

COBBLESTONE HILL FINAL PLAT



100 0 100

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

R2W

PREPARED BY: GARY W. WHITACRE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 413, MUSCATINE, IOWA 52641 / PHONE: 563-263-7691

R1W

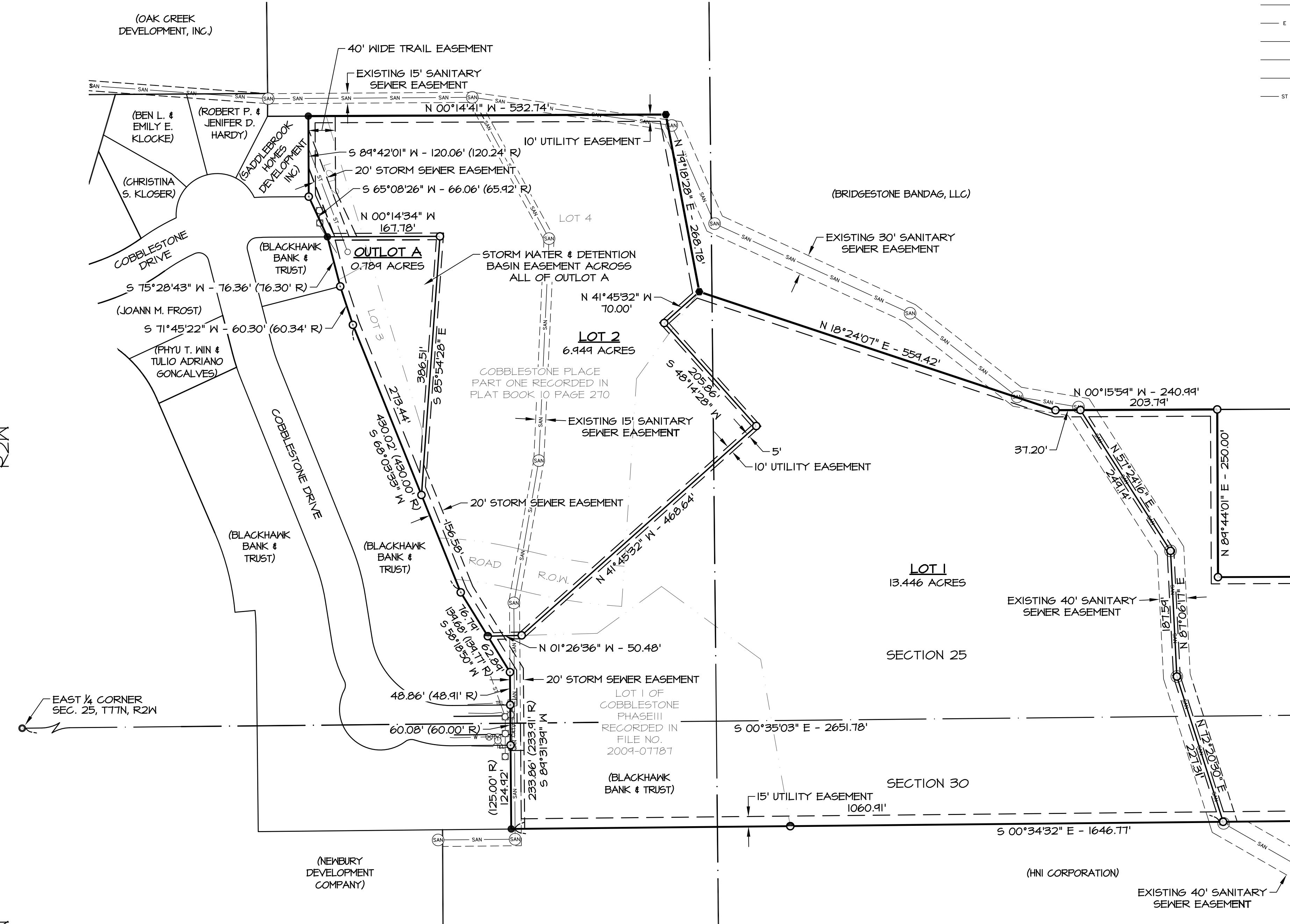
The utility easements as shown are acceptable to the following utilities:

	Title	Date
CENTURYLINK, LC		
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY		
MUSCATINE POWER & WATER		
Transmission & Distribution		
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 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.

EASTERN IOWA LIGHT & POWER COOPERATIVE Date

T77N



LEGEND

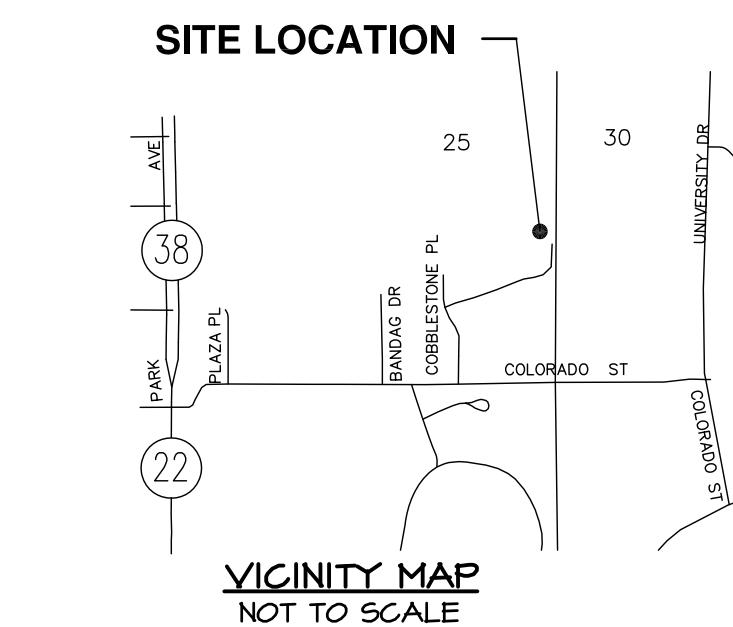
PROPERTY LINE
LOT LINE
SANITARY SEWER
WATER MAIN OR SERVICE
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
CATV
UNDERGROUND CABLE TV
GAS
UNDERGROUND GAS LINE
STORM SEWER
SANITARY SEWER MANHOLE
STORM SEWER BEEHIVE INTAKE
TELEPHONE RISER
CABLE TV RISER
FIRE HYDRANT
WATER VALVE
LIGHT POLE
ELECTRIC HANDHOLE
SET 1/4" 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

SECTION 25
LOT 1
13.446 ACRES

SECTION 30
LOT 1
10.6091' ACRES

LEGAL DESCRIPTION -

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP ?? NORTH, RANGE 2 WEST AND IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP ?? NORTH, RANGE 1 WEST AND IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP ?? 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 NORTH 68°03'33" WEST 430.02 FEET; THENCE SOUTH 71°45'22" WEST 60.30 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 559.42 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						
FINAL PLAT OF COBBLESTONE HILL IN MUSCATINE, IOWA						
OAK CREEK DEVELOPMENT, INC.						
FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SUBD.	SUBD.	1"=100'	PM	GW	3/2/12	7454.II
REV.	O	7454 SURVEY.DWG	SHEET	I	OF	I

