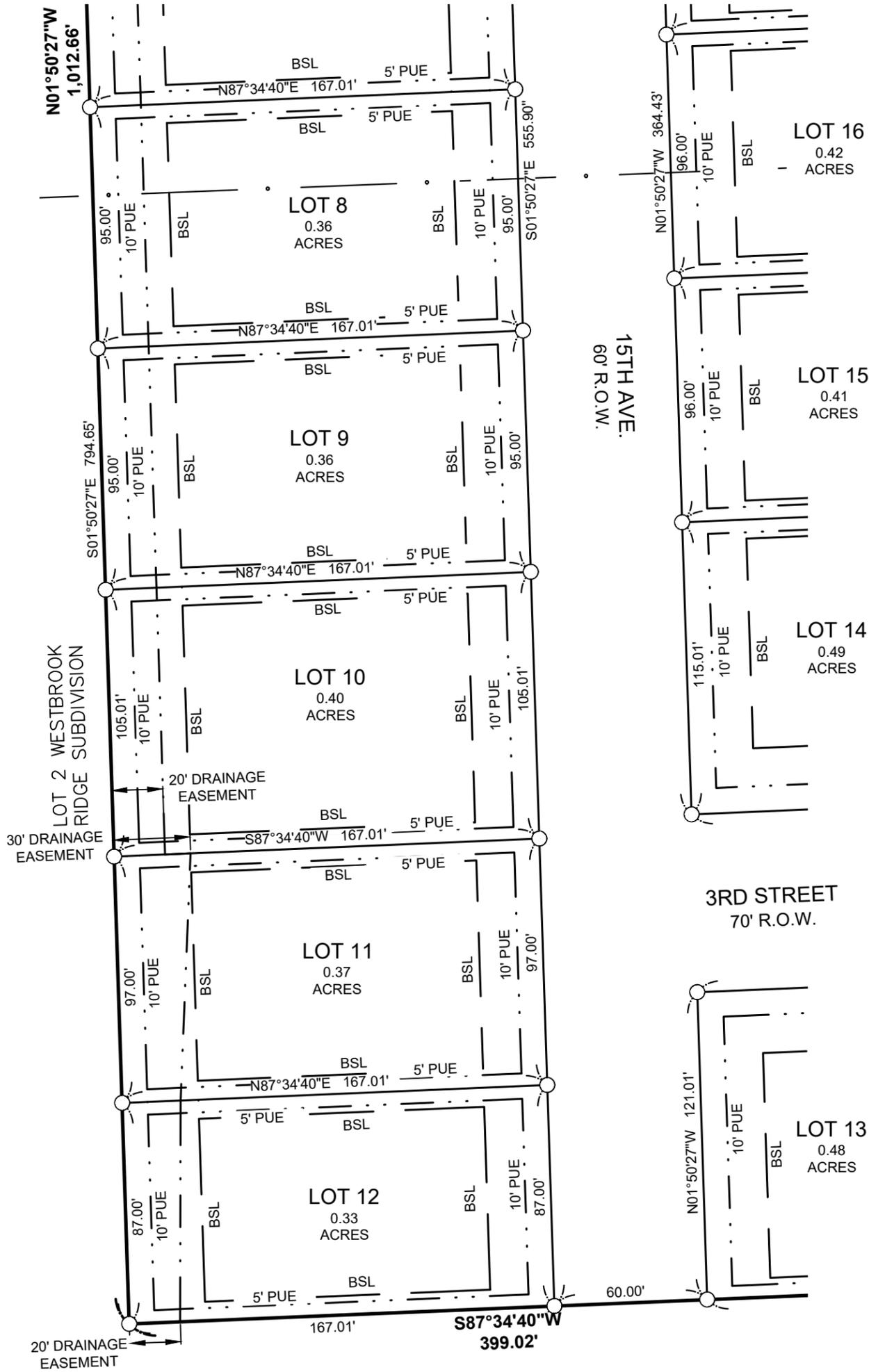
# FINAL PLAT

## CAMPBELL FAMILY SUBDIVISION NO. 1

A RESUBDIVISION OF PART OF LOT 2 OF WESTBROOK RIDGE  
SUBDIVISION IN THE CITY OF DEWITT, IOWA, BEING  
PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION  
13, TOWNSHIP 81 NORTH, RANGE 3 EAST, OF THE 5TH P.M.,  
CLINTON COUNTY, IOWA

