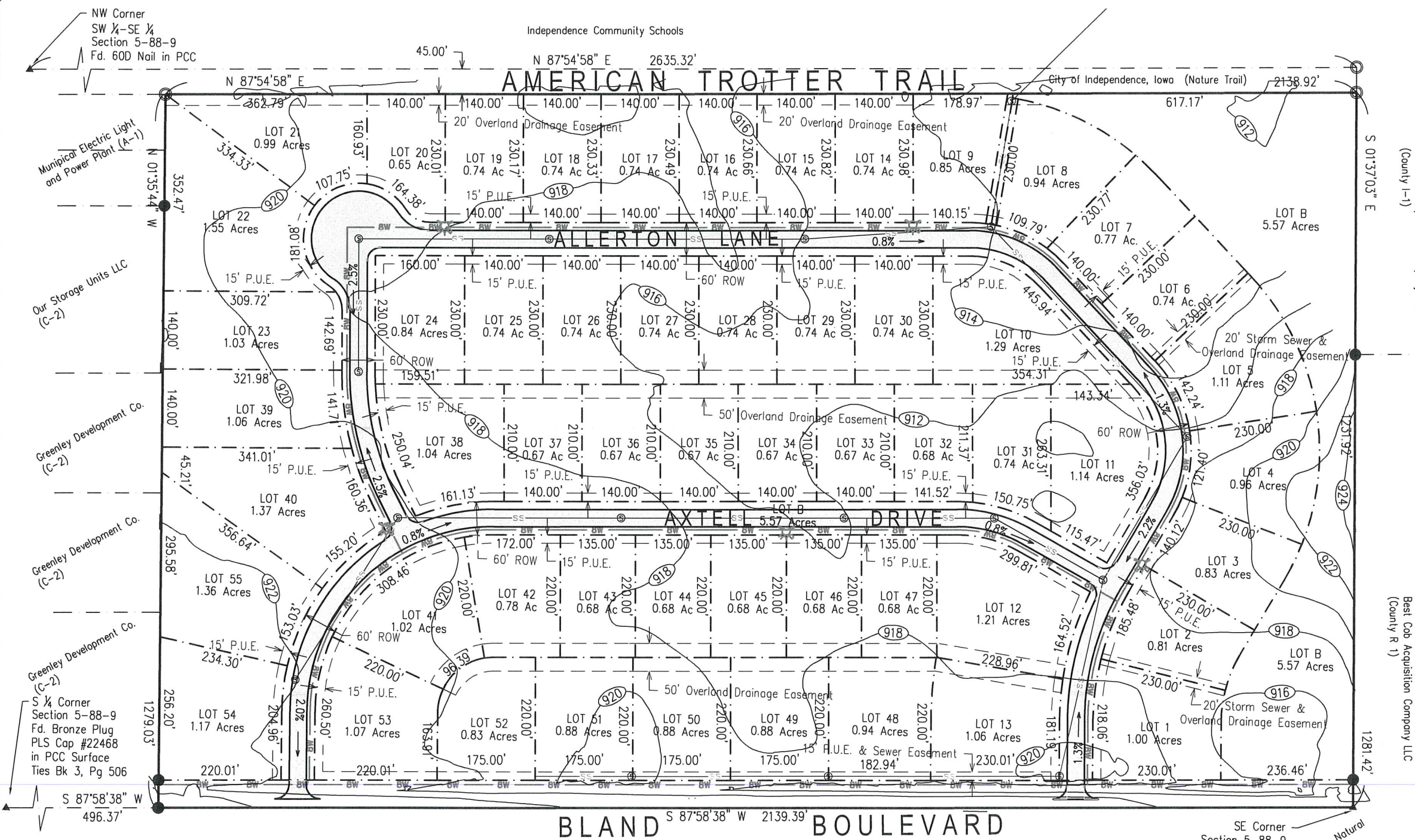
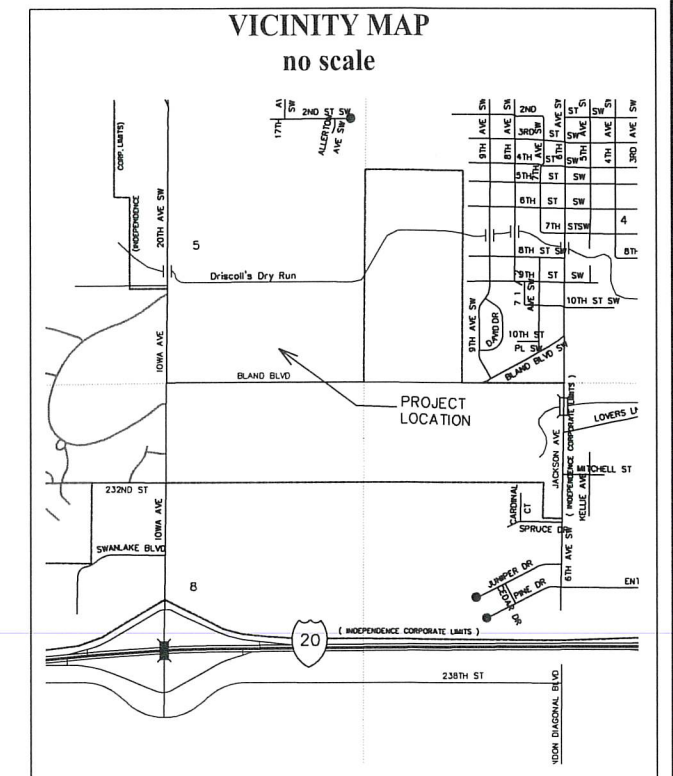


