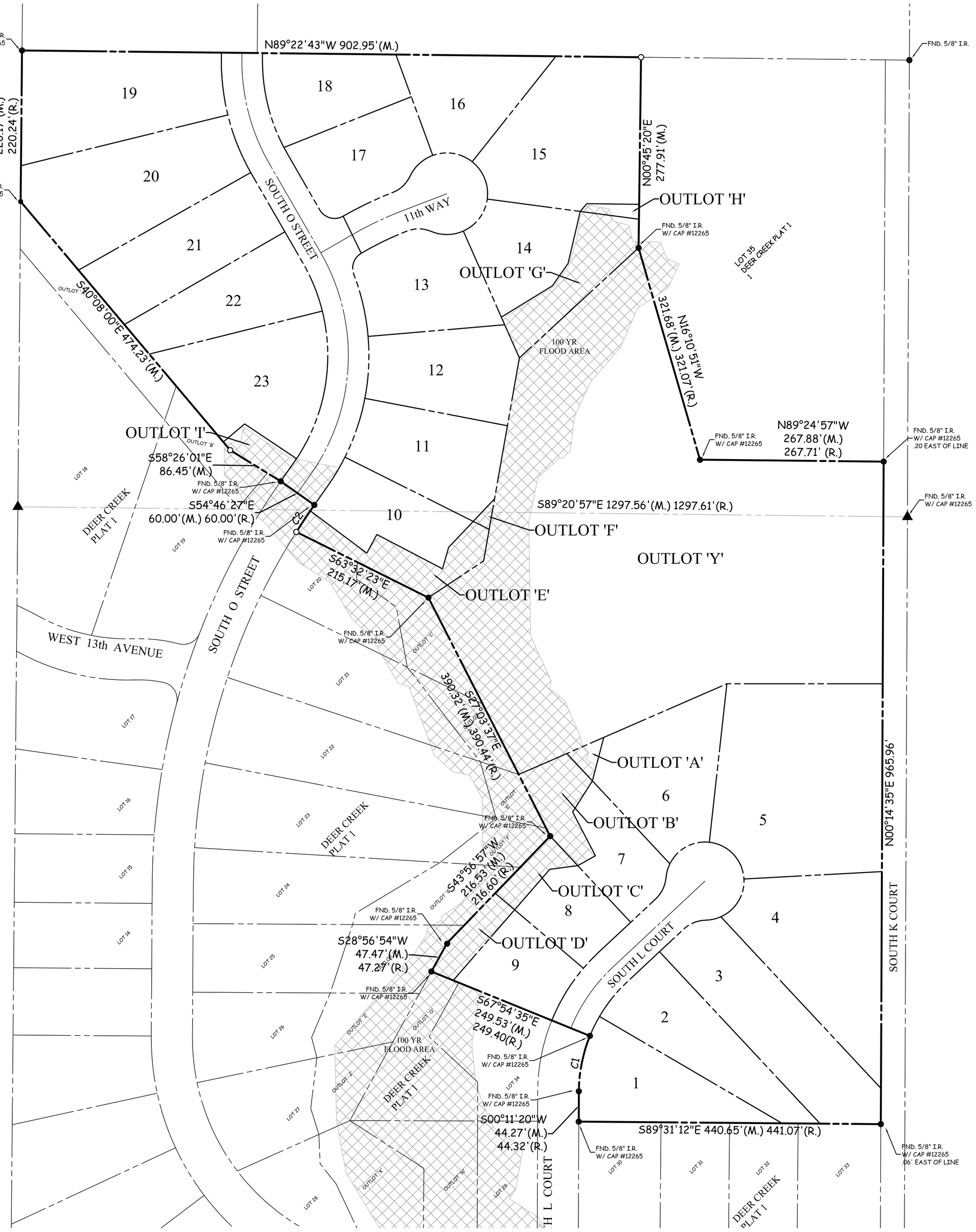
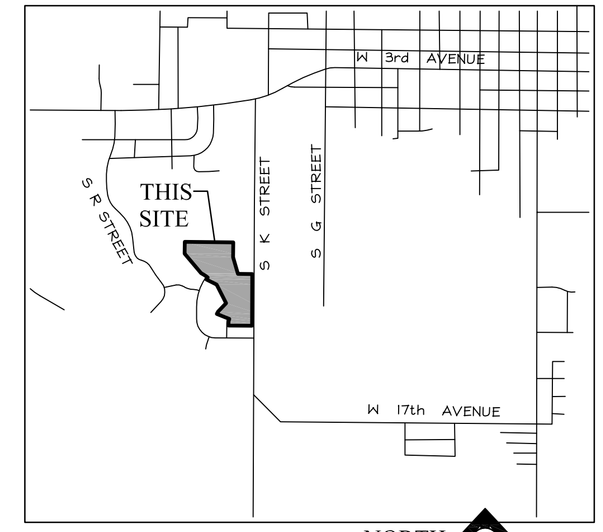
INDEX LEGEND

