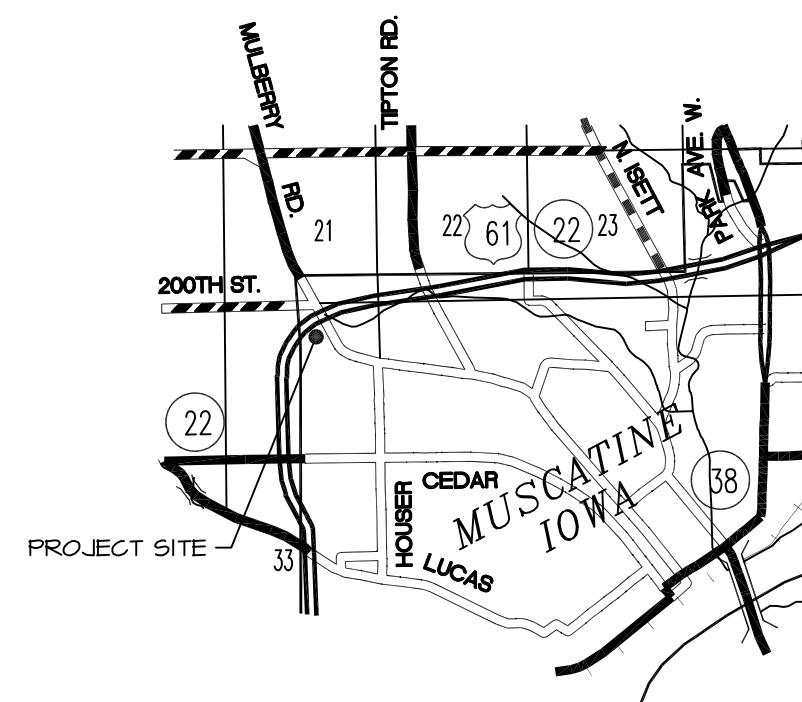


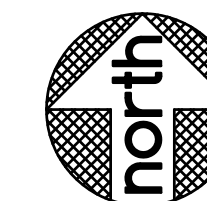
UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT 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.



R2W

NORTH 1/4 CORNER
SEC. 28, T71N, R2W

FRIDLEY SUBDIVISION FINAL PLAT



60 0 60

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

VERTICAL DATUM
NAVD 88

LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPERTY LINE
- LOT LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- ACCESS EASEMENT
- ELECTRIC EASEMENT
- WATER MAIN EASEMENT
- 8" WATER MAIN
- 6" WATER MAIN
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS LINE
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- COMMUNICATION MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- GUY POLE
- GUY WIRE
- A.C. UNIT
- ELECTRIC TRANSFORMER
- POWER POLE
- LIGHT POLE
- GAS METER
- SIGN
- SET 1/2" X 36" REBAR
W/YELLOW CAP #10316
- FOUND REBAR
- FOUND REBAR W/CAP
- FOUND CUT "X" IN CONCRETE
- FOUND 1" PIPE
- FOUND 4" X 4" CONCRETE
MONUMENT W/REBAR
- (NAME) ADJACENT PROPERTY OWNER

ZONING - PROPOSED
5-3 LARGE SCALE MIXED USE
DEVELOPMENT (MXD) DISTRICT

SETBACKS

FRONT 30'
SIDE NONE
REAR NONE

OWNER & DEVELOPER
R. L. FRIDLEY THEATRES, INC.
1321 WALNUT STREET
DES MOINES, IOWA 50304

Utility easements shall consist of all platted streets 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 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, unless otherwise shown.

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

EASTERN IOWA LIGHT AND POWER COOPERATIVE

CENTURYLINK, LC

INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY

MUSCATINE POWER & WATER

Water Production & Distribution

Communications

T71N

SE - NW

SW - NE

(CRDT PETERSEN LLC)

(MUSCATINE HCP PARTNERS LLC)

(LIBERTY GROWTH VI LC)

(CASEY'S MARKETING COMPANY)

NOTE:
PARCEL "D" IS RECORDED IN FILE NO. 2004-03718
IN THE MUSCATINE COUNTY RECORDER'S OFFICE

LAND DESCRIPTION - FILE NO. 2011-04428

PARCEL D, PER PLAT OF SURVEY RECORDED AS DOCUMENT NO. 2004-03718, IN MUSCATINE COUNTY RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF SECTION 28, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA, CONTAINING 17.839 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

PROPRIETOR: R. L. FRIDLEY THEATRES, INC.

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

R. L. FRIDLEY THEATRES, INC.
FINAL PLAT IN SECTION 28, T71N, R2W, IN MUSCATINE, IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SUBD.	7453	1"=60'	PM	GW	3/2/12	7453.11
REV.	0					

1453 PLAT.DWG SHEET 1 OF 1