PRELIMINARY PLAT

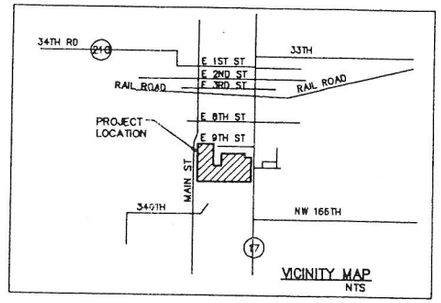
LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

LEGAL DESCRIPTION

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 82 NORTH, RANGE 26 WEST OF THE 5TH P.M. IN THE CITY OF MADRID, BOONE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE S89 °54'42"W, 2,078.10 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE N01 °52'02"E, 864.72 FEET; THENCE NORTHERLY 96.23 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 955.00 FEET AND A 96.18 FOOT LONG CHORD THAT BEARS N04 °45'14"E; THENCE N89 °49'57"E, 597.26 FEET; THENCE S00°25'46"E, 687.74 FEET; THENCE N89 °47'33"E, 285.66 FEET; THENCE N00 °01'17"E, 519.45 FEET; THENCE N89°49'39"E, 948.42 FEET; THENCE S00 °19'47"W, 208.71 FEET; THENCE N89 °49'42"E, 208.70 FEET TO THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE S00 °13'07"W, 586.21 FEET ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36 TO THE POINT OF BEGINNING.

CONTAINING 35.55 ACRES



VICINITY MAP
NTS

PREPARED FOR/OWNER

ZONING

CURRENT: M-1
PROPOSED: LOTS 1-11: M-1
LOTS 13-45 & Z: R-4

OUTLOT Z TO BE DEDICATED TO THE CITY OF MADRID FOR PARKLAND

BULK REGULATIONS

M-1 (LOTS 1-11)

LOT WIDTH: NO MINIMUM
SETBACKS:
FRONT: 10'
SIDE: 10'
REAR: 10'