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
SURVEYOR
COMPANY: COOPER CRAWFORD & ASSOCIATES
475 S 50th ST., STE. 800,
WDM, IA 50265
RETURN TO: COOPER CRAWFORD & ASSOCIATES





VICINITY SKETCH NORTH NO SCALE

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: 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 UTILIIES

LEGAL DESCRIPTION
OUTLOT 'Z', 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 CLOMR-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.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	021°34'13"	220.00	82.82	41.91	82.34	S11°18'19"W
C2	002°47'16"	970.00	47.19	23.60	47.19	S33°42'43"W
C3	024°51'31"	250.00	108.47	55.10	107.62	N34°31'11"E
C4	065°13'33"	300.00	341.52	191.95	323.38	N02°36'47"E
C5	030°37'17"	300.00	160.33	82.13	158.43	N14°41'22"W
C6	009°00'00"	500.00	78.54	39.35	78.46	N64°30'00"E
C7	022°13'58"	220.00	85.37	43.23	84.83	N10°58'27"E
C8	008°13'38"	220.00	31.59	15.82	31.56	N26°12'14"E
C9	016°37'53"	220.00	63.86	32.16	63.64	N38°38'00"E
C10	041°49'00"	49.00	35.76	18.72	34.97	N67°51'26"E
C11	022°39'24"	57.00	22.54	11.42	22.39	N77°26'14"E
C12	069°09'33"	57.00	68.80	39.29	64.70	N31°31'45"E
C13	080°35'58"	57.00	80.18	48.34	73.73	N43°21'00"W
C14	070°11'33"	57.00	69.83	40.05	65.54	S61°15'14"W
C15	021°01'31"	57.00	20.92	10.58	20.80	S15°38'42"W
C16	041°49'00"	49.00	35.76	18.72	34.97	S26°02'27"W
C17	006°35'32"	280.00	32.22	16.13	32.20	S43°39'10"W
C18	018°15'59"	280.00	89.27	45.02	88.89	S31°13'25"W
C20	000°36'44"	970.00	10.37	5.18	10.37	N34°47'59"E
C21	008°37'24"	330.00	49.67	24.88	49.62	N30°54'51"E
C22	015°44'49"	330.00	90.70	45.64	90.41	N18°43'44"E
C23	015°44'49"	330.00	90.70	45.64	90.41	N02°58'55"E
C24	016°11'45"	330.00	93.28	46.95	92.97	N12°59'22"W
C25	081°05'14"	25.00	35.38	21.38	32.50	N19°27'23"E
C26	008°39'30"	470.00	71.03	35.58	70.96	N64°19'45"E
C27	044°08'27"	46.50	35.82	18.85	34.94	S89°16'16"E
C28	046°38'55"	59.50	48.44	25.65	47.12	N89°28'30"E
C29	058°35'35"	59.50	60.85	33.39	58.23	N36°51'15"E
C30	059°05'56"	59.50	61.37	33.73	58.69	N21°59'31"W
C31	058°35'35"	59.50	60.85	33.39	58.23	N80°50'16"W
C32	044°40'30"	59.50	46.39	24.45	45.23	S47°31'41"W
C33	043°33'26"	46.50	35.35	18.58	34.50	S46°58'09"W
C34	008°39'21"	530.00	80.07	40.11	79.99	S64°25'11"W
C35	089°54'29"	25.00	39.23	24.96	35.33	N74°57'14"W
C36	002°08'25"	270.00	10.09	5.04	10.09	N28°55'47"W
C37	028°28'51"	270.00	134.21	68.52	132.84	N13°37'09"W
C38	014°24'41"	330.00	83.00	41.72	82.78	S06°35'04"E
C39	015°44'49"	330.00	90.70	45.64	90.41	S21°39'49"E
C40	000°27'47"	330.00	2.67	1.33	2.67	S29°46'07"E
C41	016°02'09"	270.00	75.57	38.03	75.32	S21°58'56"E
C42	047°43'13"	270.00	224.88	119.42	218.43	S09°53'45"W
C43	001°28'11"	270.00	6.93	3.46	6.93	S34°29'28"W
C44	002°10'32"	970.00	36.83	18.42	36.83	S33°24'21"W

