

## PLANNING AND ZONING COMMISSION MEETING

Tuesday, February 06, 2024 at 8:30 AM Council Chambers - 331 First Street East AGENDA

## **MEETING OPENING**

1. Roll Call

## **NEW BUSINESS**

2. Final Plat within 2 miles of City Limits

## **ADJOURNMENT**

This agenda is subject to change.



## PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Board

**FROM:** Matthew R. Schmitz, MPA – City Manager

**DATE OF MEETING:** February 6, 2024

**ITEM TITLE:** Final Plat within 2 miles of City Limits

#### **BACKGROUND:**

An email was received from Jon Marner with MMS Consultants about a new subdivision that is within the two-mile area of the Independence City Limits. The Preliminary Plat was considered at the Dec. Planning & Zoning Board meeting and later approved by the City Council.

This falls under City Code 175.46:

## 175.46 IMPROVEMENTS WITHIN UNINCORPORATED JURISDICTION.

Improvements in the two-mile unincorporated area under the jurisdiction of these regulations shall be the same as required herein, except as otherwise specifically stated, provided they are not less than that required by the applicable County subdivision regulations, and provided further that all construction plans shall be approved by the County, and completed public roads shall be accepted by the Board of Supervisors for public maintenance.

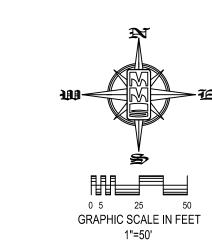
## RECOMMENDATION:

Staff recommends a motion to approve the final plat, parts 1-3, and to recommend to the City Council to approve a resolution that also approves the final plat, parts 1-3.

## LEGAL DESCRIPTION FOR MARYVILLE:

Commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 32, Township 89 North, Range 9 West of the Fifth Principal Meridian, Buchanan County, Iowa: Thence South 87°50'18" West along the South line of said Northeast Quarter, a distance of 503.13 feet to the Point of Beginning; Thence continuing South 87°50'18" West along said South line, 979.81 feet to a point on the East line of Lot A of River Ridge, recorded in Document #2004R04491, in the Office of the Buchanan County Recorder, said line also being the Right of Way of a private drive; Thence North 01°24'31" West along said East line, a distance of 60.89 feet; Thence North 21°45'04" East along said East line, a distance of 60.53 feet; Thence Northeasterly 35.50 feet along said East line, also being the arc of a 83.42 foot radius curve, concave Northwesterly, whose 35.23 foot chord bears North 09°33'39" East, to the Southwest corner of Parcel "C", recorded in Document #2014R02557, in the Office of the Buchanan County Recorder; Thence North 88°22'21" East along the South line of said Parcel "C", a distance of 73.05 feet to the Southeast corner of said Parcel "C"; Thence North 01°37'43" West along the East line of said Parcel "C", a distance of 85.28

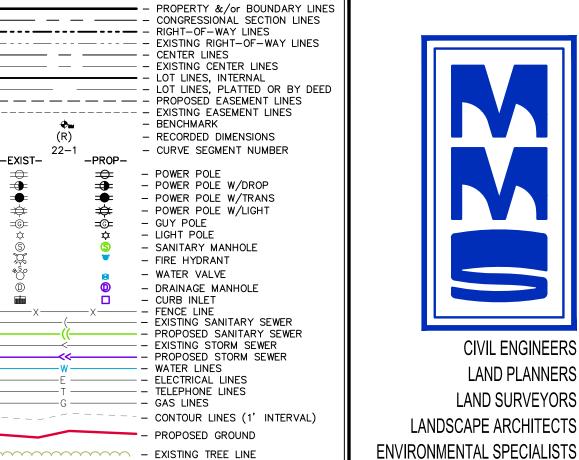
feet to the Northeast corner of said Parcel "C"; Thence South 88°21'31" West, along the North Line of said Parcel "C", a distance of 96.68 feet to the Northwest corner of said Parcel "C" also being a point on the East line of said Lot A, River Ridge; Thence North 22°38'48" West along said East line, a distance of 22.22 feet; Thence North 01°24'31" West along said East line, a distance of 52.32 feet; Thence Northeasterly 308.88 feet along said East line, also being the arc of a 308.88 foot radius curve, concave Southeasterly, whose 159.89 foot chord bears North 13°35'29" East, to a point on a Southerly line of said River Ridge, also being the Southwest corner of Lot 27 of said River Ridge; Thence North 88°07'25" East along said Southerly line, a distance of 769.85 feet; Thence South 01°37'36" East along said Southerly line, a distance of 51.42 feet; Thence North 88°23'54" East along said Southerly line, a distance of 168.24 feet; Thence South 01°37'51" East, a distance of 406.33 feet to the point of



LOT A CONTAINS 1.01 ACRES, AND IS TO BE DEDICATED TO BUCHANAN COUNTY FOR PUBLIC RIGHT-OF-WAY FOR GOLF COURSE BOULEVARD.

