

PRELIMINARY & FINAL PLAT

INCLINE GROVE SUBDIVISION KALONA, WASHINGTON COUNTY, IOWA LEGAL DESCRIPTION

BEING A PART OF THE SOUTHEAST ¼ (SE ¼) OF THE NORTHEAST ¼ (NE ¼), AND THE EAST ½ (E ½) OF THE SOUTHEAST ¼ (SE ¼) OF SECTION 19, AND PART OF THE SOUTHWEST ¼ (SW ¼) OF THE NORTHWEST ¼ (NW ¼) OF SECTION 20, AND PART OF THE NORTHWEST ¼ (NW ¼) OF THE SOUTHWEST ¼ (SW ¼) OF SECTION 20, TOWNSHIP 77 WEST, RANGE 07 NORTH OF THE 5TH P.M., WASHINGTON COUNTY, IOWA DESCRIBED AS:

BEGINNING AT A POINT ON THE CENTER OF THE RIGHT OF WAY LINE OF NUTMEG AVE, THENCE S 89° 29' 44" W, 445.96 FEET; THENCE N 00° 30' 16" W, 339.67 FEET; THENCE N 89° 29' 44" E, 235.38 FEET; THENCE N 00° 51' 22" W, 232.81 FEET; THENCE N 13° 23' 16" E, 355.58 FEET; THENCE N 23° 41' 39" E, 235.00 FEET; THENCE N 15° 30' 37" E, 366.76 FEET; THENCE N 04° 57' 06" E, 504.23 FEET; THENCE N 40° 29' 57" E, 86.11 FEET; THENCE N 66° 14' 37" E, 165.26 FEET; THENCE N 33° 31' 15" E, 329.69 FEET; THENCE N 59° 41' 13" E, 399.98 FEET; THENCE S 73° 29' 27" E, 124.71 FEET TO THE WEST RIGHT OF WAY LINE OF NUTMEG AVENUE; THENCE S 36° 49' 08" E, 33.00 FEET TO THE CENTER OF THE RIGHT OF WAY OF NUTMEG AVENUE; THENCE ALONG THE CENTER OF SAID RIGHT OF WAY 317.70 FEET ALONG A 600.00 FOOT RADIUS CURVE CONCAVE EAST (CHORD S 38° 00' 43" W, 314.00 FEET); THENCE S 22° 49' 01" W, 233.00 FEET; THENCE S 23° 54' 36" W, 527.00 FEET; THENCE S 25° 50' 31" W, 350.00 FEET; THENCE S 26° 50' 05" W, 392.97 FEET; THENCE 283.74 FEET ALONG A 779.11 FOOT RADIUS CURVE CONCAVE EAST (CHORD S 16° 32' 00" W, 282.18 FEET); THENCE S 05° 59' 00" W, 621.90 FEET; THENCE S 04° 30' 04" W, 35.87 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 21.56 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

CITY APPROVAL

MAYOR _____

DATE _____

EASTERN IOWA LIGHT AND POWER COOPERATIVE UTILITY EASEMENT REQUIREMENTS FOR ALL RURAL HOUSING SUBDIVISIONS:

