

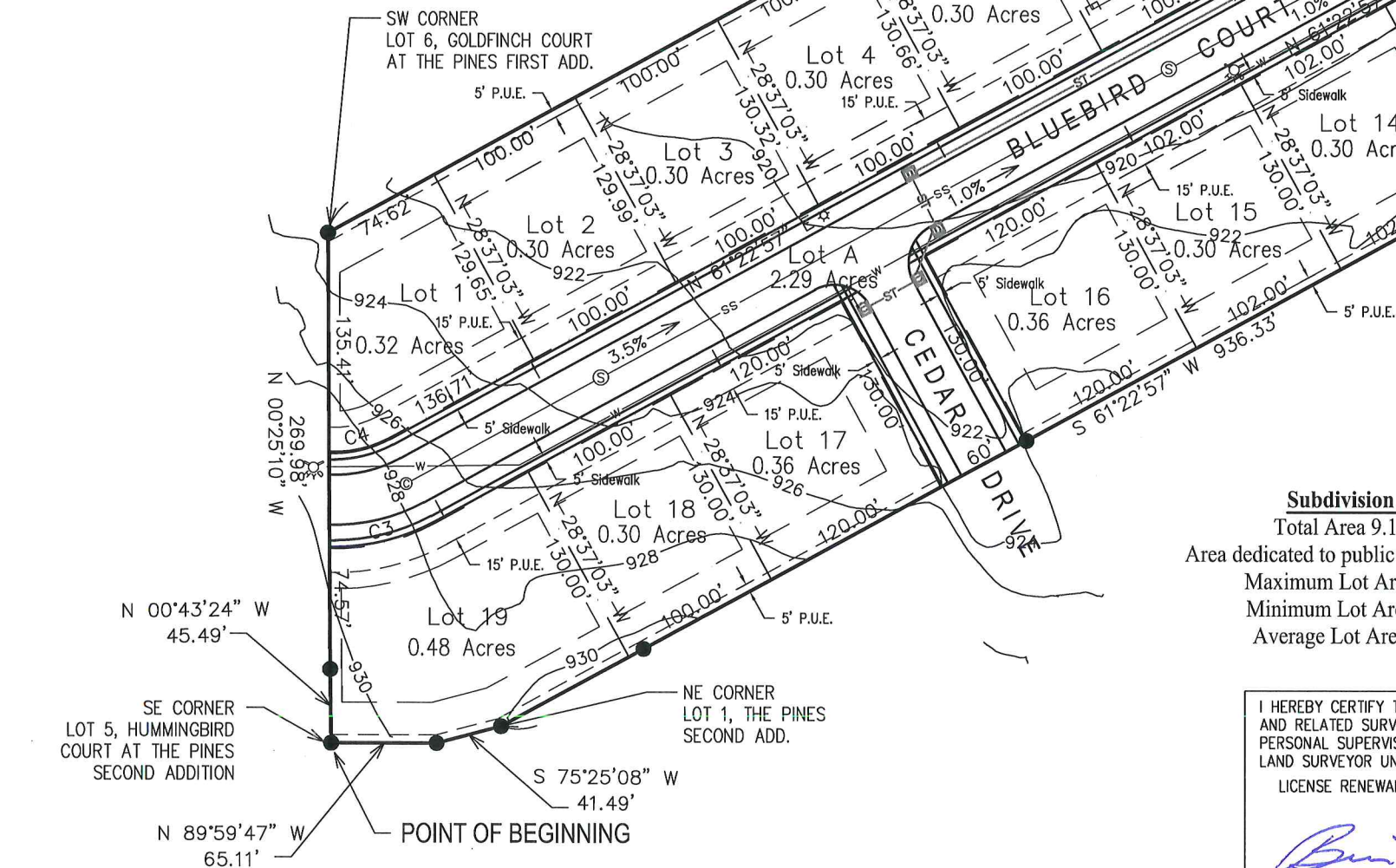
PRELIMINARY PLAT: PINES THIRD ADDITION

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:

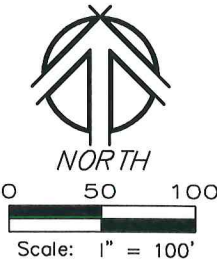
1. Lot A is to be dedicated to the City of Independence as public street. Lot B is reserved for Stormwater Management.
2. Bluebird Court is to be 6.5" Thick, 31' Wide PCC Pavement with Integral Curb and Gutter. Public Street Right of Way Width, 60'
3. Sanitary Sewer is to be 8" PVC SDR 26
4. Water Main 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

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



ZONING:
R-2 - Existing and Proposed
BULK REGULATIONS:
Front Yard Depth = 25 ft
Side Yard Width = 7 ft
Rear Yard Depth = 25 ft

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.

Legend	
SS	SANITARY SEWER
W	WATER MAIN
ST	STORM SEWER
G	GAS MAIN OR SERVICE
---	PROPERTY LINE / LOT LINE
---	EASEMENT
---	BUILDING SETBACK
+	STREET SIGN
⊙	LIGHT POLE
⊙	SANITARY SEWER MANHOLE (SW-301)
⊙	SANITARY SEWER CLEANOUT (SW-203)
⊙	STORM SEWER INTAKE (SW-501)
⊙	FIRE HYDRANT
⊙	IRON PIN SET
⊙	IRON PIN FOUND
P.U.E.	PRIVATE UTILITY EASEMENT (i.e.: Gas, Elec. Telecom, Fiber, etc.)

