

Prairie Glynn | Indianola, Iowa

Plat 3

Lot #	Address	Sq. Ft.	Configuration	GOR/GOL	Price	Status
6	1602 E Girard Ave.	7,500	Standard	GOL	\$61,900	Available
7	1604 E Girard Ave.	7,500	Standard	GOL	\$61,900	Available
8	1606 E Girard Ave.	7,500	Standard	GOL	\$61,900	Available
9	1608 E Girard Ave.	8,750	Standard	GOR	\$63,900	Available
10	1700 E Girard Ave.	18,518	Standard			SOLD

Prairie Glynn | Indianola, Iowa Plat 3

INDEX LEGEND

LOCATION: S81 1/2 W 1/4 SEC. 20-76-23

PROJECTOR: DILIGENT GLYNN LLC

PROFESSIONAL: DILIGENT GLYNN LLC

SURVEYOR: KEVIN J. CRAWFORD

COMPANY: COOPER CRAWFORD & ASSOCIATES, L.L.C.

475 S. 500 ST., 1ST. FLOOR, URBANDALE, IA 50322

KEVIN J. CRAWFORD

FINAL PLAT PRAIRIE GLYNN PLAT 3

OWNER / DEVELOPER
 DILIGENT GLYNN LLC
 475 S. 500 ST.
 URBANDALE, IA 50322

ZONING
 S1 - MICRO-RESIDENTIAL
 SETBACKS
 FRONT: 30 FT.
 REAR: 30 FT. (TOTAL: 60 FT.)
 UTILITIES
 SANITARY SEWER: CITY OF INDIANOLA
 WATER: INDIANOLA MUNICIPAL UTILITY

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7N, RANGE 63 WEST OF THE 5TH PM, THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCED AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7N, RANGE 63 WEST OF THE 5TH PM, THENCE NORTH 89° 48' 48" EAST ALONG THE WEST LINE OF SAID SECTION 32 THREE (3) FEET, 100 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PRAIRIE ALPINE PLAT 1, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA, THENCE NORTH 89° 48' 48" EAST ALONG THE WEST LINE OF SAID SECTION 32 TO THE SOUTH-1/4 CORNER OF SAID SECTION 32, THENCE SOUTH 89° 48' 48" EAST ALONG THE SOUTH LINE OF SAID SECTION 32 TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 33.99 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- LOT A AND LOT B, TO BE DEDICATED TO THE CITY FOR USE AS PUBLIC STREETS AFTER PLAT APPROVAL AND DEDICATION WITH PLAT RECORDATION.
- DEDICATION OF PUBLIC STREETS TO OCCUR AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. EASEMENTS ARE REQUIRED ON BOTH SIDES OF THE STREET AS PUBLIC TRAIL, ALONG WITH A STREET ADJACENT TO LOT IN AND OUTLOT 'Z' WILL BE DEDICATED WITH THE PUBLIC IMPROVEMENTS FOR THE ADJACENT TRACT ADJACENT TO OUTLOT 'Y' WILL BE INSTALLED AT THE TIME THAT PUBLIC IMPROVEMENTS ARE INSTALLED.
- THIS PLAT HAS AN ANGLE OF CLOSURE OF 1.581412 IN DEGREES.
- ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDATION.
- RECORDATION SHALL BE MADE WITHIN 60 DAYS OF RECORDATION.
- ALL EASEMENTS ON THE PLAT ARE IDENTIFIED BY SAID ENGINEER, PROJECT ENGINEER.
- UTILITY EASEMENTS SHALL APPLY TO THE CITY, CITY UTILITIES AND ALL OTHERS, THE PERMITAL BOUNDARY WITHIN THE AREA SHOWN ON THE PLAT AND SHOWN ON THE EXISTING TO CONDUIT SYSTEMS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWER, WATER, GAS, AND OTHER UTILITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS FROM TO-BE-RECORDED SETBACK FOUNDATIONS SHALL BE A MINIMUM OF 20' FROM UTILITY.

VICINITY SKETCH

CURVE TABLE

CURVE NO.	BEGINNING STATION	END STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
C1	50+00.00	50+35.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C2	50+35.00	50+70.00	N 72° 00' 00" E	70.00	N 72° 00' 00" E	70.00
C3	50+70.00	50+105.00	N 72° 00' 00" E	105.00	N 72° 00' 00" E	105.00
C4	50+105.00	50+140.00	N 72° 00' 00" E	140.00	N 72° 00' 00" E	140.00
C5	50+140.00	50+175.00	N 72° 00' 00" E	175.00	N 72° 00' 00" E	175.00
C6	50+175.00	50+210.00	N 72° 00' 00" E	210.00	N 72° 00' 00" E	210.00
C7	50+210.00	50+245.00	N 72° 00' 00" E	245.00	N 72° 00' 00" E	245.00
C8	50+245.00	50+280.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C9	50+280.00	50+315.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C10	50+315.00	50+350.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C11	50+350.00	50+385.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C12	50+385.00	50+420.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C13	50+420.00	50+455.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C14	50+455.00	50+490.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C15	50+490.00	50+525.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C16	50+525.00	50+560.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C17	50+560.00	50+595.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C18	50+595.00	50+630.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C19	50+630.00	50+665.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C20	50+665.00	50+700.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C21	50+700.00	50+735.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C22	50+735.00	50+770.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C23	50+770.00	50+805.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C24	50+805.00	50+840.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C25	50+840.00	50+875.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C26	50+875.00	50+910.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C27	50+910.00	50+945.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C28	50+945.00	50+980.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C29	50+980.00	50+1015.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00
C30	50+1015.00	50+1050.00	N 72° 00' 00" E	35.00	N 72° 00' 00" E	35.00

LEGEND

- FLAT BOUNDARY
- SECTION CORNER, AS NOTED
- SECTION CORNER, AS NOTED
- SECTION CORNER 5/8" DIA. W/ YELLOW CAP 3/16" DIA.
- BORN BOD.
- MARK PER
- MEASURED DISTANCE
- PREVIOUSLY RECORDED DISTANCE
- PUBLIC UTILITY EASEMENT
- ADDRESS
- BUILDING SETBACK LINE
- MINIMUM FINISH ELEVATION
- MINIMUM PROTECTION ELEVATION
- NOT RASUAL
- REAR BASEMENT ELEVATION

CERTIFICATIONS

EVERY COPY OF THIS FINAL PLAT DOCUMENT WAS REPRODUCED AND THE SURVEYING DATA WAS REPRODUCED BY ME OR UNDER MY DIRECT SUPERVISION, SUPERVISION AND THAT I AM A duly Licensed Professional Land Surveyor under the Laws of the State of Iowa.

DATE: 05/07/2024

PROJECT: PRAIRIE GLYNN PLAT 3

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

475 S. 500 STREET, SUITE 400, WEST DES MOINES, IOWA 50325
 PHONE: (515) 224-1248 FAX: (515) 224-1248

DRAWN BY: BJS
 DATE: 5/7/2024

REVISIONS:
 NO. 01: CORRECTED CLERICAL ERROR (SHEET 1 OF 1)

SCALE: 1"=50'

APPROVED (L.S. OR SEAL) DATE: 05/07/2024

**FINAL PLAT
 PRAIRIE GLYNN PLAT 3**

CC 2295
 SHEET 1 OF 1