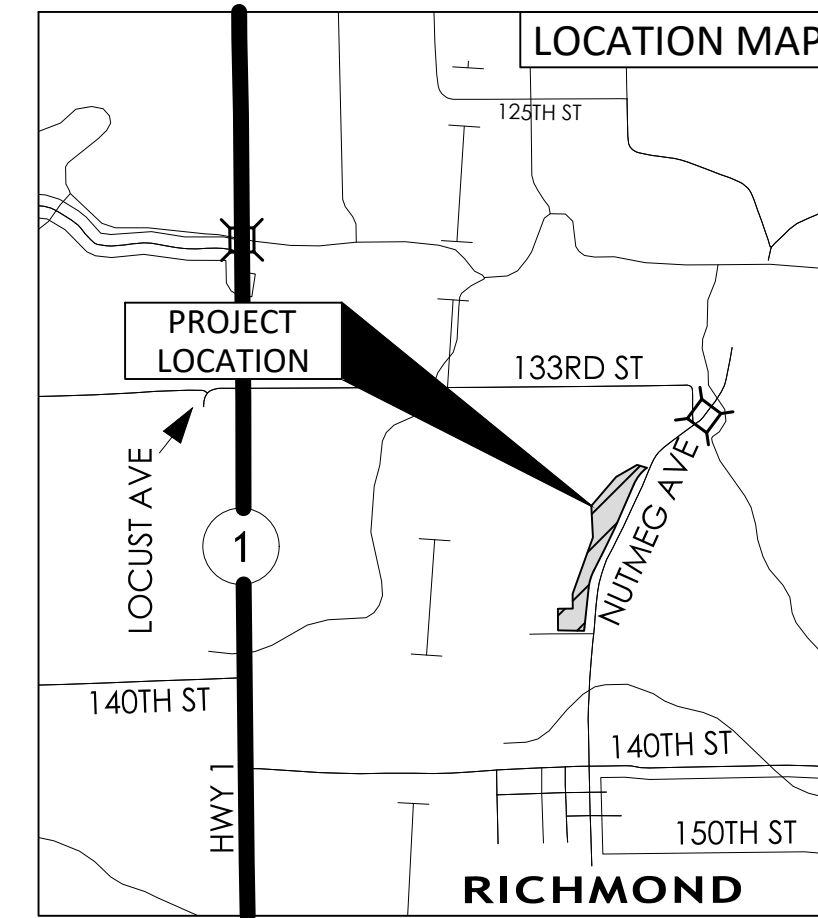
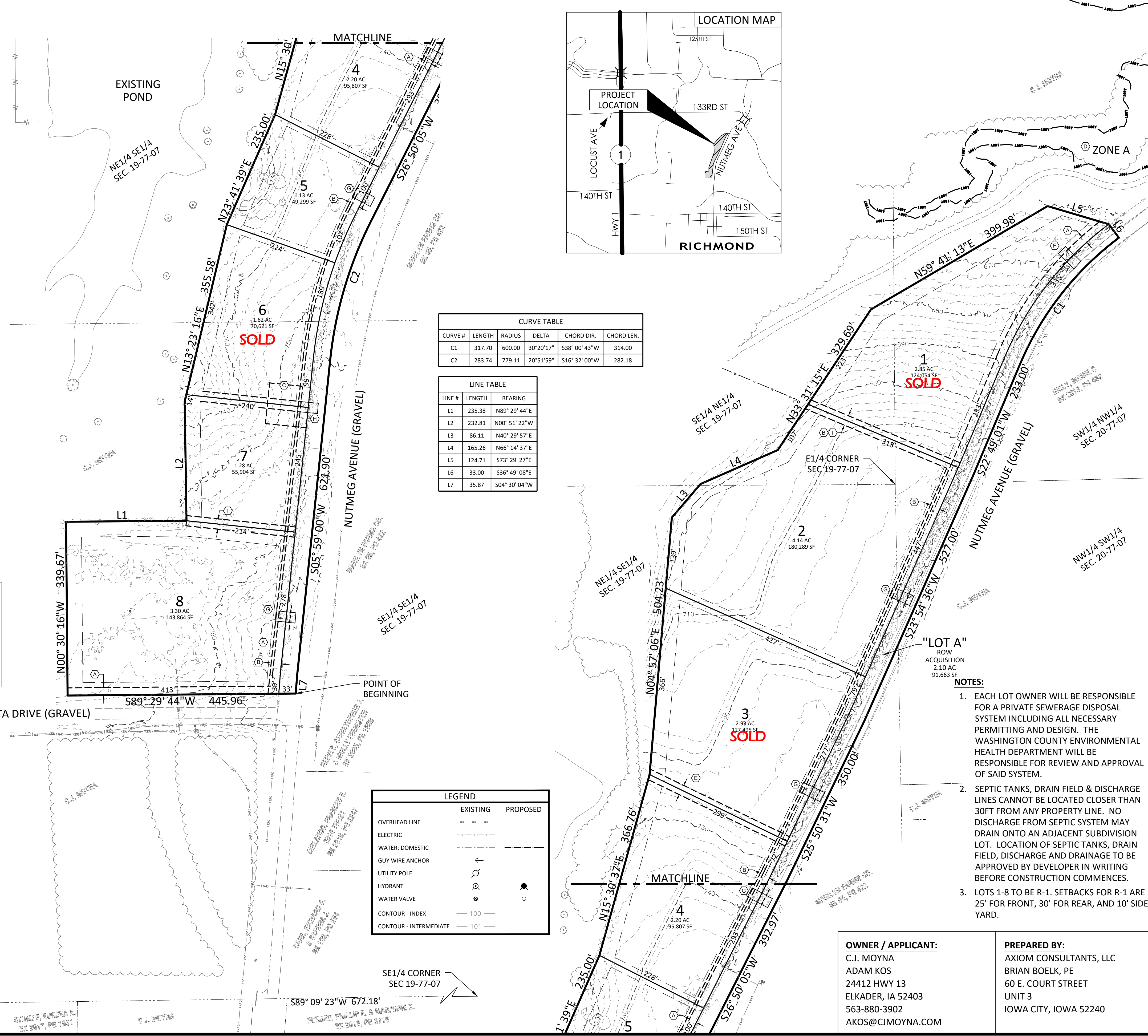
UTILITY EASEMENTS SHALL CONSIST OF ALL PLATTED STREETS OR ROADS AND A 7 ½ FOOT WIDE STRIP ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 25 FOOT STRIP ALONG ALL EXTERIOR LOT LINES AND A 25 FOOT WIDE STRIP ALONG AND ADJACENT TO ALL PLATTED STREETS OR ROADS, AND A 15 FOOT WIDE STRIP OF LAND ON ALL LOTS, 7 ½ FOOT EITHER SIDE OF THE ELECTRIC SERVICE AS BUILT, FROM THE POINT OF ORIGIN TO THE POINT OF SERVICE ENTRANCE.