LEGEND

— · — · —	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
O	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

LICENSED PROFESSIONAL LAND SURVEYOR
KEVEN J. CRAWFORD
13156
I O W A

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, 2018

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

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

IOWA ONE-CALL
800-292-8989
TOLL-FREE
CALL BEFORE YOU DIG

DATE: 4-16-2018
REVISIONS:

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0 40 80
SCALE: 1"=80'

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

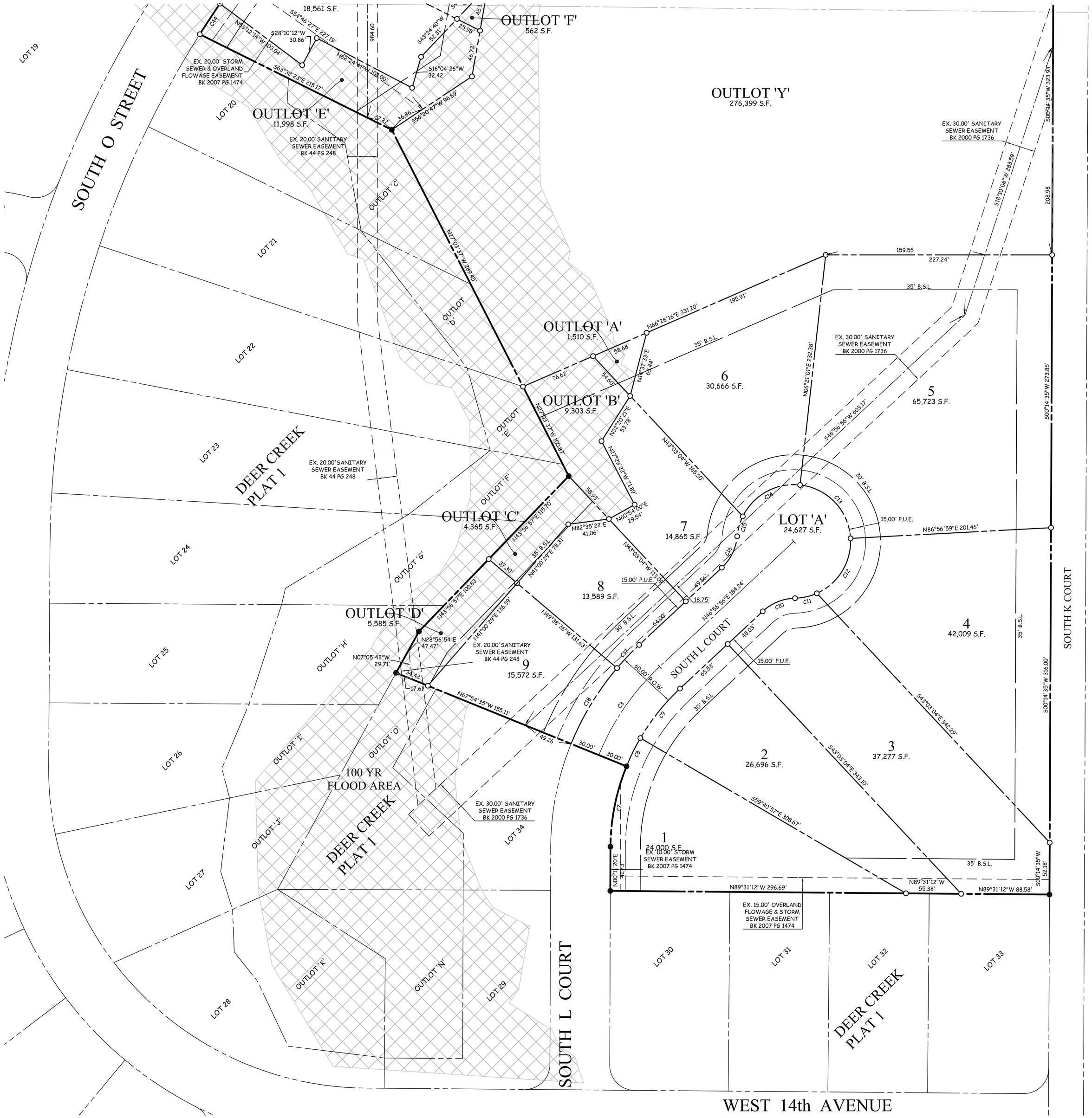
JOB NUMBER
CC 1873

FINAL PLAT
DEER CREEK PLAT 2

SHEET 1 OF 3

FINAL PLAT

DEER CREEK PLAT 2



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0 25 50
SCALE: 1"=50'

