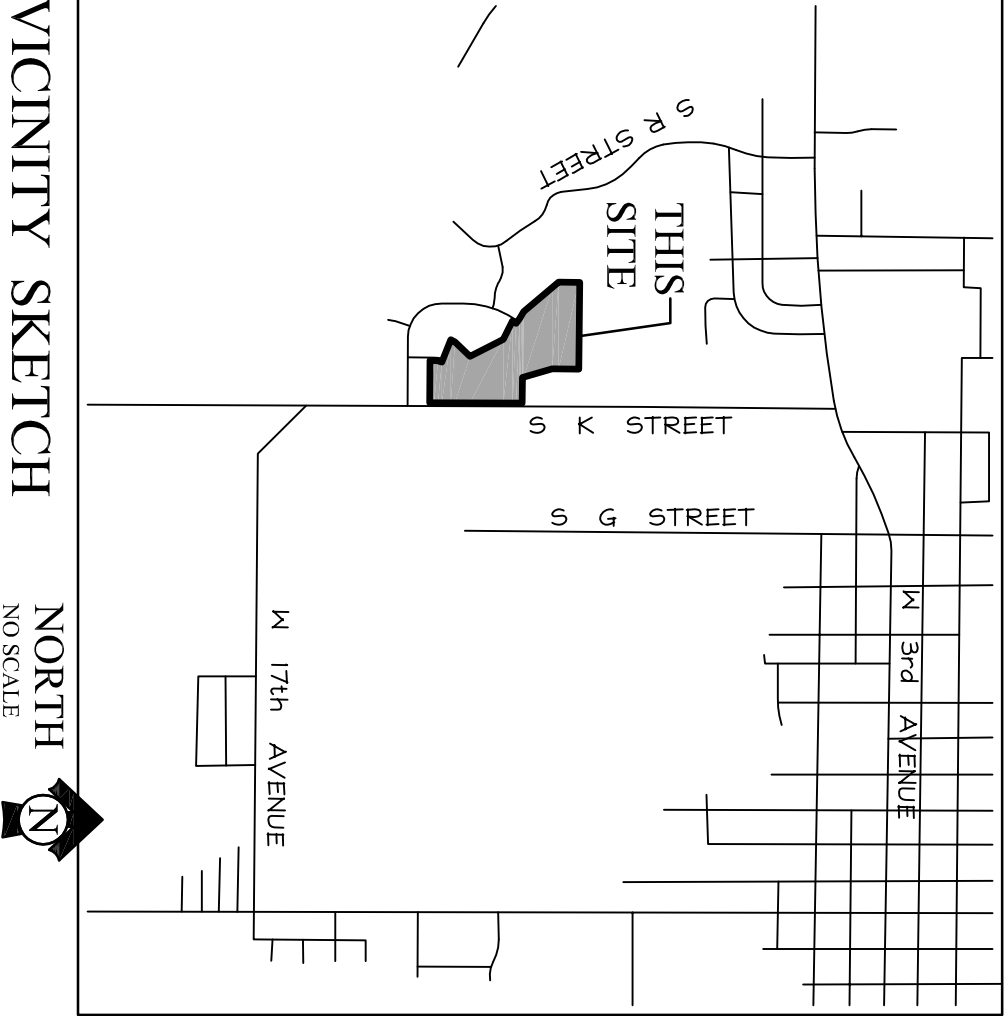
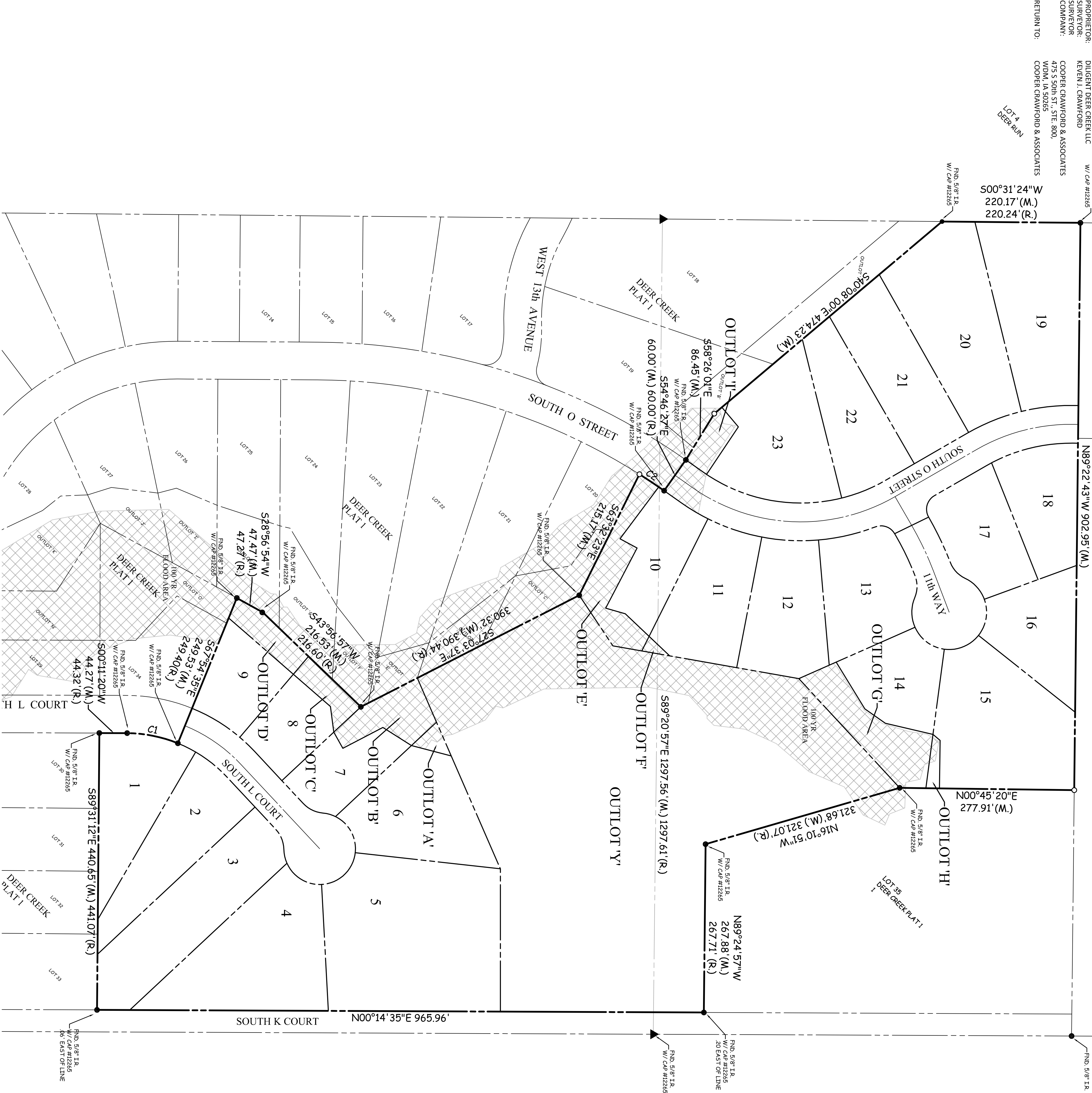


