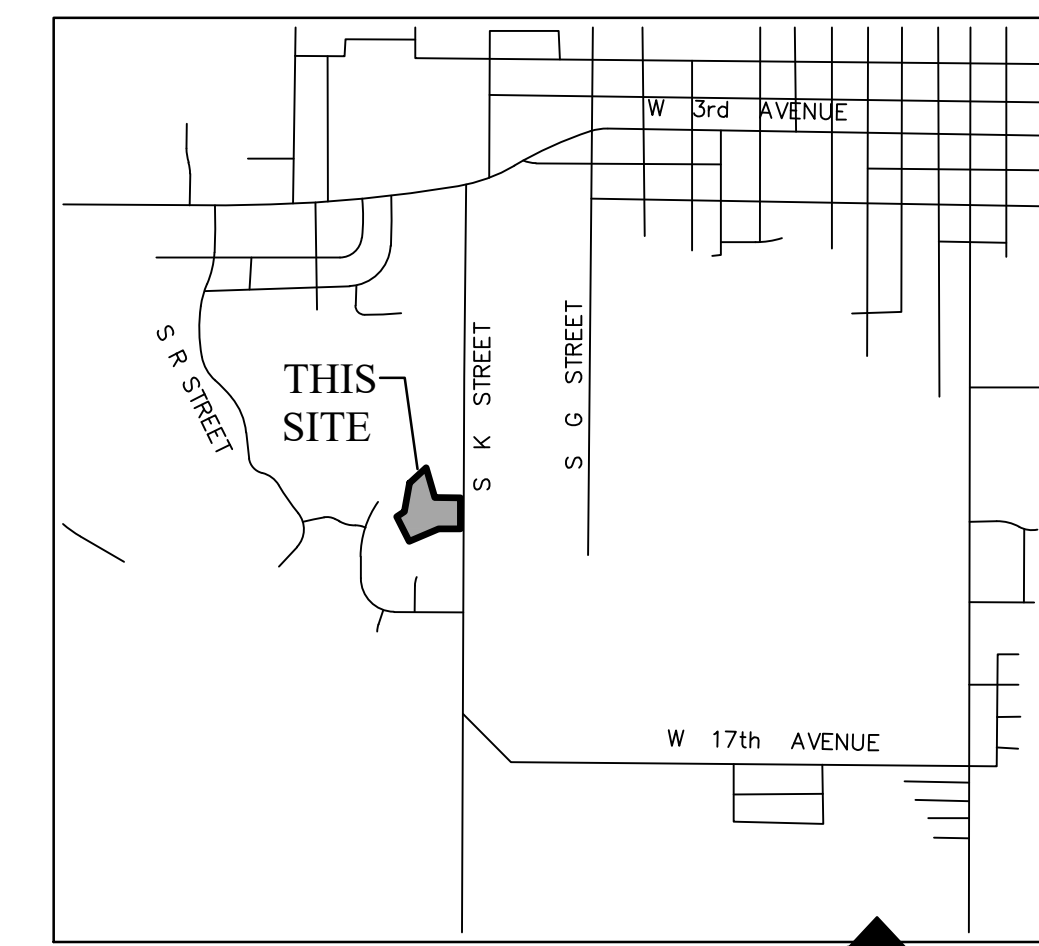
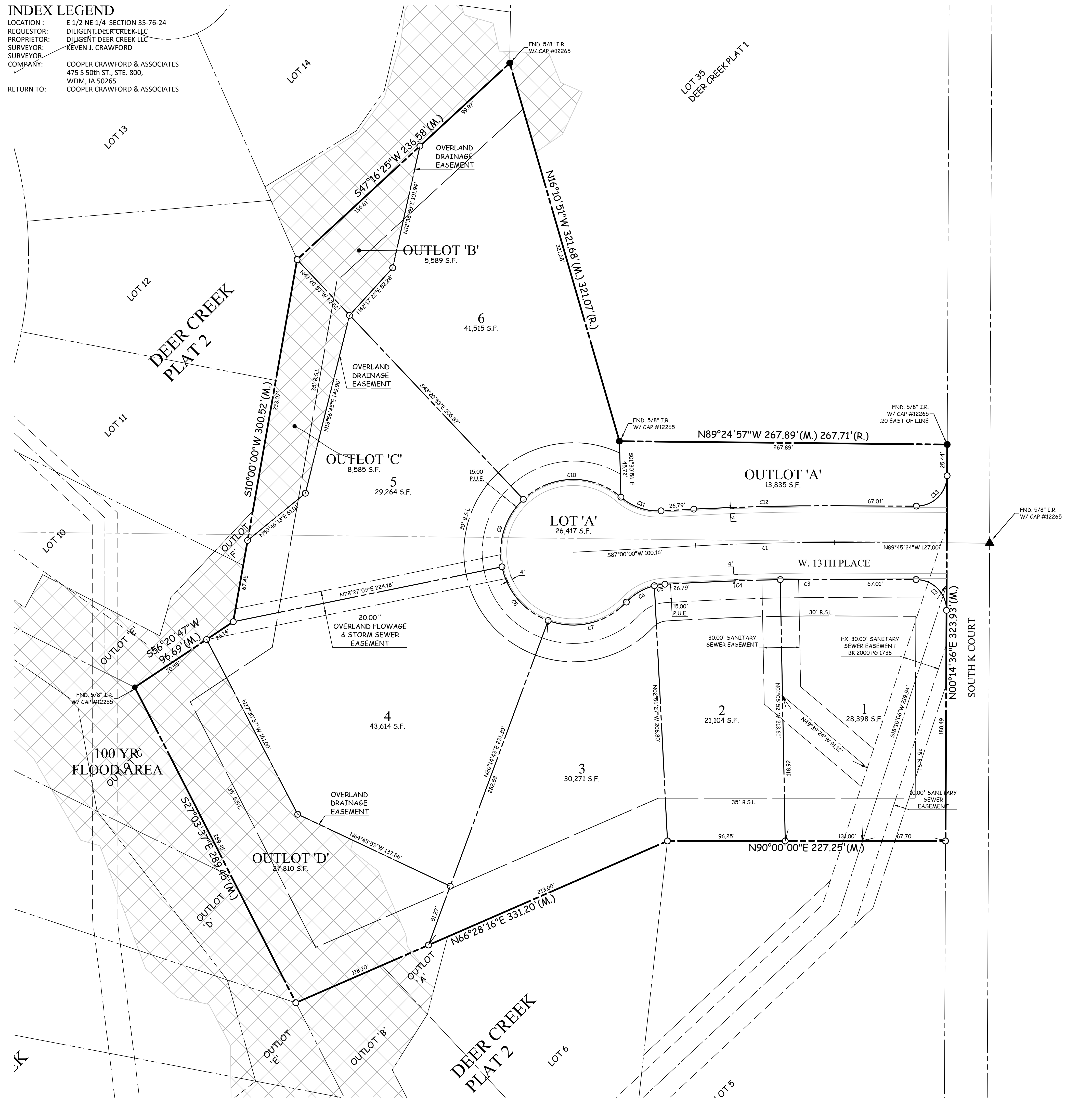