### LEGEND

-  PROPERTY BOUNDARY
-  PROPERTY LINE
-  EXISTING PROPERTY
-  BUILDING SETBACK LINE
-  PROPOSED EASEMENT
-  EXISTING EASEMENT
-  SECTION LINE
-  BUILDING SETBACK LINE
-  POINT OF BEGINNING
-  SECTION
-  RIGHT-OF-WAY
-  RECORDED AS
-  FOUND 5/8" REBAR
-  GREEN PLASTIC CAP NO. 18465
-  FOUND 5/8" REBAR WITH
-  PURPLE PLASTIC CAP NO. 22021
-  SET 5/8" REBAR WITH
-  PURPLE PLASTIC CAP NO. 22021



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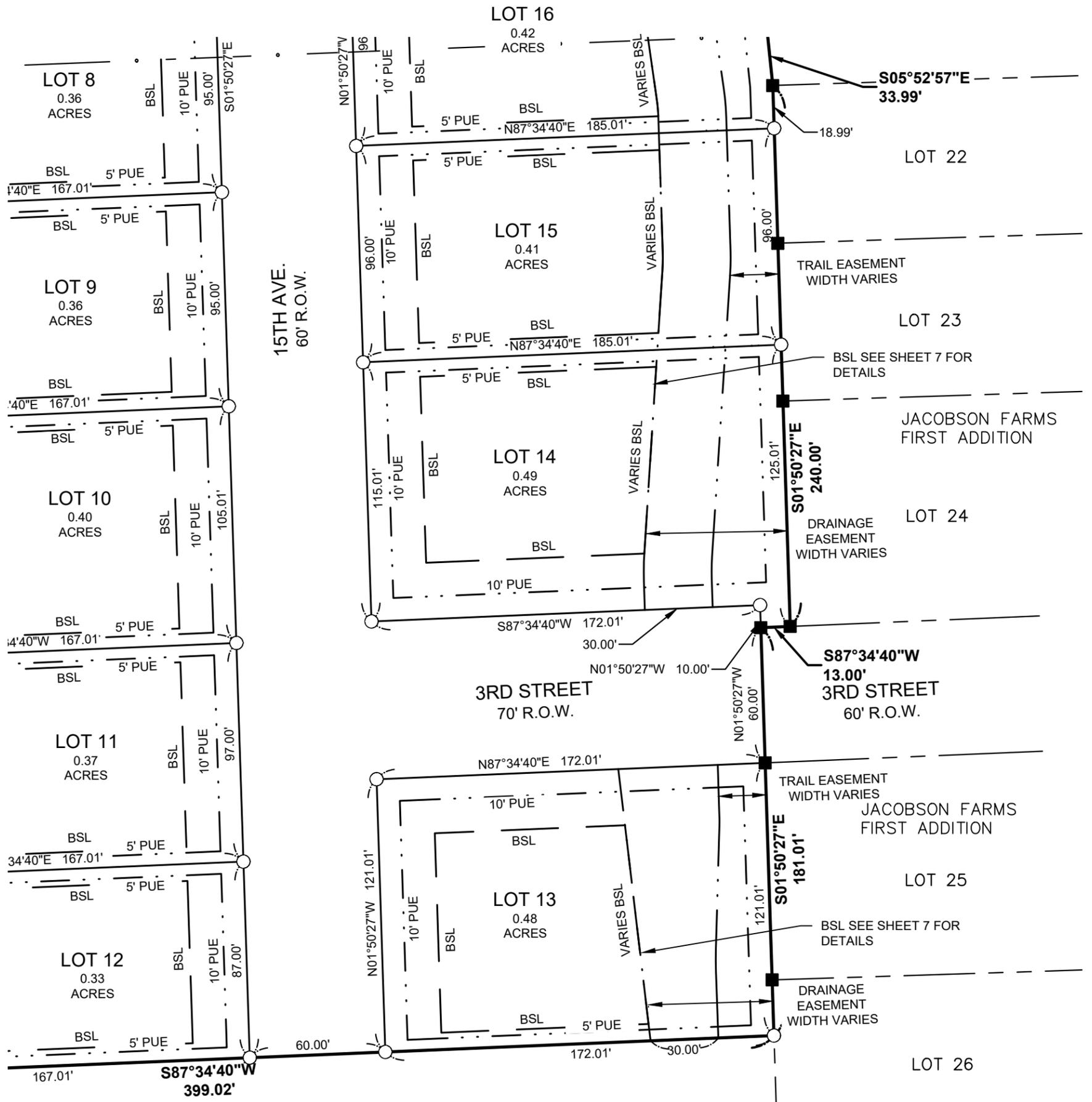
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# FINAL PLAT

