

FINAL PLAT: THE PINES THIRD ADDITION

INDEPENDENCE, IOWA

DESCRIPTION:
PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5TH P.M. IN THE CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA DESCRIBED AS: BEGINNING AT THE SE CORNER OF LOT 5, HUMMINGBIRD COURT AT THE PINES, SECOND ADDITION TO THE CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA; THENCE ALONG THE EAST LINE OF SAID HUMMINGBIRD COURT AT THE PINES, SECOND ADDITION, N00°43'24"W, 45.49 FEET; THENCE CONTINUING ALONG SAID EAST LINE N00°25'10"W, 269.98 FEET TO THE SW CORNER OF LOT 6, GOLDFINCH COURT AT THE PINES, FIRST ADDITION; THENCE ALONG THE SOUTHERLY LINE OF SAID GOLDFINCH COURT AT THE PINES, FIRST ADDITION, N61°11'21"E, 736.70 FEET; THENCE N65°25'41"E, 88.35 FEET TO THE SW CORNER OF LOT 4, CARDINAL COURT AT THE PINES; THENCE ALONG THE SOUTHERLY BOUNDARY OF CARDINAL COURT AT THE PINES N81°16'41"E, 193.75 FEET; THENCE N89°50'03"E, 263.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF 6TH AVENUE SOUTHWEST; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°09'57"E, 277.74 FEET TO THE NORTHEAST CORNER OF TRACT A OF THE PINES FIRST ADDITION; THENCE ALONG THE NORTH ERLY LINE OF SAID PINES FIRST ADDITION S89°50'08"W, 251.57 FEET; THENCE S61°22'57"W, 936.33 FEET TO THE NE CORNER OF LOT 1 OF THE PINES SECOND ADDITION; THENCE S75°25'08"W, 41.49 FEET; THENCE N89°59'47"W, 65.11 FEET TO THE POINT OF BEGINNING DESCRIBED LAND CONTAINS 9.12 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

- Subdivision Notes:
- Lot A is to be dedicated to the City of Independence as public street. Lot B is reserved for Stormwater Management.
 - This development is outside of the flood hazard area based on FEMA Map #19019C0284E Dated June 16, 2015

OWNER/DEVELOPER: Steve Gee Construction
2404 262nd Street
Independence, Iowa
Contact: Steve Gee
(319) 361-0419

PREPARED BY: Crawford Engineering & Surveying Inc.
118 3rd Avenue NE
Independence, Iowa 50644
Contact: Brian M. Crawford
Ph: (319) 334-7077

NUMBER	ARC LEN.	RADIUS	CH. LEN.	CHORD DIRECTION
C1	74.73	180.00	74.19	N 77°56'32" E
C2	59.59	120.00	58.98	N 75°36'32" E
C3	67.68	130.00	66.92	S 76°17'50" W
C4	38.15	70.00	37.68	N 76°59'49" E
C5	14.66	180.00	14.66	N 63°42'56" E

