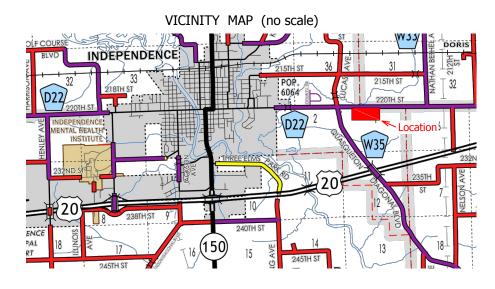
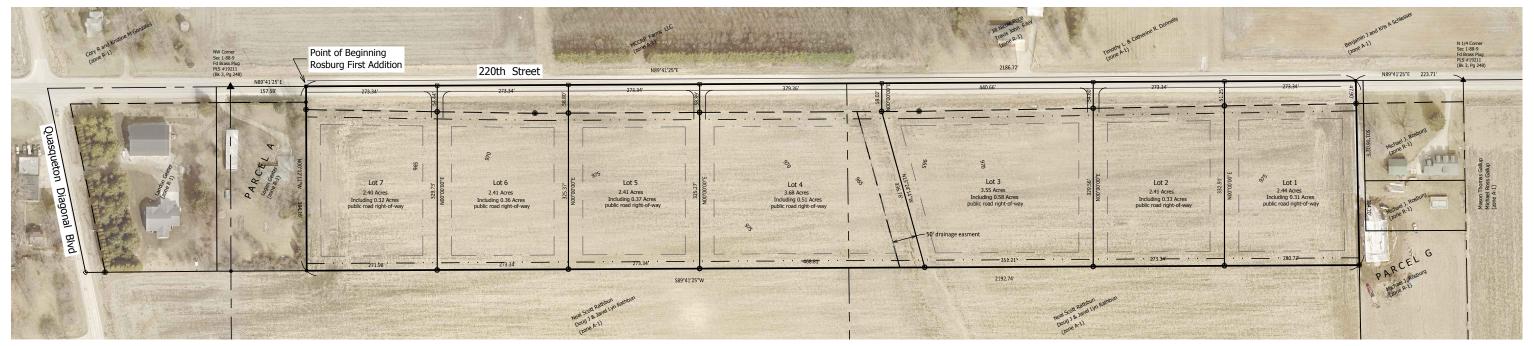
PRELIMINARY PLAT of ROSBURG FIRST ADDITION to Buchanan County, Iowa

A Subdivision of Parcel I in the Northwest Fractional $\frac{1}{4}$ of Section 1, Township 88 North, Range 9 West of the 5th Principal Meridian, Buchanan County, Iowa.

Description:

Commencing at the Northwest Corner of Section 1; thence N89°41'25"E, 157.59 feet along the north line of the Northwest Fractional \(\frac{1}{4} \) of Section 1 to the northeast corner of existing Parcel A and the Point of Beginning; thence continuing N89°41'25"E, 2186.72 feet along said north line to the northwest corner of existing Parcel G; thence S01°06'02"E, 384.20 feet along the west line of existing Parcel G; thence S89°41'25"W, 2192.74 feet to the southeast corner of existing Parcel A; thence N00°12'11"W, 384.16 feet to the Point of Beginning.





Subdivision Notes:

- Existing Zoning: A-1; Proposed Zoning: R-1
- Total Subdivision Area = 19.31 acres with 2.79 acres within existing road right-of-way.
- Max. Lot Size 2.44 acres. Min. Lot Size 2.40 acres.
- No part of the subdivision lies within Special Flood Hazard Area as indicated on FEMA map panels 19019C0301E, 19019C0303F.
- Water supply to each lot will be private wells as per Buchanan County Health Dept.
- Sewage disposal for each lot will be individual private sewage disposal systems as per Buchanan County Health Dept.

