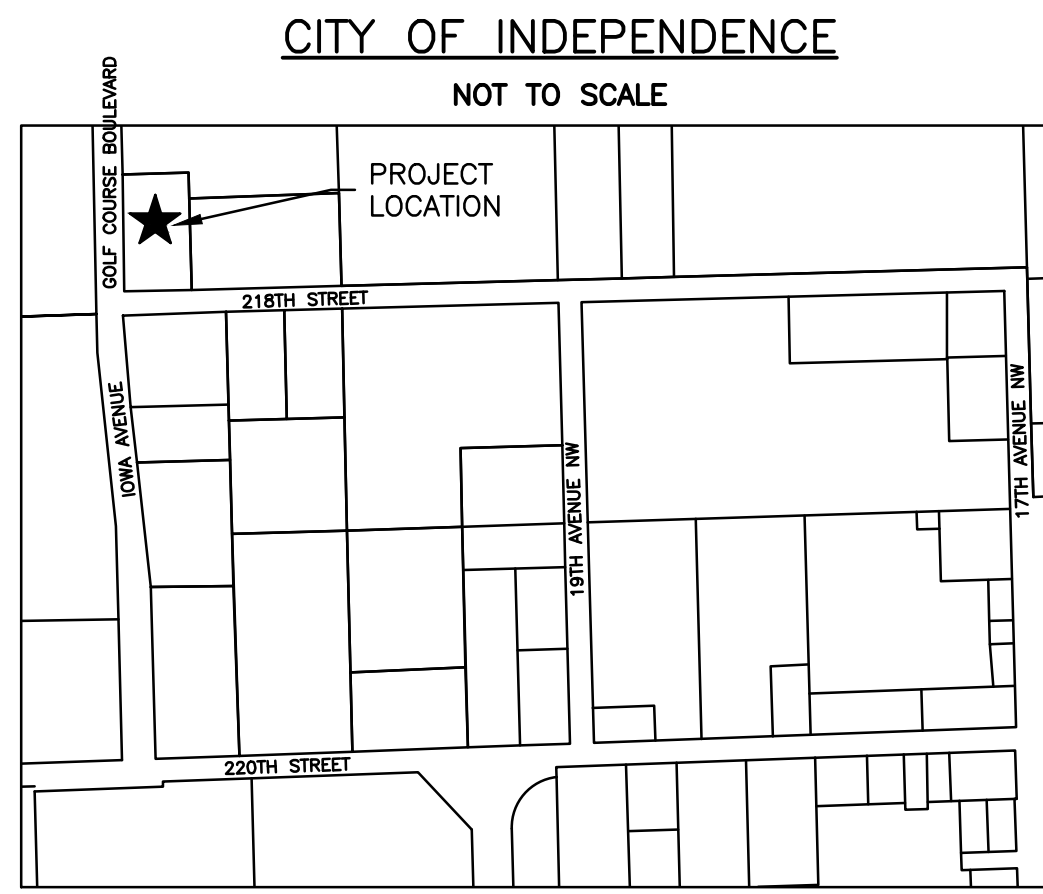


PRELIMINARY PLAT MBH ADDITION

IN THE NW1/4 OF THE SW1/4 OF SECTION 33-T89N-R9W CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA

