

# Prairie Glynn | Indianola, Iowa

Plat 2

Lot #	Address	Sq. Ft.	Configuration	Price	Status
1	1500 E Franklin Ave.	9,467	Standard	\$51,900	Available
2	1502 E Franklin Ave.	7,937	Standard	\$53,900	Available
3	1504 E Franklin Ave.	7,937	Standard	\$54,900	Available
4	1506 E Franklin Ave.	7,937	Standard	\$54,900	Available
5	1508 E Franklin Ave.	7,937	Standard	\$54,900	Available
6	1600 E Franklin Ave.	7,937	Standard		<b>Sold</b>
7	1602 E Franklin Ave.	7,937	Standard	\$54,900	Available
8	1604 E Franklin Ave.	7,937	Standard	\$53,900	Available
9	1606 E Franklin Ave.	9,542	Standard	\$51,900	Available
10	612 N 17th St.	8,833	Walkout	\$58,900	Available
11	610 N 17th St.	8,833	Walkout	\$58,900	Available
12	608 N 17th St.	8,833	Walkout	\$58,900	Available
13	606 N 17th St.	8,833	Walkout	\$58,900	Available
14	604 N 17th St.	8,833	Walkout		<b>Sold</b>
15	1607 E Franklin Ave.	10,783	Standard		<b>Sold</b>



<https://www.krmdev.com/>



<https://www.tanzanitehomes.com/>



10640 Justin Dr. | Urbandale, Iowa 50322

515.243.1191 | [kirk@krmdev.com](mailto:kirk@krmdev.com)

# Prairie Glynn | Indianola, Iowa

Plat 2

Lot #	Address	Sq. Ft.	Configuration	Price	Status
16	1605 E Franklin Ave.	8,509	Standard	\$53,900	Available
17	1603 E Franklin Ave.	8,509	Standard	\$54,900	Available
18	1601 E Franklin Ave.	8,509	Standard		Spec-Boulder B
19	1509 E Franklin Ave.	8,509	Standard		Spec-Slate A
20	1507 E Franklin Ave.	8,509	Standard		<b>Sold</b>
21	1505 E Franklin Ave.	8,509	Standard		Spec-Amber
22	1503 E Franklin Ave.	8,509	Standard		Spec-Willow C
23	1501 E Franklin Ave.	8,509	Standard		<b>Sold</b>



<https://www.krmdev.com/>



<https://www.tanzanitehomes.com/>



10640 Justin Dr. | Urbandale, Iowa 50322

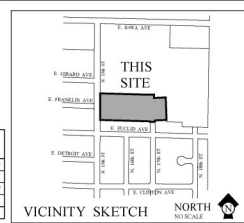
515.243.1191 | [kirk@krmdev.com](mailto:kirk@krmdev.com)

# Prairie Glynn | Indianola, Iowa

# Plat 2

**INDEX LEGEND**  
 LOCATION: SW 1/4 W 1/4 SEC. 20-76-23  
 PROJECT: PRAIRIE GLYNN LLC  
 PROPRIETOR: DILIGENT GLYNN LLC  
 SURVEYOR: KEVIN L. CRAWFORD  
 COMPANY: COOPER CRAWFORD & ASSOCIATES  
 475 S 50th ST., STE. 800,  
 MOBILE, IA 50203  
 RETURN TO: KEVIN L. CRAWFORD

CURVE	DATA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	089°39'57"	25.00	26.80	24.34	24.46	S44°21'27"W
C2	089°27'01"	25.00	46.98	24.41	34.44	S45°04'47"W
C3	084°02'30"	25.00	37.69	23.47	34.22	S45°15'15"E
C4	091°51'01"	25.00	39.34	25.68	36.81	N45°27'47"E



