

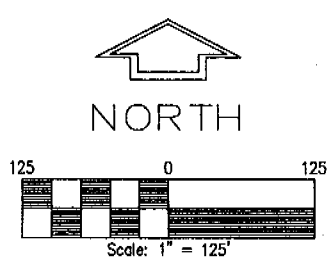


Buchanan County Recorder
Diane Curry
Instrument #2013R03443
10/31/2013 @01:58 PM
EPS PLATS & SURVEY # Pages: 14
Total Fees: \$72.00

Lawrence G. Crawford PE & LS CRAWFORD ENGINEERING & SURVEYING, INC., INDEPENDENCE, IOWA (319)334-7077

FINAL PLAT OF GREEN VIEW COMMERCIAL ADDITION, Part of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 88 North, Range 9 West of the 5th Principal Meridian City of Independence, Buchanan County, Iowa

Legal Description:
Beginning at the South 1/4 Corner of Section 5, Township 88 North, Range 9 West of the 5th Principal Meridian, Buchanan County, Iowa, thence N00°31'30"W, 1078.64 feet along the west line of the Southwest 1/4 of the Southeast 1/4 of Section 5; thence N88°59'14"E, 496.32 feet; thence S00°31'30"E, 1079.15 feet to the south line of the Southwest 1/4 of the Southeast 1/4 of Section 5; thence S89°02'44"W, 496.32 feet along said south line to the Point of Beginning.



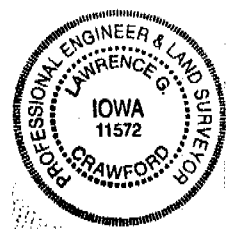
Total Area in Lots = 10.32 acres
Area of Lot A = 1.97 acres
Total Subdivision Area = 12.29 acres
Lot A is dedicated to the City of Independence for use as public road right-of-way.
Error of Closure: Less Than 1 in 10,000

Lot Setback Minimum Requirements:

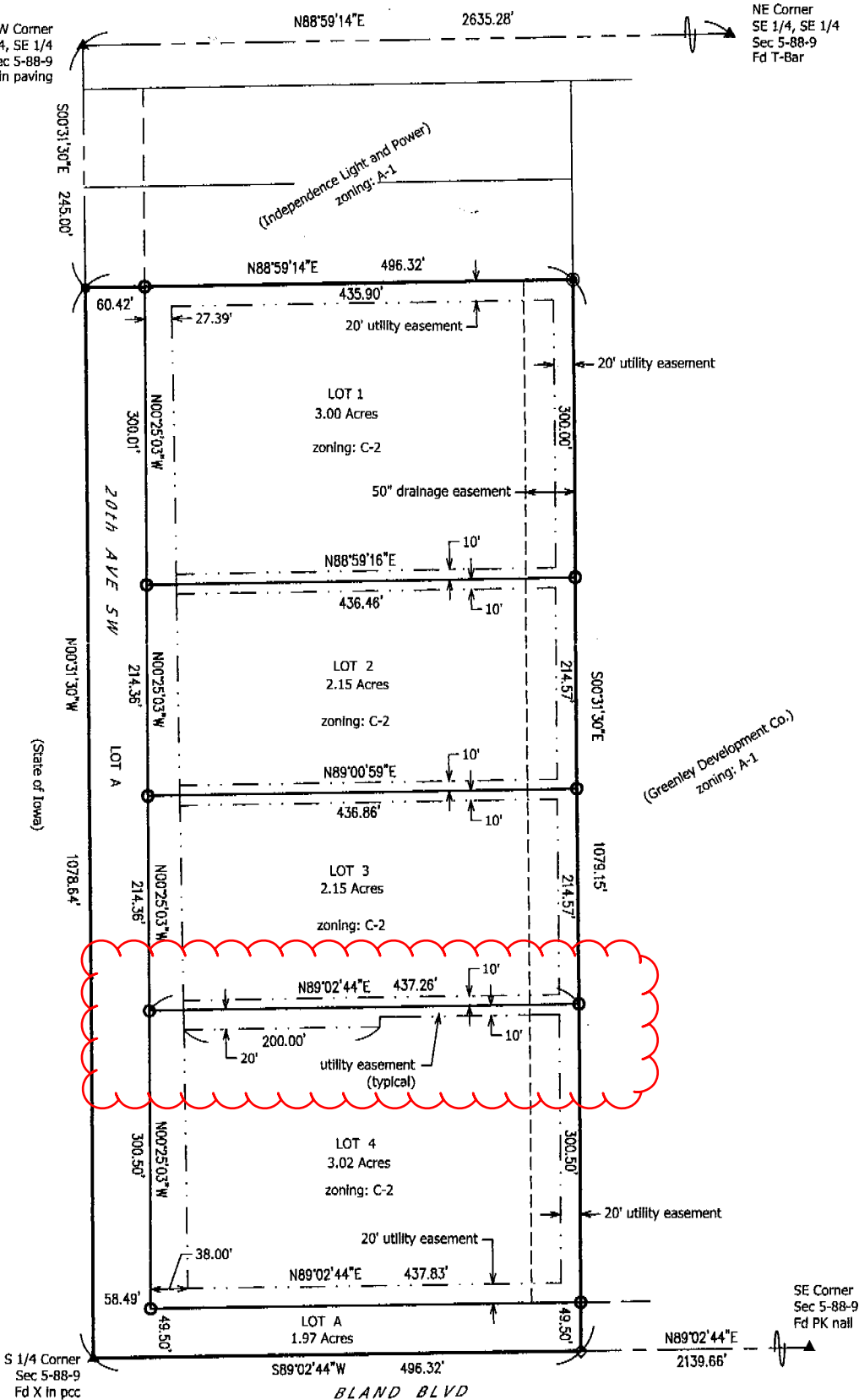
Location	Lots 1 - 3	Lot 4
Front Yard:	50 feet	50 feet
Rear Yard:	50 feet	50 feet
Side Yard:	to be determined on case by case basis.	

FEMA Flood Plain Note:
NFIP Panel 0283D indicates the area of the proposed subdivision is designated as: ZONE X.

Final Plat of Green View Commercial Addition
Owner / Developer:
Greenley Development Co.
1102 5th Ave NE
Independence, Iowa 50644
LeRoy O. Greenley
LeRoy O. Greenley date
Engineer / Land Surveyor:
Crawford Engineering & Surveying, Inc.
205 2nd Ave NE
Independence, Iowa 50644



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
LICENSE RENEWAL DATE: 12-31-2014 LICENSE No. 11572
Lawrence G. Crawford 9-25-13
Lawrence G. Crawford PE & LS DATE



- Survey Legend
- ▲ USPLS CORNER Found
 - PROPERTY CORNER (Set 1/2"Ø Rebar & Cap #11572)
 - ◇ PROPERTY CORNER (Set PK nail in road)
 - Property Corner Monuments Found
 - 1/2" rebar & cap #8812
 - cut X in paving
 - SECTION LINE
 - 1/4-1/4 SECTION LINE
 - Existing Parcel or Block Line
 - Existing Road Right-of-Way
 - Utility Easement
 - Subdivision Lot Line
 - SUBDIVISION BOUNDARY
- (Elliott J. Henderson) zoning: A-1

CRAWFORD ENGINEERING & SURVEYING, INC.
205 2nd Ave NE Independence, Iowa 50644
(319) 334-7077
PROJECT No. 12806 FLD.BK.No. PAGE