

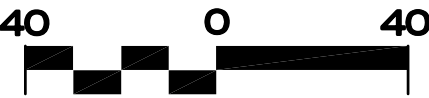
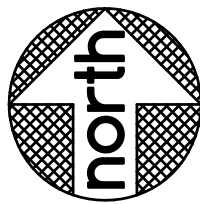
PREPARED BY: GARY W. WHITACRE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 413, MUSCATINE, IOWA 52761 / PHONE: 563-263-1691

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

LOT 1  
NORTHLAND SUBDIVISION  
(HNI CORPORATION)

LOT 4B  
(SUNRISE INVESTING LLC)

SUNRISE SUBDIVISION

LOT 4C  
(SUNRISE INVESTING LLC)

\*15' UTILITY EASEMENT

25' STORM WATER EASEMENT

ORIGINAL NORTHEAST CORNER OF  
LOT 5 NORTHLAND SUBDIVISION

TOP OF PROPOSED DETENTION BASIN  
(BASIN TO SERVE LOTS 1, 2 & 3)

(ROBERT P. LAESER  
REVOCABLE TRUST 1/2  
& JOHN R. LAESER  
REVOCABLE TRUST 1/2)

LOT 1  
1.928 ACRES

LOT 2  
0.486 ACRES

LOT 3  
0.670 ACRES

UNIVERSITY DRIVE  
CONCRETE PAVEMENT

30' BUILDING  
SETBACK LINE

15' UTILITY EASEMENT

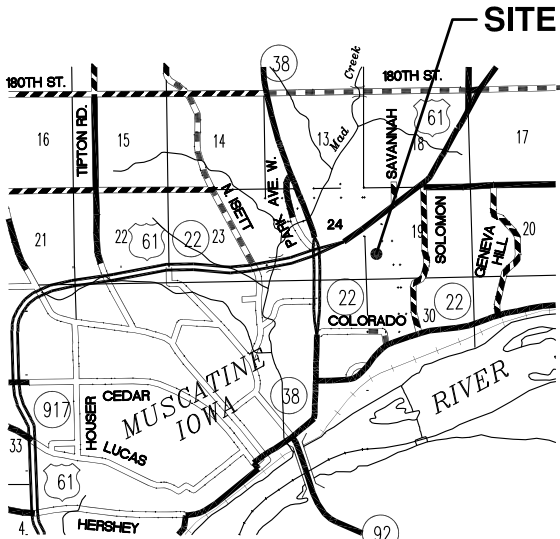
EXISTING 30' WIDE  
SANITARY SEWER  
EASEMENT PER  
FILE NO. 2000-01885

15' UTILITY EASEMENT

PARCEL "E"  
(NED P. ROBERTSON)

PARCEL "A"  
(HNI CORPORATION)

CURVE DATA				
CURVE	DELTA	RADIUS	ARC	BEARING
#1	01°41'56"	2043.30	60.54'	N 08°21'19" W
#2	04°56'53"	2043.30	176.46'	N 11°40'44" W
#3	02°41'14"	2043.30	95.84'	N 15°29'48" W



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		
MUSCATINE POWER & WATER		
Title	Date	
Water Production & Distribution		
Communications		

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