LEGEND

USPLS CORNER Found (as noted)

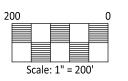
PROPERTY CORNER (set 1/2" rebar w/ cap #11572)

PROPERTY CORNER (Fd 1/2" rebar w/ cap #11572)

PROPERTY CORNER (Fd 1/2" rebar w/ cap #8812)

1/4-1/4 SECTION LINE PUBLIC ROAD RIGHT-OF-WAY Subdivision Boundary

(R) DISTANCE AS RECORDED



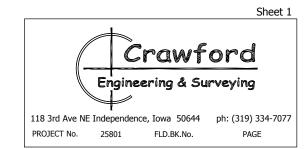
Owner and Subdivider: Michael J. Rosburg 2218 220th Street Independence, Iowa 50644 (319)334-0300

Prepared by: Lawrence G. Crawford PE & PLS Crawford Enginering & Surveying, Inc. 118 3rd Ave NE Independence, Iowa 50644 (319)334-7077

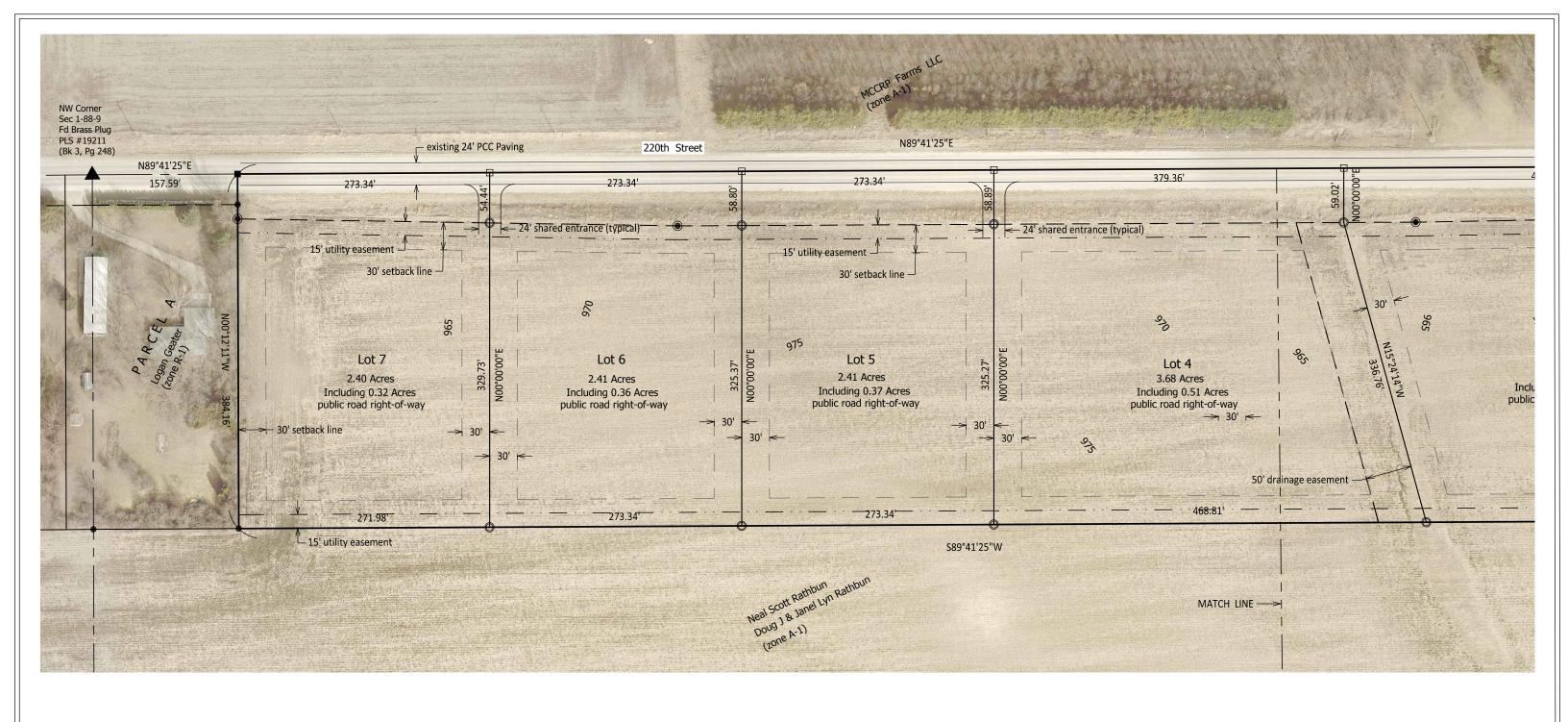
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE NO. 11572