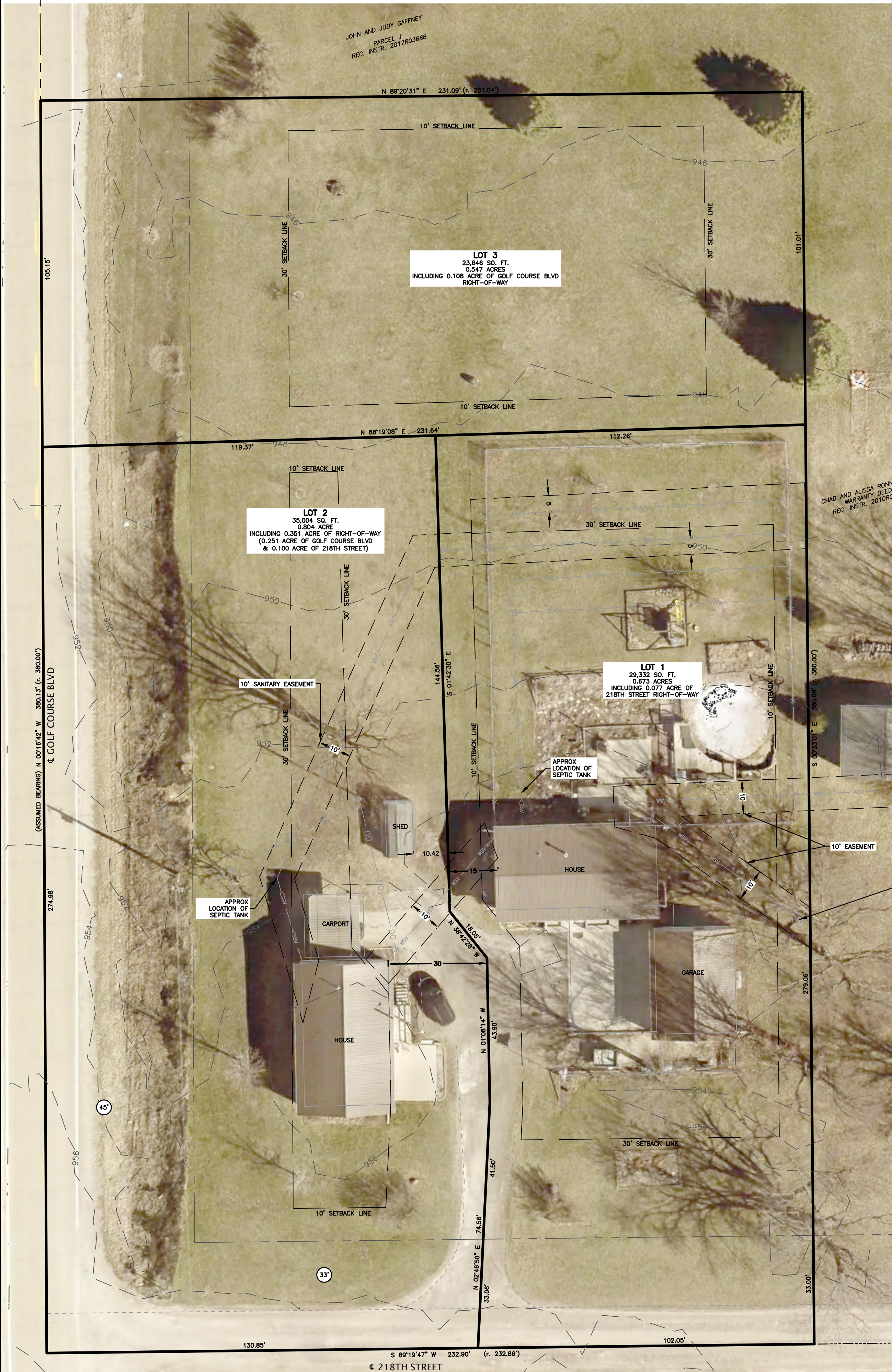


PROPOSED NOTES:

- LIDAR CONTOURS ARE SHOWN
- UTILITY LINES DEPICTED ON MAP ARE SCALED FROM MAPS PROVIDED BY HOMEOWNER AND TAKEN FROM FIELD SHOTS ON SITE.
- OWNERS OF ADJACENT PARCELS TAKEN FROM BUCHANAN COUNTY ASSESSORS MAP.
- WATER FOR EXISTING HOUSES IS SERVED BY A COMMON WELL THAT WILL BE MAINTAINED BY HOMEOWNERS AGREEMENT.
- SEPTIC FOR LOT 1 & 2 IS SHOWN FROM GATHERED INFORMATION. LOT 2 SEPTIC LEACH FIELD IS ON PART OF LOT 1 PROPERTY.
- CURRENT AND PROPOSED BUCHANAN COUNTY ZONING DISTRICT - R-3 (MULTIPLE RESIDENCE DISTRICT)
- MINIMUM REQUIRED LOT AREA - 10,000 SQ FT.
- MINIMUM REQUIRED LOT WIDTH - 60 FEET.
- BUCHANAN COUNTY FRONT YARD SET BACK 30 FEET.
- BUCHANAN COUNTY REAR YARD SET BACK 30 FEET.
- BUCHANAN COUNTY SIDE YARD SET BACK 10 FEET.
- MAXIMUM HEIGHT - 3 STORIES OR 45 FEET, WHICHEVER IS LOWER, EXCEPT ADDITIONAL HEIGHT FOR ADDITIONAL STORIES MAY BE ADDED AT A RATE OF 2 FEET IN HEIGHT FOR EACH FOOT THAT THE STRUCTURE IS SETBACK FROM THE REQUIRED YARD LINES.
- THERE SHALL BE UTILITY EASEMENTS WHERE NOTED.
- FEHR GRAHAM WILL PREPARE FINAL PLAT.