OTS	ZONING	SETBACKS	
OTS 1 - 3	R-3 (Multiple Residence District)	FRONT REAR SIDE(INTERIOR)	-30 FEET -30 FEET -10 FEET

10,000 SF (Multiple Residence District) MINIMUM LOT AREA MINIMUM LOT WIDTH/DEPTH 66 FEET (Multiple Residence District)



STANDARD LEGEND AND NOTES

-EXIST-

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS. WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

- EXISTING DECIDUOUS TREE & SHRUB

- EXISTING EVERGREEN TREES & SHRUBS

LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS ENVIRONMENTAL SPECIALISTS 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282 www.mmsconsultants.net

9.80 AU.

LAYOUT EXHIBIT

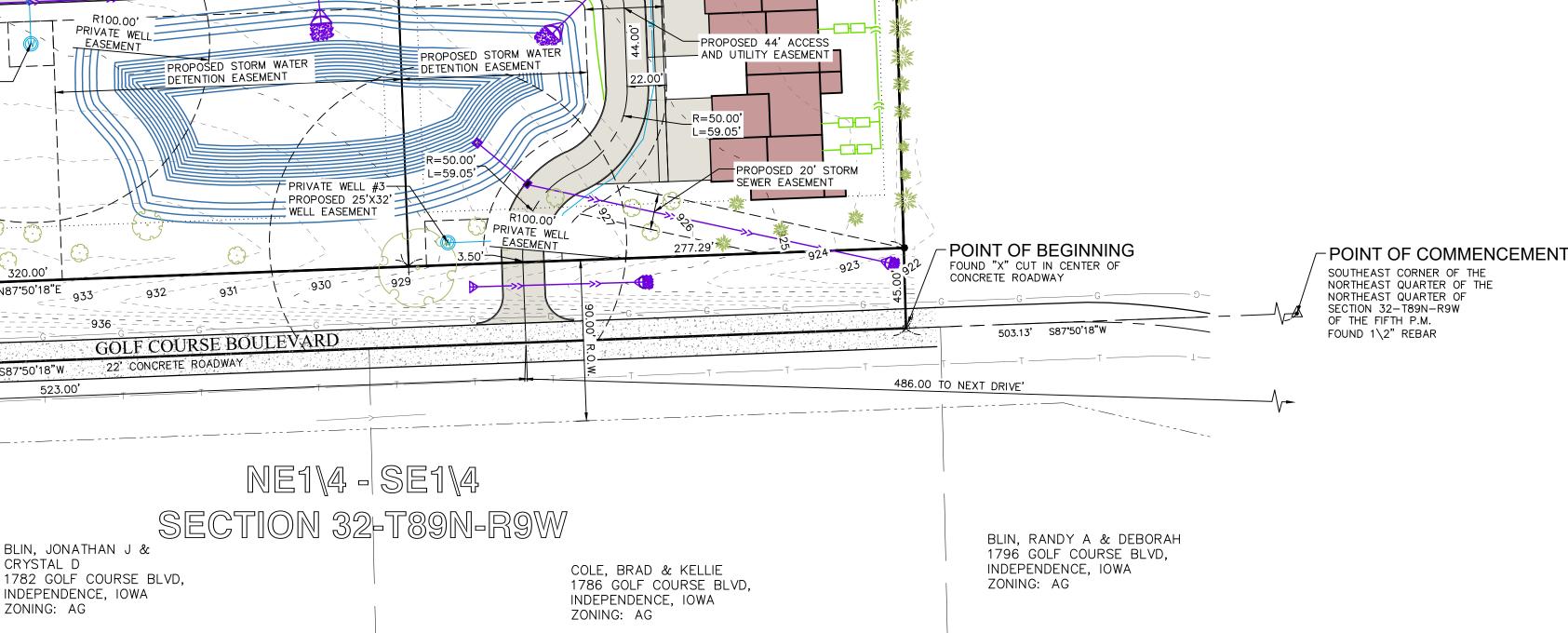
**MARYVILLE** 

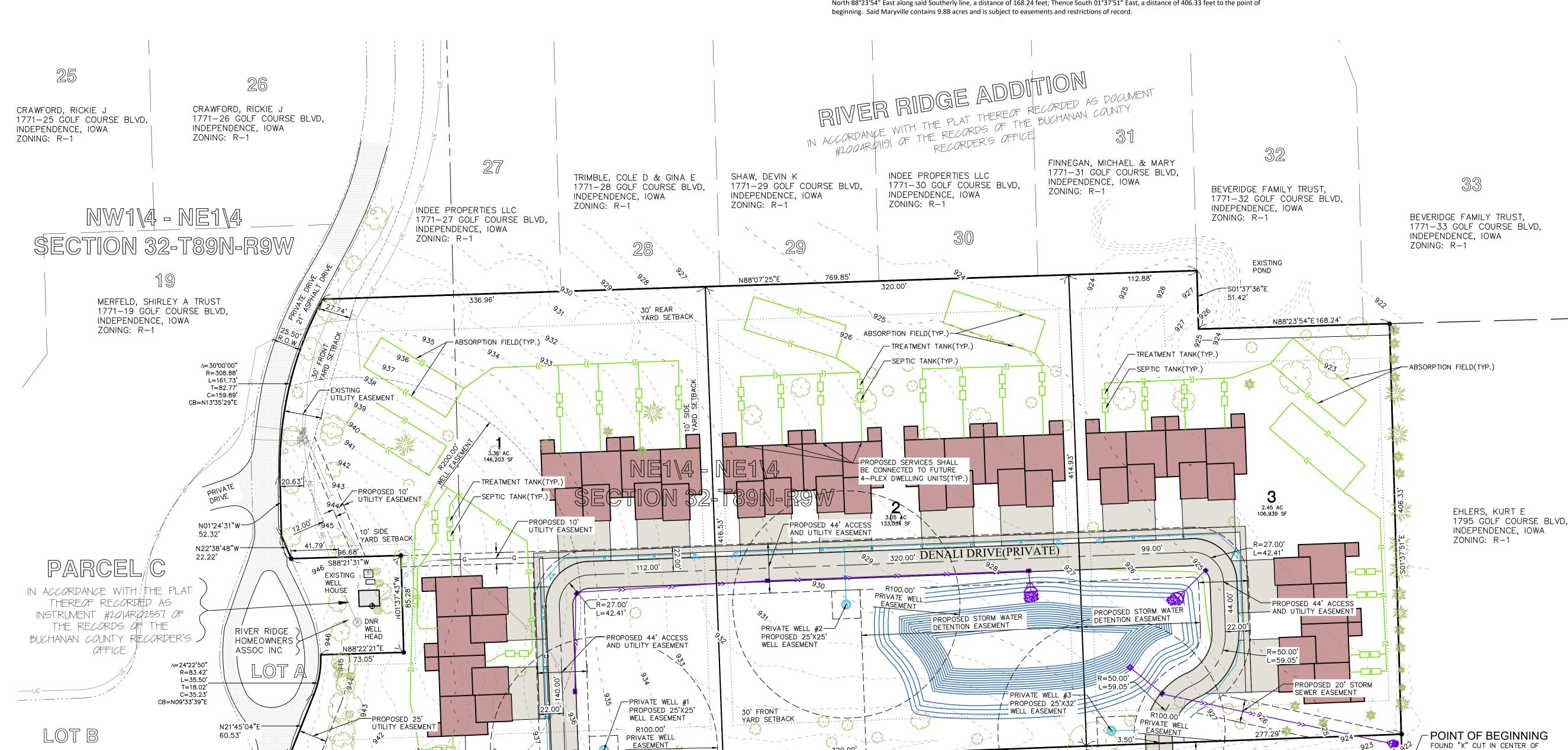
BUCHANAN COUNTY, IOWA

MMS CONSULTANTS, INC.

11-03-23 Designed by:

11617-001





979.81', S87°50'18"W

CRYSTAL D

ZONING: AG

N01°24'31"W—

RAVE, LAUREN &

ZONING: R-1

DELGADO-CONNOR, ANTHONY

1772 GOLF COURSE BLVD,

INDEPENDENCE, IOWA

IN ACCORDANCE WITH THE PLAT THEREOF RECORDER'S OFFICE.

RECORDS OF THE BUCHANAN COUNTY RECORDER'S OFFICE.

SCHMITT, WILLIAM & ERIKA

1776 GOLF COURSE BLVD,

INDEPENDENCE, IOWA

ZONING: R-1



2349 JAMESTOWN AVENUE, SUITE 4 INDEPENDENCE, IOWA 50644 PROPRIETOR OR OWNER: INDEE PROPERTIES LLC 1608 6TH STREET NE INDEPENDENCE, IOWA 50644

SUBDIVIDER:

608 6TH STREET NE

INDEPENDENCE, IOWA 50644

SUBDIVIDER'S ATTORNEY:

PHONE: 319-351-8282 DOCUMENT RETURN INFORMATION: DATE OF SURVEY: ATTORNEY 11-17-2022

LOCATION:

LAND SURVEYOR:

FOR COUNTY RECORDER'S USE

DESCRIPTION - MARYVILLE - PART ONE

RICHARD R. NOWOTNY P.L.S.

1917 SOUTH GILBERT STREET

MMS CONSULTANTS INC.

