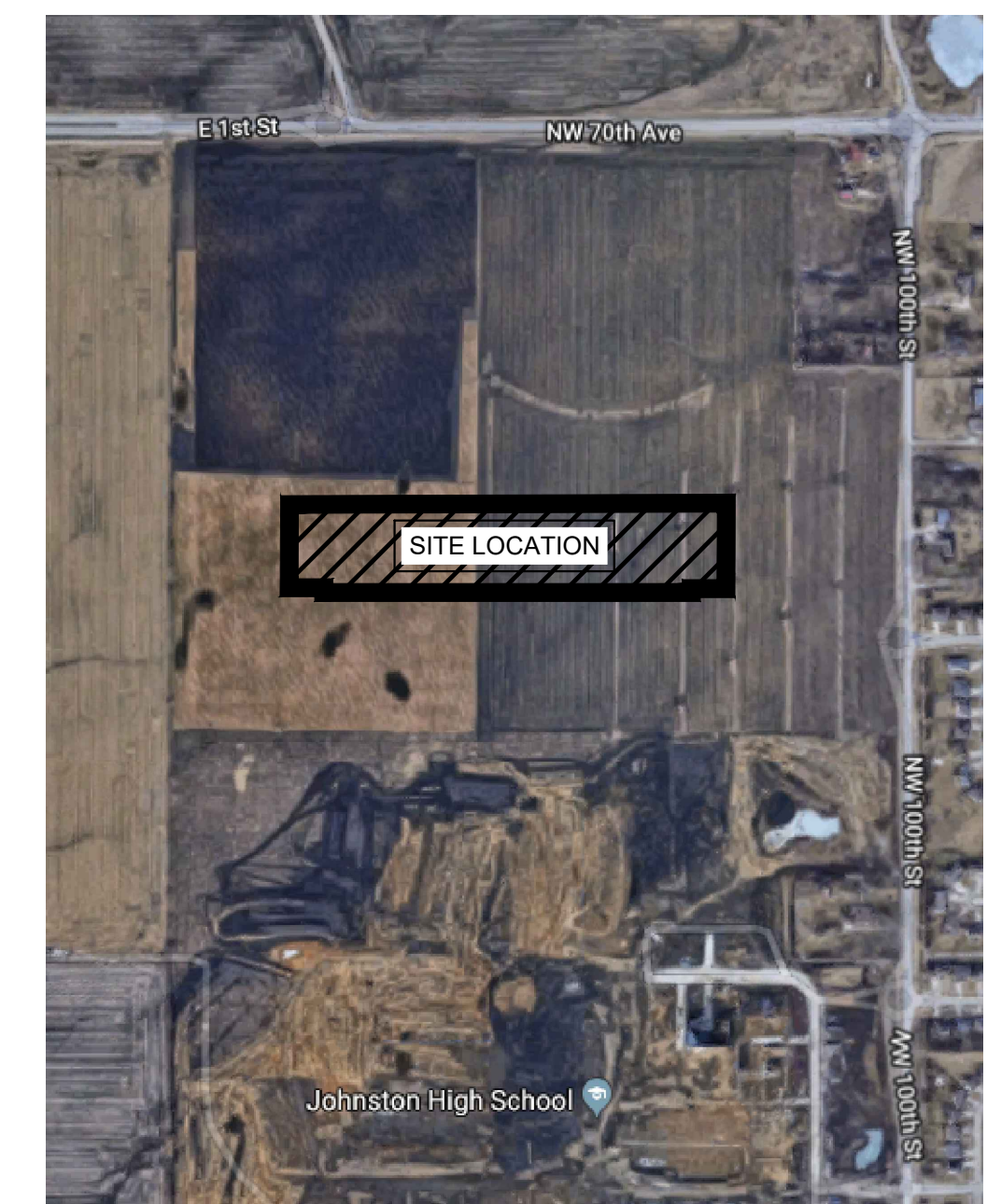


INDEX LEGEND
 LOCATION: OUTLOT D
 RIDGEDALE HEIGHTS OUTLOTS
 JOHNSTON POLK COUNTY IOWA
 REQUESTOR: DAVE STUBBS
 PROPRIETORS: STUBBS DEVELOPMENT
 1236 34TH ST SE
 ALTOONA IOWA 50009
 SURVEYOR: JOEL R. ROMEY
 COMPANY & RACCOON VALLEY LAND SURVEYING LLC
 RETURN TO: 33235 L AVENUE
 ADEL IOWA 50003
 PHONE: 515.493.8317

RIDGEDALE HEIGHTS PLAT 3

final plat

VICINITY MAP:



PROPERTY DESCRIPTIONS:

PARCEL 2021-67 OF OUTLOT D IN RIDGEDALE HEIGHTS OUTLOTS, AN OFFICIAL PLAT, JOHNSTON, POLK COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY FILED ON MAY 14, 2021 FILED IN BOOK 18531 AND PAGE 145 IN THE OFFICE OF THE POLK COUNTY RECORDER.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY RESTRICTIONS, COVENANTS OR EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 12.33 ACRES.