EASTERN IOWA LIGHT AND POWER COOPERATIVE _____

DATE _____

KEY NOTES:

- Ⓐ 15' PUBLIC UTILITY EASEMENT
- Ⓑ 20' WATER MAIN EASEMENT
- Ⓒ 80' X 80' SHARED ACCESS EASEMENT
- Ⓓ FLOOD PLAIN PER FEMA PANELS 19183C0155B AND 19183C0160B
- Ⓔ 20' DRAINAGE EASEMENT
- Ⓕ PROPOSED DRIVEWAY LOCATION-18" CULVERT
- Ⓖ PROPOSED DRIVEWAY LOCATION-15" CULVERT
- Ⓗ PROPOSED SHARED DRIVEWAY LOCATION WITH NO CULVERT
- Ⓘ 20' SIDEWALK EASEMENT



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	317.70	600.00	30°20'17"	S38°00'43"W	314.00
C2	283.74	779.11	20°51'59"	S16°32'00"W	282.18

LINE #	LENGTH	BEARING
L1	235.38	N89°29'44"E
L2	232.81	N00°51'22"W
L3	86.11	N40°29'57"E
L4	165.26	N66°14'37"E
L5	124.71	S73°29'27"E
L6	33.00	S36°49'08"E
L7	35.87	S04°30'04"W

	EXISTING	PROPOSED
OVERHEAD LINE	---	---
ELECTRIC	---	---
WATER: DOMESTIC	---	---
GUY WIRE ANCHOR	↑	↑
UTILITY POLE	⊙	⊙
HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
CONTOUR - INDEX	— 100 —	— 100 —
CONTOUR - INTERMEDIATE	— 101 —	— 101 —

NOTES:

1. EACH LOT OWNER WILL BE RESPONSIBLE FOR A PRIVATE SEWERAGE DISPOSAL SYSTEM INCLUDING ALL NECESSARY PERMITTING AND DESIGN. THE WASHINGTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT WILL BE RESPONSIBLE FOR REVIEW AND APPROVAL OF SAID SYSTEM.
2. SEPTIC TANKS, DRAIN FIELD & DISCHARGE LINES CANNOT BE LOCATED CLOSER THAN 30FT FROM ANY PROPERTY LINE. NO DISCHARGE FROM SEPTIC SYSTEM MAY DRAIN ONTO AN ADJACENT SUBDIVISION LOT. LOCATION OF SEPTIC TANKS, DRAIN FIELD, DISCHARGE AND DRAINAGE TO BE APPROVED BY DEVELOPER IN WRITING BEFORE CONSTRUCTION COMMENCES.
3. LOTS 1-8 TO BE R-1. SETBACKS FOR R-1 ARE 25' FOR FRONT, 30' FOR REAR, AND 10' SIDE YARD.

OWNER / APPLICANT:
C.J. MOYNA
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PREPARED BY:
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DRAWING LOG		ISSUED FOR:	PROJECT NAME:
DATE	DESCRIPTION OF CHANGES	CITY REVIEW	INCLINE GROVE SUBDIVISION
REV			
		DATE ISSUED:	CURRENT REV:
		MAY 13, 2022	E
		CLIENT NAME:	PROJECT MANAGER:
		CJ MOYNA	BOELK
		PROJECT NO.:	SHEET NO.:
		200002	1 OF 1

PRELIMINARY PLAT