IOWA CITY, IOWA, 52240

A PORTION OF THE NORTHWEST QUARTER OF THE

NORTHEAST QUARTER OF THE NORTHEAST QUARTER

WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BUCHANAN

ALL OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 9

NORTHEAST QUARTER, AND A PORTION OF THE

0 10 25 50 75 100 **GRAPHIC SCALE IN FEET** 1"=100'

LEGEND AND NOTES ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (NORTH ZONE), LIBRARY CALIBRATION - CONGRESSIONAL CORNER, FOUND USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES. PROPERTY CORNER(S), FOUND (as noted) - PROPERTY CORNERS SET - MEASURED DIMENSIONS - CURVE SEGMENT NUMBER

12.50 N02°09'42"W

	AREA SUMMARY T	ABLE
1\4 - 1\4	AREA	AREA IN ROW
NE - NE	2.39 ACRES	0.24 ACRE
NW - NE	1.37 ACRES	0.16 ACRE
TOTAL	3.76 ACRES	0.40 ACRE

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

CONGRESSIONAL CORNER, REESTABLISHED

(5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS" ) CUT "X"

LOT LINES, INTERNAL
LOT LINES, PLATTED OR BY DEED
EASEMENT LINES, WIDTH & PURPOSE NOTED

EXISTING EASEMENT LINES, PURPOSE NOTED

PROPERTY &/or BOUNDARY LINES
CONGRESSIONAL SECTION LINES

RIGHT-OF-WAY LINES CENTER LINES

RECORDED DIMENSIONS

CONGRESSIONAL CORNER, RECORDED LOCATION

LOT "A" CONTAINS 0.40 ACRE, AND IS TO BE DEDICATED TO THE BUCHANAN COUNTY FOR PUBLIC RIGHT-OF-WAY FOR GOLF COURSE DRIVE

	EASEMENT IDENTIFICATION TABLE
LABEL	DESCRIPTION
1	EXISTING 200 WELL SETBACK EASEMENT
2	EXISTING UTILITY EASEMENT
3	10.0 FOOT WIDE UTILITY EASEMENT
4	25.0' X 25.0' WELL EASEMENT
(5)	100.0' WELL SETBACK EASEMENT
6	44.0' WIDE ACCESS AND UTILITY EASEMENT
7	25.0' WIDE UTILITY EASEMENT
8	20.0' WIDE DRAINAGE EASEMENT

