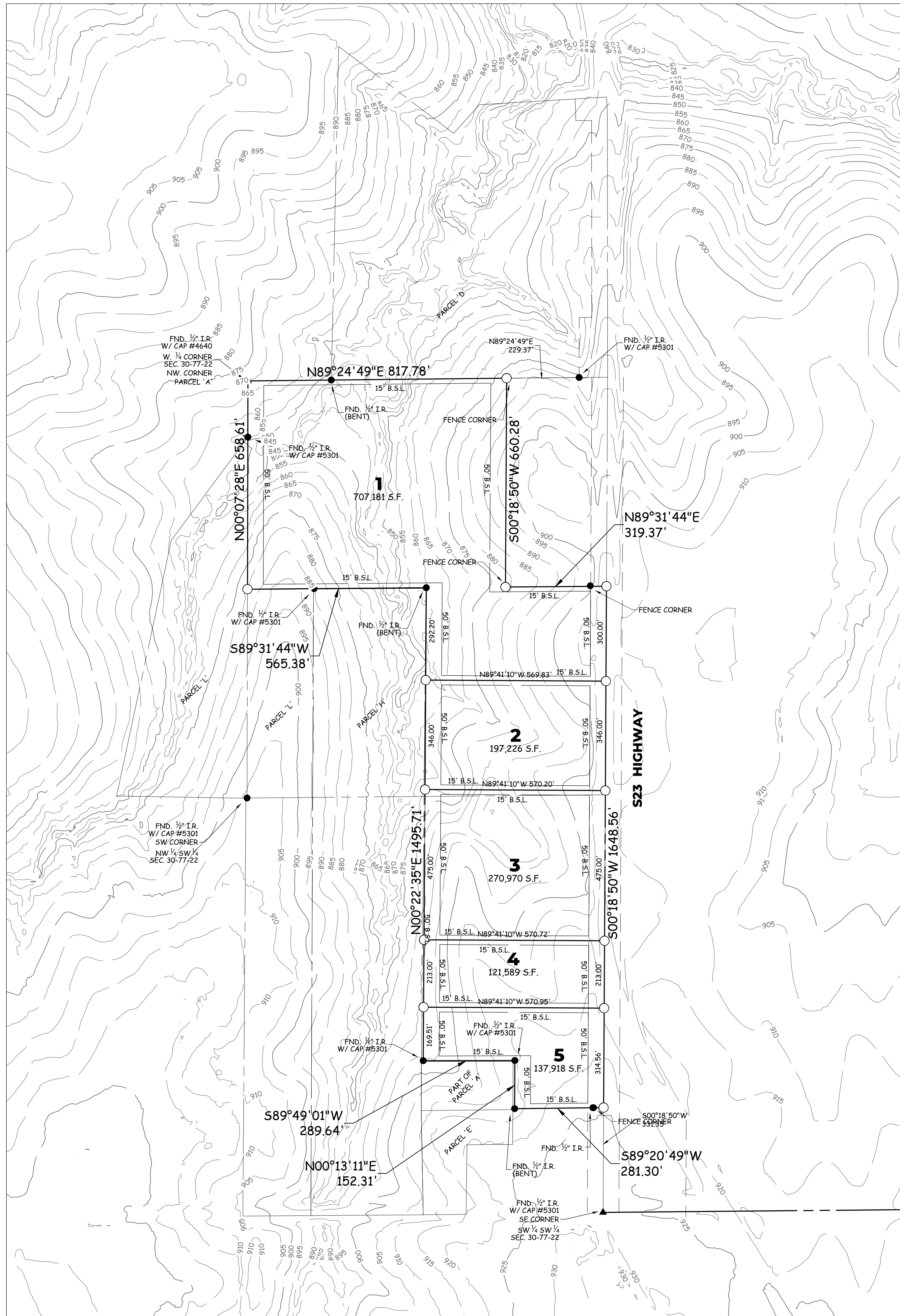


**INDEX LEGEND**

LOCATION : PARCEL 'A', SW 1/4, SEC. 30-77-22  
 REQUESTOR: ZAC MOORMAN  
 PROPRIETOR: ROBERT SCOTT/BEVERLY JAMES REV.  
 TRUST  
 SURVEYOR: KEVEN J. CRAWFORD, L.S.  
 SURVEYOR  
 COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC  
 475 S. 50th STREET, SUITE 800  
 WEST DES MOINES, IOWA 50265  
 RETURN TO : KEVEN J. CRAWFORD, L.S.



# PRELIMINARY PLAT GREEN VALLEY

**SURVEYOR'S NOTES**

1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
4. BEARINGS BASED ON AN ASSUMED BEARING.
5. WATERLINE EASEMENT RECORDED AT BOOK 3712, PAGE 161 IN THE POLK COUNTY RECORDER'S OFFICE IS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.

**FLOOD HAZARD INFORMATION**

MAP #19181C0179F & #19181C0190F DATED: NOVEMBER 16, 2018

THIS AREA SHOWN ON FLOOD INSURANCE RATE MAP LABELED AS ZONE 'X' (AREAS OF MINIMAL FLOOD HAZARD).