INDEX LEGEND

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,
WARREN, INDIANOLA 50335
RETURN TO: COOPER CRAWFORD & ASSOCIATES



FINAL PLAT
DEER CREEK
PLAT 2

OWNER / DEVELOPER

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

ZONING

R1 SINGLE FAMILY DWELLING

SETBACKS

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

UTILITIES

SANITARY SEWER - CITY OF INDIANOLA
WATER - INDIANOLA MUNICIPAL UTILITIES

LEGAL DESCRIPTION

OUTLOT 2, DEER CREEK PLAT 1, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 24.58 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 CLOW-F, CASE # 17-07-0716C

NOTES

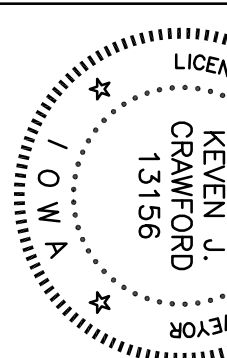
1. LOT A, LOT B, AND LOT C TO BE DEDICATED TO THE CITY FOR USE AS PUBLIC STREETS AFTER PLAT APPROVAL AND IN CONJUNCTION WITH PLAT RECORDING.
2. INSTALLATION OF PUBLIC SIDEWALK TO OCCUR AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE STREET.
3. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
4. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
5. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
6. BEARINGS BASED ON AN ASSUMED BEARING.

