

JACKSON GREEN 7th ADDITION PRELIMINARY PLAT

INDEPENDENCE, IOWA

OWNER/DEVELOPER:

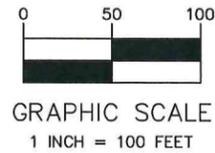
Ron and Janice Ohl
2867 Michel Ave
Rowley, Iowa 52329
Contact: Ron Ohl
(563) 920-0530

PREPARED BY:

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

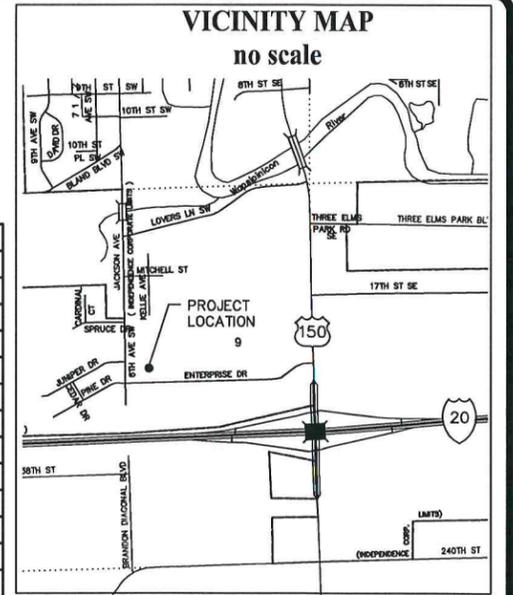
LEGAL DESCRIPTION:

PART OF THE SW ¼ OF THE NE ¼ OF SECTION 9, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5TH P.M., BUCHANAN COUNTY IOWA DESCRIBED AS: BEGINNING AT THE CENTER OF SAID SECTION 9; THENCE N01°12'56"W, 802.38 FEET ALONG THE WEST LINE OF THE NE ¼ OF SAID SECTION 9 TO THE SW CORNER OF LOT B OF JACKSON GREEN FIFTH ADDITION TO THE CITY OF INDEPENDENCE; THENCE ALONG THE SOUTHERLY LINE OF JACKSON GREEN 5TH ADDITION; N88°47'08"E, 144.69 FEET; THENCE S01°12'52"E, 90.10 FEET; THENCE S42°52'21"E, 370.33 FEET; THENCE S86°13'04"E, 260.35 FEET; THENCE S42°52'21"E, 54.49 FEET; THENCE N88°47'08"E, 158.47 FEET; THENCE N88°37'10"E, 129.44 FEET TO THE NE CORNER OF LOT 9 OF ENTERPRISE FIRST ADDITION TO THE CITY OF INDEPENDENCE; THENCE S01°51'58"E, 363.30 FEET ALONG THE EAST LINE OF SAID LOT 9 TO THE NORTH LINE OF ENTERPRISE DRIVE; THENCE ALONG SAID NORTH LINE S88°19'29"W, 132.03 FEET; THENCE S88°13'39"W, 846.46 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 11.13 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Subdivision Data:

Total Area 11.13 Acres
Area dedicated to public ROW 1.63 Acres.
Maximum Lot Area 0.98 Ac.
Minimum Lot Area 0.31 Ac.
Average Lot Area 0.48 Ac.



NUMBER	ARC LEN.	RADIUS	CHORD LEN.	CHORD DIRECTION
C1	99.75	120.00	96.90	S 25°39'00" E
C2	88.61	120.00	86.61	S 70°37'02" E
C3	12.10	15.00	11.77	S 65°07'38" W
C4	41.87	50.00	40.66	N 66°00'58" E
C5	57.67	50.00	54.53	S 56°57'05" E
C6	57.08	50.00	54.03	S 08°47'37" W
C7	64.77	50.00	60.34	N 78°36'26" E
C8	16.26	50.00	16.19	S 54°57'57" E
C9	12.09	15.00	11.77	N 68°44'38" W
C10	61.53	180.00	61.23	N 82°02'40" W
C11	71.59	180.00	71.12	S 60°51'25" E
C12	81.24	180.00	80.56	S 28°40'32" E
C13	43.69	180.00	43.59	S 08°47'29" E

- PROPOSED ZONING: R-2
- CURRENT ZONING: A-1

BULK REGULATIONS:

Front Yard Depth = 25 ft
Side Yard Width = 7 ft
Rear Yard Depth = 25 ft

NUMBER	DIRECTION	DISTANCE
L1	S 49°27'44" E	27.04'
L2	N 88°13'39" E	24.65'
L3	N 49°27'44" W	29.29'
L4	N 49°37'47" W	18.21'
L5	N 42°52'21" W	50.11'
L6	N 42°52'21" W	47.49'
L7	N 88°13'39" E	16.03'

Subdivision Notes:

1. Lot A and Lot B is to be dedicated to the City of Independence as public street. Lot C is to be dedicated to the City of Independence for Stormwater Management.
2. Brookslie Drive is to be 6.5" Thick, 31' Wide PCC Pavement with Integral Curb and Gutter. Public Street Right of Way Width, 60'
3. Sanitary Sewer is to be 8" PVC SDR 26
4. Water Main is to be 8" PVC C-900
5. Sidewalks shall be 5' width located within the Brookslie Drive Right of way 1' from the property line provided by the owner.
6. This development is outside of the flood hazard area based on FEMA Map #19019C0284E bearing and effective Date of December 30, 2020

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 1/28/26
BRIAN M. CRAWFORD, P.L.S. DATE

Legend			
SS	SANITARY SEWER	+	STREET SIGN
W	WATER MAIN	⊙	LIGHT POLE
ST	STORM SEWER	⊙	SANITARY SEWER MANHOLE (SW-301)
G	GAS MAIN OR SERVICE	⊙	SANITARY SEWER CLEANOUT (SW-203)
---	PROPERTY LINE / LOT LINE	⊙	STORM SEWER INTAKE (SW-501)
---	EASEMENT	⊙	FIRE HYDRANT
---	BUILDING SETBACK	⊙	IRON PIN SET
■	IRON PIN & YPC 11572 FOUND	⊙	IRON PIN FOUND
		⊙	PRIVATE UTILITY EASEMENT (i.e.: Gas, Elec. Telecom, Fiber, etc.)

JACKSON GREEN 7TH ADDITION PRELIMINARY PLAT

DRAWN	BMC
CHECKED	LGC
PROJ NO	25803
CADD FILE	

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

CENTER ¼ CORNER SECTION 9-88-9 FOUND X IN PCC P.O.B.

