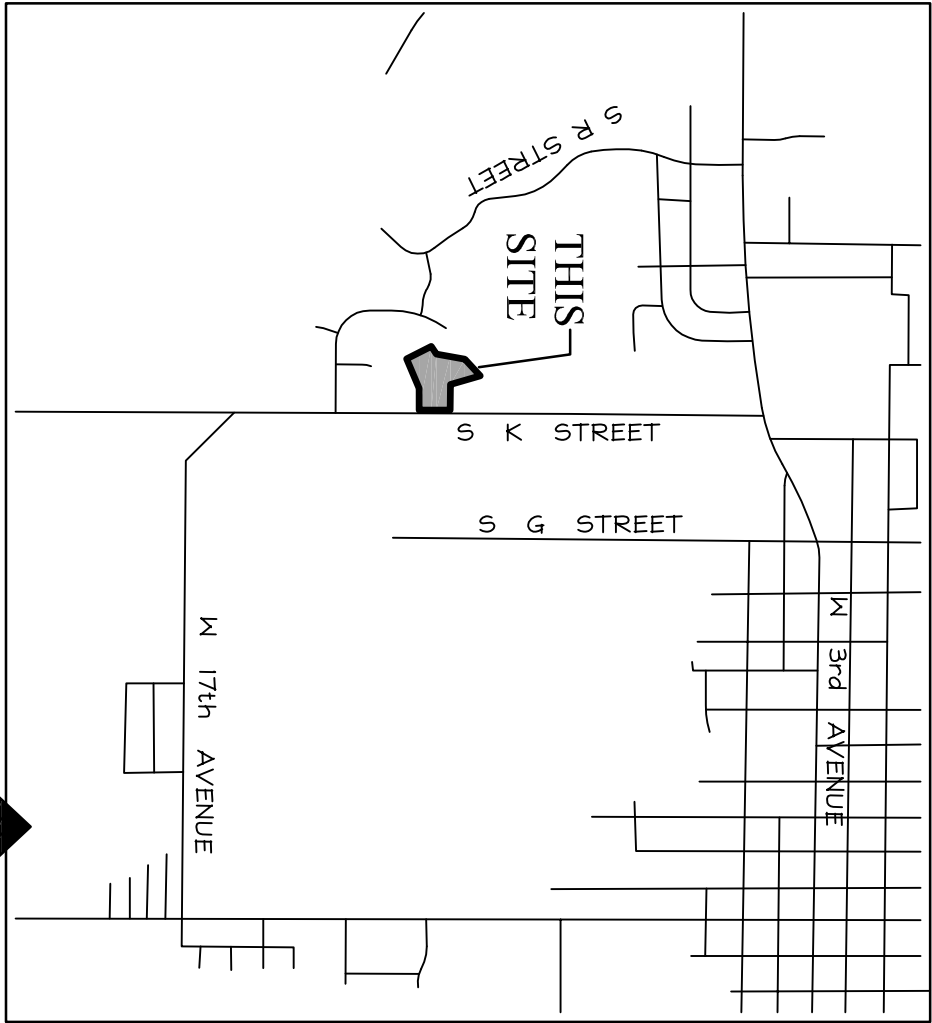
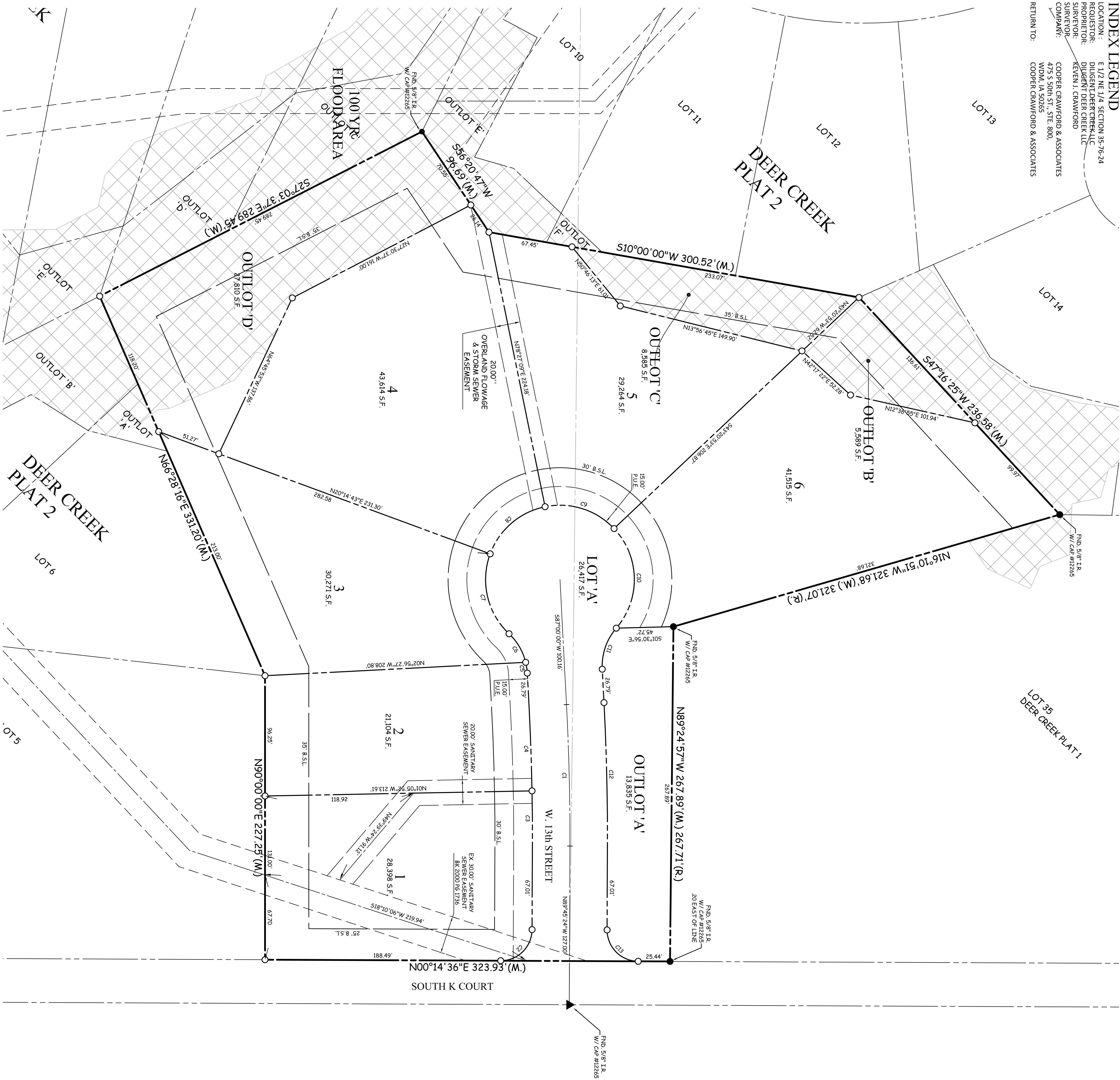