BULK REGULATIONS:

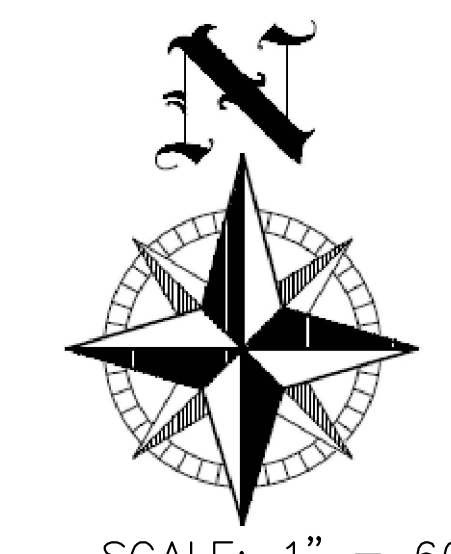
R - 1 (60) SINGLE FAMILY RESIDENTIAL
 MAXIMUM DU/AC: 4.35
 MINIMUM LOT AREA: 7,500 SQUARE FEET
 MINIMUM LOT WIDTH: 60 FEET
 MINIMUM FRONT YARD SETBACK: 30 FEET
 MINIMUM SIDE YARD/SUM SETBACK: 7/15 FEET
 MINIMUM REAR YARD SETBACK: 35 FEET
 MINIMUM NUMBER OF LOTS: 200 PER RESOLUTION 19-147

FLOOD ZONE CERTIFICATION:

THIS SITE IS LOCATED IN A ZONE X, AREAS OF MINIMUM FLOOD HAZARD. INFORMATION FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 19153C0167F WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019 AND MAP NUMBER 19153C0160F WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019.

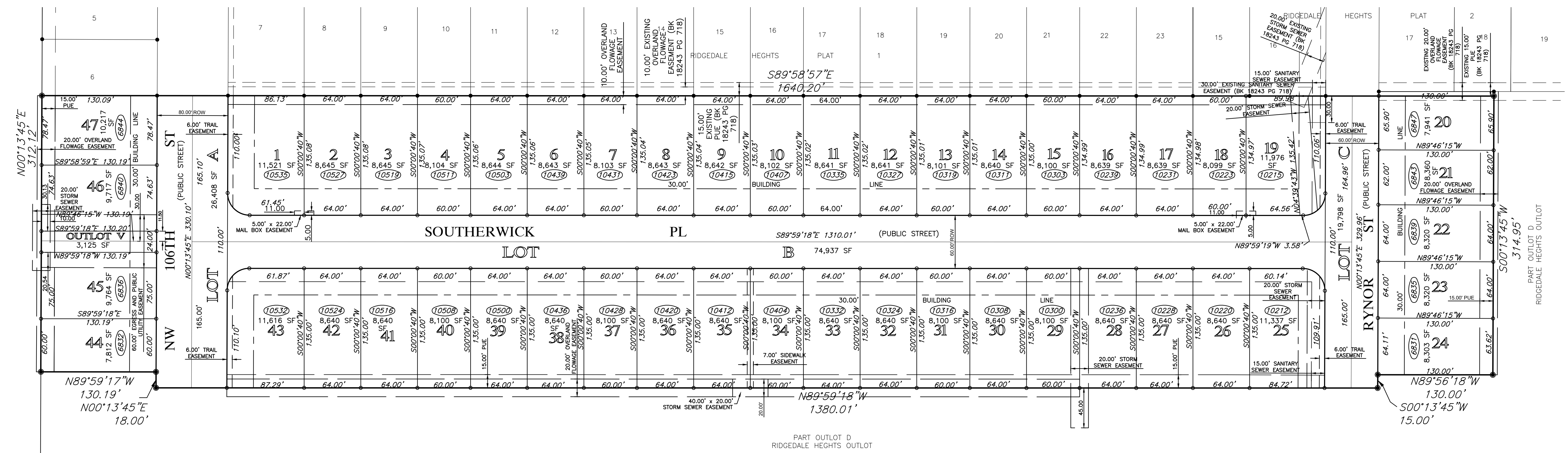
LEGEND:

- INDICATES PLAT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971 UNLESS OTHERWISE NOTED
- INDICATES LOT CORNERS FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971 UNLESS OTHERWISE NOTED
- INDICATES LOT CORNERS PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971 UNLESS OTHERWISE NOTED
- P INDICATES PLATTED DISTANCE
- M INDICATED MEASURED DISTANCE
- C DISTANCE CORRECTED BY AFFIDAVIT
- SF SQUARE FEET
- YPC YELLOW PLASTIC ID CAP
- PUE PUBLIC UTILITY EASEMENT
- EASE. EASEMENT
- INDICATED LOT ADDRESS



SCALE: 1" = 60'

SCALE BAR



NOTES:

BASIS OF BEARING IS THE IOWA REGIONAL ZONE 8 (AMES DES MOINES) COORDINATE SYSTEM.
 THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
 ALL MONUMENTS PLACED ARE A 3/8 INCH OUTSIDE DIAMETER IRON PIPE WITH AN ORANGE PLASTIC IDENTIFICATION CAP No. 12971 UNLESS OTHERWISE NOTED.
 LOTS A, B, AND C ARE TO BE DEDICATED TO THE CITY OF JOHNSTON FOR THE PURPOSE OF PUBLIC STREET RIGHT-OF-WAY.

SE STUBBS ENGINEERING
 431 NE 72ND STREET
 PLEASANT HILL IA 50327
 PHONE 515.979.8499

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE 31 DEC 2021 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY
 SIGNED: **PRELIMINARY** DATE: 08/24/21
 JOEL R. ROMEY P.L.S. 12971

PN: 20-080
 PAGE 1 OF 1

