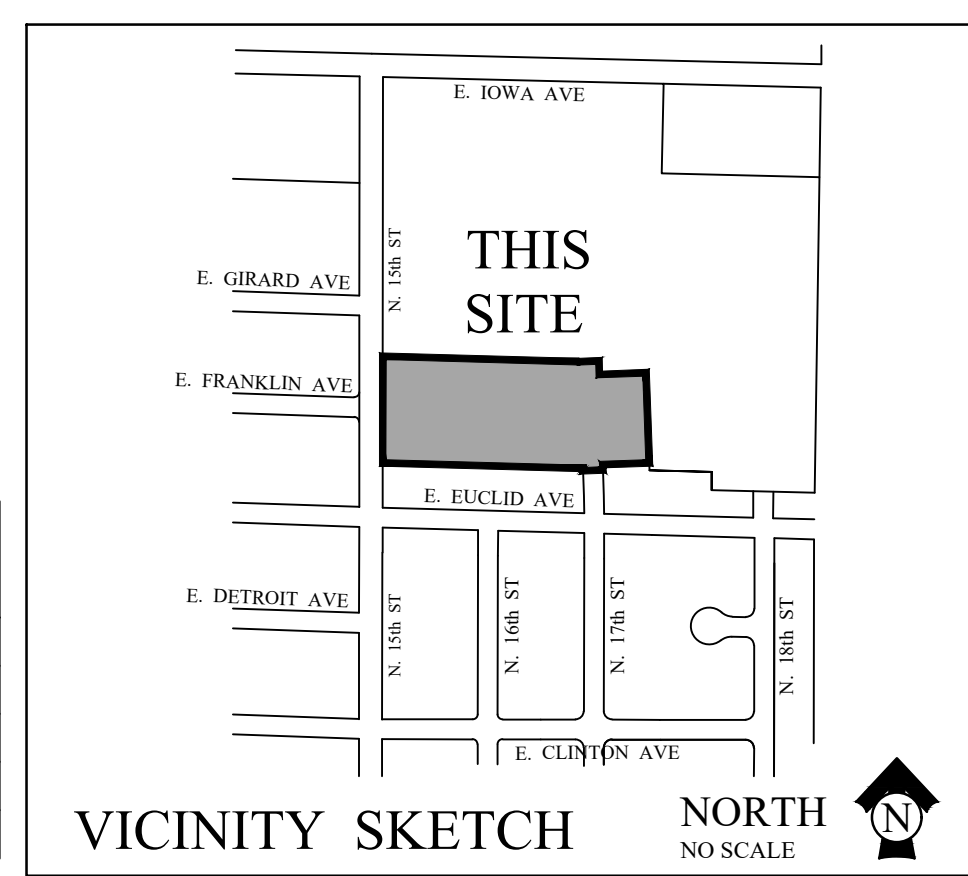


INDEX LEGEND
 LOCATION: SW 1/4 W 1/4 SEC. 20-76-23
 REQUESTOR: DILIGENT GLYNN LLC
 PROPRIETOR: KEVEN J. CRAWFORD
 SURVEYOR: KEVEN J. CRAWFORD
 COMPANY: COOPER CRAWFORD & ASSOCIATES
 475 S 50th ST., STE. 800,
 WDM, IA 50023
 RETURN TO: KEVEN J. CRAWFORD



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	088°28'23"	25.00	38.60	24.34	34.88	N44°12'19"W
C2	093°37'21"	25.00	40.85	26.63	36.46	S44°44'49"W
C3	086°22'39"	25.00	37.69	23.47	34.22	S45°15'11"E
C4	091°31'37"	25.00	39.94	25.68	35.82	N45°47'41"E

FINAL PLAT PRAIRIE GLYNN PLAT 2

OWNER / DEVELOPER
 DILIGENT 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 SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M.; THENCE 100°01'53"E, 164.26 FEET ALONG THE EAST LINE OF SAID SECTION 20; THENCE S89°58'07"E, 35.00 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF N. 15TH STREET, AS IT IS PRESENTLY ESTABLISHED AND THE NORTHWEST CORNER OF PRAIRIE GLYNN PLAT 1, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA; THENCE N00°01'53"E, 321.16 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S88°26'30"E, 591.81 FEET; THENCE N02°03'51"W, 2.39 FEET; THENCE N87°56'09"E, 200.21 FEET; THENCE S02°03'51"E, 272.00 FEET TO THE NORTHEAST CORNER OF PRAIRIE GLYNN PLAT 1; THENCE S87°56'09"W, 140.21 FEET ALONG THE NORTH LINE OF PRAIRIE GLYNN PLAT 1; THENCE S02°03'51"E, 16.36 FEET ALONG SAID NORTH LINE; THENCE S87°56'09"E, 60.00 FEET ALONG SAID NORTH LINE; THENCE N02°03'51"W, 7.28 FEET ALONG SAID NORTH LINE; THENCE N88°26'30"W, 603.58 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5.875 ACRES MORE OR LESS.
 SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

- NOTES**
- 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.
 - 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.
 - M.P.E.'S SHOWN ON THE PLAT ARE CERTIFIED BY BRAD COOPER, PROJECT ENGINEER.

- 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

BRADLEY R. COOPER
12980

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

KEVEN J. CRAWFORD
13156

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

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

SCALE: 1"=40'

DATE: 2-20-20
REVISIONS:

JOB NUMBER
CC 1707

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

**FINAL PLAT
PRAIRIE GLYNN PLAT 2**

SHEET 1 OF 1