**UTILITY CONTACTS**

MIDAMERICAN ENERGY  
 GAS - 888-427-5632  
 ELECTRIC - 888-427-5632

CENTURYLINK  
 800-244-1111

WATER  
 WARREN WATER DISTRICT  
 515-962-1200  
 WW@WARRENWATERDISTRICT.COM

**NOTES**

1. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
2. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED SHALL BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
3. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM FACILITIES OR PROPERTY OWNERS.
4. DUE TO SOIL TYPES, LIMITATIONS AND DISTURBANCE, ALTERNATE SPETIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
5. THE INTENT OF THE PLAT IS TO CREATE A BUILDABLE LOT AND MEET ALL THE REQUIREMENTS OF THE WARREN COUNTY ZONING & SUBDIVISION ORDINANCES.

**OWNER/APPLICANT**

ZAC MOORMAN  
 6320 SE 60TH STREET  
 CARLISLE, IOWA 50047

**ZONING**

RR-1 RURAL RESIDENTIAL

**UTILITIES**

WATER - DES MOINES WATER WORKS  
 WASTEWATER - SEPTIC

**BULK REGULATIONS**

MIN. LOT SIZE: TWO (2) NET ACRES  
 MIN. LOT WIDTH: DWELLINGS: 150', OTHER : 200'

**PRINCIPAL BUILDING SETBACKS**

FRONT - 50'  
 REAR - 50'  
 SIDE - 15' (DWELLINGS), 25' (OTHER)

**LEGAL DESCRIPTION**

A PART OF THE PARCEL 'A' OF THE PLAT OF SURVEY IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 77 NORTH, RANGE 22 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, RECORDED IN IRREGULAR BOOK 5, PAGE 1 OF 77-22 AT THE WARREN COUNTY, IOWA RECORDER'S OFFICE, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 77 NORTH, RANGE 22 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, AND THE NORTHWEST CORNER OF PARCEL 'A' OF THE PLAT OF SURVEY IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 77 NORTH, RANGE 22 WEST OF THE 5TH P.M., RECORDED IN IRREGULAR BOOK 5, PAGE 1 OF 77-22 AT THE WARREN COUNTY, IOWA RECORDER'S OFFICE; THENCE N89°24'49"E, 817.78 FEET ALONG THE NORTH LINE OF THE SAID PARCEL 'A'; THENCE S00°18'50"W, 660.28 FEET ALONG THE EAST LINE OF SAID PARCEL 'A'; THENCE N89°31'44"E, 319.37 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A'; TO THE EAST LINE SAID PARCEL 'A'; THENCE S00°18'50"W, 300.00 FEET ALONG SAID EAST LINE; THENCE N89°41'10"W, 569.83 FEET TO THE EAST LINE OF PARCEL 'H' OF THE PLAT OF SURVEY RECORDED IN IRREGULAR BOOK 18, PAGE 3 OF 77-22, AT THE WARREN COUNTY, IOWA RECORDER'S OFFICE; THENCE N00°22'35"E, 292.20 FEET ALONG SAID EAST LINE, TO THE NORTHEAST CORNER OF SAID PARCEL 'H'; THENCE S89°31'44"W, 565.38 FEET ALONG THE NORTH LINE OF SAID PARCEL 'H', AND ALONG THE NORTH LINE OF PARCEL 'L' OF THE PLAT OF SURVEY RECORDED IN IRREGULAR BOOK 19, PAGE 5 OF 77-23 AT THE WARREN COUNTY, IOWA RECORDER'S OFFICE; THENCE N00°07'28"E, 658.61 FEET ALONG THE EAST LINE OF SAID PARCEL 'L'; TO THE WEST 1/4 CORNER OF SAID SECTION 30, TO THE NORTHWEST CORNER OF SAID PARCEL 'A', AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 16.235 ACRES MORE OR LESS (INCLUDES 0.344 ACRES ROAD RIGHT-OF-WAY).

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**LEGEND**

—	EXISTING/PROPOSED	—	PLAT BOUNDARY
—ST <sup>18"</sup>		—	STORM SEWER & SIZE
—SAN <sup>8"</sup>		—	SANITARY SEWER & SIZE
—W <sup>8"</sup>		—	WATER MAIN & SIZE
○		●	MANHOLE
□		■	STORM INTAKE
▽		●	FIRE HYDRANT
△		▽	VALVE
—		▲	F.E.S.
—		—	EXISTING CONTOURS
—		—	PROPOSED CONTOURS
—X—X—X—		—	SILT FENCE OR APPROVED FILTRATION SOCK

**CERTIFICATION**

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022 PAGES OR SHEETS COVERED BY THIS SEAL: This sheet only

**COOPER CRAWFORD & Associates**  
 Civil Engineers & Land Surveyors  
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

	DATE: 3-24-23 REVISIONS: X-X-XXXX	JOB NUMBER <b>CC 2709</b>
AS-BUILT: <b>PRELIMINARY PLAT GREEN VALLEY</b>		SHEET <b>1 OF 1</b>