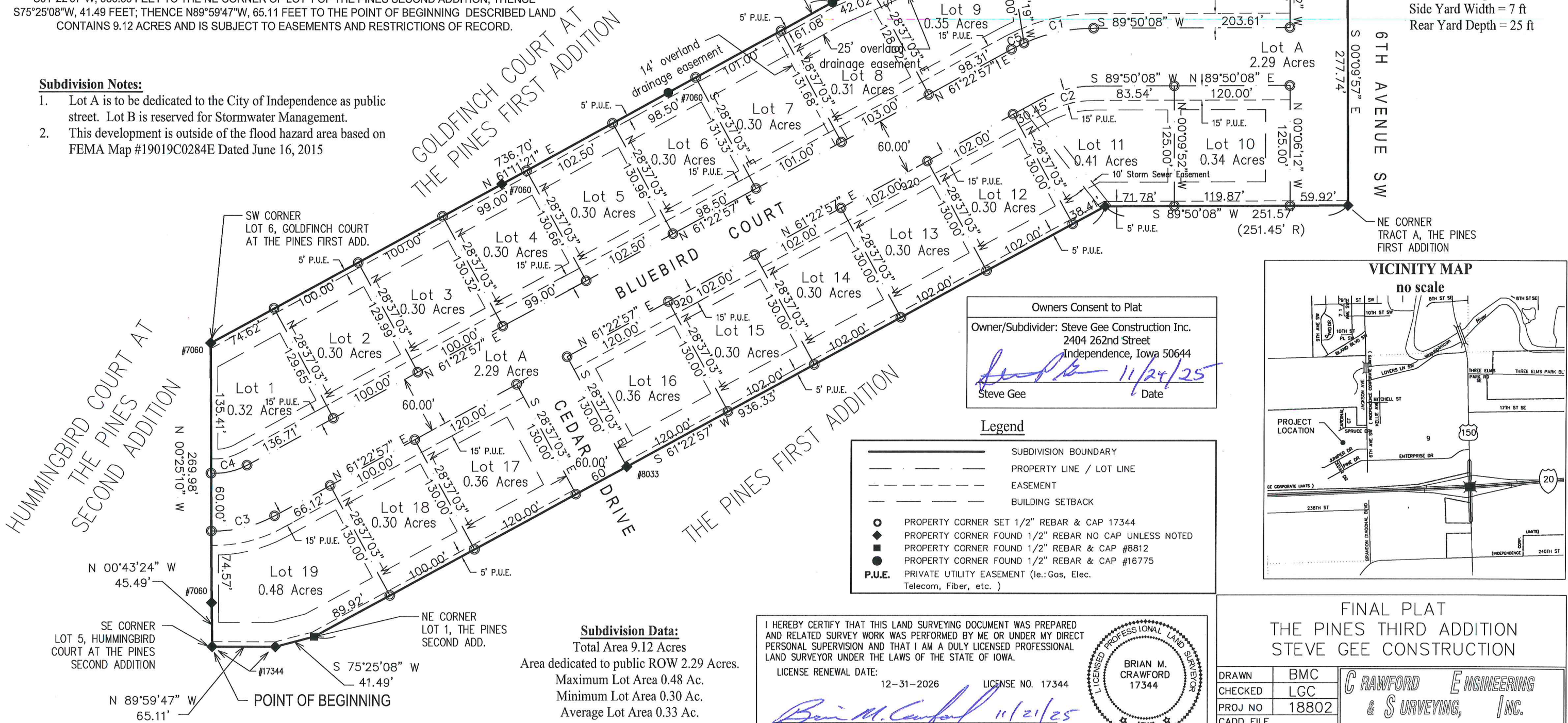


Scale: 1" = 100'

DATE: NOVEMBER 18, 2025
CLOSURE ERROR IS LESS THAN 1:10000

ZONING:
R-2 - Existing and Proposed

BULK REGULATIONS:
Front Yard Depth = 25 ft
Side Yard Width = 7 ft
Rear Yard Depth = 25 ft



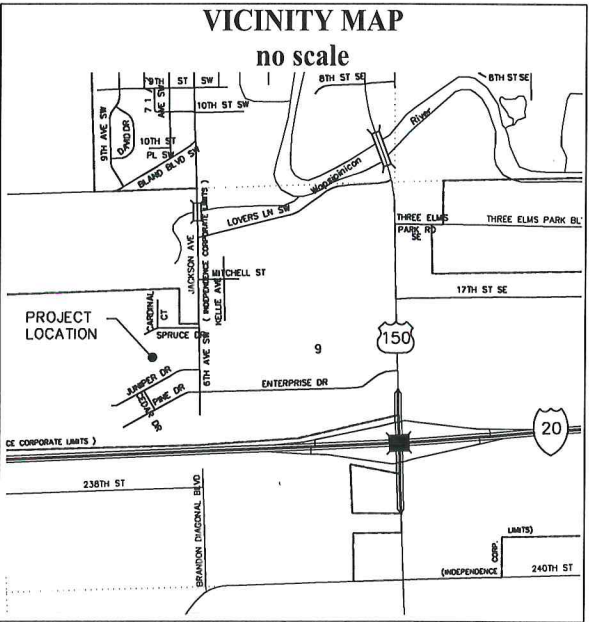
Owners Consent to Plat

Owner/Subdivider: Steve Gee Construction Inc.
2404 262nd Street
Independence, Iowa 50644

Steve Gee 11/24/25
Steve Gee Date

Legend

---	SUBDIVISION BOUNDARY
---	PROPERTY LINE / LOT LINE
---	EASEMENT
---	BUILDING SETBACK
○	PROPERTY CORNER SET 1/2" REBAR & CAP 17344
◆	PROPERTY CORNER FOUND 1/2" REBAR NO CAP UNLESS NOTED
◆	PROPERTY CORNER FOUND 1/2" REBAR & CAP #8812
●	PROPERTY CORNER FOUND 1/2" REBAR & CAP #16775
P.U.E.	PRIVATE UTILITY EASEMENT (i.e.: Gas, Elec. Telecom, Fiber, etc.)



Subdivision Data:
Total Area 9.12 Acres
Area dedicated to public ROW 2.29 Acres.
Maximum Lot Area 0.48 Ac.
Minimum Lot Area 0.30 Ac.
Average Lot Area 0.33 Ac.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LICENSE RENEWAL DATE: 12-31-2026 LICENSE NO. 17344

Brian M. Crawford 11/21/25
BRIAN M. CRAWFORD, P.L.S. DATE



FINAL PLAT
THE PINES THIRD ADDITION
STEVE GEE CONSTRUCTION

DRAWN	BMC
CHECKED	LGC
PROJ NO	18802
CADD FILE	

CRAWFORD ENGINEERING & SURVEYING, INC.
118 3rd Ave NE Independence, Iowa 50644