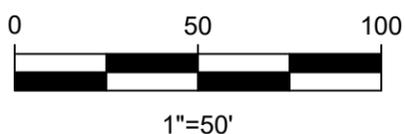
## CAMPBELL FAMILY SUBDIVISION NO. 1

A RESUBDIVISION OF PART OF LOT 2 OF WESTBROOK RIDGE  
SUBDIVISION IN THE CITY OF DEWITT, IOWA, BEING  
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13, TOWNSHIP 81 NORTH, RANGE 3 EAST, OF THE 5TH P.M.,  
CLINTON COUNTY, IOWA



### LEGEND

- PROPERTY BOUNDARY
- PROPERTY LINE
- EXISTING PROPERTY
- BUILDING SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SECTION LINE
- BUILDING SETBACK LINE
- POINT OF BEGINNING
- SECTION
- RIGHT-OF-WAY
- RECORDED AS
- FOUND 5/8" REBAR GREEN PLASTIC CAP NO. 18465
- FOUND 5/8" REBAR WITH PURPLE PLASTIC CAP NO. 22021
- SET 5/8" REBAR WITH PURPLE PLASTIC CAP NO. 22021



DRAWING MAY HAVE BEEN REDUCED

## origin<sup>®</sup> design<sup>®</sup>

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**FINAL PLAT**  
**CAMPBELL FAMILY SUBDIVISION NO. 1**  
 A RESUBDIVISION OF A PART OF LOT 2 OF WESTBROOK  
 RIDGE SUBDIVISION IN THE CITY OF DEWITT, IOWA,  
 PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF  
 SECTION 13, TOWNSHIP 81 NORTH, RANGE 3 EAST, OF  
 THE 5TH P.M., CLINTON COUNTY, IOWA

PARCEL DESCRIPTION:

CAMPBELL FAMILY SUBDIVISION NO. 1, A RESUBDIVISION OF PART OF LOT 2 OF WESTBROOK RIDGE SUBDIVISION IN THE CITY OF DEWITT, IOWA, PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 81 NORTH, RANGE 3 EAST, OF THE 5TH PRINCIPAL MERIDIAN, CLINTON COUNTY, IOWA.

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF JACOBSON FARMS THIRD ADDITION; THENCE SOUTH 13°54'55" WEST ON THE WEST LINE OF SAID LOT 2, 137.10 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 65°06'09" EAST ON SAID SOUTH LINE, 38.75 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH 4TH STREET; THENCE SOUTH 24°56'24" WEST ON SAID WEST RIGHT OF WAY LINE, 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID 4TH STREET; THENCE SOUTH 64°59'51" EAST ON SAID SOUTH RIGHT OF WAY LINE, 26.27 FEET TO THE WEST LINE OF LOT 21 OF SAID JACOBSON FARMS THIRD ADDITION; THENCE FOR THE NEXT 3 COURSES ALONG THE WEST LINE OF LOT 21, 22, 23 AND 24 OF SAID JACOBSON FARMS, COURSE (1) THENCE SOUTH 24°56'24" WEST, 115.00 FEET; COURSE (2) THENCE SOUTH 05°52'57" EAST, 33.99 FEET; COURSE (3) THENCE SOUTH 01°50'29", 240.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 3RD STREET; THENCE SOUTH 87°34'40" WEST ON SAID NORTH RIGHT OF WAY LINE, 13.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID 3RD STREET; THENCE SOUTH 01°50'27" EAST ON SAID NORTH RIGHT OF WAY LINE ALSO ON THE WEST LINE OF LOT 25 AND LOT 26 OF SAID JACOBSON FARMS FIRST ADDITION, 181.01 FEET; THENCE SOUTH 87°34'40" WEST, 399.02 FEET; THENCE NORTH 01°50'27" WEST, 1012.66 FEET; THENCE SOUTH 65°03'16" EAST, 523.85 FEET TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 8.78 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

