

COBBLESTONE HILL

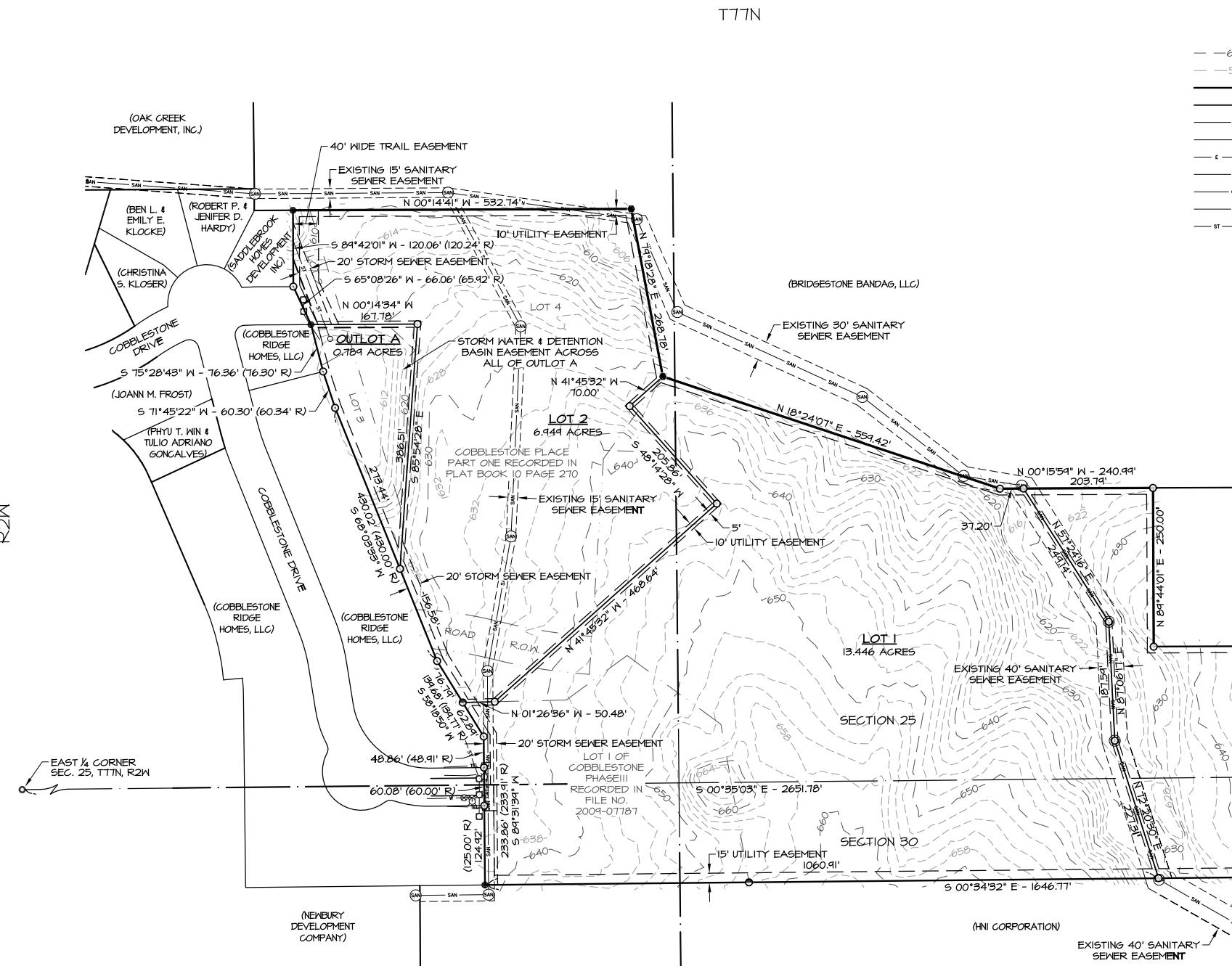
PRELIMINARY PLAT



100 0 100

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

| | |
|----------|--------------------------------------------|
| — 600 — | INDEX CONTOUR |
| — 596 — | INTERMEDIATE CONTOUR |
| — SAN — | PROPERTY LINE |
| — W — | LOT LINE |
| — E — | SANITARY SEWER |
| — TEL — | WATER MAIN OR SERVICE |
| — CATV — | UNDERGROUND ELECTRIC |
| — GAS — | UNDERGROUND TELEPHONE |
| — ST — | UNDERGROUND CABLE TV |
| — SAN — | UNDERGROUND GAS LINE |
| — SAN — | STORM SEWER |
| — SAN — | SANITARY SEWER MANHOLE |
| □ | STORM SEWER BEEHIVE INTAKE |
| □ | TELEPHONE RISER |
| □ | CABLE TV RISER |
| □ | FIRE HYDRANT |
| ⊗ | WATER VALVE |
| □ | LIGHT POLE |
| □ | ELECTRIC HANDHOLE |
| ○ | SET 1/2" X 36" REBAR W/YELLOW CAP #10316 |
| ● | FOUND 1/2" REBAR |
| ○ | FOUND 1/2" X 36" REBAR W/YELLOW CAP #10316 |
| ● | FOUND 1/2" X 36" REBAR W/ORANGE CAP #15981 |
| ● | FOUND 5/8" REBAR W/YELLOW CAP #8165 |
| ● | FOUND 1" PIPE |
| ■ | FOUND CONCRETE MONUMENT |
| □ | FOUND 4" STEEL ENCASED CONCRETE POST |
| (NAME) | ADJACENT PROPERTY OWNER |
| — | OWNERSHIP TIE |



PREPARED BY: GARY W. WHITACRE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC. P.O. BOX 413, MUSCATINE, IOWA 52641 / PHONE: 563-263-7641

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

CENTURYLINK, LC

INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY

MUSCATINE POWER & WATER

Transmission & Distribution

Water Production & Distribution

Communications

ZONING

R-L LARGE SCALE RESIDENTIAL
DEVELOPMENT DISTRICT

SETBACKS*

FRONT 25'

SIDE 6'

REAR 25'

*EXCEPT WHERE RESTRICTED BY EASEMENTS

OWNER & DEVELOPER

OAK CREEK DEVELOPMENT, INC.
325 OAK VIEW DRIVE
ALEDO, IL 61231

COBBLESTONE RIDGE HOMES, LLC
P.O. BOX 1521
MUSCATINE, IA 52671