6-25-2025 Lawrence G. Crawford PE & PLS

IOWA 11572 Rosburg First Addition to Buchanan County, Iowa



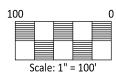
This certification covers all sheets



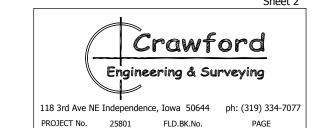


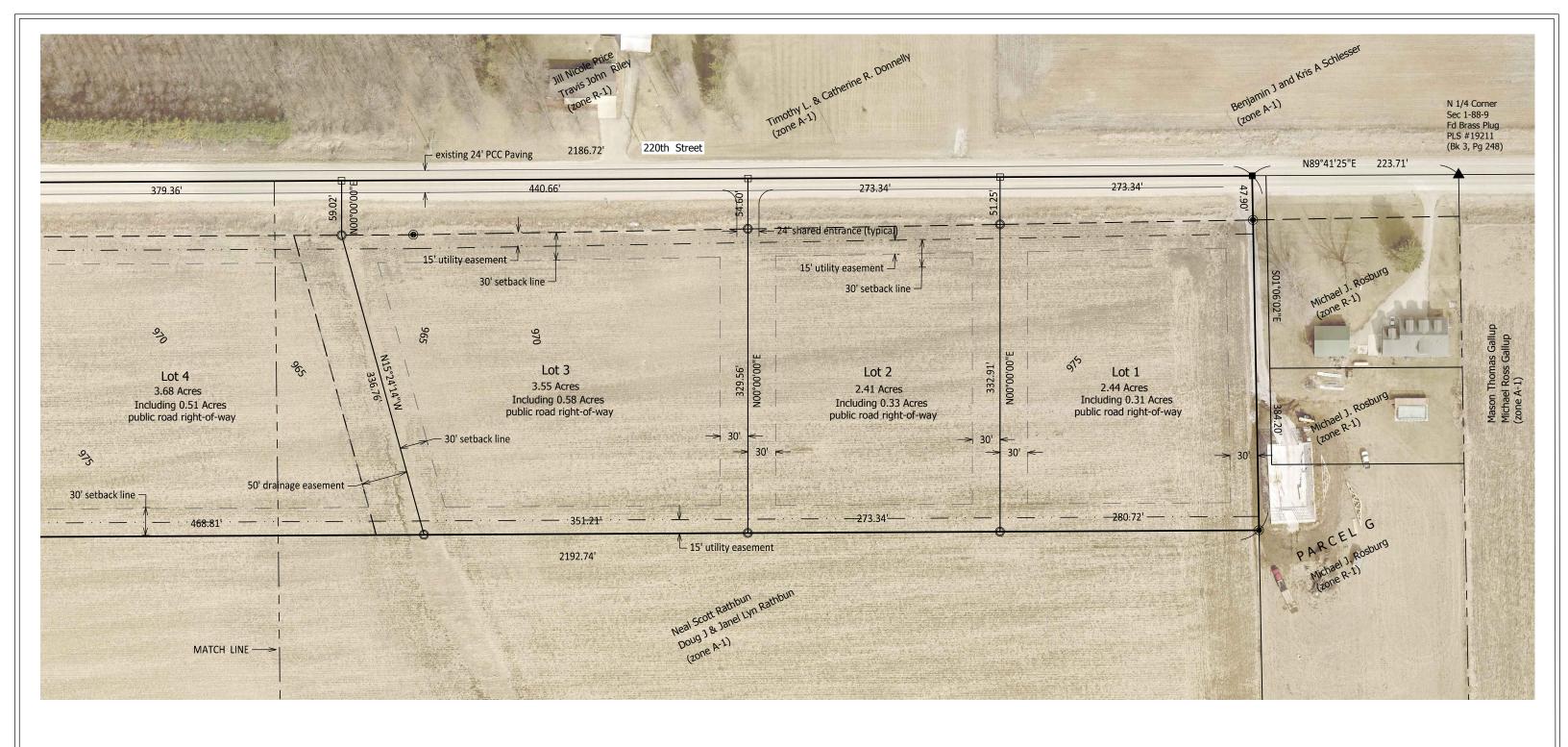
Reference of Existing Survey Documents of Record:

- 1. Plat of Survey of Parcel I, doc. #2025R00146
- 2. Plat of Survey of Parcel A, doc. #2022R00102
- 3. Plat of Survey of Parcel G, doc. #2021R02005



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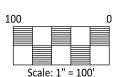






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