THE FOLLOWING AS LISTED HAVE REVIEWED AND APPROVED THIS FINAL PLAT AND FOUND THAT SAID PLAT DOES MEET ALL THE MINIMUM UTILITY REQUIREMENTS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY ENGINEER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ALLIANT UTILITIES

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 WINDSTREAM

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 MEDIACOM

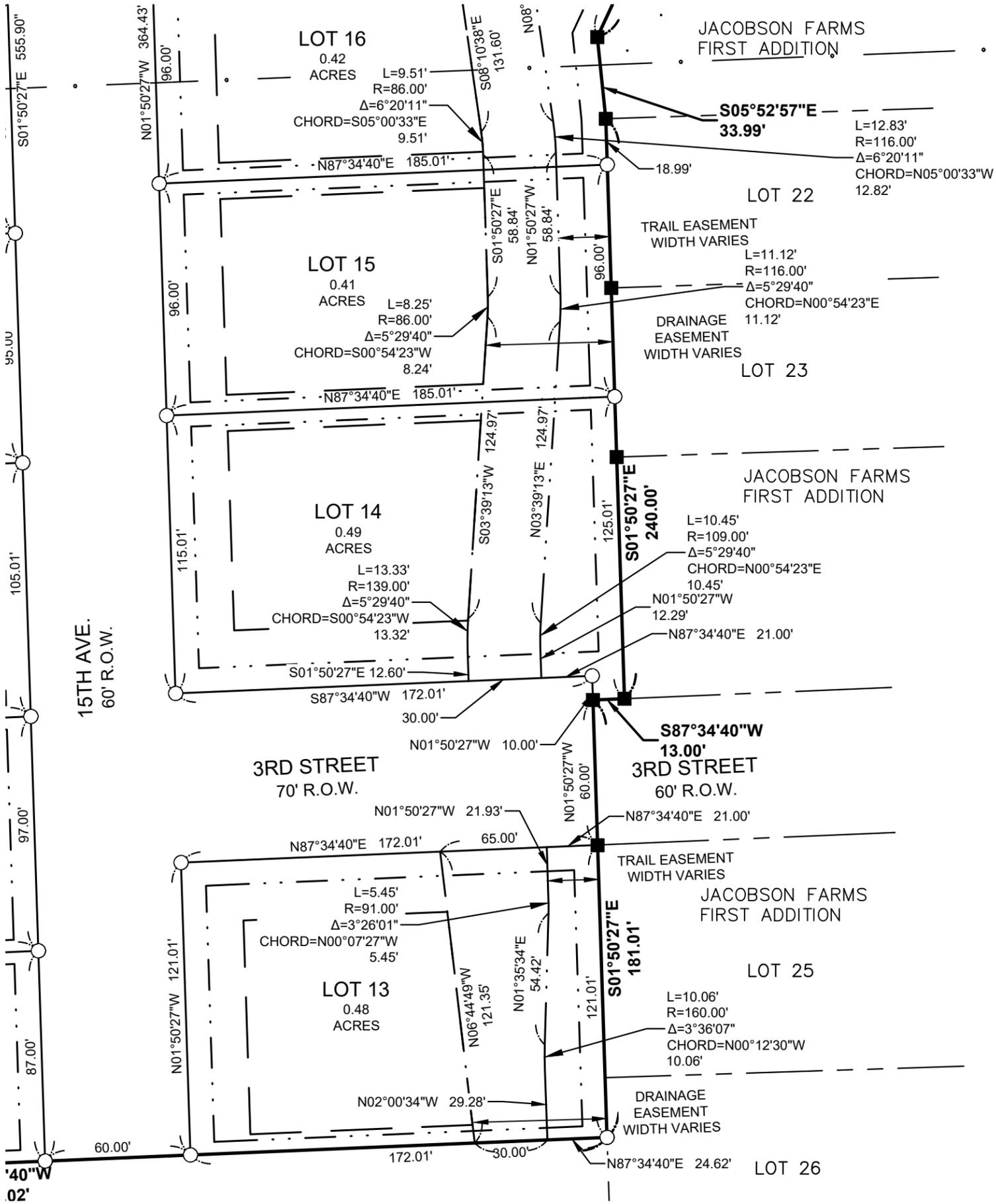
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY OF DEWITT, IOWA

