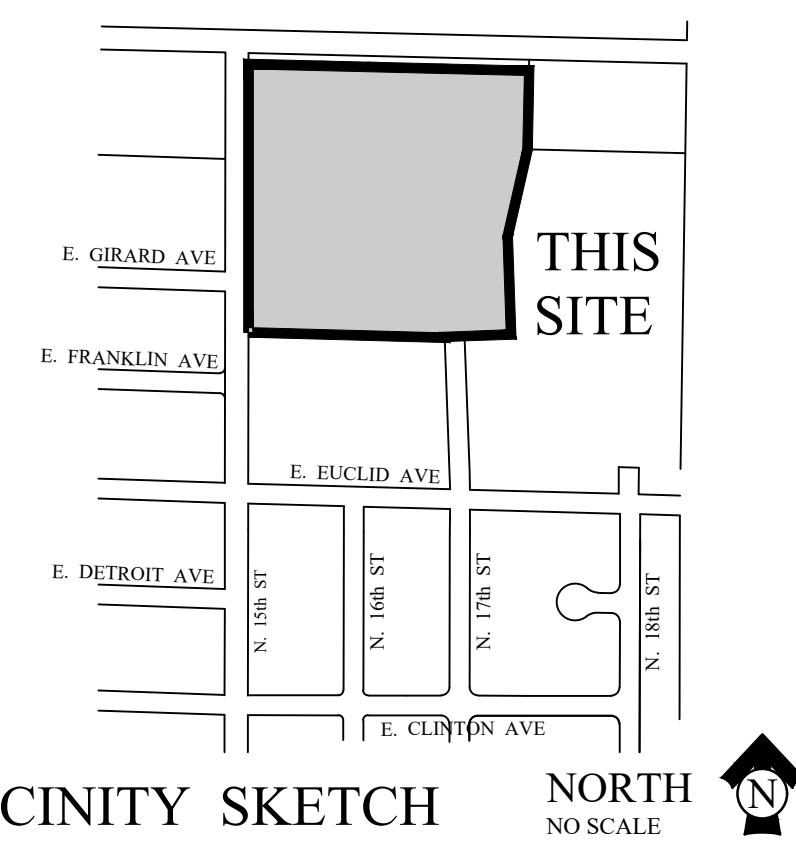


INDEX LEGEND
 LOCATION: SW 1/4 W 1/4 SEC. 20-76-23
 REQUESTOR: DILIGENT GLYNN LLC
 PROPRIETOR: DILIGENT GLYNN LLC
 SURVEYOR: KEVEN J. CRAWFORD
 COMPANY: COOPER CRAWFORD & ASSOCIATES
 475 S 50th ST., STE. 800,
 WDM, IA 50023
 RETURN TO: KEVEN J. CRAWFORD



FINAL PLAT PRAIRIE GLYNN PLAT 3

OWNER / DEVELOPER
 DILIGENT PRAIRIE GLYNN LLC
 12119 STRATFORD DR.
 CLIVE, IA 50325
 515-309-0705
ZONING
 R3 - MIXED RESIDENTIAL
SETBACKS
 FRONT YARD: 25'
 REAR YARD: 30'
 SIDE YARD: 16' TOTAL, 8' MIN.
UTILITIES
 SANITARY SEWER - CITY OF INDIANOLA
 WATER - INDIANOLA MUNICIPAL UTILITIES

