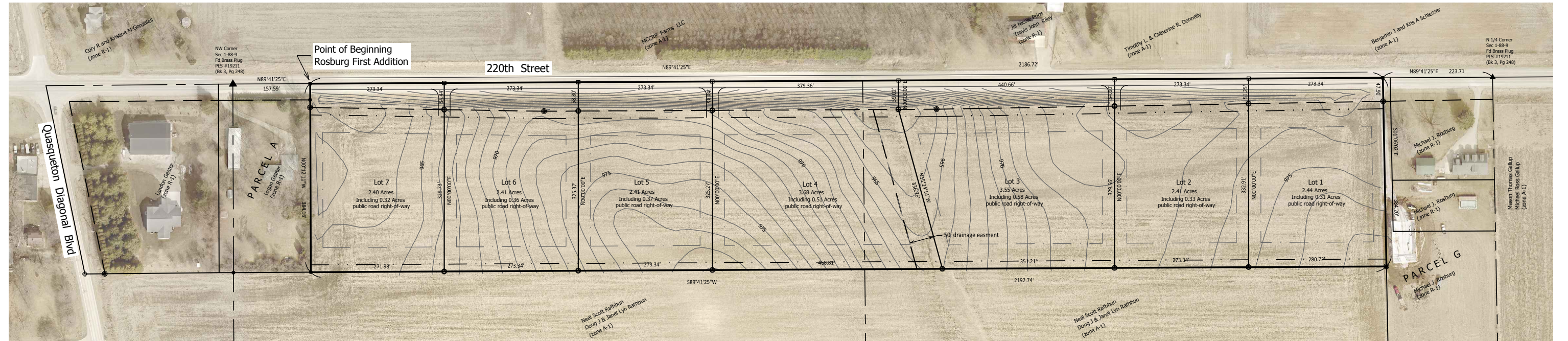
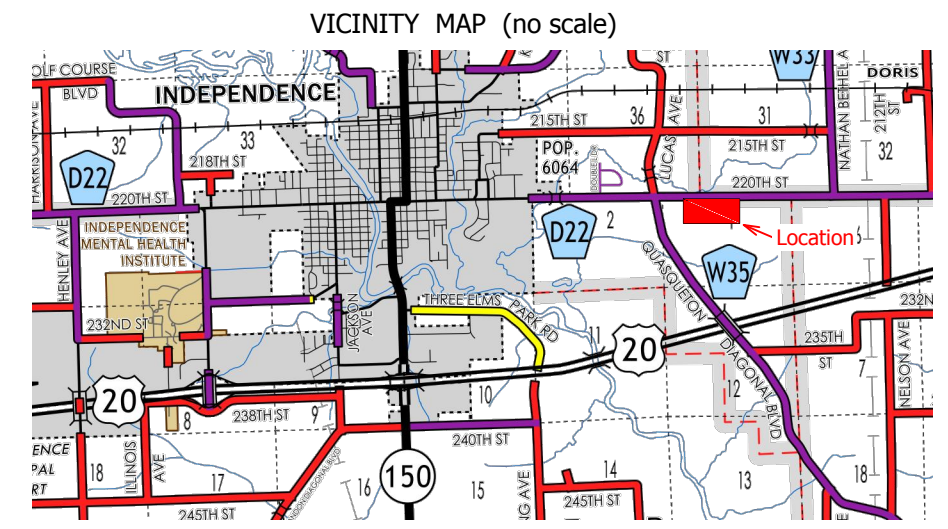


PRELIMINARY PLAT of
ROSBURG FIRST ADDITION to Buchanan County, Iowa
A Subdivision of Parcel I in the Northwest Fractional 1/4 of Section 1, Township 88
North, Range 9 West of the 5th Principal Meridian, Buchanan County, Iowa.

Description:

Commencing at the Northwest Corner of Section 1; thence N89°41'25"E, 157.59 feet along the north line of the Northwest Fractional 1/4 of Section 1 to the northeast corner of existing Parcel A and the Point of Beginning; thence continuing N89°41'25"E, 2186.72 feet along said north line to the northwest corner of existing Parcel G; thence S01°06'02"E, 384.20 feet along the west line of existing Parcel G; thence S89°41'25"W, 2192.74 feet to the southeast corner of existing Parcel A; thence N00°12'11"W, 384.16 feet to the Point of Beginning.

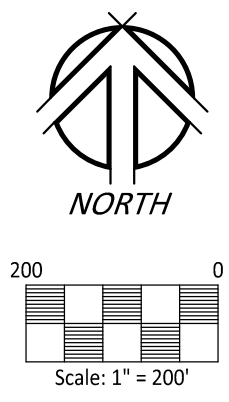


Subdivision Notes:

- Existing Zoning: A-2; Proposed Zoning: A-2
- Total Subdivision Area = 19.31 acres with 2.79 acres within existing road right-of-way.
- Max. Lot Size 3.68 acres. Min. Lot Size 2.40 acres.
- No part of the subdivision lies within Special Flood Hazard Area as indicated on FEMA map panels 19019C0301E, 19019C0303F.
- Water supply to each lot will be private wells as per Buchanan County Health Dept.
- Sewage disposal for each lot will be individual private sewage disposal systems as per Buchanan County Health Dept.