<b>origin</b> design®		<b>800 556-4491</b> <a href="http://origindesign.com">origindesign.com</a>	
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# FINAL PLAT TRAIL AND DRAINAGE EASEMENTS

CAMPBELL FAMILY SUBDIVISION NO. 1  
A RESUBDIVISION OF PART OF LOT 2 OF WESTBROOK RIDGE  
SUBDIVISION IN THE CITY OF DEWITT, IOWA, BEING  
PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION  
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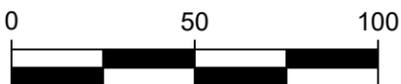


### LEGEND

- PROPERTY BOUNDARY
- PROPERTY LINE
- EXISTING PROPERTY
- BUILDING SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SECTION LINE
- BUILDING SETBACK LINE
- SEC. POINT OF BEGINNING
- SECTION
- RIGHT-OF-WAY
- ( ) RECORDED AS
- FOUND 5/8" REBAR
- GREEN PLASTIC CAP NO. 18465
- FOUND 5/8" REBAR WITH PURPLE PLASTIC CAP NO. 22021
- SET 5/8" REBAR WITH PURPLE PLASTIC CAP NO. 22021



GRAPHIC SCALE



1"=50'

DRAWING MAY HAVE BEEN REDUCED

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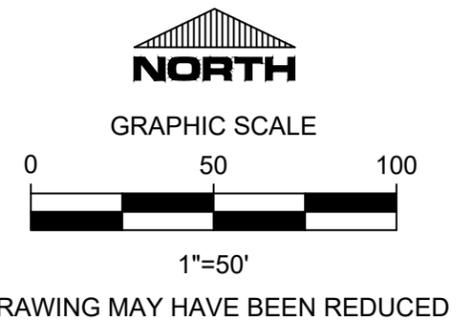
