

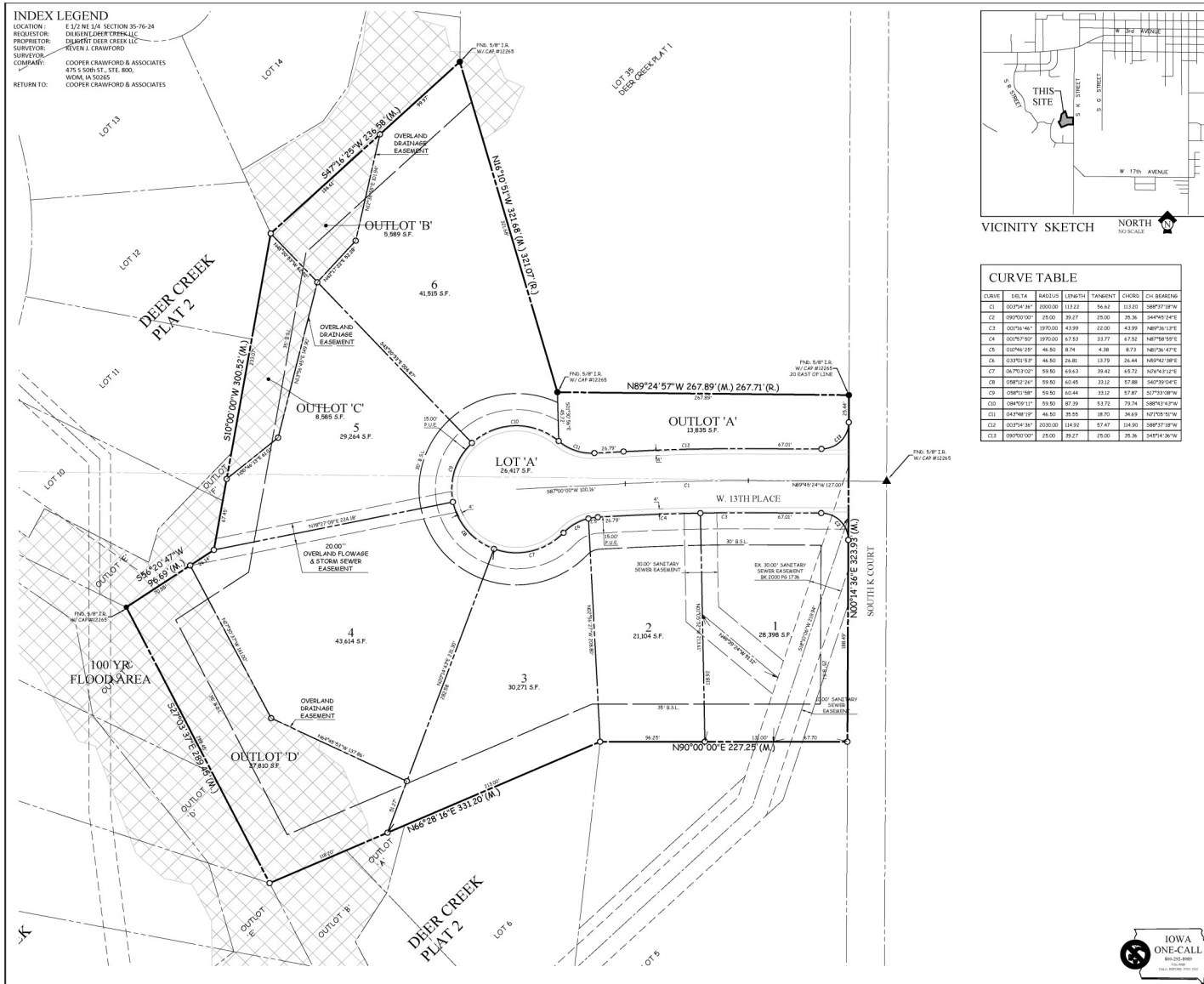
Deer Creek | Indianola, Iowa

Plat 3

Lot #	Address	Sq. Ft.	Configuration	GOR/GOL	Price	Status
1	1301 W 13th Place	28,398	Walkout		\$104,900	Available
2	1303 W 13th Place	21,104	Walkout		\$114,900	Available
4	1307 W 13th Place	43,614	Walkout		\$139,900	Available

Deer Creek | Indianola, Iowa

Plat 3



FINAL PLAT
DEER CREEK
PLAT 3

OWNER / DEVELOPER
 DILIGENT DEER CREEK, LLC
 1219 STRATFORD SQ.
 CLIVE, IA 50325
 515-324-0700

ZONING
 RESIDENTIAL FAMILY DWELLING

SETBACKS
 FRONT YARD: 30'
 REAR YARD: 30'
 SIDE YARD: 30' ONE STORY
 25' TWO OR MORE STORIES
 25' SIDE STREET CORNER LOT

UTILITIES
 SANITARY SEWER - CITY OF INDIANOLA
 WATER - INDIANOLA MUNICIPAL UTILITIES

LEGAL DESCRIPTION
 OUTLOT "A", DEER CREEK, PLAT 2, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 6.345 ACRES OR LESS.
 SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

FLOOD HAZARD INFORMATION
 MAP #19181C 0285 E DATED: 3/02/2009
 ZONE "A" - SPECIAL HAZARD AREA WITHOUT BASE FLOOD ELEVATION
 REVISED FLOOD ZONE BASED ON CLOM-F, CASE # 17-07-0716C

NOTES

- LOT A TO BE DEDICATED TO THE CITY FOR USE AS PUBLIC STREETS AFTER PLAT APPROVAL AND IN CONJUNCTION WITH PLAT RECORDING.
- INSTALLATION OF PUBLIC SIDEWALK TO OCCUR AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE STREET.
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- BEARINGS BASED ON ASSUMED BEARING.
- OUTLOT A WILL BE SET ASIDE FOR FUTURE DEVELOPMENT.
- COMPLIANCE WITH IDEM STANDARDS FOR SOIL EROSION TECHNIQUES WILL BE MET.

LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R.
- P.P.
- GAS PIPE
- D.
- DEEDED DISTANCE
- M.
- MEASURED DISTANCE
- R.
- PREVIOUSLY RECORDED DISTANCE
- P.U.E.
- PUBLIC UTILITY EASEMENT
- (1315)
- ADDRESS
- B.S.L.
- BUILDING SETBACK LINE
- M.O.E.
- MINIMUM ORDINANCE ELEVATION
- M.P.E.
- MINIMUM PROTECTION ELEVATION
- N.R.
- NOT RADIAL

CERTIFICATIONS

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVIN J. CRAWFORD
 13156
 IOWA

AGENT: COOPER CRAWFORD & ASSOCIATES, L.L.C.
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50325
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-16-2018
 REVISIONS: 1, 2, 3, 4, 5

COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50325
 PHONE: (515) 224-1344 FAX: (515) 224-1345

SCALE: 1"=40'

APPROVED (CC-2003), INSTALLED XXXX AS-BUILT (CC-2003)

FINAL PLAT
DEER CREEK PLAT 3

CC 1941
 SHEET 1 OF 1