**INDEX LEGEND**  
 LOCATION : E 1/2 NE 1/4 SECTION 35-76-24  
 REQUESTOR : DILIGENT DEER CREEK LLC  
 PROPRIETOR : DILIGENT DEER CREEK LLC  
 SURVEYOR : KEVEN J. CRAWFORD  
 COMPANY : COOPER CRAWFORD & ASSOCIATES  
 475 S 50th ST., STE. 800,  
 WDM, IA 50265  
 RETURN TO : COOPER CRAWFORD & ASSOCIATES



VICINITY SKETCH NORTH NO SCALE

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	003°14'36"	2000.00	113.22	56.62	113.20	S88°37'18"W
C2	090°00'00"	25.00	39.27	25.00	35.36	S44°45'24"E
C3	001°16'46"	1970.00	43.99	22.00	43.99	N89°36'13"E
C4	001°57'50"	1970.00	67.53	33.77	67.52	N87°58'55"E
C5	010°46'25"	46.50	8.74	4.38	8.73	N81°36'47"E
C6	033°01'53"	46.50	26.81	13.79	26.44	N59°42'38"E
C7	067°03'02"	59.50	69.63	39.42	65.72	N76°43'12"E
C8	058°12'26"	59.50	60.45	33.12	57.88	S40°39'04"E
C9	058°11'58"	59.50	60.44	33.12	57.87	S17°33'08"W
C10	084°09'11"	59.50	87.39	53.72	79.74	S88°43'43"W
C11	043°48'19"	46.50	35.55	18.70	34.69	N71°05'51"W
C12	003°14'36"	2030.00	114.92	57.47	114.90	S88°37'18"W
C13	090°00'00"	25.00	39.27	25.00	35.36	S45°14'36"W

# FINAL PLAT DEER CREEK PLAT 3

OWNER / DEVELOPER  
 DILIGENT DEER CREEK, LLC  
 12119 STRATFORD DR.  
 CLIVE, IA 50325  
 515-309-0705

**ZONING**  
 RI SINGLE FAMILY DWELLING

**SETBACKS**  
 FRONT YARD: 30'  
 REAR YARD: 35'  
 SIDE YARD: 10' ONE STORY  
 10' TWO OR MORE STORIES  
 25' SIDE STREET CORNER LOT

**UTILITIES**  
 SANITARY SEWER - CITY OF INDIANOLA  
 WATER - INDIANOLA MUNICIPAL UTILITIES

**LEGAL DESCRIPTION**  
 OUTLOT 'Y', DEER CREEK PLAT 2, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 6.345 ACRES MORE OR LESS.  
 SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**FLOOD HAZARD INFORMATION**  
 MAP #19181C 0285 E DATED: 3/02/2009

ZONE 'A' - SPECIAL HAZARD AREA WITHOUT BASE FLOOD ELEVATION  
 REVISED FLOOD ZONE BASED ON CLOMR-F, CASE # 17-07-0716C

- NOTES**
- LOT A 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.
  - 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.
  - OUTLOT A WILL BE SET ASIDE FOR FUTURE DEVELOPMENT
  - COMPLIANCE WITH IDNR STANDARDS FOR SOIL EROSION TECHNIQUES WILL BE MET.

**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
3333	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL

**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  
 13156

KEVEN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET ONLY

**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: 4-16-2018  
 REVISIONS: 12-3-2020

SCALE: 1"=40'

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

**FINAL PLAT  
DEER CREEK PLAT 3**

**CC  
1941**

**SHEET  
1 OF 1**

