

# PRELIMINARY PLAT

## INCLINE GROVE ESTATES

### PART 2

#### KALONA, WASHINGTON COUNTY, IOWA

#### LEGAL DESCRIPTION

BEING A PART OF THE SOUTHEAST 1/4 (SE 1/4) OF THE SOUTHEAST 1/4 (SE 1/4) OF SECTION 19, 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 AND THE SOUTHEAST CORNER OF LOT 8 OF INCLINE GROVE ESTATES AS RECORDED IN BK 2022 PG 2916, THENCE S 89° 29' 44" W, 445.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N 00° 30' 16" W, 339.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE S 87° 16' 26" W, 436.46 FEET; THENCE S 00° 30' 16" E, 923.66 FEET; THENCE N 89° 09' 23" E, 825.31 FEET; THENCE N 05° 34' 10" E, 245.77 FEET; THENCE N 04° 30' 04" E, 352.99 FEET TO THE POINT OF BEGINNING.  
 DESCRIBED AREA CONTAINS 15.06 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

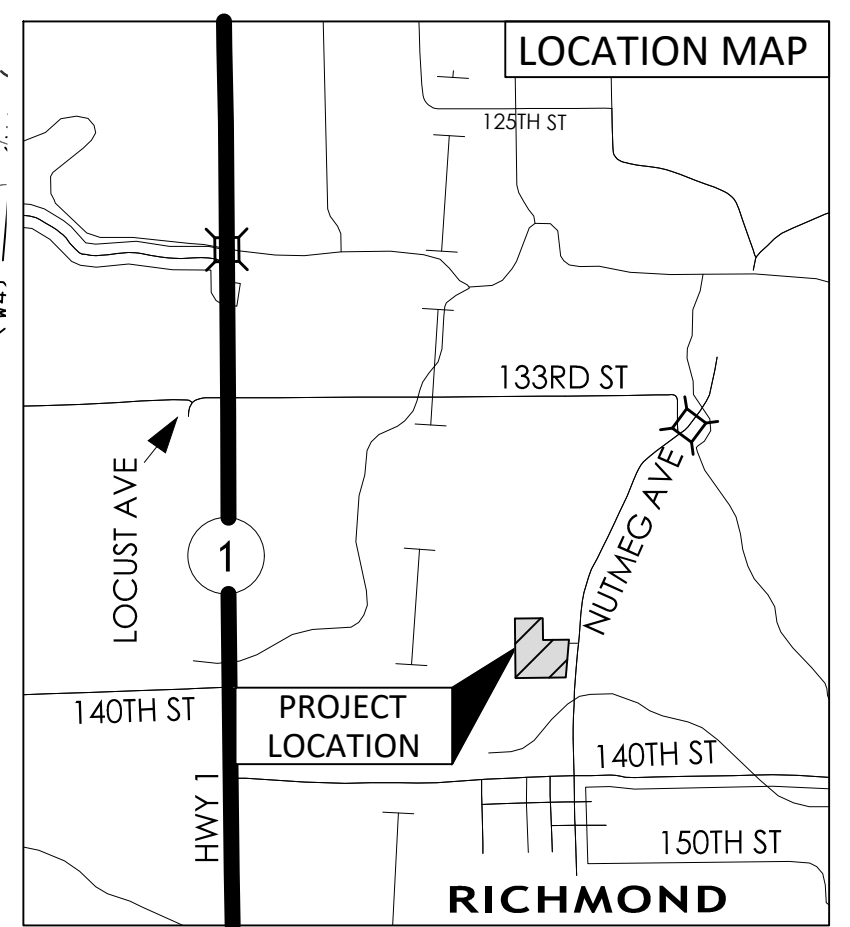
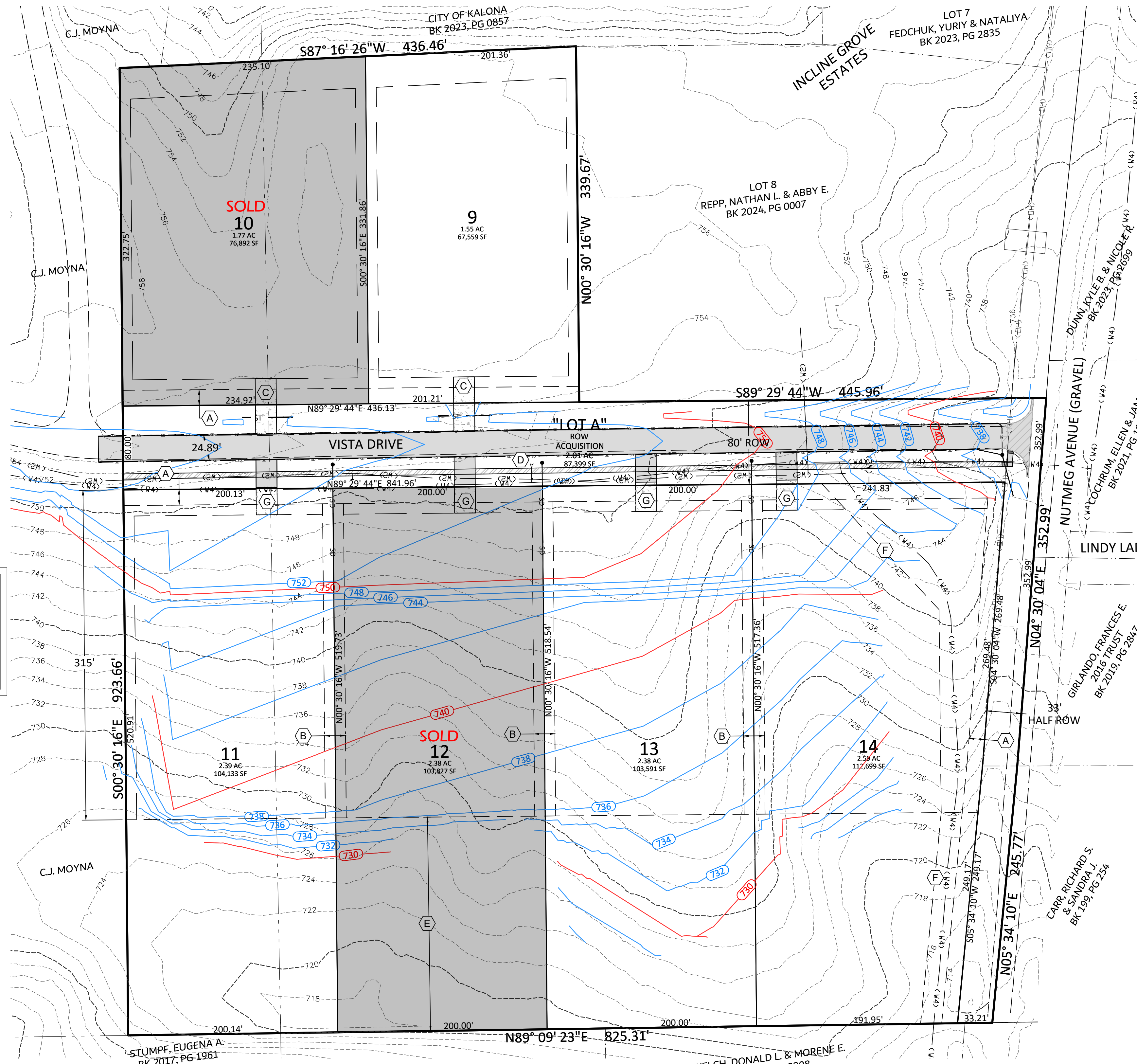
CITY APPROVAL	
MAYOR	DATE

