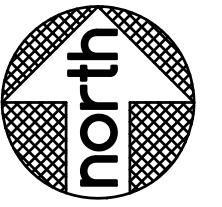


UNIVERSITY DEVELOPMENT SUBDIVISION PRELIMINARY - FINAL PLAT

A SUBDIVISION OF LOT 5 NORTHLAND SUBDIVISION



40
0
40

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.

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)

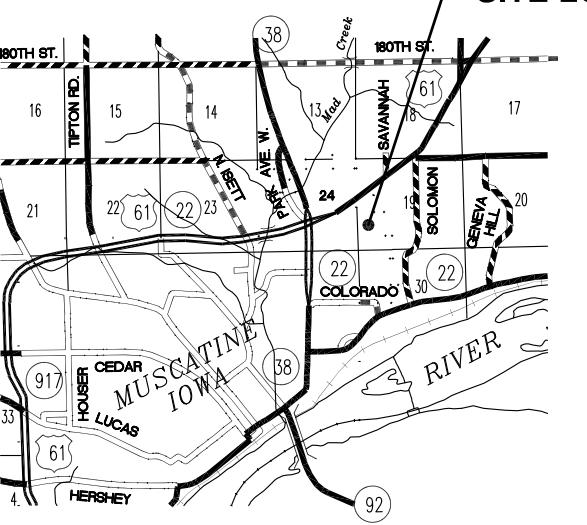
(ROBERT P. LAESER
REVOCABLE TRUST 1/2
& JOHN R. LAESER
REVOCABLE TRUST 1/2)

CURVE DATA

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
#1	01°41'56"	2043.30'	60.59'	N 08°21'19" W	60.59'
#2	04°56'53"	2043.30'	176.46'	N 11°40'44" W	176.41'
#3	02°41'14"	2043.30'	95.84'	N 15°29'48" W	95.83'

PARCEL "A"
(HNI CORPORATION)

SITE LOCATION



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	
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 Date

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.

LEGEND

— 675 —	INDEX CONTOUR
— 672 —	INTERMEDIATE CONTOUR
— SAN —	SANITARY SEWER
— W —	WATER MAIN OR SERVICE
— E —	UNDERGROUND ELECTRIC
— OE —	OVERHEAD ELECTRIC
— GAS —	UNDERGROUND GAS LINE
— TEL —	UNDERGROUND TELEPHONE LINE
— // —	EXISTING FENCE
— - - - -	UTILITY EASEMENT
— - - - -	STORM WATER EASEMENT
— - - - -	BUILDING SETBACK LINE
— SAN —	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
1709 UNIVERSITY DRIVE
MUSCATINE, IOWA 52761

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 SBD., MUSCATINE, IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
UNIVERSITY	---	1"=40'	PM	GWA	6/29/11	1399.II

REV. O T399 SURVEY.DWG SHEET 1 OF 1