## FINAL PLAT PRAIRIE GLYNN PLAT 2

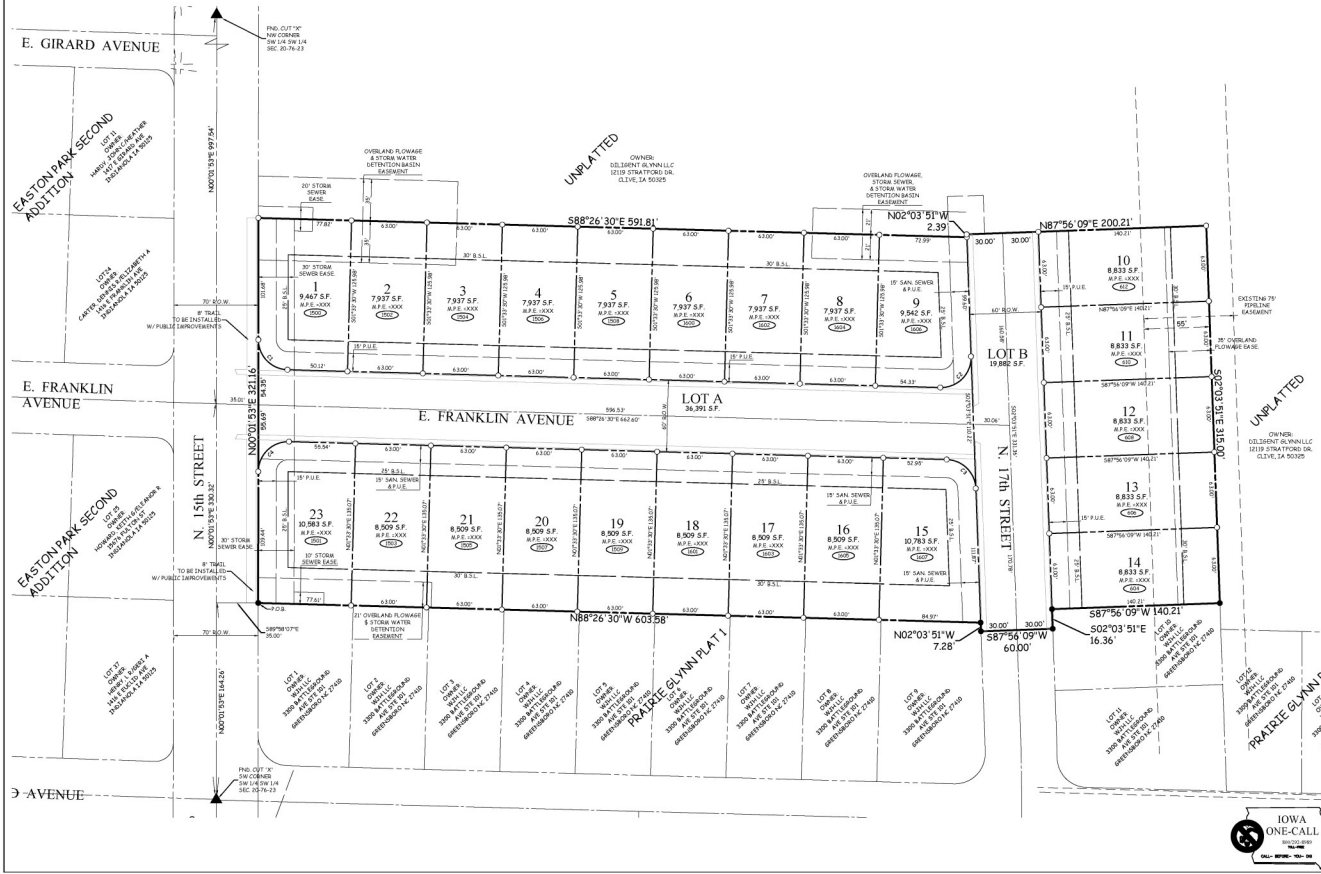
**OWNER / DEVELOPER**  
 DILIGENT GLYNN LLC  
 1215 5TH STREET, S.W.  
 CLIVE, IA 50205  
 563-329-9774

