



PRELIMINARY PLAT
"GOLDFINCH COURT AT THE PINES FIRST ADDITION"
CITY OF INDEPENDENCE, IOWA



LOCATION MAP
N.T.S.

DESCRIPTION

Part of the Northwest Quarter of Section 9, Township 88 North, Range 9 West of the 5th P.M., City of Independence, Buchanan County, Iowa, described as follows:

Beginning at the Southwest corner of Lot 5 in Cardinal Court at the Pines;

Thence South 60°56'52" West, 736.51 feet;

Thence North 00°38'59" West, 356.13 feet;

Thence North 61°01'17" East, 122.49 feet;

Thence South 28°58'43" East, 111.05 feet;

Thence North 61°01'17" East, 122.83 feet to a point on a curve;

Thence Northeasterly on a curve concave to the Northwest having a radius of 10.50 feet, an arc length of 16.49 feet and a chord bearing North 16°01'17" East, a length of 14.85 feet;

Thence North 61°01'17" East, 60.00 feet;

Thence North 28°58'43" West, 10.00 feet to a point on a curve;

Thence Northwesterly on a curve concave to the Northeast having a radius of 70.00 feet, an arc length of 34.56 feet and a chord bearing North 14°50'00" West, a length of 34.21 feet;

Thence North 00°41'16" West, 59.48 feet;

Thence North 61°01'17" East, 115.64 feet;

Thence North 89°27'22" East, 94.28 feet;

Thence South 00°25'09" East, 23.09 feet;

Thence South 28°53'25" East, 40.88 feet;

Thence South 28°53'25" East, 60.00 feet;

Thence North 60°49'52" East, 28.05 feet;

Thence South 28°52'27" East (Assumed Bearing), 141.58 feet on the West line of Cardinal Court at the Pines to the Point of Beginning;

Containing 4.179 Acres.

LEGEND

●	MONUMENT FOUND	—W—W—	EXIST. WATER PIPE
○	SET 1/2" REBAR W/ RPC LS 7060	—W—W—	PROP. WATER PIPE
---	EXIST. RIGHT-OF-WAY LINE	---W---W---	PROP. WATER SERVICE
---	PROP. RIGHT-OF-WAY LINE	---W---W---	EXIST. FIRE HYDRANT
---	EXIST. PROPERTY LINE	---W---W---	PROP. FIRE HYDRANT
---	PROP. PROPERTY LINE	---W---W---	EXIST. WATER VALVE WITH BOX
---	EXIST. CENTERLINE	---W---W---	PROP. WATER VALVE WITH BOX
---	PROP. CENTERLINE	---W---W---	CURB STOP W/CURB BOX
---	SETBACK LINE	---W---W---	WATER VALVE VAULT
---	EASEMENT LINE	---W---W---	EXIST. SANITARY SEWER
---	SECTION LINE	---W---W---	PROP. SANITARY SEWER
---	EXIST. STORM SEWER	---W---W---	EXIST. SANITARY SEWER SERVICE
---	PROP. STORM SEWER	---W---W---	PROP. SANITARY SEWER SERVICE
---	EXIST. STORM SEWER INTAKE	---W---W---	EXIST. SANITARY MANHOLE
---	PROP. STORM SEWER INTAKE	---W---W---	PROP. SANITARY MANHOLE
---	RPC	---	RED PLASTIC CAP

NOTES:

LOT A WILL BE DEDICATED AS PUBLIC STREET RIGHT-OF-WAY

PROPOSED 31' WIDE PCC SURFACED STREET WITH 6" CURB.

PROPOSED 8" DIAMETER DIP WATER MAIN.

PROPOSED 8" DIAMETER PVC SANITARY SEWER MAIN.

SITE NOT IN FLOOD ZONE ACCORDING TO FEMA MAP PANEL NUMBER 19019C0284E

UNDERGROUND ELECTRIC SERVICE WILL BE PROVIDED WITHIN THE PROPOSED UTILITY EASEMENTS.

ZONING (PROPOSED)

R-3 MULTIPLE RESIDENTIAL DISTRICT
FRONT = 20'
REAR = 30'
REAR (MULTI-FAMILY) = 35'
SIDE = 5'
SIDE (MULTI-FAMILY) = 10'
SIDE STREET, CORNER LOT = 25'

OWNER & DEVELOPER
STEVEN GEE CONSTRUCTION
2404 262ND STREET
INDEPENDENCE, IOWA 50644

ENGINEER & SURVEYOR
FEHR GRAHAM
128 SOUTH VINE STREET
WEST UNION, IA 52175



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.

Lyle G. TeKippe, P.E. & L.S.
License Number 7060
My license renewal date is December 31, 2016.
Sheets covered by this seal: 5-4-16

CURVE TABLE				
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	16.49'	10.50'	N 16°01'17" E	14.85'
C2	34.56'	70.00'	N 14°50'00" W	34.21'

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
STEVEN GEE CONSTRUCTION
2404 262ND STREET
INDEPENDENCE, IOWA 50644

PROJECT AND LOCATION:
GOLDFINCH COURT AT THE PINES
FIRST ADDITION
CITY OF INDEPENDENCE,
BUCHANAN COUNTY, IOWA

DRAWN BY: M.S.
APPROVED BY: L.G.T.
DATE: 5/3/16
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
PRELIMINARY PLAT

JOB NUMBER:
15-586

SHEET NUMBER:
1 OF 1