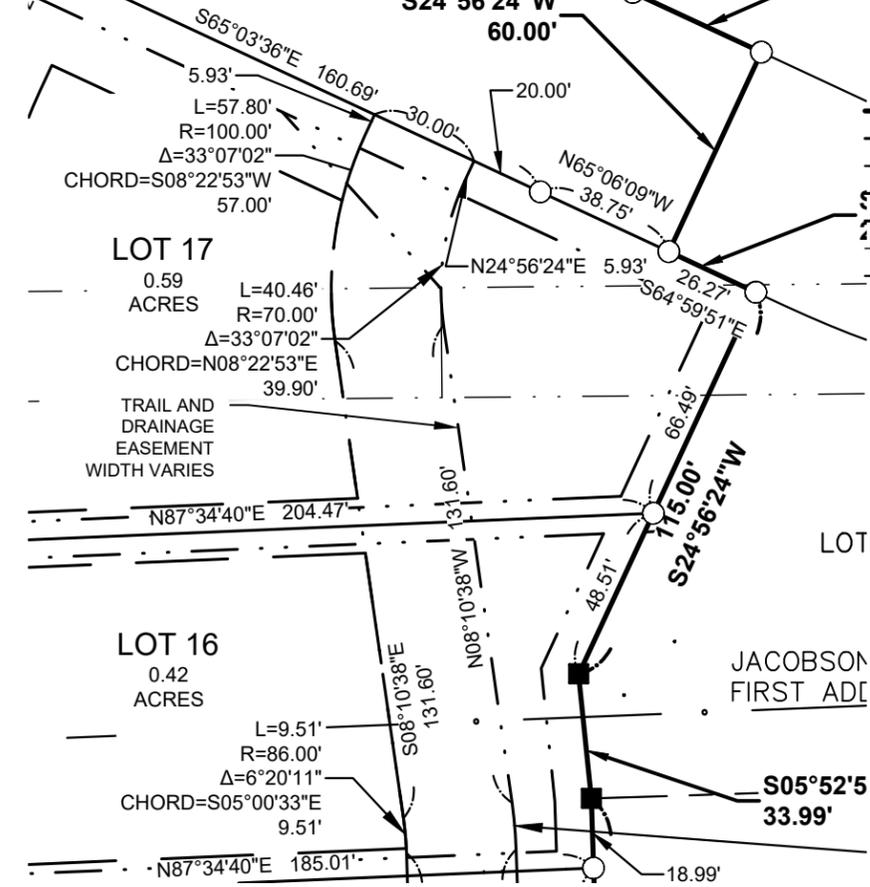
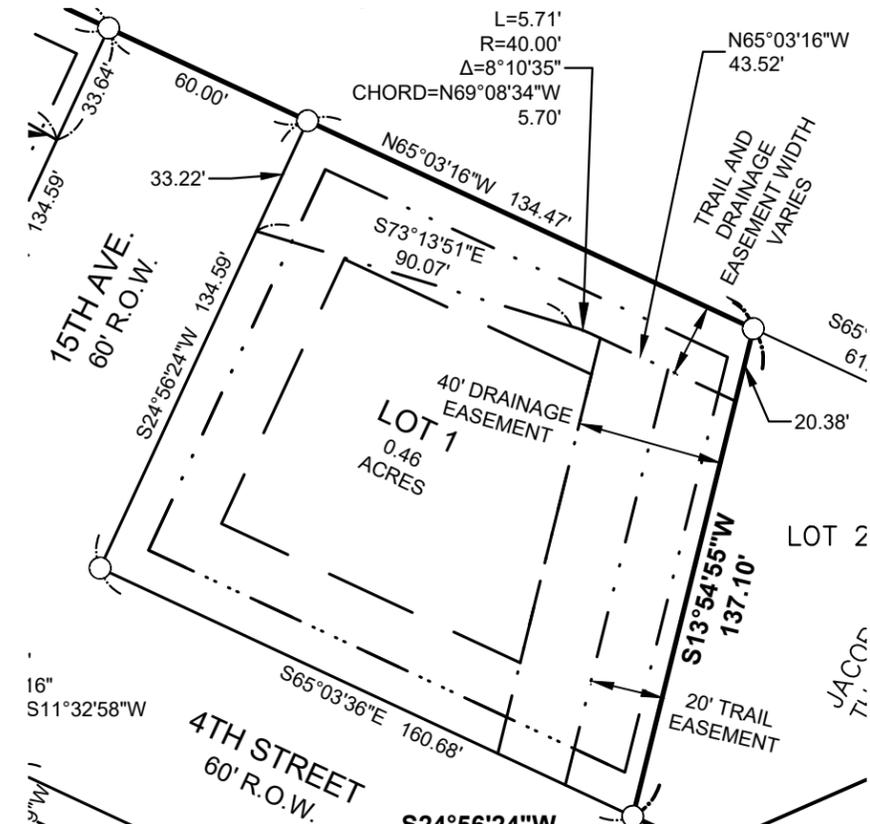
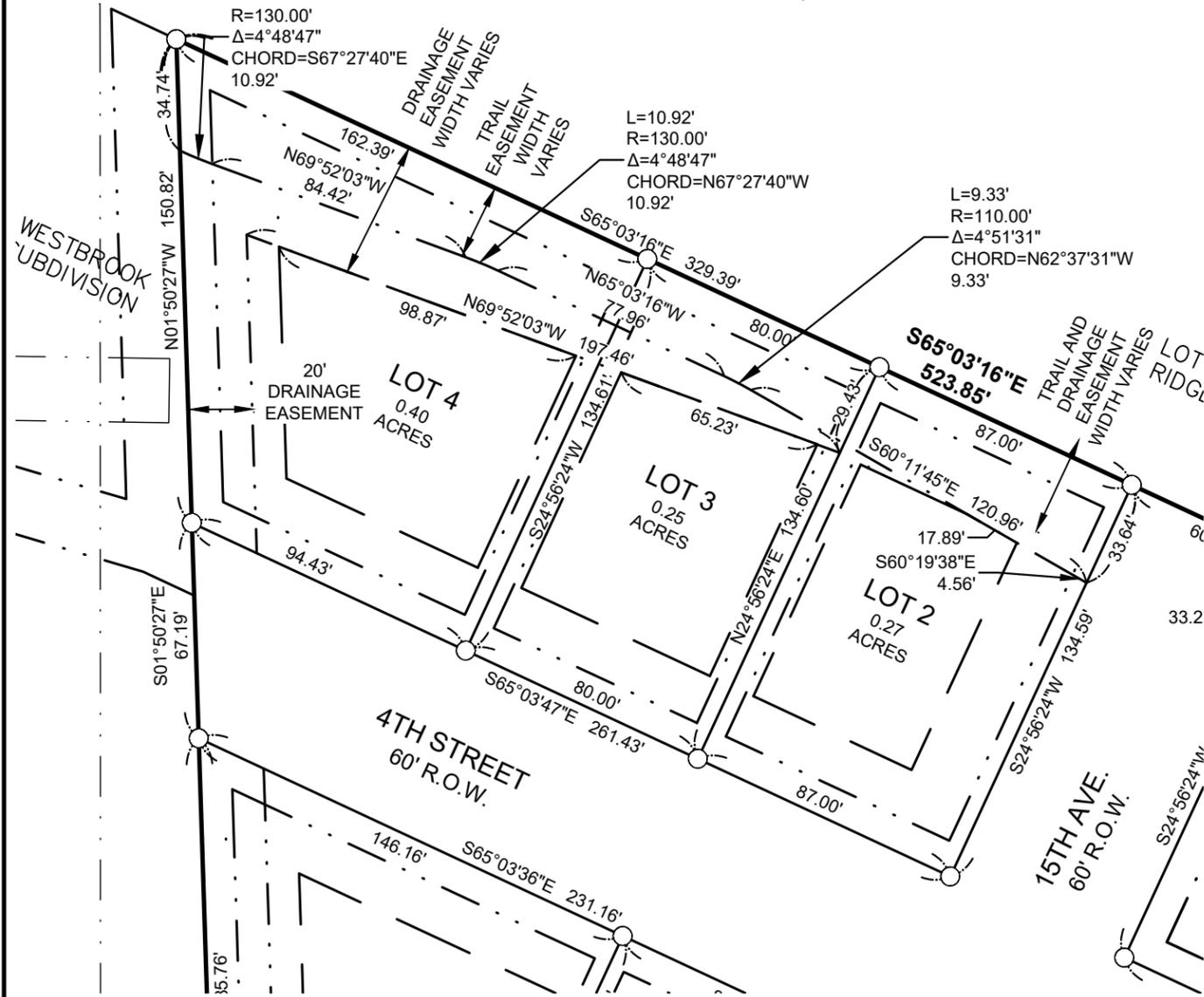
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# FINAL PLAT

## TRAIL AND DRAINAGE EASEMENTS

### CAMPBELL FAMILY SUBDIVISION NO. 1

A RESUBDIVISION OF PART OF LOT 2 OF WESTBROOK RIDGE  
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CLINTON COUNTY, IOWA



**LEGEND**

	PROPERTY BOUNDARY
	PROPERTY LINE
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