LEGEND

- ▲ USPLS CORNER Found (as noted)
- PROPERTY CORNER (set 1/2" rebar w/ cap #11572)
- PROPERTY CORNER (Fd 1/2" rebar w/ cap #11572)
- PROPERTY CORNER (Fd 1/2" rebar w/ cap #8812)
- PROPERTY CORNER (Fd cut X in PCC)
- SECTION LINE
- 1/4 SECTION LINE
- 1/4-1/4 SECTION LINE
- PUBLIC ROAD RIGHT-OF-WAY
- Lot Line
- Subdivision Boundary
- (R) DISTANCE AS RECORDED



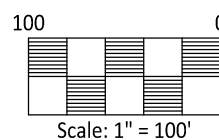
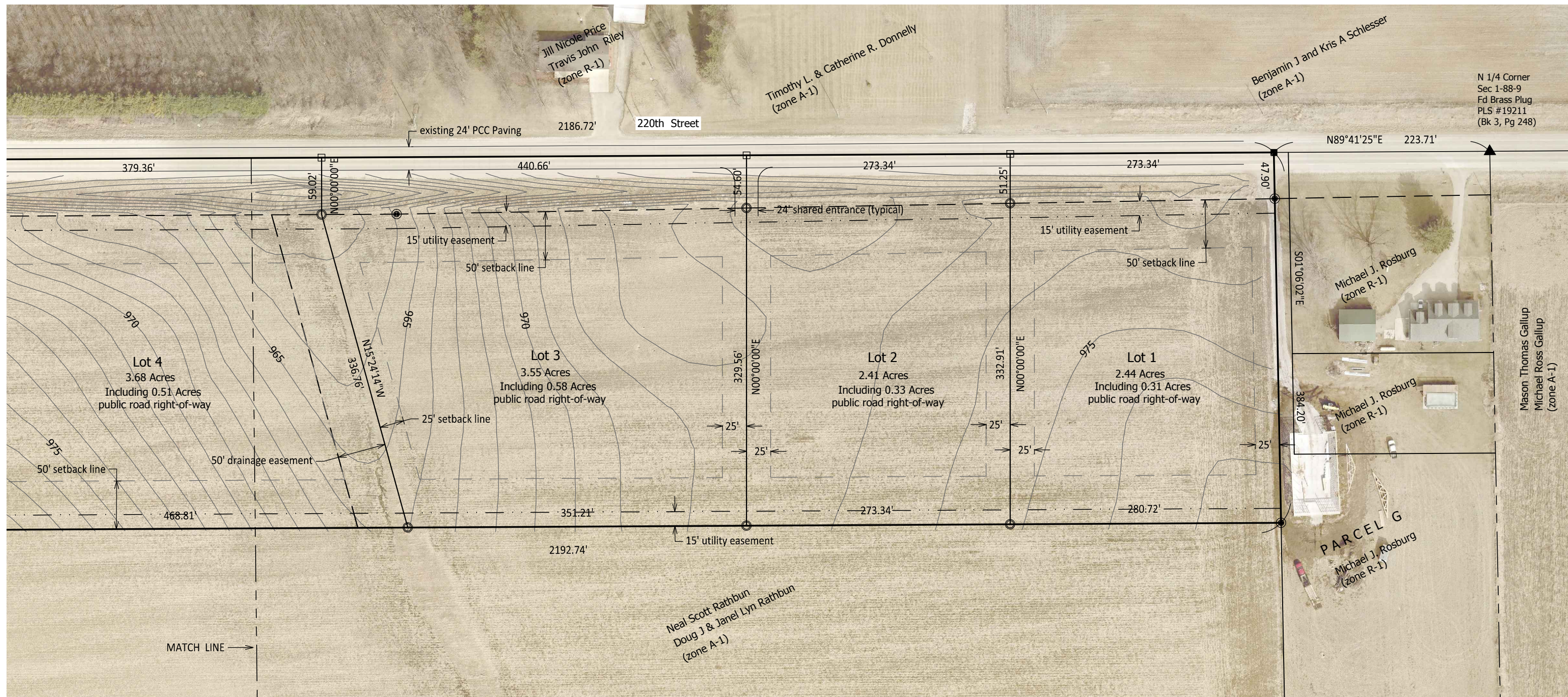
Owner and Subdivider:
Michael J. Rosburg
2218 220th Street
Independence, Iowa 50644
(319)334-0300

Prepared by:
Lawrence G. Crawford PE & PLS
Crawford Engineering & Surveying, Inc.
118 3rd Ave NE
Independence, Iowa 50644
(319)334-7077

Rosburg First Addition to
Buchanan County, Iowa

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. 11572
Lawrence G. Crawford PE & PLS
DATE 6-25-2025
This certification covers all sheets

Crawford
Engineering & Surveying
118 3rd Ave NE Independence, Iowa 50644 ph: (319) 334-7077
PROJECT No. 25801 FLD.BK.No. PAGE



Reference of Existing Survey Documents of Record:

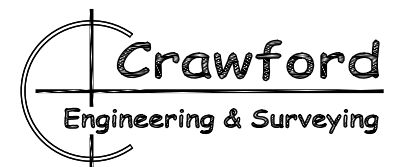
1. Plat of Survey of Parcel I, doc. #2025R00146
2. Plat of Survey of Parcel A, doc. #2022R00102
3. Plat of Survey of Parcel G, doc. #2021R02005

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Rosburg First Addition to
Buchanan County, Iowa

Sheet 3



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