

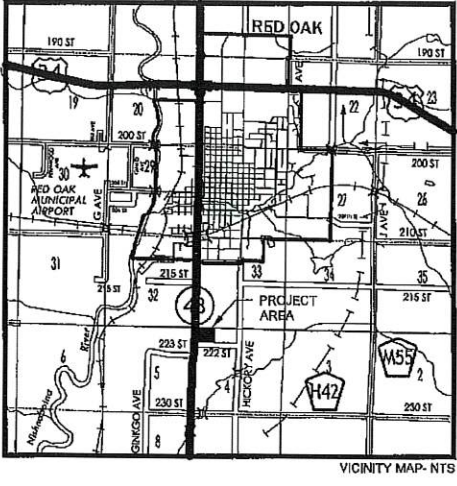
INDEX LEGEND	
CITY: NA	
COUNTY: MONTGOMERY	
STR: SECTION 4, T14N, R38W	
ALLOT PART: NORTH HALF OF NW1/4	
PROPRIETOR: JEREMY CLARK	
REQUESTED BY: JEREMY CLARK	
SURVEYOR: MICHAEL LEE	
COMPANY: MCCLURE ENGINEERING	
RETURN TO: MICHAEL LEE	
1560 NW 121ST STREET, STE A	
CLIVE, IOWA 50325 / 515-964-1229	

OWNERS:
OWNER: JEREMY CLARK
2154 HICKORY AVENUE
RED OAK, IOWA 51568

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
PCRAWFORD@MECREULTS.COM
ATTN: PETE CRAWFORD

CLARK SUBDIVISION MONTGOMERY COUNTY, IOWA FINAL PLAT

GENERAL LEGEND	
	SURVEY BOUNDARY
	PROPOSED LOT
	EXISTING PROPERTY LINE
	SECTION LINE
	SETBACK LINE
	PROPOSED EASEMENT
MONUMENTS FOUND:	
	SECTION CORNER (TYPE AS NOTED)
	1/2" REBAR WYPC #16747 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
	SECTION CORNER
	1/2" REBAR WYPC #16747
	CUT X
FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



McCLURE
making lives better.
1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

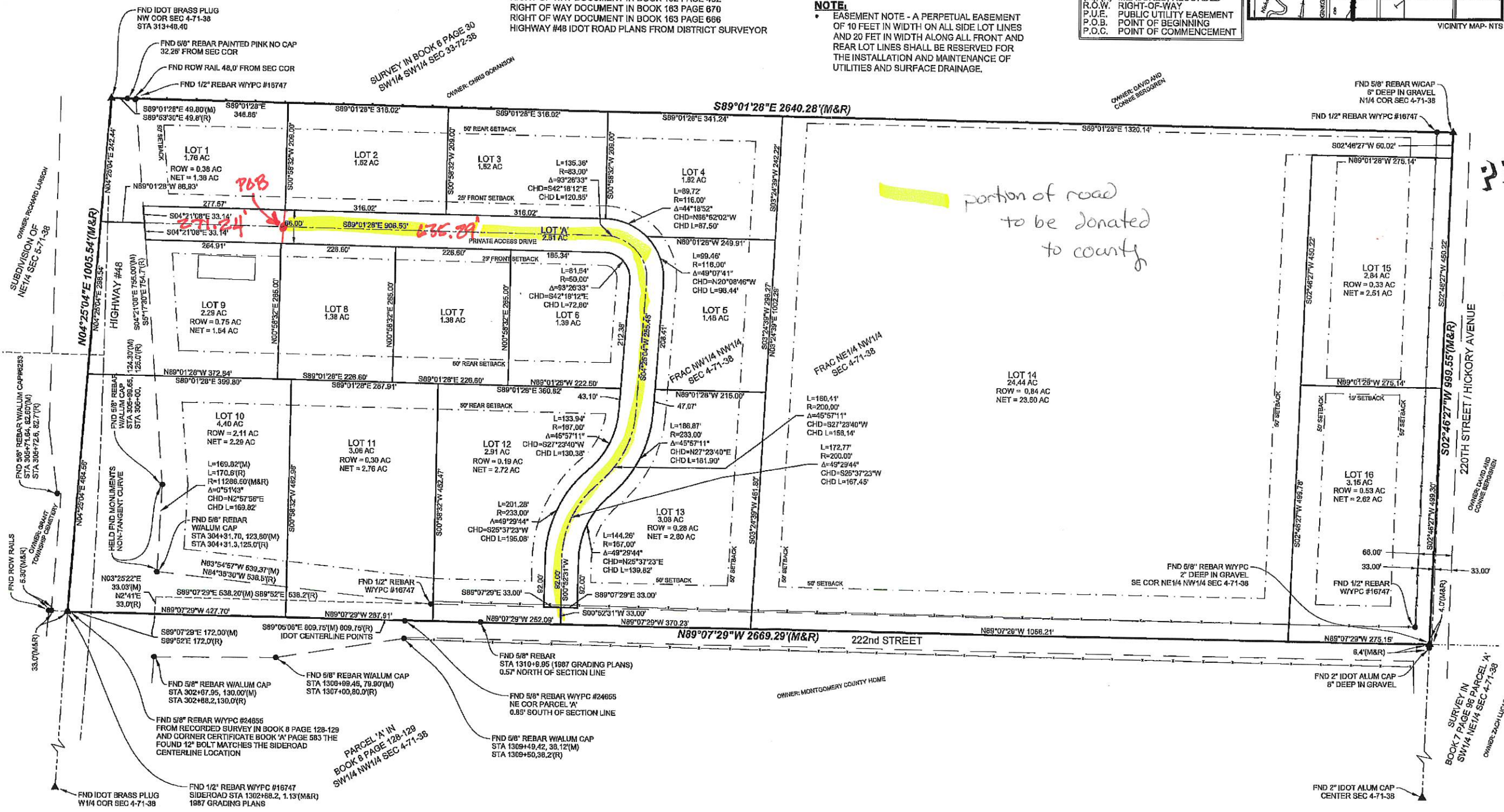
LEGAL DESCRIPTION:
WARRANTY DEED IN BOOK 2020 PAGE 671 AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) AND THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4 NW FRL 1/4), ALL OF SECTION FOUR (4), TOWNSHIP SEVENTY-ONE (71) NORTH, RANGE THIRTY-EIGHT (38), WEST OF THE 5TH P.M., TOGETHER WITH EASEMENTS AND SERVICENT ESTATES APPURTENANT THERETO AND SUBJECT TO APPLICABLE ZONING REGULATIONS AND EASEMENTS OF RECORD.

SURVEY NOTES:
PREVIOUS SURVEYS OR INFORMATION FOR REFERENCE RECORDED IN THE FOLLOWING:
SURVEY IN BOOK 8 PAGE 140
SURVEY IN BOOK 6 PAGE 30
SURVEY IN BOOK 8 PAGE 128-129
SURVEY IN BOOK 7 PAGE 95
RIGHT OF WAY DOCUMENT IN BOOK 44 PAGE 194
RIGHT OF WAY DOCUMENT IN BOOK 44 PAGE 210
RIGHT OF WAY DOCUMENT IN BOOK 182 PAGE 871
RIGHT OF WAY DOCUMENT IN BOOK 182 PAGE 874
RIGHT OF WAY DOCUMENT IN BOOK 182 PAGE 482
RIGHT OF WAY DOCUMENT IN BOOK 183 PAGE 670
RIGHT OF WAY DOCUMENT IN BOOK 183 PAGE 686
HIGHWAY #48 IDOT ROAD PLANS FROM DISTRICT SURVEYOR

SETBACK SUMMARY:
FRONT= 50 FEET
SIDE= 25 FEET
REAR= 60 FEET

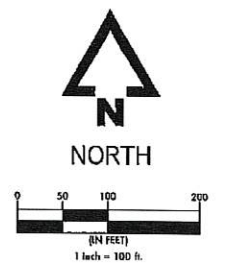
ZONING:
AGRICULTURAL

NOTE:
EASEMENT NOTE - A PERPETUAL EASEMENT OF 10 FEET IN WIDTH ON ALL SIDE LOT LINES AND 20 FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES SHALL BE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND SURFACE DRAINAGE.



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

NAME: _____
DATE: MICHAEL D. LEE, PLS NO. 19747
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: _____



CLARK SUBDIVISION
STATE OF IOWA
MONTGOMERY COUNTY
201290
DATE 2/17/2021
REVISIONS

ENGINEER: P.C.
SURVEYOR: M.LEE
DRAWING NO.: FP-01
DRAWN BY: M.LEE
CHECKED BY: K.T.
SHEET NO.: 01/01

DRAWING PATH: P:\201290-000\04-Drawings\Survey\201290 Final Plat.dwg PLOT DATE: 02/17/2021 10:17 AM PLOTTED BY: MIKE LEE