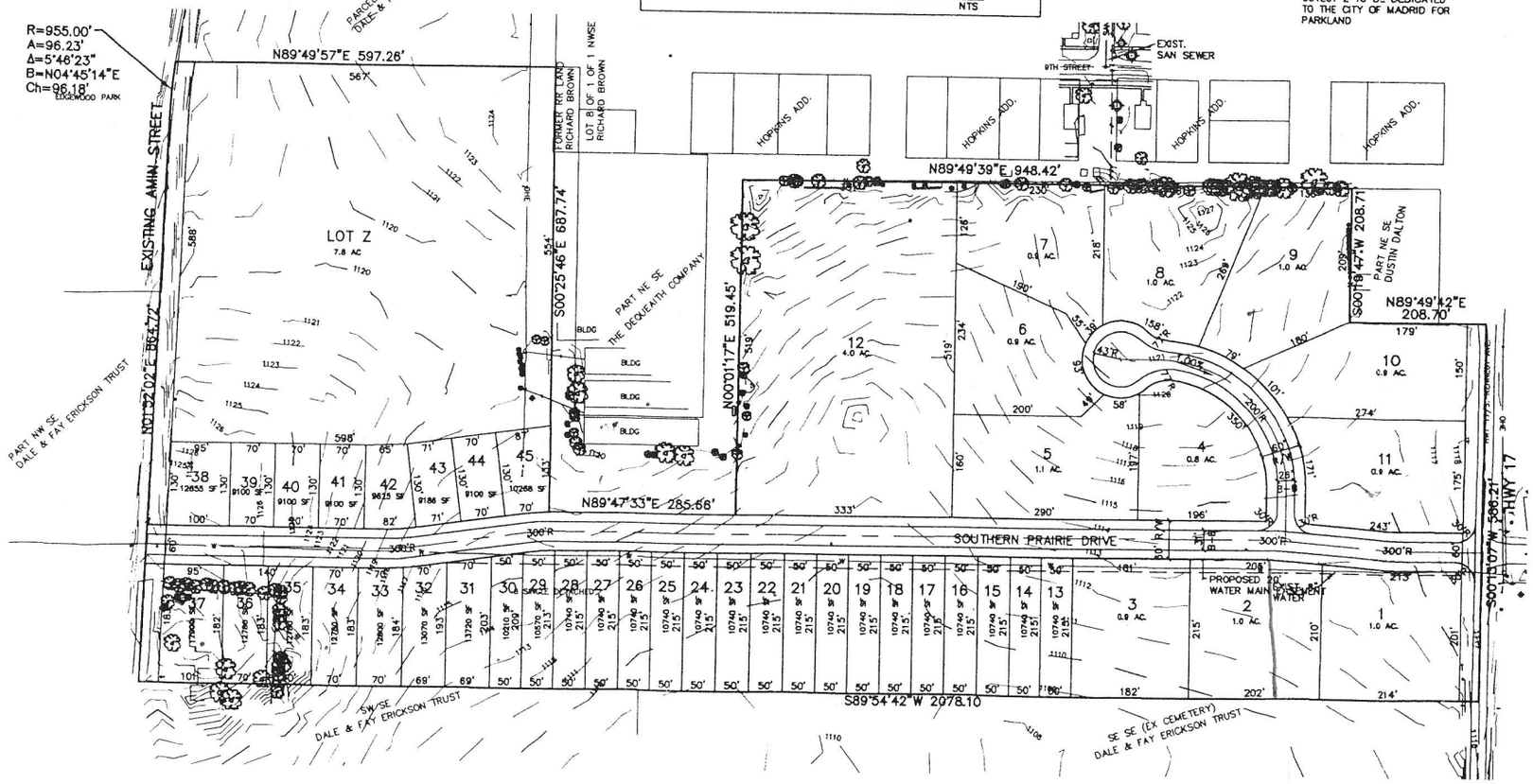
R-4

LOT 12 (APARTMENTS):
LOT WIDTH: 100' MINIMUM
SETBACKS:
FRONT: 30'
SIDE: 15' MIN. EACH SIDE
REAR: 35'

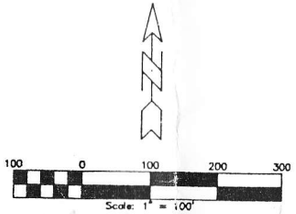
LOTS 13-22 (DUPLEX):
LOT WIDTH: 50' MINIMUM
SETBACKS:
FRONT: 30'
SIDE: 5' EACH SIDE
REAR: 35'

LOTS 23-30 (SINGLE FAMILY DETACHED)
LOT WIDTH: 50' MIN.
SETBACKS:
FRONT: 30'
SIDE: 5' EACH SIDE
REAR: 35'

LOTS 31-45 (SINGLE FAMILY)
LOT WIDTH: 70' MIN.
SETBACKS:
FRONT: 30'
SIDE: 7.5' EACH SIDE
REAR: 35'



NOTE: DESIGN OF SOUTHERN PRAIRIE DRIVE PAVEMENT, STORM AND ALL SANITARY SEWER BY CITY ENGINEER.



LAND SURVEYOR'S NOTE FOR PRELIMINARY PLATS

THIS PRELIMINARY PLAT IS FOR CONCEPTUAL PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED NOR SHALL ANY CONVEYANCE OF PROPERTY BE MADE WITH REFERENCE TO THIS PRELIMINARY PLAT.

THE SURVEYOR NOTES THAT DISTANCES AND/OR AREAS SHOWN FOR THE LOTS OR OUTLOTS DEPICTED ON THIS PRELIMINARY PLAT ARE APPROXIMATE AND THAT INDIVIDUAL LOTS OR OUTLOTS MAY NOT CLOSE WITHIN ACCEPTABLE LIMITS FOR BOUNDARY SURVEYS.

THE SURVEYOR CANNOT AND DOES NOT CERTIFY TO ANY WORK DONE IN PREPARING THIS PRELIMINARY PLAT THAT FALLS UNDER THE SCOPE AND DIRECTION OF A PROFESSIONAL ENGINEER.

PRELIMINARY PLAT - SOUTHERN PRAIRIE PLAT 1

NO.	REVISION	DATE	BY	FOR:

LOCATION:

SCALE:	1" = 100'	DESIGNED BY:	DJS
DWG:	7061--PRE--PLAT	CHECKED BY:	RPV
FIELD BOOK:		SHEET 1	OF

DRAWN BY:	TEB
DATE:	5/8/07
FILE NO.:	7061

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