LEGEND

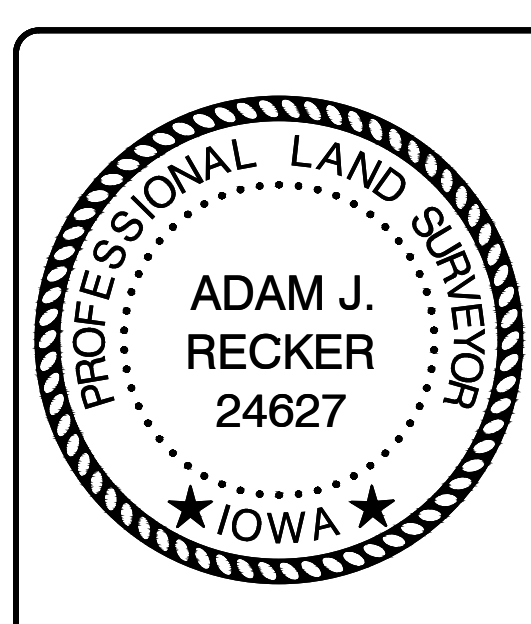
	SURVEY BOUNDARY
	SECTION LINE
	1/4 SECTION LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING CENTERLINE ROAD
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER SERVICE
	EXISTING SANITARY SEWER SERVICE
	EXISTING FENCE
	PROPOSED SETBACK LINE
	PROPOSED EASEMENT
	PROPOSED PROPERTY LINE
	FOUND 1/2" Ø REBAR W/YPC ILLEGIBLE
	FOUND T-BAR
	FOUND 1/2" Ø REBAR W/YPC #8812
	FOUND CUT X
	RIGHT-OF-WAY WIDTH



SURVEYOR:
FEHR GRAHAM
221 E. MAIN ST., SUITE 301
MANCHESTER, IOWA 52057

PROPRIETOR/OWNER:
CRAIG AND KATHY FINHOLT
1805 218TH ST
INDEPENDENCE, IA 50644

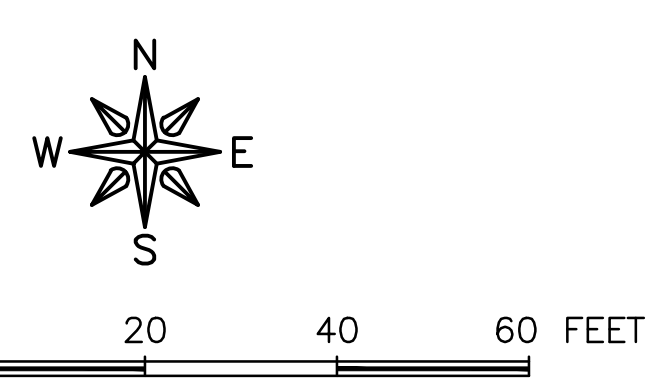
REQUESTED BY/SUBDIVIDER:
CRAIG AND KATHY FINHOLT



I hereby certify that this land surveying document was prepared and the 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. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

6/28/2024
Date

Adam J. Recker, P.L.S.
License Number: 24627
My license renewal date is December 31, 2025.
Sheets covered by this seal: THIS SHEET ONLY



FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN