

PRELIMINARY PLAT: PINES THIRD ADDITION

INDEPENDENCE, IOWA

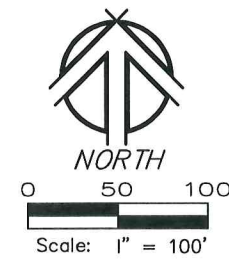
REZONING DESCRIPTION:
BEGINNING AT THE SE CORNER OF LOT 5, HUMMINGBIRD COURT AT THE PINES, SECOND ADDITION TO THE CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA; THENCE ALONG THE EAST LINE OF SAID HUMMINGBIRD COURT AT THE PINES, SECOND ADDITION, N00°43'24"W, 45.49 FEET; THENCE CONTINUING ALONG SAID EAST 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 RESTRUCTIONS OF RECORD.

Subdivision Notes:

- 1. Lot A is to be dedicated to the City of Independence as public street. Lot B is reserved for Stormwater Management.
- 2. Bluebird Court is to be 31' Wide PCC Pavement with Integral Curb and Gutter
- 3. Sanitary Sewer is to be 8" PVC SDR 26
- 4. Water Main is to be 8" PVC C-900
- 5. Sidewalks will be provided by the owner.
- 6. This development is outside of the flood hazard area based on FEMA Map #19019C0284E Dated June 16, 2015

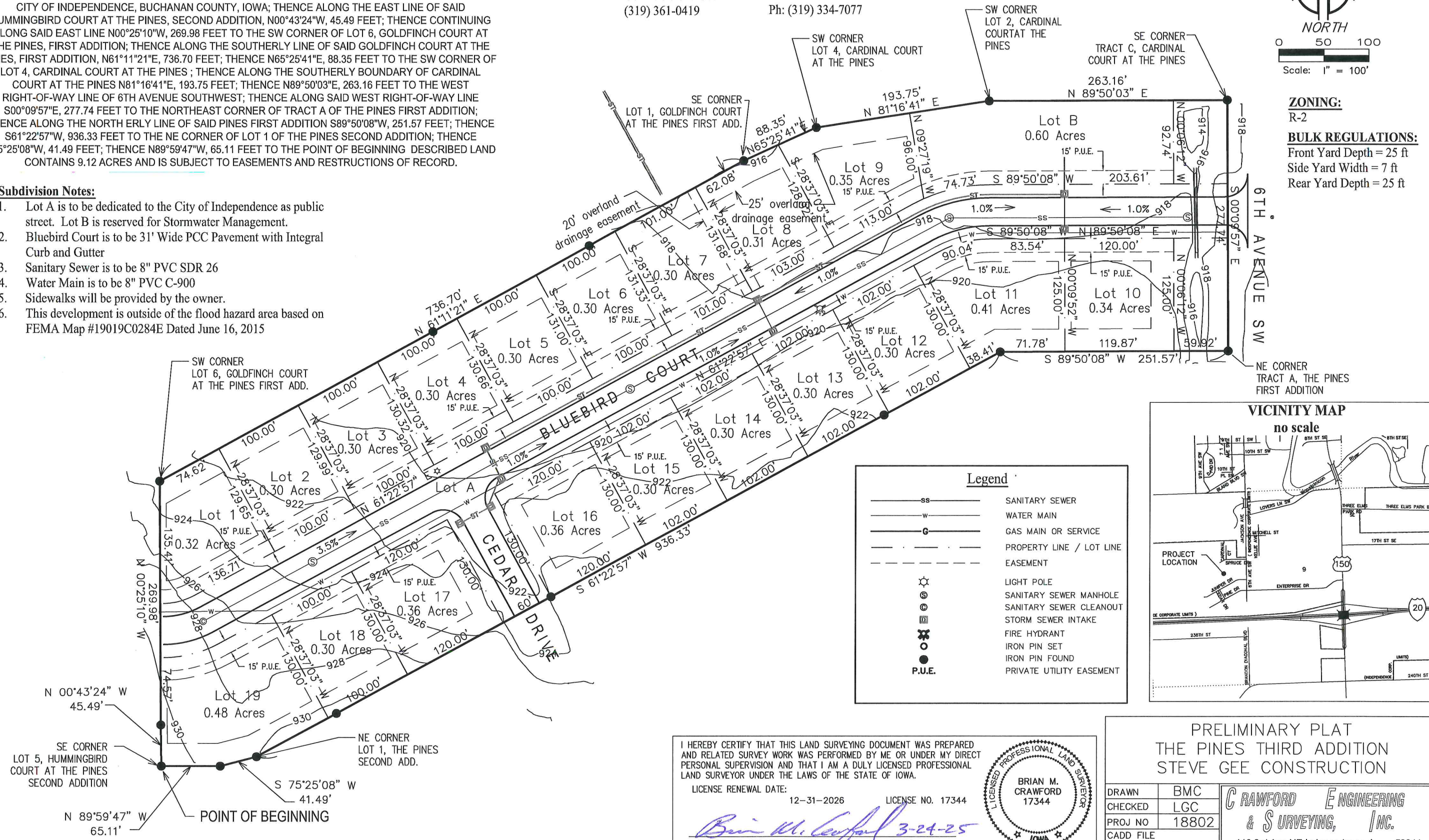
OWNER/DEVELOPER: Steve Gee Construction
2404 262nd Street
Independence, Iowa
Contact: Steve Gee
(319) 361-0419

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



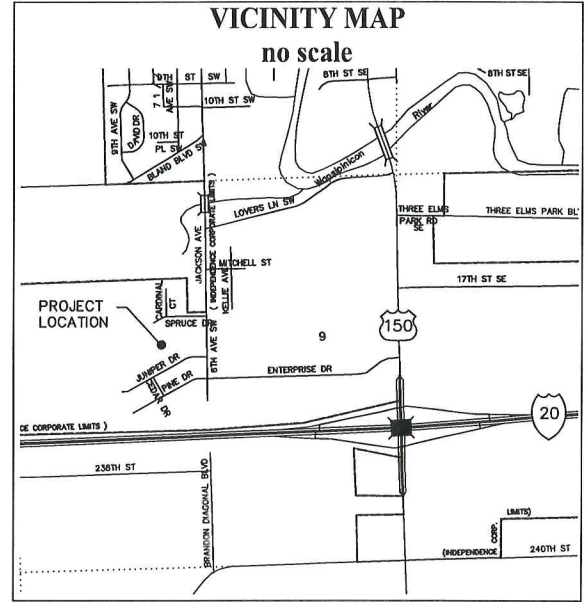
ZONING:
R-2

BULK REGULATIONS:
Front Yard Depth = 25 ft
Side Yard Width = 7 ft
Rear Yard Depth = 25 ft



Legend

SS	SANITARY SEWER
W	WATER MAIN
G	GAS MAIN OR SERVICE
---	PROPERTY LINE / LOT LINE
- - -	EASEMENT
☆	LIGHT POLE
⊙	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER CLEANOUT
⊗	STORM SEWER INTAKE
⊙	FIRE HYDRANT
⊙	IRON PIN SET
⊙	IRON PIN FOUND
⊙	PRIVATE UTILITY EASEMENT



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 3-24-25
BRIAN M. CRAWFORD, P.L.S. DATE

LICENSED PROFESSIONAL LAND SURVEYOR
BRIAN M. CRAWFORD
17344
IOWA

PRELIMINARY 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