LEGAL DESCRIPTION
 A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M.; THENCE N00°01'53"E, 485.68 FEET ALONG THE WEST LINE OF SAID SECTION 20; THENCE S89°58'07"E, 35.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PRAIRIE GLYNN PLAT 1, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA; THENCE N00°01'35"E, 808.61 FEET ALONG THE EAST RIGHT OF WAY LINE OF NORTH 15TH STREET, AS ITS PRESENTLY ESTABLISHED, TO THE SOUTH RIGHT OF WAY LINE OF EAST IOWA AVENUE, AS ITS PRESENTLY ESTABLISHED; THENCE S88°37'07"E, 845.58 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE S01°07'44"W, 236.58 FEET; THENCE S12°57'02"W, 268.67 FEET; THENCE S02°03'51"E, 296.54 FEET TO THE NORTHEAST CORNER OF SAID PRAIRIE GLYNN PLAT 2; THENCE S87°56'09"W, 200.21 FEET ALONG THE NORTH LINE OF SAID PLAT; THENCE S02°03'51"E, 2.39 FEET ALONG THE NORTH LINE OF SAID PLAT; THENCE N88°26'30"W, 591.81 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
 SAID TRACT OF LAND CONTAINS 15.035 ACRES MORE OR LESS.
 SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- LOT A AND LOT B, TO BE DEDICATED TO THE CITY FOR USE AS PUBLIC STREETS AFTER PLAT APPROVAL AND IN CONJUNCTION WITH PLAT RECORDING.
- INSTALLATION OF PUBLIC SIDEWALK TO OCCUR AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE STREET. 8' PUBLIC TRAIL ALONG NORTH 15TH STREET ADJACENT TO LOT 19 AND OUTLOT 'Z' WILL BE INSTALLED WITH THE PUBLIC IMPROVEMENTS FOR THE SUBDIVISION. TRAIL ADJACENT TO OUTLOT 'Y' WILL BE INSTALLED AT THE TIME THAT PARCEL DEVELOPS.
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- BEARINGS BASED ON AN ASSUMED BEARING.
- M.P.E.'S SHOWN ON THE PLAT ARE CERTIFIED BY BRAD COOPER, PROJECT ENGINEER.
- UTILITY EASEMENTS SHALL CONVEY TO THE CITY, ITS SUCCESSORS AND ASSIGNS, THE PERPETUAL RIGHT WITHIN THE AREAS SHOWN ON THE PLAT AND DESCRIBED IN THE EASEMENT, TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ELECTRIC LINES CONSISTING OF POLES, WIRES, CABLES, CONDUTTS, FIXTURES, ANCHORS AND OTHER SIMILAR EQUIPMENT, INCLUDING THE RIGHT TO TRIM OR REMOVE TREES WITHIN SUCH AREAS WHERE NECESSARY TO SECURE A CLEARANCE OF 4 FEET FROM THE WIRES OR POLES, TOGETHER WITH THE RIGHT TO EXTEND TO ANY TELEPHONE, TELEGRAPH, ELECTRIC OR POWER COMPANY, THE RIGHT TO USE SEPARATELY OR JOINTLY WITH THE CITY, THE AREAS INCLUDED IN THE EASEMENT FOR THE PURPOSES ABOVE ENUMERATED.
- SHALLOW SANITARY SEWER, CONTRACTOR SHALL VERIFY SERVICE DEPTH PRIOR TO POURING FOUNDATION.
- CONTRACTOR SHALL VERIFY PIPELINE LOCATION PRIOR TO BUILDING. DECK & FOUNDATION SHALL BE A MINIMUM OF 25' FROM PIPELINE.



LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL
- M.B.E. MIN. BASEMENT ELEVATION

CERTIFICATIONS

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 KEVEN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET ONLY

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	003°04'43"	800.00	42.99	21.50	42.98	N88°31'52"E
C2	004°34'00"	800.00	63.76	31.90	63.75	N89°16'30"E
C3	089°57'40"	25.00	39.25	24.98	35.34	N44°56'57"W
C4	003°04'43"	770.00	41.37	20.69	41.37	S88°31'52"W
C5	000°48'43"	830.00	11.76	5.88	11.76	S87°23'51"W
C6	003°45'17"	830.00	54.39	27.21	54.38	S89°40'52"W
C7	093°37'21"	25.00	40.85	26.63	36.46	N44°44'49"E
C8	086°22'39"	25.00	37.69	23.47	34.22	S45°15'11"E
C9	003°33'57"	770.00	47.92	23.97	47.91	N89°46'32"E
C10	001°00'03"	770.00	13.45	6.73	13.45	N87°29'31"E
C11	003°04'43"	830.00	44.60	22.30	44.59	N88°31'52"E
C12	090°02'20"	25.00	39.29	25.02	35.37	N45°03'03"E

COOPER CRAWFORD & ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 5-24-2022
 REVISIONS:

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

FINAL PLAT
 PRAIRIE GLYNN PLAT 3

SHEET 1 OF 1



JOB NUMBER
CC 2295