LEGEND

- ▲ PLAT BOUNDARY
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- ┆ IRON ROD
- ┆ GAS PIPE
- D. MEASURED DISTANCE
- M. PREVIOUSLY RECORDED DISTANCE
- P.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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50365
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-16-2018
REVISIONS:

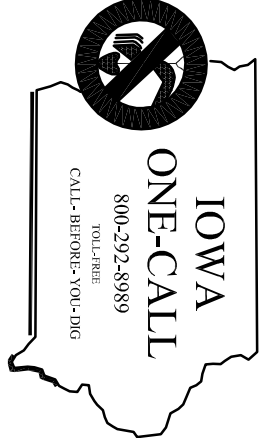


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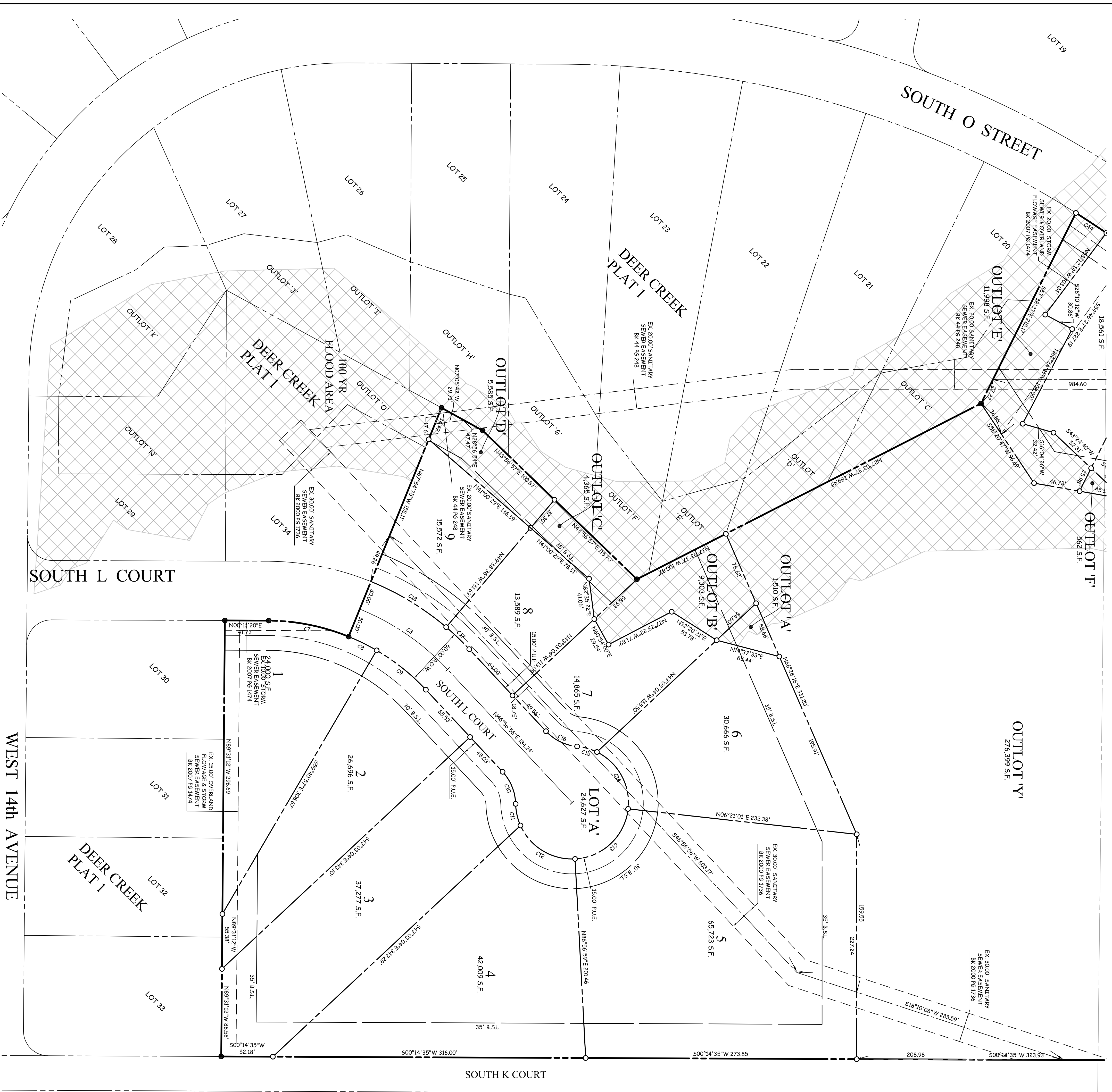
DEER CREEK PLAT 2

CC
1873

SHEET
1 OF 3



FINAL PLAT DEER CREEK PLAT 2



LEGEND

- | | |
|--------|---|
| ▲ | SECTION CORNER |
| ● | FOUND CORNER, 45 NOTED |
| ○ | SET CORNER, 5/8" IR. W/ YELLOW CAP #31356 |
| IR | IRON ROD |
| 6P. | 6AS PIPE |
| D. | DEEDED DISTANCE |
| M. | MEASURED DISTANCE |
| R. | PREVIOUSLY RECORDED DISTANCE |
| PUE | PUBLIC UTILITY EASEMENT |
| 3333 | ADDRESS |
| B.S.L. | BUILDING SETBACK LINE |
| M.O.E. | MINIMUM OPENING ELEVATION |
| M.P.E. | MINIMUM PROTECTION ELEVATION |
| NR | NOT RADIAL |