**ZONING**  
 R3 - MIXED RESIDENTIAL

**SETBACKS**  
 FRONT YARD: 30'  
 REAR YARD: 30'  
 SIDE YARD: 10' TOTAL, 5' MIN

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

**LEGAL DESCRIPTION**  
 A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 23 WEST OF THE 5TH MERIDIAN, IOWA COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 23 WEST OF THE 5TH MERIDIAN, THENCE S00°00'00" E 142.00 FEET ALONG THE EAST LINE OF SAID SECTION, THENCE S89°20'00" W 30.00 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF N. 15TH STREET, AS IS TO BE PRESIDENTIALLY ESTABLISHED; AND THE NORTHWEST CORNER OF PRAIRIE GLYNN PLAT 1, AN OFFICIAL PLAT, CITY OF INDIANOLA, IOWA COUNTY, IOWA, THENCE N00°00'00" E 142.00 FEET ALONG SAID EAST 1/2 SECTION LINE, THENCE S00°00'00" W 158.00 FEET, THENCE N45°04'47" E 34.44 FEET, THENCE N45°04'47" E 34.44 FEET, THENCE S00°00'00" W 142.00 FEET TO THE NORTH-EAST CORNER OF PRAIRIE GLYNN PLAT 1, THENCE S89°20'00" W 142.00 FEET ALONG SAID NORTH LINE OF PRAIRIE GLYNN PLAT 1, THENCE S00°00'00" W 36.00 FEET ALONG SAID NORTH LINE, THENCE S89°20'00" W 60.00 FEET ALONG SAID NORTH LINE, THENCE N00°00'00" E 20.00 FEET ALONG SAID NORTH LINE, THENCE N89°20'00" W 60.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.



**NOTES**  
 1. LOT A, LOT B, AND LOT C TO BE SUBMITTED TO THE CITY FOR USE AS PUBLIC STREETS AFTER PLAT APPROVAL, AND IN CONJUNCTION WITH PLAT RECORDING.  
 2. UTILITIES SHALL BE LOCATED TO CONFORM WITH THE CITY OF INDIANOLA LOT DEVELOPMENT ORDINANCES AS APPLICABLE ON BOTH SIDES OF THE STREET.  
 3. THESE PLATS HAVE AN IRON ROD OR CURE OF LESS THAN 1/8 IN DIAMETER.  
 4. EACH LOT IN THIS PLAT HAS AN ORDER OF ENCUMBRANCE OF LESS THAN 1 IN 50,000.  
 5. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.  
 6. BEARINGS BASED ON AN ASSUMED BEARING.  
 7. MAP IS SHOWN ON THE PLAT AND CANNOT BE CHANGED BY BRAD CORNER, PROTECTED EASEMENT.

- LEGEND**
- PLAT BOUNDARY
  - SECTION CORNER
  - ▲ FOUND CORNER, AS W/ HOLLOW CAP #13156
  - SET CORNER W/ 1/8" W/ HOLLOW CAP #13156
  - IR IRON ROD
  - SP 5/8" PIPE
  - D DESIRED DISTANCE
  - M MEASURED DISTANCE
  - R PREVIOUSLY RECORDED DISTANCE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - 3333 ADDRESS
  - B.S.L. BUILDING SETBACK LINE
  - M.O.E. MINIMUM OPENING ELEVATION
  - M.P.E. MINIMUM PROTECTION ELEVATION
  - N.R. NOT RASGAL

**CERTIFICATIONS**

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

**BRADLEY R. COOPER**  
 LICENSE NO. 12980  
 EXPIRES 12/31/2024  
 THIS SHEET ONLY

**KEVIN L. CRAWFORD**  
 LICENSE NO. 13156  
 EXPIRES 12/31/2024  
 THIS SHEET ONLY

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

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1154 FAX: (515) 224-1155

DATE: 2-20-2020  
 JOB NUMBER: CC 1707  
 SCALE: 1"=40'  
 APPROVED: (C.A. 2085), INITIALED: XXX, AS-BUILT: (C.A. 2085)  
**FINAL PLAT**  
**PRAIRIE GLYNN PLAT 2**  
 SHEET 1 OF 1



10640 Justin Dr. | Urbandale, Iowa 50322

515.243.1191 | [kirk@krmdev.com](mailto:kirk@krmdev.com)

<https://www.krmdev.com/>

<https://www.tanzanitehomes.com/>



KRM Development and Tanzanite Homes does not guarantee the information describing these properties. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals. Prices are subject to change without notice. Revised 7.2021