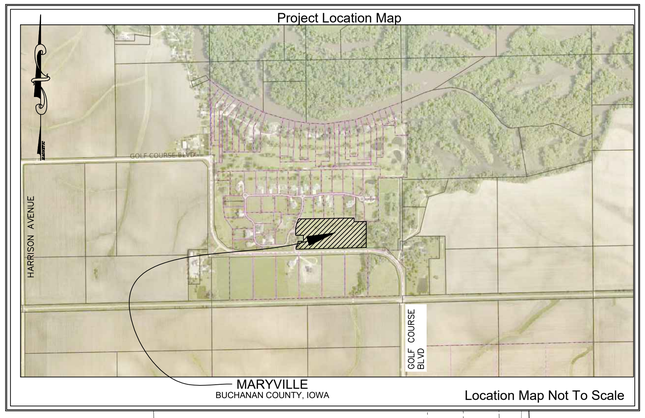
PRELIMINARY PLAT
MARYVILLE
BUCHANAN COUNTY, IOWA



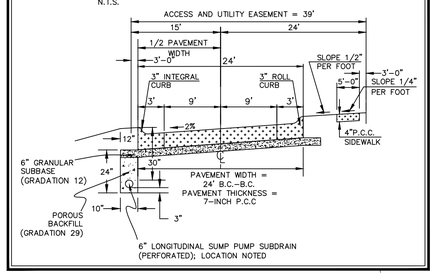
LOTS	ZONING	SETBACKS	
LOTS 1 - 3	R-3 (Multiple Residence District)	FRONT	-30 FEET
		REAR	-30 FEET
		SIDE(INTERIOR)	-10 FEET

MINIMUM LOT AREA — 10,000 SF (Multiple Residence District)
MINIMUM LOT WIDTH/DEPTH — 66 FEET (Multiple Residence District)

LOCATION:	SUBDIVIDER:
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 9 WEST OF THE FIFTH PRINCIPAL MERIDIAN, INDEPENDENCE, BUCHANAN COUNTY, IOWA.	INDEE PROPERTIES LLC 1608 6TH STREET NE INDEPENDENCE, IOWA 50644
LAND SURVEYOR:	SUBDIVIDER'S ATTORNEY:
RICHARD R. NOWOTNY P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	BRIAN EDDY 2349 JAMESTOWN AVENUE, SUITE 4 INDEPENDENCE IOWA 50644
	PROPRIETOR OR OWNER:
	INDEE PROPERTIES LLC 1608 6TH STREET NE INDEPENDENCE, IOWA 50644
DATE OF SURVEY:	DOCUMENT RETURN INFORMATION:
11-17-2022	LAND SURVEYOR

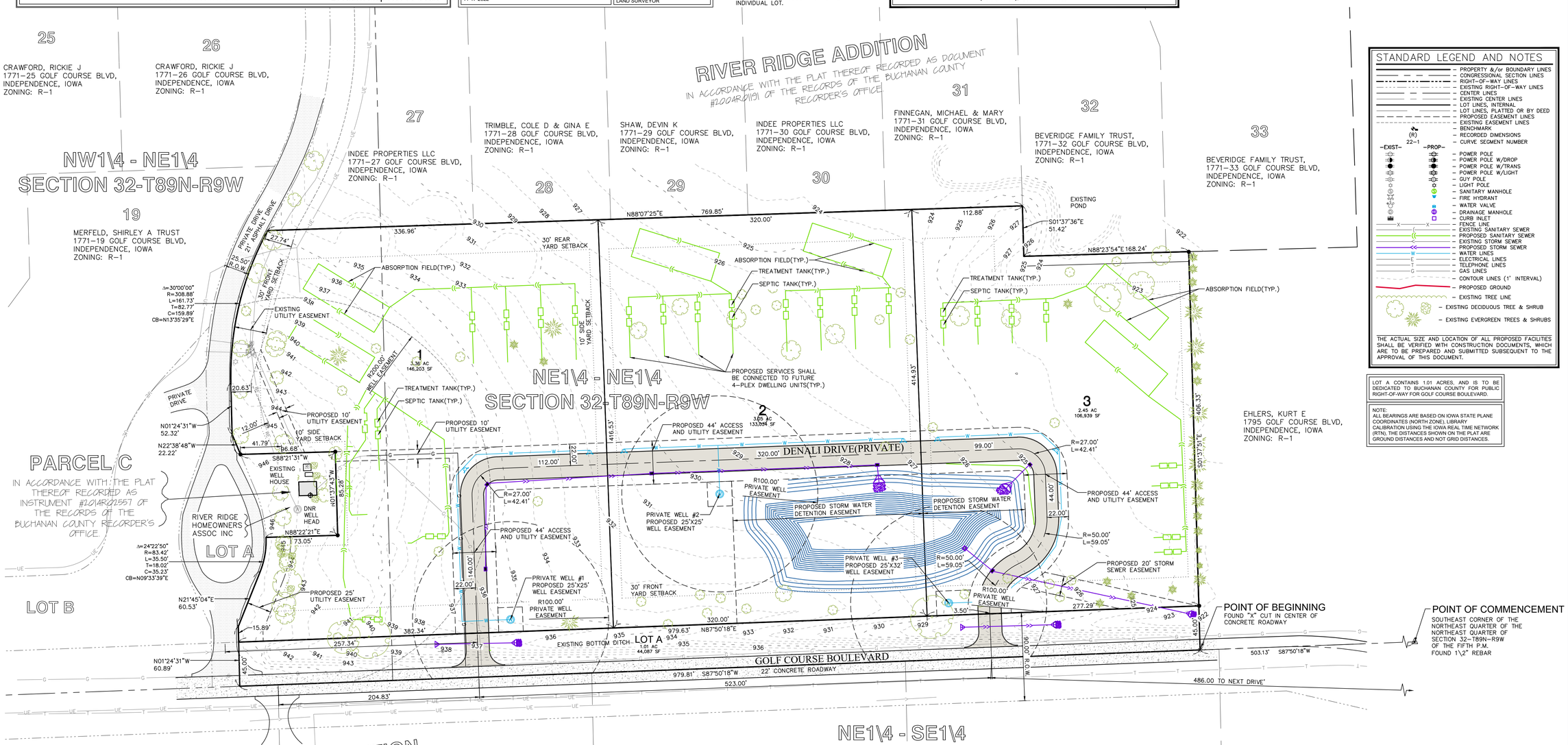
GENERAL NOTES:
1. THE LOCATIONS OF ALL PROPOSED UTILITIES SHOWN ON THE PLAT ARE SUBJECT TO MODIFICATION AND/OR CHANGE. THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS PLAT.
2. WIDTHS OF PROPOSED STORM SEWER EASEMENTS ARE SUBJECT TO CHANGE AS A RESULT OF FINAL STORM SEWER DESIGN DEPTH.
3. MINIMUM LOW OPENINGS (MLO), IF ANY, DATA WILL BE PROVIDED AT THE TIME OF FINAL PLAT.
4. STREET LIGHTS TO BE SPACED AT APPROXIMATELY 200', AT INTERSECTIONS, AND AT CROSS-WALKS, FINAL LOCATIONS TO BE DETERMINED WITH CONSTRUCTION DOCUMENTS.
5. NO VARIANCES TO BE REQUESTED.
6. PROPERTY DOES NOT FALL WITHIN THE FEMA FLOOD BOUNDARY.
7. PROPOSED WELLS 1-3 SHALL BE PRIVATELY MANAGED, OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OF EACH INDIVIDUAL LOT.