	PROPERTY MONUMENTATION TABLE
LABEL	DESCRIPTION
A	FOUND 1\2" REBAR W\ YELLOW PLASTIC LS CAP 11572

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 amount ly licensed Professional Land Surveyor under the laws of the state LICENSE RICHARD RICHARD R. NOWOTNY 17916 AWO! SEAL

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_,20\_\_\_ . Notary Public, in and for the State of Iowa.

OWNER - DEVELOPER: INDEE PROPERTIES LLC INDEE PROPERTIES LLC

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 

> 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282

www.mmsconsultants.net

Date	Revision
01-02-2024	LEGAL PER RRN - RLW

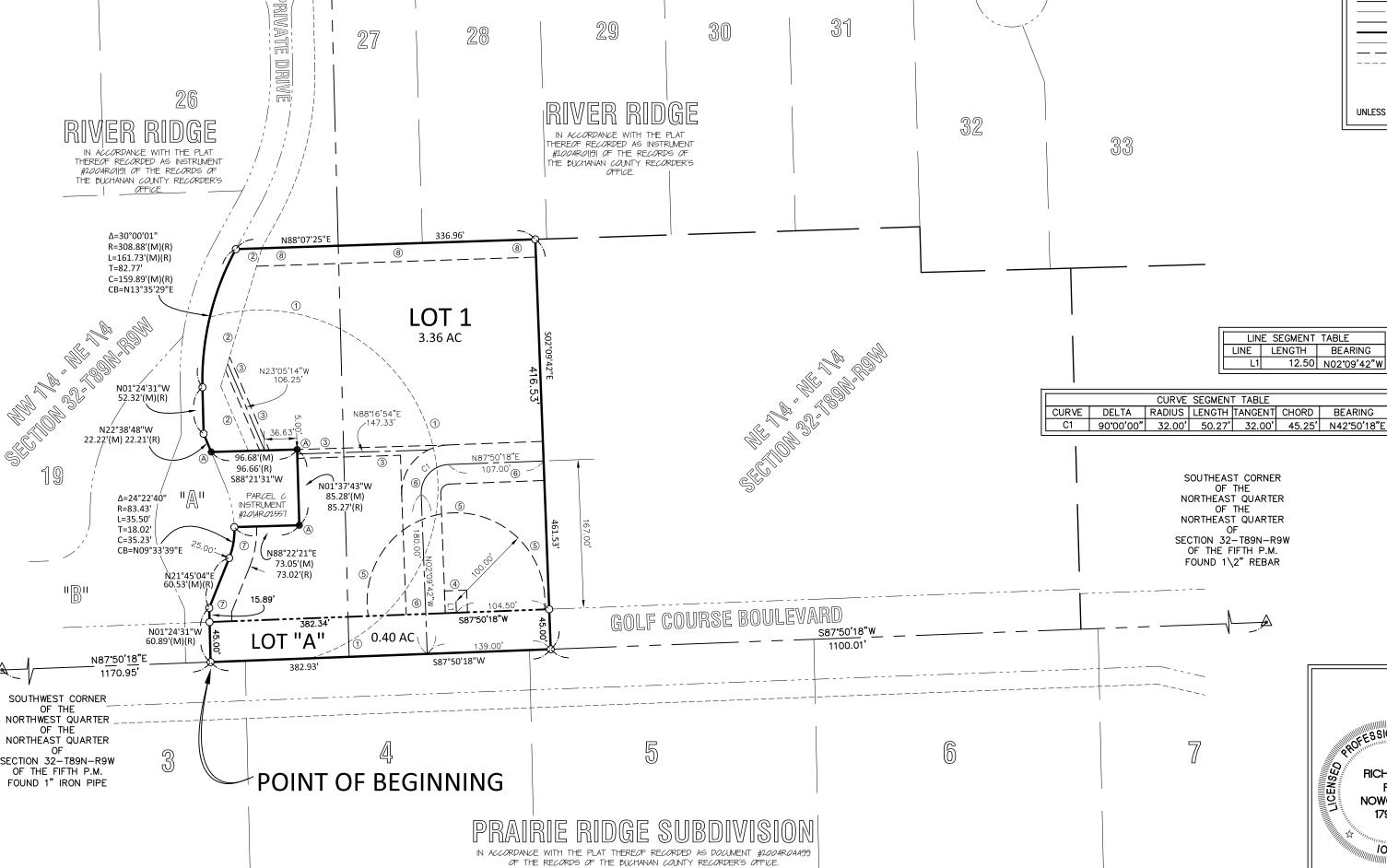
FINAL PLAT

MARYVILLE PART ONE

**BUCHANAN COUNTY** IOWA

## MMS CONSULTANTS, INC.

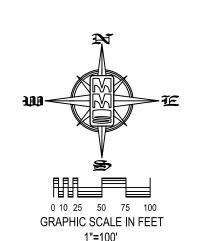
01-02-2024 Designed by: Field Book No: Drawn by: icale: 1"=100' Checked by: Sheet No: RRN Project No: **IOWA CITY** 11617-001