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 25 foot wide strip along all exterior lot lines and a 25 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.

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.

EASTERN IOWA LIGHT & POWER COOPERATIVE Date

LEGAL DESCRIPTION -

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 77 NORTH, RANGE 2 WEST AND IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 77 NORTH, RANGE 1 WEST AND IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 77 NORTH, RANGE 1 WEST OF THE 5TH P.M., CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA. BEGINNING AT THE NORTHEAST CORNER OF SECTION 25; THENCE NORTH 00°46'38" WEST 15.00 FEET; THENCE NORTH 89°24'37" EAST 157.91 FEET; THENCE SOUTH 00°34'32" EAST 1646.77 FEET; THENCE SOUTH 89°31'39" WEST 233.86 FEET; THENCE SOUTH 58°18'50" WEST 139.68 FEET; THENCE SOUTH 68°03'35" WEST 430.02 FEET; THENCE NORTH 89°45'22" WEST 66.90 FEET; THENCE SOUTH 75°28'43" WEST 76.36 FEET; THENCE SOUTH 65°08'26" WEST 66.06 FEET; THENCE SOUTH 89°42'01" WEST 120.06 FEET; THENCE NORTH 00°14'41" WEST 532.74 FEET; THENCE NORTH 79°18'28" EAST 268.78 FEET; THENCE NORTH 18°24'07" EAST 558.42 FEET; THENCE NORTH 00°15'59" WEST 240.99 FEET; THENCE NORTH 89°44'01" EAST 250.00 FEET; THENCE NORTH 00°13'58" WEST 525.31 FEET; THENCE NORTH 89°24'37" EAST 203.88 FEET; THENCE NORTH 00°35'03" WEST 50.74 FEET TO THE POINT OF BEGINNING, CONTAINING 26.897 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.



VICINITY MAP
NOT TO SCALE

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, 2013
Pages or sheets covered by this seal: 1



Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA
OAK CREEK DEVELOPMENT, INC.
PRELIMINARY PLAT OF COBBLESTONE HILL IN MUSCATINE, IOWA
FILE BOOK SCALE DRN CHKD DATE JOB NO.
SUBD. SUBD. 1"=100' PM GWH 1/18/12 7454.II
REV. O 7454 SURVEY.DWG SHEET 1 OF 1