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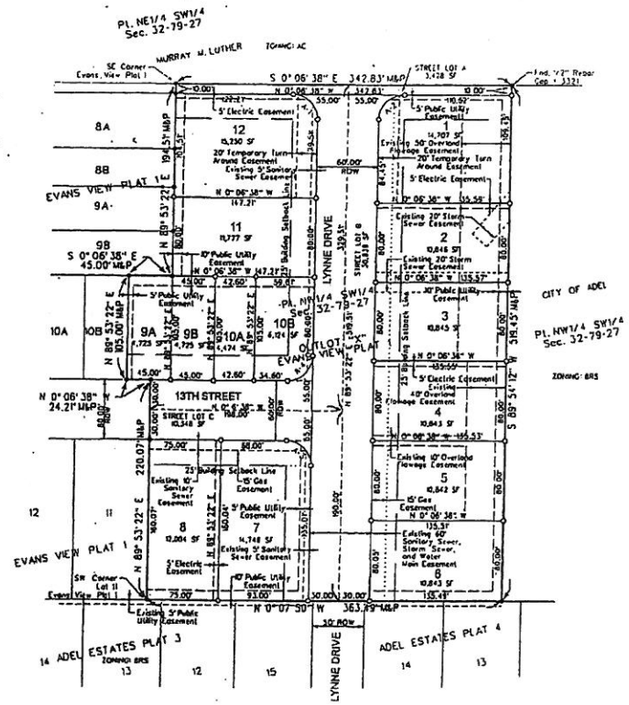
SLIDE # D-204.

Carol "Cindy" Hol, Recorder
Dallas County IOWA

MTG
PCRF
BKRF
ODD
AUD

EVANS VIEW PLAT 2

FINAL PLAT



PLAT DESCRIPTION

OUTLOT "C" OF EVANS VIEW PLAT 1, BEING AN OFFICIAL PLAT IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AS RECORDED IN BOOK 2006 PAGE 20610 AND CONTAINING 4.30 ACRES (187,370 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER

INFINITY DEVELOPMENT, LLC.
715 SOUTH 10TH STREET
ADEL, IOWA 50003
(702) 370-0671

ENGINEER/SURVEYOR

SNYDER AND ASSOCIATES, INC.
2222 SW SNYDER BOULEVARD
PO BOX 159
ANKENY, IOWA 50023
(515) 964-2020

LAND USE

SINGLE FAMILY RESIDENTIAL

ZONING

BRS

BULK REGULATIONS

MINIMUM LOT AREA - 8000 SF
MINIMUM LOT WIDTH - 65'
FRONT YARD SETBACK - 25'
REAR YARD SETBACK - 25'
SIDE YARD SETBACK - 8'

NOTES

1. ALL EXISTING EASEMENTS ARE RECORDED IN BOOK 2006, PAGE 20610 UNLESS OTHERWISE NOTED.

BENCHMARKS

1. HYDRANT AT NE CORNER OF SITE ON SW DUFF RD.; ELEV.=865.07
2. CUT "+" ON NE CORNER TRANSFORMER PAD IN BACK AND SE LOT AT NE CORNER OF 14TH STREET AND LYNE DRIVE. ELEV.=861.62

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap = 11579 (Unless Otherwise Noted)	●	○
ROW Marker		⊡
ROW Rod		⊠
Control Point	CP	
Bench Mark	BM	
Plotted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/16 Section Line		
Easement Line		

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	90° 00' 00" RT	25.00'	39.27'	25.00'	S 44° 53' 22" W 35.36'
A-2	90° 00' 00" RT	25.00'	39.27'	25.00'	S 45° 06' 38" E 35.36'
A-3	90° 00' 00" RT	25.00'	39.27'	25.00'	S 44° 53' 22" E 35.36'
A-4	90° 00' 00" RT	25.00'	39.27'	25.00'	N 45° 06' 38" W 35.36'

SCALE IN FEET

LICENSED LAND SURVEYOR DAVE L. JONES 11513

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

Date 2/19/2008
Pages or Sheets covered by this seal:
SHEET 1 OF 1

REVISION			
Drawn: D. J.	Checked By: BKC	Scale: 1"=50'	DATE: BY
Technician: SGB	Date: 7-18-07	Field Bk:	
Project No: 107.0734		Pg:	
File No:			

Sheet 1 of 1

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ADEL, IOWA

EVANS VIEW PLAT 2

FINAL PLAT

SNYDER & ASSOCIATES

2222 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020

ATLANTIC, IA 712-243-2664
DES MOINES, IA 515-262-1286
CEDAR RAPIDS, IA 319-362-9256

107.0734

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