Commencing at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of section 32, Township 89 North, Range 9 West, of the Fifth Principal Meridian, Buchanan County, Iowa; Thence N87°50'18"E, along the South Line of the North One-Half of the Northeast Quarter of said Section 32, a distance of 1170.95 feet, to a Point on the South Line of Lot "A" of River Ridge, in accordance with the Plat thereof Recorded as Instrument #2004RO1191 of the Records of the Buchanan County Recorder's Office, and the POINT OF BEGINNING; Thence N01°24'31"W, along said South Line, 60.89 feet; Thence N21°45'04"E, along said South Line, 60.53 feet; Thence Northeasterly, 35.50 feet, along said South Line on a 83.43 foot radius curve, concave Northwesterly, whose 35.23 foot chord bears N09°33'39"E, to the Southwest Corner of Parcel "C", in accordance with the Plat thereof Recorded as Instrument #2004RO2557 of the Records of the Buchanan County Recorder's Office; Thence N88°22'21"E, along the South Line of said Parcel "C", 73.05 feet, to the Southeast Corner thereof; Thence N01°37'43"W, along the East Line of said Parcel "C", 85.28 feet, to the Northeast Corner thereof; Thence S88°21'31"W, along the North Line of said Parcel "C", 96.68 feet, to the Northwest Corner thereof, and a Point on the South Line of said Lot "A"; Thence N22°38'48"W, along said South Line, 22.22 feet; Thence N01°24'31"W, along said South Line, 52.32 feet; Thence Northeasterly, 161.73 feet, along said South Line on a 308.88 foot radius curve, concave Southeasterly, whose 159.89 foot chord bears N13°35'29"E, to the Southwest Corner of Lot 27 of said River Ridge; Thence N88°07'25"E, along said South Line, and the South Line of Lot 28 of said River Ridge, 336.96 feet; Thence S02°09'42"E, 461.53 feet, to a Point on the South Line of the North One-Half of the Northeast Quarter of said Section 32; Thence S87°50'18"W, along said South Line, 382.93 feet, to the POINT OF BEGINNING. Said Maryville - Part One, contains 3.76 Acres, and is subject to easements and restrictions of record.

# FINAL PLAT **BUCHANAN COUNTY, IOWA**

MARYVILLE - PART TWO



DOCUMENT RETURN INFORMATION: DATE OF SURVEY: ATTORNEY 11-17-2022 FOR COUNTY RECORDER'S USE

A PORTION OF THE NORTHWEST QUARTER OF THE

NORTHEAST QUARTER OF THE NORTHEAST QUARTER ALL OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 9

WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BUCHANAN

NORTHEAST QUARTER, AND A PORTION OF THE

LOCATION:

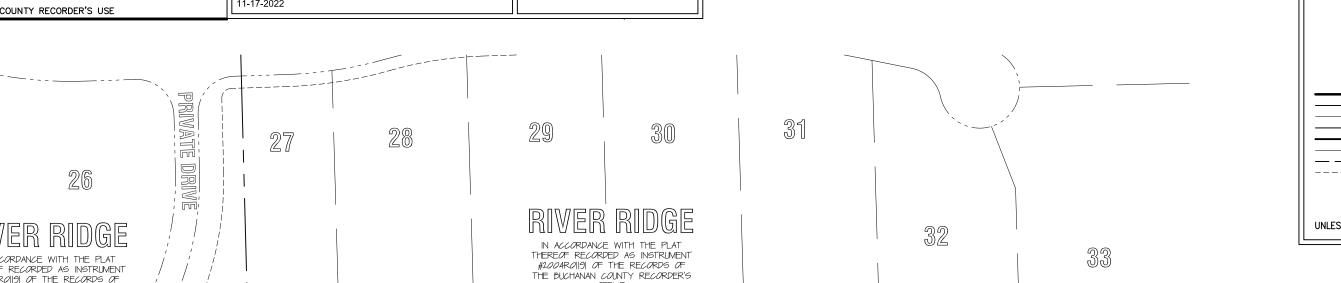
LAND SURVEYOR:

RICHARD R. NOWOTNY P.L.S.

1917 SOUTH GILBERT STREET

MMS CONSULTANTS INC.

IOWA CITY, IOWA, 52240 PHONE: 319-351-8282



SUBDIVIDER: 4200 JACKSON LLC

608 6TH STREET NE

INDEPENDENCE, IOWA 50644

2349 JAMESTOWN AVENUE, SUITE INDEPENDENCE, IOWA 50644

SUBDIVIDER'S ATTORNEY:

PROPRIETOR OR OWNER:

INDEPENDENCE, IOWA 50644

INDEE PROPERTIES LLC

1608 6TH STREET NE

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED AS INSTRUMENT THE BUCHANAN COUNTY RECORDER'S OFFICE. #2004R0||9| OF THE RECORDS OF THE BUCHANAN COUNTY RECORDER'S 320.00 N88°07'25"E N88°07'25"E LOT 1 3.05 AC INSTRUMENT #2014R0255 SOUTHEAST CORNER NORTHEAST QUARTER NORTHEAST QUARTER SECTION 32-T89N-R9W FOUND 1\2" REBAR N87°50'18"E LOT "A' N87\*50'18"E 0.33 AC SOUTHWEST CORNER OF THE NORTHWEST QUARTER NORTHEAST QUARTER SECTION 32-T89N-R9W OF THE FIFTH P.M. POINT OF BEGINNING FOUND 1" IRON PIPE IN ACCORDANCE WITH THE PLAT THEREOF RECORDED AS DOCUMENT #2004R04499 OF THE RECORDS OF THE BUCHANAN COUNTY RECORDER'S OFFICE.

