

UNIVERSITY DEVELOPMENT SUBDIVISION PRELIMINARY-FINAL PLAT

Clark Johnson, owner of Lot 5 of Northland Subdivision, located on University Drive, requests approval of the Preliminary-Final Plat. Lots 1, 2 & 3 contains 3.084 acres and is zoned M-2 General Industrial District.

The purpose of this subdivision is to further subdivide Lot 5 into 3 lots. Lot 1 is being developed into storage units. Lot 2 will potentially be an insurance office and Lot 3 will be available for development as a commercial lot.

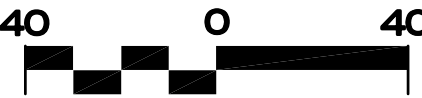
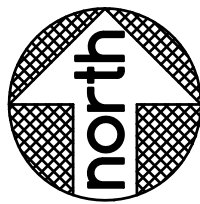
PREPARED BY: GARY W. WHITACRE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 413, MUSCATINE, IOWA 52761 / PHONE: 563-263-1691

T117N

R1W

UNIVERSITY DEVELOPMENT SUBDIVISION PRELIMINARY - FINAL PLAT

A SUBDIVISION OF LOT 5 NORTHLAND SUBDIVISION



BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE
VERTICAL DATUM
NAVD 1988

LAND DESCRIPTION - (FILE NO. 2009-05857)
LOT 5 OF NORTHLAND SUBDIVISION TO THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.

LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SANITARY SEWER
- WATER MAIN OR SERVICE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- EXISTING FENCE
- UTILITY EASEMENT
- STORM WATER EASEMENT
- BUILDING SETBACK LINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- FOUND 1/2" X 36" REBAR W/YELLOW CAP #10316
- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
- (NAME) ADJACENT PROPERTY OWNER
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

*NOTE:
UTILITY EASEMENTS ON THE EXTERIOR
OF LOT 5 WERE PREVIOUSLY 10' WIDE

TOTAL AREA:
3.084 ACRES

ZONING:
M-2 GENERAL INDUSTRIAL DISTRICT

SETBACKS:
FRONT: 30'
SIDE: NONE
REAR: NONE
(EXCEPT AS RESTRICTED BY EASEMENTS)

OWNER / DEVELOPER:
CLARK L. & SONY JOHNSON
1704 UNIVERSITY DRIVE
MUSCATINE, IOWA 52761

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES.

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.

Gary W. Whitacre
Date _____ Reg. No. 10316
My license renewal date is December 31, 2011
Pages or sheets covered by this seal: 1



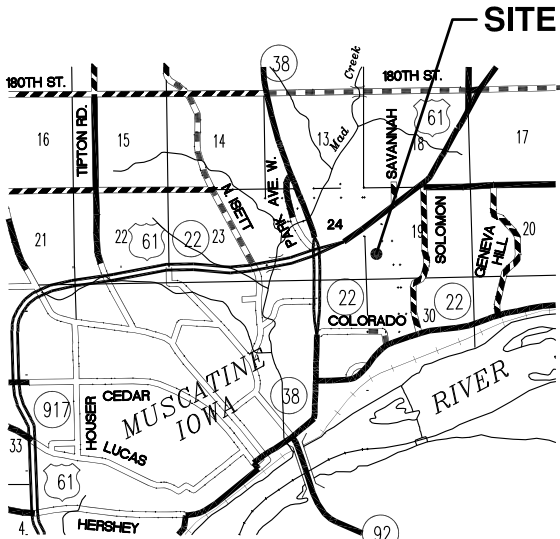
Martin & Whitacre
Surveyors & Engineers, Inc.

P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

CLARK JOHNSON PRELIMINARY - FINAL PLAT
SUBDIVISION OF LOT 5 OF NORTHLAND SUBD., MUSCATINE, IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
UNIVERSITY	---	1"=40'	PM	GW	6/24/11	7349.11
REV.	0				7349 SURVEY.DWG	SHEET 1 OF 1

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
#1	01°41'56"	2043.30	60.54'	N 08°21'19" W	60.54'
#2	04°56'53"	2043.30	176.46'	N 11°40'44" W	176.41'
#3	02°41'14"	2043.30	45.84'	N 15°24'48" W	45.83'



VICINITY MAP
NOT TO SCALE

The utility easements as shown are acceptable to the following utilities:

QWEST	Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	Title	Date
MUSCATINE POWER & WATER	Title	Date
Water Production & Distribution	Title	Date
Communications	Title	Date

Eastern Iowa Light and Power Cooperative utility easement requirements for all rural housing subdivisions requiring underground facilities:
Utility easements shall consist of all platted streets or roads and a 7 1/2 foot wide strip along each side of all interior lot lines and a 15 foot wide strip along all exterior lot lines and a 15 foot wide strip along and adjacent to all platted streets or roads and a 15 foot wide strip of land on all lots, 7 1/2 foot either side of the underground electric service as built, from the point of origin to the point of service entrance.

EASTERN IOWA LIGHT & POWER COOPERATIVE Date