

FINAL PLAT: THE PINES THIRD ADDITION

INDEPENDENCE, IOWA

DESCRIPTION:

PART OF THE SE ¼ OF THE NW ¼ AND PART OF THE NE ¼ OF THE SW ¼ OF SECTION 9, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5TH P.M. IN THE CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA DESCRIBED AS: BEGINNING AT THE SE CORNER OF LOT 5, HUMMINGBIRD COURT AT THE PINES, SECOND ADDITION TO THE CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA; THENCE ALONG THE EAST LINE OF SAID HUMMINGBIRD COURT AT THE PINES, SECOND ADDITION, N00°43'24"W, 45.49 FEET; THENCE CONTINUING ALONG SAID EAST LINE N00°25'10"W, 269.98 FEET TO THE SW CORNER OF LOT 6, GOLDFINCH COURT AT THE PINES, FIRST ADDITION; THENCE ALONG THE SOUTHERLY LINE OF SAID GOLDFINCH COURT AT THE PINES, FIRST ADDITION, N61°11'21"E, 736.70 FEET; THENCE N65°25'41"E, 88.35 FEET TO THE SW CORNER OF LOT 4, CARDINAL COURT AT THE PINES; THENCE ALONG THE SOUTHERLY BOUNDARY OF CARDINAL COURT AT THE PINES N81°16'41"E, 193.75 FEET; THENCE N89°50'03"E, 263.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF 6TH AVENUE SOUTHWEST; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°09'57"E, 277.74 FEET TO THE NORTHEAST CORNER OF TRACT A OF THE PINES FIRST ADDITION; THENCE ALONG THE NORTH ERLY LINE OF SAID PINES FIRST ADDITION S89°50'08"W, 251.57 FEET; THENCE S61°22'57"W, 936.33 FEET TO THE NE CORNER OF LOT 1 OF THE PINES SECOND ADDITION; THENCE S75°25'08"W, 41.49 FEET; THENCE N89°59'47"W, 65.11 FEET TO THE POINT OF BEGINNING DESCRIBED LAND CONTAINS 9.12 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Subdivision Notes:

- Lot A is to be dedicated to the City of Independence as public street. Lot B is reserved for Stormwater Management. The City of Independence reserves a permanent easement over and across lot B for the purpose of access and maintenance of storm sewer infrastructure.
- This development is outside of the flood hazard area based on FEMA Map #19019C0284E Dated June 16, 2015
- The overland drainage easement between lot 7 and lot 8 is centered on the lot line.
- The storm sewer easement across lot 11 is centered on the existing RCP storm sewer 16 ft from the NE corner of lot 12 and 38 ft from the SE corner of lot 12.

OWNER/DEVELOPER:

Steve Gee Construction
2404 262nd Street
Independence, Iowa
Contact: Steve Gee
(319) 361-0419

PREPARED BY:

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

| NUMBER | ARC LEN. | RADIUS | CH. LEN. | CHORD DIRECTION |
|--------|----------|--------|----------|-----------------|
| C1 | 74.73 | 180.00 | 74.19 | N 77°56'32" E |
| C2 | 59.59 | 120.00 | 58.98 | N 75°36'32" E |
| C3 | 67.68 | 130.00 | 66.92 | S 76°17'50" W |
| C4 | 38.15 | 70.00 | 37.68 | N 76°59'49" E |
| C5 | 14.66 | 180.00 | 14.66 | N 63°42'56" E |



0 50 100
Scale: 1" = 100'