## DESCRIPTION - MARYVILLE - PART TWO

Commencing at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of section 32, Township 89 North, Range 9 West, of the Fifth Principal Meridian, Buchanan County, Iowa; Thence N87°50'18"E, along the South Line of the North One-Half of the Northeast Quarter of said Section 32, a distance of 1553.88 feet, to the POINT OF BEGINNING; Thence N02°09'42"W, 461.53 feet, to a Point on the South Line of Lot 28 of River Ridge, in accordance with the Plat thereof Recorded as Instrument #2004RO1191 of the Records of the Buchanan County Recorder's Office; Thence N88°07'25"E, along said South Line, and the South Lines of Lots 29, 30, and 31 of said River Ridge, 320.00 feet; Thence S02°09'42"E, 459.93 feet, to a Point on the South Line of the North One-Half of the Northeast Quarter of said Section 32; Thence S87°50'18"W, along said South Line, 320.00 feet, to the POINT OF BEGINNING. Said Maryville - Part Two, contains 3.38 Acres, and is subject to easements and restrictions of record.

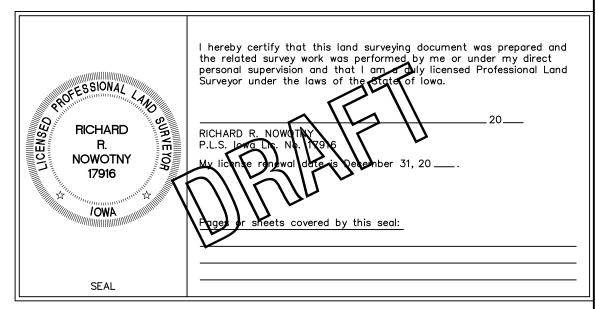
LEGEND	AND NOTES
<u>♠</u>	<ul> <li>CONGRESSIONAL CORNER, FOUND</li> <li>CONGRESSIONAL CORNER, REESTABLISHED</li> <li>CONGRESSIONAL CORNER, RECORDED LOCATION</li> <li>PROPERTY CORNER(S), FOUND (as noted)</li> <li>PROPERTY CORNERS SET         (5/8" Iron Pin w/ yellow, plastic LS Cap         embossed with "MMS")</li> </ul>
⊗	- CUT "X"
(R) (M) (C22-1	- PROPERTY &/or BOUNDARY LINES - CONGRESSIONAL SECTION LINES - RIGHT-OF-WAY LINES - CENTER LINES - LOT LINES, INTERNAL - LOT LINES, PLATTED OR BY DEED - EASEMENT LINES, WIDTH & PURPOSE NOTED - EXISTING EASEMENT LINES, PURPOSE NOTED - RECORDED DIMENSIONS - MEASURED DIMENSIONS - CURVE SEGMENT NUMBER
UNLESS NOTED OTHERWISE, ALL	DIMENSIONS ARE IN FEET AND HUNDREDTHS

LOT "A" CONTAINS 0.33 ACRE, AND IS TO BE DEDICATED TO THE COUNTY OF BUCHANAN FOR PUBLIC RIGHT-OF-WAY FOR GOLF COURSE

	EASEMENT IDENTIFICATION TABLE
LABEL	DESCRIPTION
1	100.0' WELL SETBACK EASEMENT
2	20.0' WIDE DRAINAGE EASEMENT
3	STORM WATER DETENTION EASEMENT
4	25.0' X 25.0' WELL EASEMENT
(5)	44.0' WIDE ACCESS AND UTILITY EASEMENT

LINE SEGMENT TABLE				
LINE	LINE LENGTH BEARING			
L1	12.50	N02°09'42"W		
L2	49.36	N26°08'28"W		
L3	85.62	N71°21'53"W		

ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (NORTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND



CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

**ENVIRONMENTAL SPECIALISTS** 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282

www.mmsconsultants.net

Revision

01-02-2023 LEGAL PER RRN - RLW

FINAL PLAT

MARYVILLE **PART TWO** 

**BUCHANAN COUNTY** IOWA

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_,20\_\_\_ Notary Public, in and for the State of Iowa.

OWNER — DEVELOPER: INDEE PROPERTIES LLC INDEE PROPERTIES LLC

ı		
ı	MMS CONSULTANTS.	INI
ı	T MIND CONSON LAINTS	$\mathbf{H}$

01-02-2024 Designed by: Field Book No: Drawn by: Scale: 1"=100' Checked by: Sheet No: RRN Project No: **IOWA CITY** 11617-001

# 0 10 25 50 75 100 **GRAPHIC SCALE IN FEET**

# FINAL PLAT MARYVILLE - PART THREE BUCHANAN COUNTY, IOWA

FOR COUNTY RECORDER'S USE

1608 6TH STREET NE 1917 SOUTH GILBERT STREET INDEPENDENCE, IOWA 50644 IOWA CITY, IOWA, 52240 PHONE: 319-351-8282 DOCUMENT RETURN INFORMATION: DATE OF SURVEY: ATTORNEY 11-17-2022

A PORTION OF THE NORTHWEST QUARTER OF THE

NORTHEAST QUARTER OF THE NORTHEAST QUARTER

WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BUCHANAN

ALL OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 9

NORTHEAST QUARTER, AND A PORTION OF THE

LOCATION:

LAND SURVEYOR:

RICHARD R. NOWOTNY P.L.S.