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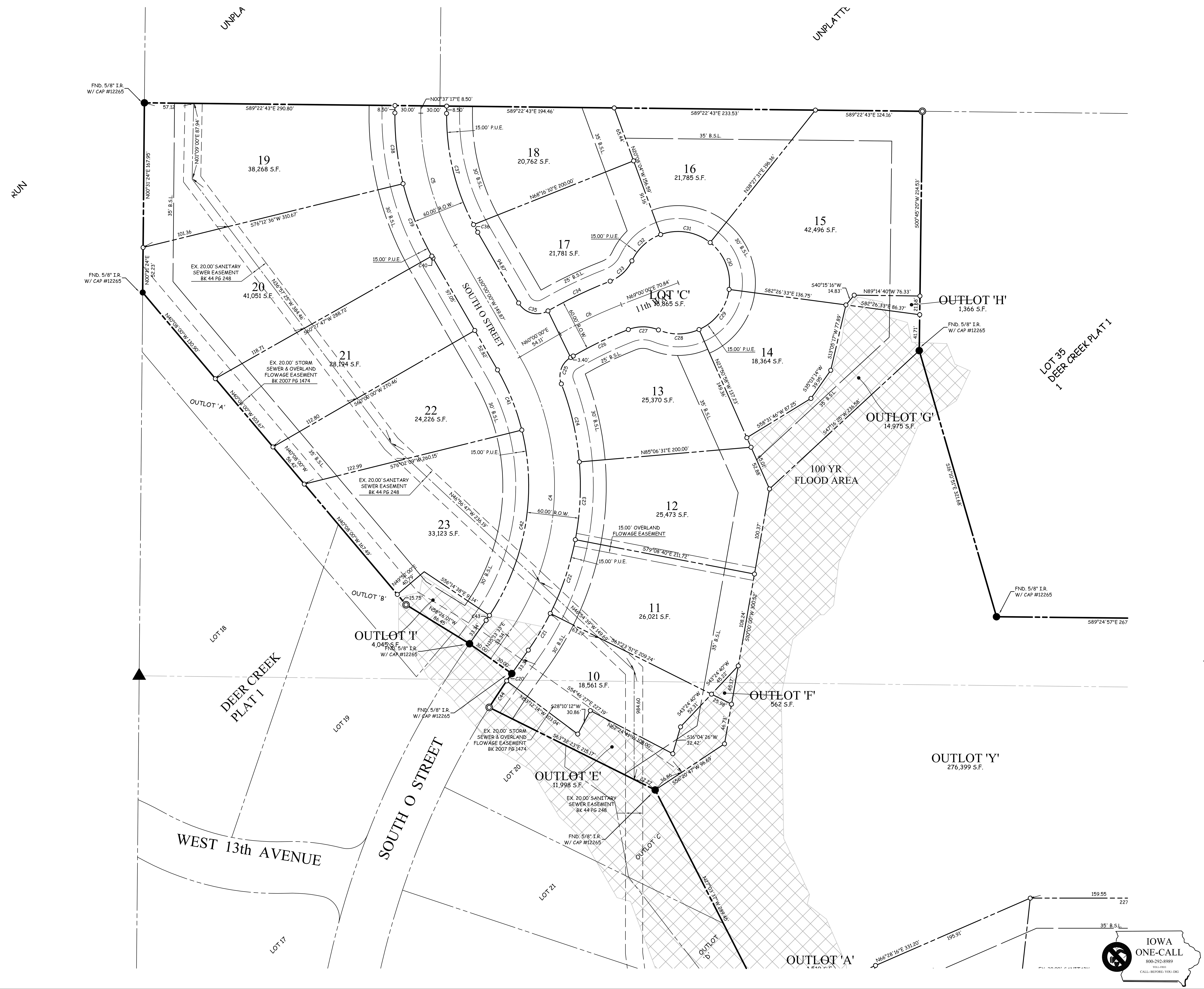
FINAL PLAT
DEER CREEK PLAT 2

SHEET
2 OF 3

FINAL PLAT

DEER CREEK PLAT 2



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FINAL PLAT
DEER CREEK PLAT 2

SHEET 3 OF 3