

KAREN SCHWANEBECK, RECORDER
MARION COUNTY IOWA

RESERVED FOR RECORDER'S USE



GARDEN & ASSOC. P.O. Box 451, Oskaloosa, Iowa 52577-0451 Phone: (641)672-2526

FINAL PLAT
SpringView Plat 1
PLEASANTVILLE, IOWA

LOCATION (FOR INDEXING ONLY, NOT TO BE USED FOR PROPERTY DESCRIPTION):
SPRINGVIEW PLAT 1 OF PARCEL A OF OUTLOT X OF KOETHE ADDITION PLAT 1, PLEASANTVILLE, MARION COUNTY, IOWA

SURVEY REQUESTED BY:
VERMEER DEVELOPMENT, INC.

OWNER OF RECORD:
VERMEER DEVELOPMENT, INC.

ADDRESS OF PROPERTY:
WEST PLEASANT STREET, PLEASANTVILLE, IOWA

SURVEYED ON:

SURVEYOR:
GARY W. KEITH
GARDEN AND ASSOCIATES, LTD.
P.O. BOX 451
1701 3RD AVENUE EAST, SUITE 1
OSKALOOSA, IOWA 52577
641-672-2526

LEGAL DESCRIPTION:
PARCEL A LOCATED IN OUTLOT X, KOETHE ADDITION PLAT 1 AS RECORDED IN BOOK 2005 ON PAGE 7816 IN THE OFFICE OF THE RECORDER MARION COUNTY, IOWA, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PLEASANTVILLE, MARION COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT X; THENCE S89°15'11"W ALONG THE SOUTH LINE OF SAID OUTLOT X ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF WEST PLEASANT STREET AS IT IS PRESENTLY ESTABLISHED 360.37 FEET TO THE SOUTHEAST CORNER OF LOT 3, KOETHE ADDITION PLAT 1; THENCE N00°50'23"W ALONG THE EAST LINE OF SAID LOT 3 175.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S89°14'01"W ALONG THE SOUTHERLY LINE OF SAID OUTLOT X AND THE NORTHERLY LINE OF LOTS 3 AND 2, KOETHE ADDITION PLAT 1 514.89 FEET TO THE SOUTHEAST CORNER OF PARCEL B AS SHOWN IN A PLAT OF SURVEY IN BOOK 2007 ON PAGE 5883, IN THE OFFICE OF THE RECORDER, MARION COUNTY, IOWA; THENCE N00°45'21"W ALONG THE EASTERLY LINE OF SAID PARCEL B 510.00 FEET; THENCE S89°07'23"E 385.82 FEET; THENCE N89°15'11"E 536.34 FEET TO THE EASTERLY LINE OF SAID OUTLOT X; THENCE S00°30'17"W ALONG THE WESTERLY LINES OF NORTHFIELD ADDITION PLATS 1, 6, AND 7 525.00 FEET TO THE POINT OF BEGINNING.

PARCEL A CONTAINS 9.19 ACRES (400,205 SQUARE FEET).

PARCEL A SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

OWNER
VERMEER DEVELOPMENT, INC.
1608 FIFIELD ROAD
PELLA, IA 50219
641-628-4590

ENGINEER AND SURVEYOR
GARDEN & ASSOCIATES, LTD.
1701 3RD AVE EAST
OSKALOOSA, IOWA
641-672-2526

ZONING: R-1 SINGLE-FAMILY RESIDENCE DISTRICT

MINIMUM LOT REQUIREMENTS:
R1: MINIMUM WIDTH - 75 FEET, MINIMUM AREA - 9,500 SQ. FT.

BUILDING SETBACK REQUIREMENTS:
R1 CLASSIFICATION
FRONT YARD 30 FEET
SIDE YARD 8 FEET
15 FEET FOR

OTHER BUILDINGS
STREET SIDE YARD 30 FEET
REAR YARD 35 FEET FOR
DWELLING 45 FEET FOR

OTHER BUILDINGS
BUILDING HEIGHT LIMIT: 2 1/2 STORIES, BUT NOT EXCEEDING 35 FEET IN HEIGHT, AND NO ACCESSORY STRUCTURE SHALL EXCEED ONE STORY OR 12 FEET IN HEIGHT.

OUTLOT A IS DEDICATED FOR PUBLIC RIGHT-OF-WAY.

ALL PUBLIC EASEMENTS SHALL BE DEDICATED TO THE CITY OF PLEASANTVILLE, IOWA. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE CONSTRUCTED IN SAID EASEMENT WAYS. ROOF OVERHANGS ARE NOT PERMITTED WITHIN ANY SANITARY SEWER EASEMENT. NO CHANGE OF GRADE IS PERMITTED WITHIN ANY EASEMENT AREA WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF PLEASANTVILLE.
P.U.E. = PUBLIC UTILITY EASEMENT

SIDEWALKS ARE NOT SHOWN, BUT WILL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AT 1.0 FEET FROM PROPERTY LINE IN THE STREET RIGHT-OF-WAY. SIDEWALKS SHALL BE INSTALLED IN CONJUNCTION WITH EACH BUILDING PERMIT. SIDEWALK PARALLEL TO SPRINGVIEW DRIVE AND ADJACENT TO LOTS 19 THROUGH 24 SHALL BE CONSTRUCTED WITH A WIDTH OF 8'. SIDEWALK PARALLEL TO WEST PLEASANT AND SOUTH SIDE OF LOTS 1 & 24 SHALL BE CONSTRUCTED WITH A WIDTH OF 5'. SIDEWALK ADJACENT TO LOT 18 AND TRAIL ADJACENT TO LOT 19 WILL BE DEFERRED UNTIL THAT TIME WHEN SPRINGVIEW DRIVE IS EXTENDED NORTH OF THIS PLAT.