**INDEX LEGEND**  
LOCATION: E 1/2 NE 1/4 SECTION 35-76-24  
REQUESTOR: DILIGENT DEER CREEK, LLC  
PROPRIETOR: DILIGENT DEER CREEK, LLC  
SURVEYOR: KEVEN J. CRAWFORD  
COMPANY: COOPER CRAWFORD & ASSOCIATES  
475 S. 50th ST., STE. 800,  
WARREN, IN 46383-1255  
RETURN TO: COOPER CRAWFORD & ASSOCIATES



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	003°14'36"	2000.00	113.22	56.62	113.20
C2	090°00'00"	25.00	39.27	25.00	35.36
C3	001°16'46"	1970.00	43.99	22.00	43.99
C4	001°57'50"	1970.00	67.33	33.77	67.32
C5	000°46'25"	46.50	8.74	4.38	8.73
C6	033°01'53"	46.50	26.81	13.79	26.44
C7	067°03'02"	59.50	69.63	39.42	65.72
C8	068°12'26"	59.50	60.46	33.12	57.88
C9	068°11'58"	59.50	60.44	33.12	57.87
C10	084°09'11"	59.50	87.39	79.74	588°43'43"W
C11	043°46'19"	46.50	35.55	18.70	34.69
C12	003°14'36"	2030.00	114.92	57.47	114.90
C13	090°00'00"	25.00	39.27	25.00	35.36

# FINAL PLAT

# DEER CREEK

## PLAT 3

**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: 30'  
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 '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 0289 E  
DATED: 3/02/2009  
ZONE 'A' - SPECIAL HAZARD AREA WITHOUT BASE FLOOD ELEVATION  
REVISED FLOOD ZONE BASED ON CLOWR-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.
- APPROVAL AND IN CONJUNCTION WITH PLAT RECORDING, THE CITY OF INDIANOLA, IOWA, SHALL BE REQUIRED TO RECORD THE PLAT.
- 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.

### LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- IRON ROD
- GAS PIPE
- D. DECEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- R. 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

### 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.  
KEVEN J. CRAWFORD  
13156  
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: 4-6-2018  
JOB NUMBER  
REVISIONS:  
APPROVED: (X-X-2003) INITIAL:ED: XXX AS-BUILT: (X-X-2003)

0 20 40  
SCALE: 1"=40'  
N  
JOB NUMBER  
1941  
SHEET  
1 OF 1  
DEER CREEK PLAT 3