TYPICAL SECTION - DENALI DRIVE
N.T.S.



LEGAL DESCRIPTION FOR MARYVILLE:

Commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 32, Township 89 North, Range 9 West of the Fifth Principal Meridian, Buchanan County, Iowa; Thence South 87°50'18" West along the South line of said Northeast Quarter, a distance of 503.13 feet to the Point of Beginning; Thence continuing South 87°50'18" West along said South line, 979.81 feet to a point on the East line of Lot A of River Ridge, recorded in Document #2004R04491, in the Office of the Buchanan County Recorder, said line also being the Right of Way of a private drive; Thence North 01°24'31" West along said East line, a distance of 60.89 feet; Thence North 21°45'04" East along said East line, a distance of 60.53 feet; Thence Northeasterly 35.50 feet along said East line, also being the arc of a 83.42 foot radius curve, concave Northwesterly, whose 35.23 foot chord bears North 09°33'39" East, to the Southwest corner of Parcel "C", recorded in Document #2014R02557, in the Office of the Buchanan County Recorder; Thence North 88°22'21" East along the South line of said Parcel "C", a distance of 73.05 feet to the Southeast corner of said Parcel "C"; Thence North 01°37'43" West along the East line of said Parcel "C", a distance of 85.28 feet to the Northeast corner of said Parcel "C"; Thence South 88°21'31" West, along the North Line of said Parcel "C", a distance of 96.68 feet to the Northwest corner of said Parcel "C" also being a point on the East line of said Lot A, River Ridge; Thence North 22°38'48" West along said East line, a distance of 22.22 feet; Thence North 01°24'31" West along said East line, a distance of 52.32 feet; Thence Northeasterly 308.88 feet along said East line, also being the arc of a 308.88 foot radius curve, concave Southeasterly, whose 159.89 foot chord bears North 13°35'29" East, to a point on a Southerly line of said River Ridge, also being the Southwest corner of Lot 27 of said River Ridge; Thence North 88°07'25" East along said Southerly line, a distance of 769.85 feet; Thence South 01°37'36" East along said Southerly line, a distance of 51.42 feet; Thence North 88°23'54" East along said Southerly line, a distance of 168.24 feet; Thence South 01°37'51" East, a distance of 406.33 feet to the point of beginning. Said Maryville contains 9.88 acres and is subject to easements and restrictions of record.



STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES; PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- (R) RECORDED DIMENSIONS
- 22-1 CURVE SEGMENT NUMBER

-EXIST-	-PROP-	
		POWER POLE
		POWER POLE W/DROP
		POWER POLE W/TRANS
		POWER POLE W/LIGHT
		GUY POLE
		LIGHT POLE
		SANITARY MANHOLE
		FIRE HYDRANT
		WATER VALVE
		DRAINAGE MANHOLE
		CURB INLET
X	X	FENCE LINE
		EXISTING SANITARY SEWER
		PROPOSED SANITARY SEWER
		EXISTING STORM SEWER
		PROPOSED STORM SEWER
W	W	WATER LINES
E	E	ELECTRICAL LINES
T	T	TELEPHONE LINES
G	G	GAS LINES
		CONTOUR LINES (1' INTERVAL)
		PROPOSED GROUND
		EXISTING TREE LINE
		EXISTING DECIDUOUS TREES & SHRUB
		EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

LOT A CONTAINS 1.01 ACRES, AND IS TO BE DEDICATED TO BUCHANAN COUNTY FOR PUBLIC RIGHT-OF-WAY FOR GOLF COURSE BOULEVARD.

NOTE:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (NORTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

GRAPHIC SCALE IN FEET
1"=50'

9.88 AC.

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision

PRELIMINARY PLAT

MARYVILLE
BUCHANAN COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 11-03-23	
Designed by: JDM	Field Book No: 1350
Drawn by: TAV	Scale: 1"=50'
Checked by: JDM	Sheet No: 1 of: 1
Project No: 11617-001	