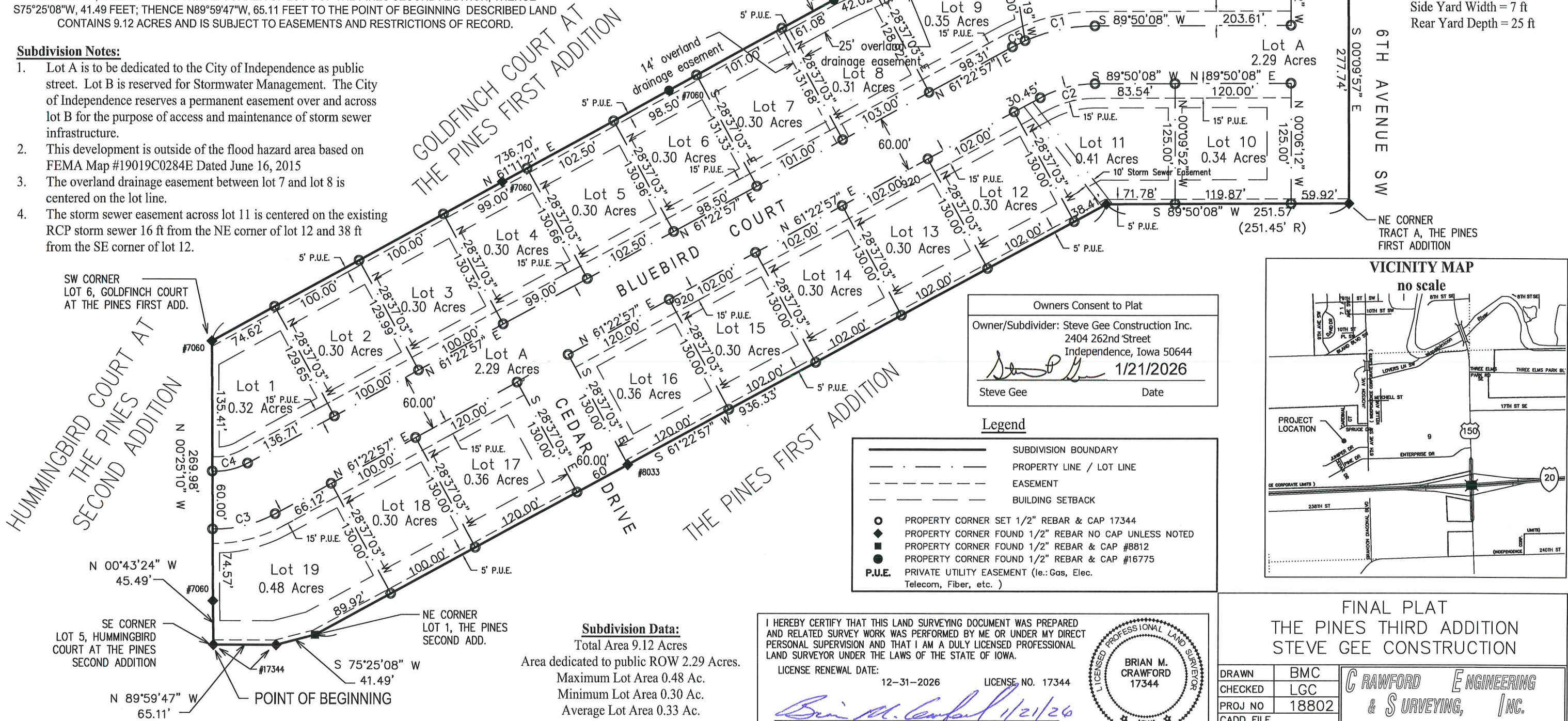
DATE: NOVEMBER 18, 2025
CLOSURE ERROR IS LESS THAN 1:10000

ZONING:

R-2 - Existing and Proposed

BULK REGULATIONS:

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



Owners Consent to Plat
Owner/Subdivider: Steve Gee Construction Inc.
2404 262nd Street
Independence, Iowa 50644
Steve Gee 1/21/2026
Steve Gee Date

Legend

- SUBDIVISION BOUNDARY
- PROPERTY LINE / LOT LINE
- EASEMENT
- BUILDING SETBACK
- PROPERTY CORNER SET 1/2" REBAR & CAP 17344
- ◆ PROPERTY CORNER FOUND 1/2" REBAR NO CAP UNLESS NOTED
- ◆ PROPERTY CORNER FOUND 1/2" REBAR & CAP #8812
- PROPERTY CORNER FOUND 1/2" REBAR & CAP #16775
- P.U.E. PRIVATE UTILITY EASEMENT (i.e.: Gas, Elec. Telecom, Fiber, etc.)

Subdivision Data:

Total Area 9.12 Acres
Area dedicated to public ROW 2.29 Acres.
Maximum Lot Area 0.48 Ac.
Minimum Lot Area 0.30 Ac.
Average Lot Area 0.33 Ac.

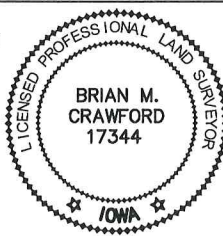
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LICENSE RENEWAL DATE:

12-31-2026

LICENSE NO. 17344

Brian M. Crawford 1/21/26
BRIAN M. CRAWFORD, P.L.S. DATE



FINAL PLAT
THE PINES THIRD ADDITION
STEVE GEE CONSTRUCTION

DRAWN BMC
CHECKED LGC
PROJ NO 18802
CADD FILE

CRAWFORD ENGINEERING & SURVEYING, INC.

118 3rd Ave NE Independence, Iowa 50644