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

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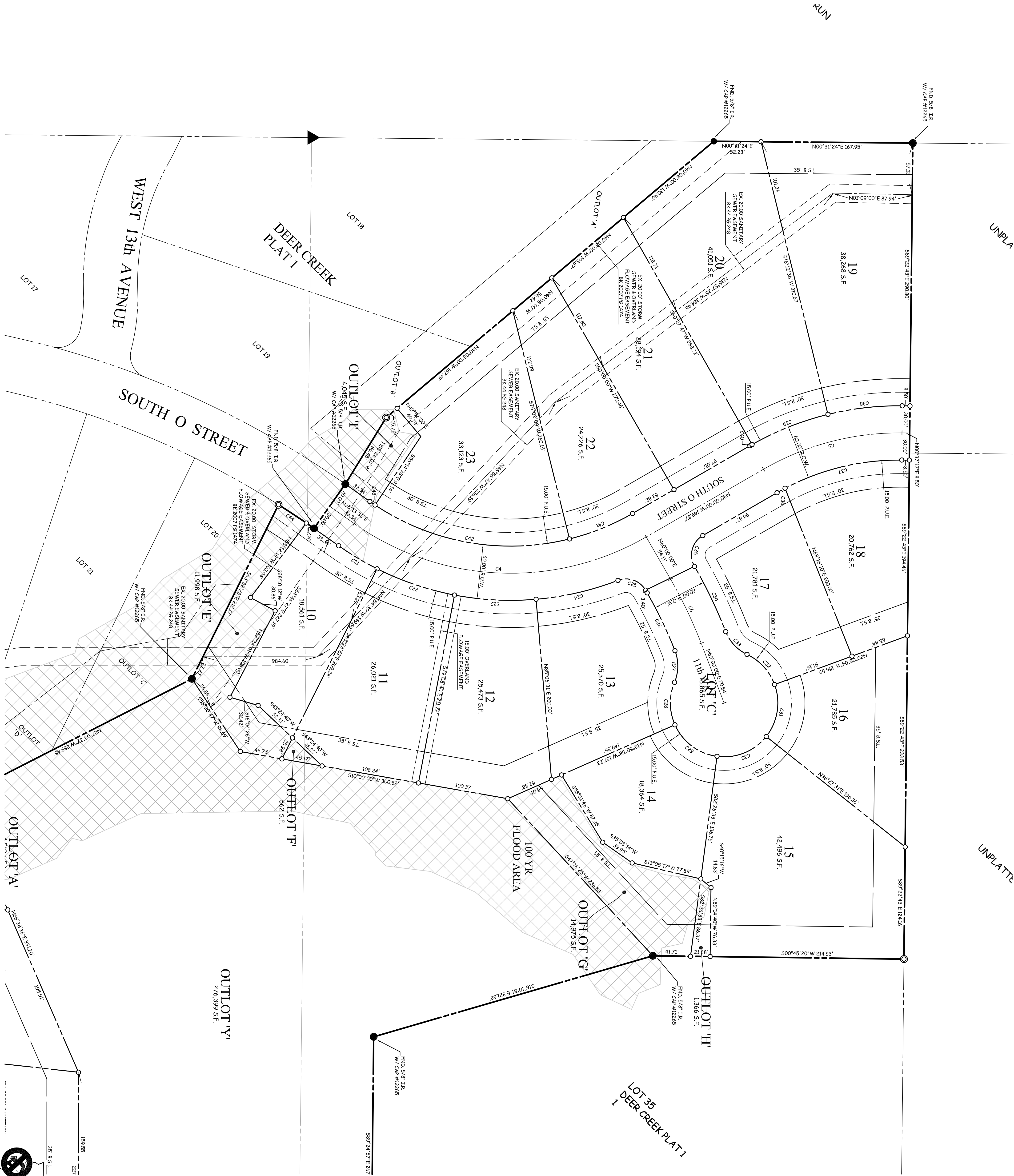
03) INTIALED: XXX AS-BUILT: (X-X-2003

FINAL LEA
DEER CREEK PLAT 2

SHEET
2 OF 3



FINAL PLAT
DEER CREEK
PLAT 2



LEGEND

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

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

4715 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-16-2018

REVISIONS:

JOB NUMBER

CC
1873

APPROVED: (X-X-2003) INITIAL:ED: XXX AS-BUILT: (X-X-2003)
DEER CREEK PLAT 2