MMS CONSULTANTS INC.

RIVATE DRIVE THEREOF RECORDED AS INSTRUMENT THEREOF RECORDED AS INSTRUMENT THE BUCHANAN COUNTY RECORDER'S OFFICE. THE BUCHANAN COUNTY RECORDER'S S87\*50'18"W 133.98 LOT 1 2.45 AC INSTRUMENT SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32-T89N-R9W OF THE FIFTH P.M. FOUND 1\2" REBAR 22.50'-LOT "A" 0.29 AC 1873.88 N87°50'18"E POINT OF BEGINNING NORTHEAST QUARTER OF THE FIFTH P.M. FOUND 1" IRON PIPE IN ACCORDANCE WITH THE PLAT THEREOF RECORDED AS DOCUMENT #2004R04499 OF THE RECORDS OF THE BUCHANAN COUNTY RECORDER'S OFFICE.

SUBDIVIDER:

RAMSEY HOLDINGS LLC

INDEPENDENCE, IOWA 50644

2349 JAMESTOWN AVENUE, SUITE 4 INDEPENDENCE, IOWA 50644

SUBDIVIDER'S ATTORNEY:

PROPRIETOR OR OWNER:

INDEE PROPERTIES LLC

608 6TH STREET NE

## **DESCRIPTION - MARYVILLE - PART THREE**

Commencing at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of section 32, Township 89 North, Range 9 West, of the Fifth Principal Meridian, Buchanan County, Iowa; Thence N87°50'18"E, along the South Line of the North One-Half of the Northeast Quarter of said Section 32, a distance of 1873.88 feet, to the POINT OF BEGINNING; Thence N02°09'42"W, 459.93 feet, to a Point on the South Line of Lot 31 of River Ridge, in accordance with the Plat thereof Recorded as Instrument #2004RO1191 of the Records of the Buchanan County Recorder's Office; Thence N88°07'25"E, along said South Line, 112.88 feet, to the Southeast Corner thereof, and a Point on the West Line of Lot 32 of said River Ridge; Thence S01°37'36"E, along said West Line, 51.42 feet, to the Southwest Corner of said Lot 32; Thence N88°23'54"E, along the South Line of said Lot 32, and the South Line of Lot 33 of said River Ridge, 168.24 feet; Thence S01°37'51"E, 406.33 feet, to a Point on the South Line of the North One-Half of the Northeast Quarter of said Section 32; Thence S87°50'18"W, along said South Line, 276.87 feet, to the POINT OF BEGINNING. Said Maryville - Part Three, contains 2.74 Acres, and is subject to easements and restrictions of record.

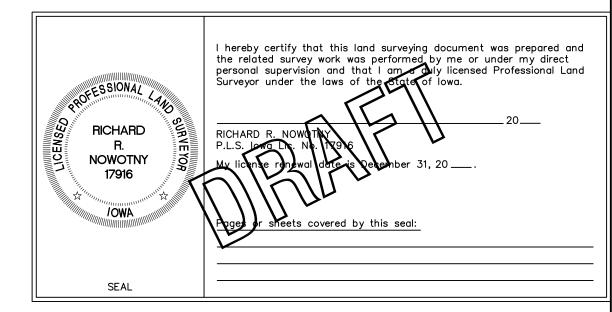
LEGEND	AND NOTES
<u>♠</u>	- CONGRESSIONAL CORNER, FOUND - CONGRESSIONAL CORNER, REESTABLISHED - CONGRESSIONAL CORNER, RECORDED LOCATION - PROPERTY CORNER(S), FOUND (as noted) - PROPERTY CORNERS SET   (5/8" Iron Pin w/ yellow, plastic LS Cap   embossed with "MMS") - CUT "X" - PROPERTY &/or BOUNDARY LINES
(R) (M) C22-1	- CONGRESSIONAL SECTION LINES - RIGHT-OF-WAY LINES - CENTER LINES - LOT LINES, INTERNAL - LOT LINES, PLATTED OR BY DEED - EASEMENT LINES, WDTH & PURPOSE NOTED - EXISTING EASEMENT LINES, PURPOSE NOTED - RECORDED DIMENSIONS - MEASURED DIMENSIONS - CURVE SEGMENT NUMBER
(M) C22-1	- MEASURED DIMENSIONS

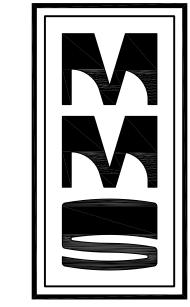
LOT A CONTAINS 0.29 ACRE, AND IS TO BE DEDICATED TO BUCHANAN COUNTY FOR PUBLIC RIGHT-OF-WAY FOR GOLF COURSE BOULEVARD.

ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (NORTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

	EASEMENT IDENTIFICATION TABLE
LABEL	DESCRIPTION
0	100.0' WELL SETBACK EASEMENT
2	20.0' WIDE STORM SEWER EASEMENT
3	STORM WATER DETENTION EASEMENT
4	25.0' X 25.0' WELL EASEMENT
⑤	44.0' WIDE ACCESS AND UTILITY EASEMENT

	PROPERTY MONUMENTATION TABLE
LABEL	DESCRIPTION
A	FOUND 1\2" REBAR W\O LS CAP
®	FOUND 1\2" REBAR W\ YELLOW PLASTIC LS CAP 7474
0	FOUND CUT "X"





CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 

> 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282

www.mmsconsultants.net

Revision

FINAL PLAT

MARYVILLE PART THREE

**BUCHANAN COUNTY** IOWA

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_,20\_\_\_ Notary Public, in and for the State of Iowa.

OWNER — DEVELOPER: INDEE PROPERTIES LLC INDEE PROPERTIES LLC

MMS CONSULTANTS, I	NC
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Date: 01-02-2024 Designed by: Field Book No: Drawn by: icale: 1"=100' Checked by: Sheet No: RRN Project No: **IOWA CITY** 11617-001

#### **DESCRIPTION - MARYVILLE - PART ONE**

Commencing at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of section 32, Township 89 North, Range 9 West, of the Fifth Principal Meridian, Buchanan County, Iowa; Thence N87°50'18"E, along the South Line of the North One-Half of the Northeast Quarter of said Section 32, a distance of 1170.95 feet, to a Point on the South Line of Lot "A" of River Ridge, in accordance with the Plat thereof Recorded as Instrument #2004RO1191 of the Records of the Buchanan County Recorder's Office, and the POINT OF BEGINNING; Thence N01°24'31"W, along said South Line, 60.89 feet; Thence N21°45'04"E, along said South Line, 60.53 feet; Thence Northeasterly, 35.50 feet, along said South Line on a 83.43 foot radius curve, concave Northwesterly, whose 35.23 foot chord bears N09°33'39"E, to the Southwest Corner of Parcel "C", in accordance with the Plat thereof Recorded as Instrument #2004RO2557 of the Records of the Buchanan County Recorder's Office; Thence N88°22'21"E, along the South Line of said Parcel "C", 73.05 feet, to the Southeast Corner thereof; Thence N01°37'43"W, along the East Line of said Parcel "C", 85.28 feet, to the Northeast Corner thereof; Thence S88°21'31"W, along the North Line of said Parcel "C", 96.68 feet, to the Northwest Corner thereof, and a Point on the South Line of said Lot "A"; Thence N22°38'48"W, along said South Line, 22.22 feet; Thence N01°24'31"W, along said South Line, 52.32 feet; Thence Northeasterly, 161.73 feet, along said South Line on a 308.88 foot radius curve, concave Southeasterly, whose 159.89 foot chord bears N13°35'29"E, to the Southwest Corner of Lot 27 of said River Ridge; Thence N88°07'25"E, along said South Line, and the South Line of Lot 28 of said River Ridge, 336.96 feet; Thence SO2°09'42"E, 461.53 feet, to a Point on the South Line of the North One-Half of the Northeast Quarter of said Section 32; Thence S87°50'18"W, along said South Line, 382.93 feet, to the POINT OF BEGINNING. Said Maryville - Part One, contains 3.76 Acres, and is subject to easements and restrictions of record.

### **DESCRIPTION - MARYVILLE - PART TWO**

Commencing at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of section 32, Township 89 North, Range 9 West, of the Fifth Principal Meridian, Buchanan County, Iowa; Thence N87°50'18"E, along the South Line of the North One-Half of the Northeast Quarter of said Section 32, a distance of 1553.88 feet, to the POINT OF BEGINNING; Thence N02°09'42"W, 461.53 feet, to a Point on the South Line of Lot 28 of River Ridge, in accordance with the Plat thereof Recorded as Instrument #2004RO1191 of the Records of the Buchanan County Recorder's Office; Thence N88°07'25"E, along said South Line, and the South Lines of Lots 29, 30, and 31 of said River Ridge, 320.00 feet; Thence S02°09'42"E, 459.93 feet, to a Point on the South Line of the North One-Half of the Northeast Quarter of said Section 32; Thence S87°50'18"W, along said South Line, 320.00 feet, to the POINT OF BEGINNING. Said Maryville - Part Two, contains 3.38 Acres, and is subject to easements and restrictions of record.

### **DESCRIPTION - MARYVILLE - PART THREE**

Commencing at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of section 32, Township 89 North, Range 9 West, of the Fifth Principal Meridian, Buchanan County, Iowa; Thence N87°50'18"E, along the South Line of the North One-Half of the Northeast Quarter of said Section 32, a distance of 1873.88 feet, to the POINT OF BEGINNING; Thence N02°09'42"W, 459.93 feet, to a Point on

the South Line of Lot 31 of River Ridge, in accordance with the Plat thereof Recorded as Instrument #2004RO1191 of the Records of the Buchanan County Recorder's Office; Thence N88°07'25"E, along said South Line, 112.88 feet, to the Southeast Corner thereof, and a Point on the West Line of Lot 32 of said River Ridge; Thence S01°37'36"E, along said West Line, 51.42 feet, to the Southwest Corner of said Lot 32; Thence N88°23'54"E, along the South Line of said Lot 32, and the South Line of Lot 33 of said River Ridge, 168.24 feet; Thence S01°37'51"E, 406.33 feet, to a Point on the South Line of the North One-Half of the Northeast Quarter of said Section 32; Thence S87°50'18"W, along said South Line, 276.87 feet, to the POINT OF BEGINNING. Said Maryville - Part Three, contains 2.74 Acres, and is subject to easements and restrictions of record.