ERROR OF CLOSURE:
THE UNADJUSTED ERROR OF CLOSURE DOES NOT EXCEED ONE IN TEN THOUSAND FOR THE SUBDIVISION BOUNDARY AND DOES NOT EXCEED ONE IN FIVE THOUSAND FOR INDIVIDUAL LOTS.

TOTAL AREA OF DEVELOPMENT = 9.19 ACRES.

SHEET 1 OF 2

PARCEL AREA TABLE		
PARCEL #	AREA (AC)	AREA (SF)
1	0.32 AC.	13873 SF
2	0.33 AC.	14182 SF
3	0.31 AC.	13594 SF
4	0.25 AC.	10843 SF
5	0.25 AC.	10844 SF
6	0.25 AC.	10846 SF
7	0.25 AC.	10848 SF
8	0.25 AC.	10850 SF
9	0.44 AC.	19377 SF
10	0.47 AC.	20552 SF
11	0.50 AC.	21742 SF
12	0.68 AC.	28827 SF
13	0.27 AC.	11783 SF
14	0.27 AC.	11879 SF
15	0.25 AC.	10843 SF
16	0.25 AC.	10843 SF
17	0.25 AC.	10843 SF
18	0.31 AC.	13807 SF
19	0.27 AC.	11880 SF
20	0.27 AC.	11880 SF
21	0.27 AC.	11880 SF
22	0.27 AC.	11880 SF
23	0.25 AC.	10890 SF
24	0.25 AC.	10749 SF
LOT A	1.72 AC.	75065 SF

NOTES:
NO MORE THAN ONE (1) DRIVEWAY IS PERMITTED PER LOT. ALL DRIVEWAYS SHALL BE SURFACED WITH PORTLAND CEMENT CONCRETE.
THE DRIVEWAY FOR LOTS 1 AND 24 SHALL BE LOCATED ON SPRINGVIEW DRIVE.
MAINTENANCE OF ALL OVERLAND FLOWAGE EASEMENTS AND EMBANKMENTS, INCLUDING REPAIRS RELATED TO EROSION, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
A SUBDIVISION MONUMENT SIGN IS PROPOSED NEAR THE SOUTHWEST CORNER OF LOT 24. THE SIGN WILL BE STONE FINISHED ON A CONCRETE FOOTING. THE OWNER OF LOT 24 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE SIGN AND ANY LANDSCAPING.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°15'12"E	10.39'
L2	S89°14'01"W	7.55'

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD BRG	TANGENT	DELTA
C1	44.78'	61.00'	43.79'	S88°57'29"E	23.46'	42°04'08"
C2	51.57'	61.00'	50.05'	S23°42'20"E	27.44'	48°28'09"
C3	51.57'	61.00'	50.05'	S24°43'49"W	27.44'	48°28'09"
C4	55.20'	61.00'	53.34'	S74°52'23"W	29.65'	51°50'59"
C5	61.88'	61.00'	59.26'	N50°06'20"W	33.90'	58°07'35"
C6	38.16'	34.00'	36.19'	N53°13'37"W	21.37'	64°18'09"
C7	3.19'	34.00'	3.18'	N88°03'45"W	1.59'	5°22'06"
C8	38.72'	25.00'	34.97'	N44°52'44"E	24.46'	88°44'54"
C9	39.76'	25.00'	35.70'	N45°03'23"W	25.48'	91°07'20"
C10	38.72'	25.00'	34.97'	N44°52'45"E	24.46'	88°44'50"
C11	39.82'	25.00'	35.74'	S45°07'16"E	25.55'	91°15'02"

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.
Gary Wayne Keith 4 Jan 2018
Gary Wayne Keith, P.L.S. Date
License number: 11420
My license renewal date is December 31, 2018
Pages or sheets covered by this seal: 1 OF 2, 2 OF 2



SPRINGVIEW PLAT 1
PARCEL A OF OUTLOT X OF
KOETHE ADDITION PLAT 1
PLEASANTVILLE, IOWA

DATE: 12-04-17	DRN. KJR	APP. <i>GK</i>
FLD.BK.	PROJ.NO. 7017108	



SpringView Plat 1

Final Plat

- = PROPERTY CORNER FOUND (AS NOTED ON PLAT)
- = PROPERTY CORNER SET (5/8" X 30" REBAR W/PC#11420)
- M = MEASURED DIMENSION
- R = RECORDED DIMENSION
- P = PLATTED DIMENSION
- YPC = YELLOW PLASTIC CAP

SPRINGVIEW PLAT 1 PARCEL A OF OUTLOT X OF KOETHE ADDITION PLAT 1 PLEASANTVILLE, IOWA

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