PRELIMINARY PLAT HENDERSON ADDITION TO THE CITY OF INDEPENDENCE

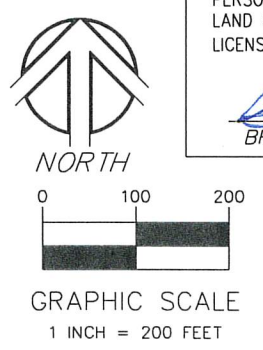
DESCRIPTION:
THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5TH P.M., IN THE CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA; EXCEPT THE NORTH 45 FEET OF THE SOUTH 1/2 OF THE SE 1/4 OF SAID SECTION 5 AND EXCEPT THE WEST 496.32 FEET OF THE SOUTH 1/2 OF THE SE 1/4 OF SAID SECTION 5. DESCRIBED LAND CONTAINS 62.87 ACRES.



Legend

—SS—	SANITARY SEWER
—BW—	WATER MAIN
---	PROPERTY LINE / LOT LINE
- - - -	EASEMENT
⊙	LIGHT POLE
⊙	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
⊙	FIRE HYDRANT
●	LAND CORNER FOUND
▲	USPLSS LAND CORNER FOUND

- Subdivision Notes:**
- Lot A is to be dedicated to the City of Independence for public street and utilities
 - Lot B is to be dedicated to the City of Independence for Stormwater Management and Park Space.
 - Steets shall be 31' Wide PCC Pavement with Integral Curb and Gutter
 - Sanitary Sewer is to be 8" PVC SDR 26
 - Water Main is to be 8" PVC C-900
 - Sidewalks will be provided by the lot owners/builders.
 - This development is outside of the flood hazard area based on FEMA Map #19019C0283F Dated Dec. 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: 12-31-2024 LICENSE NO. 17344

Brian M. Crawford 7/31/24
BRIAN M. CRAWFORD, P.L.S. DATE

OWNER/DEVELOPER:
Elliott Henderson
2332 Henley Ave.
Independence, Ia 50644
(319) 361-6464

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

ZONING:
Proposed R-1 (Current Ag)

DENSITY:
55 Lots
62.87 Total Acres
0.87 Lots/Acre
Min Lot Size - 0.67 Ac.
Max Lot Size - 1.55 Ac.

BULK REGULATIONS:
Front Yard Depth = 25 ft
Side Yard Width = 8 ft
Rear Yard Depth = 30 ft

HENDERSON ADDITION PRELIMINARY PLAT - INDEPENDENCE, IOWA

DRAWN	BMC
CHECKED	LGC
PROJ NO	24801
DATE FILE	

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