

RIDGE VIEW ESTATES - FINAL PLAT

INDEX LEGEND

LOCATION: SW 1/4 OF SE 1/4 OF SECTION 16
T 77N, R 23W, WARREN COUNTY, IOWA

OWNER: ZACHERY & PAIGE MOORMAN
6320 SE 60TH ST., CARLISLE IA 50047

SUBDIVIDER: ZACHERY & PAIGE MOORMAN
6320 SE 60TH ST., CARLISLE IA 50047

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
- — — — 35' Road Right of Way
- · — · — Section line
- x — x — Fence line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532
- - Found 1/2" red plastic capped rebar, #17532
- - Found 12" spike w/ brass washer, #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

SUBDIVISION DESCRIPTION:

Parcel P, recorded 2022-07478, of the Southwest Quarter of the Southeast Quarter of Section 16, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa. Said tract contains 27.00 Acres including 0.56 Acres of Road Easement.

Building Setback line

50' front and back
15' sides

Current Zoning - A-1

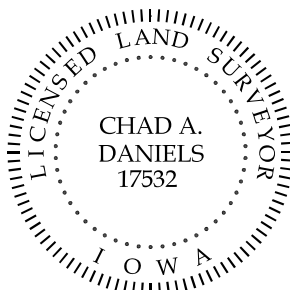
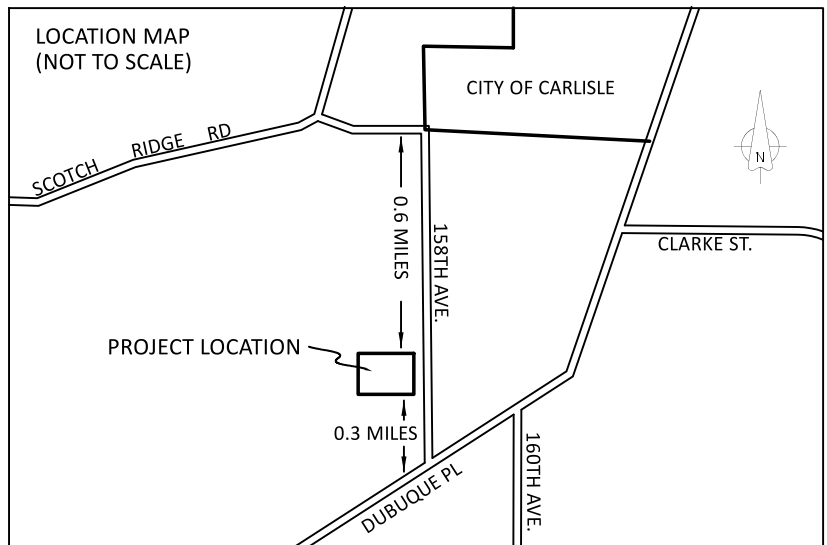
Water service - Warren Water

Sanitary service - Individual systems

DESCRIPTION - LOT 'A':

The East 35 feet of Ridge View Estates

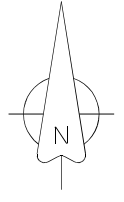
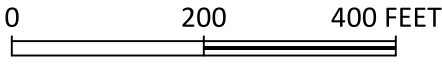
Lot 'A' shall be dedicated to Warren County for public right of way.



I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed  26 SEP 22
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2022
Page No.'s covered by this seal: 1 and 2



CENTER, SEC. 16
 1/2" yellow plastic cap rebar, #13286

ADJACENT LAND OWNERS (NUMBERS IN A BOX):
 1 - DENNIS & PATRICIA VANRYSWYK, 15018 SCOTCH RIDGE RD., CARLISLE IA 50047
 2 - JIM GOODHUE & SONS, 18725 CLEVELAND PL., CARLISLE IA 50047
 3 - IOWA DEPARTMENT OF NATURAL RESOURCES

NE COR. SW 1/4
 SE 1/4 SEC. 16
 1/2" yellow plastic cap rebar, #6808

158TH AVENUE (66')

S 00°26'43" E 749.52'

S 00°26'43" E

N 00°31'20" W 1674.22'

N 00°31'20" W 971.57'

S 00°26'43" E 345.60'

LOT 'A' (0.60 Acres)
 S 00°26'43" E 598.18'

S 00°26'43" E 225.01'

1

2

3

S 87°40'01" E 1345.27'

835.42'

Building Setback Lines (Typ.)

LOT 1
 2.17 Acres

LOT 3
 2.17 Acres

LOT 4
 19.88 Acres

LOT 4
 2.17 Acres

Parcel P
 2022-07478

Parcel Q
 2022-07478

Right of Way line

Building Setback Lines (Typ.)

10' P.U.E.

N 87°32'20" W 580.80'

N 87°32'18" W 763.32'

N 87°32'18" W 580.80'

SE COR. SW 1/4
 SE 1/4 SEC. 16
 1/2" yellow plastic cap rebar, #6808

S 1/4 COR. SEC. 16
 1/2" yellow plastic cap rebar, #6808

150'

35.05'

225.00'

225.01'

199.39'

199.39'

199.40'

199.39'

35.04'

199.74'

199.76'

199.74'

150.19'

1

1