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 1/2 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 1/2 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
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#### NOTES:

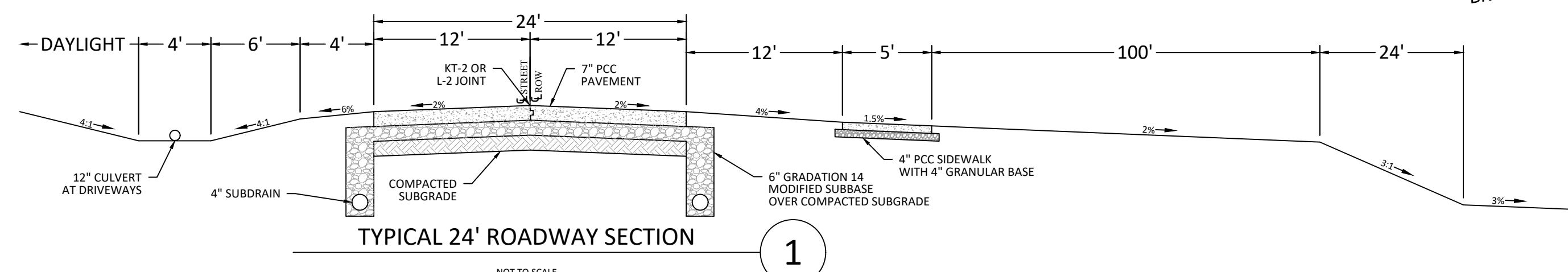
- EACH LOT OWNER WILL BE RESPONSIBLE FOR A PRIVATE SEWERAGE DISPOSAL SYSTEM INCLUDING ALL NECESSARY PERMITTING AND DESIGN. THE WASHINGTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT WILL BE RESPONSIBLE FOR REVIEW AND APPROVAL OF SAID SYSTEM.
- SEPTIC TANKS, DRAIN FIELD & DISCHARGE LINES CANNOT BE LOCATED 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.
- LOTS 9-14 TO BE R-1. SETBACKS FOR R-1 ARE 25' FOR FRONT, 30' FOR REAR, AND 10' SIDE YARD.
- LOT A SHALL BE DEDICATED TO THE CITY OF KALONA FOR STREET ROW.
- VISTA DRIVE TO BE PAVED WITHIN 12 MONTHS OF CONSTRUCTION BEGINNING ON LOTS 9 OR 10.



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

#### KEY NOTES:

- (A) 15' PUBLIC UTILITY EASEMENT
- (B) 20' DRAINAGE EASEMENT
- (C) PROPOSED DRIVEWAY LOCATION-12" CULVERT
- (D) PROPOSED FIRE HYDRANT
- (E) DRAINAGE EASEMENT
- (F) WATER MAIN EASEMENT
- (G) PROPOSED DRIVEWAY LOCATION-NO CULVERT



**OWNER / APPLICANT:**  
 MOYNA HOLDINGS, INC.  
 ADAM KOS  
 24412 HWY 13  
 ELKADER, IA 52403  
 563-880-3902  
 AKOS@CJMOYNA.COM

**PREPARED BY:**  
 AXIOM CONSULTANTS, LLC  
 BRIAN BOELK, PE  
 300 S. CLINTON STREET  
 UNIT 200  
 IOWA CITY, IOWA 52240

### INCLINE GROVE ESTATES

PART 2  
 KALONA, IA

MOYNA HOLDINGS, INC.

ISSUED FOR

#### CITY APPROVAL

DATE	11-06-2024
DESCRIPTION	
DESIGNED BY	BB
DETAILED BY	JP
CHECKED BY	BG
PROJECT NO.	23-0073
SHEET NAME	

#### PRELIMINARY PLAT

