



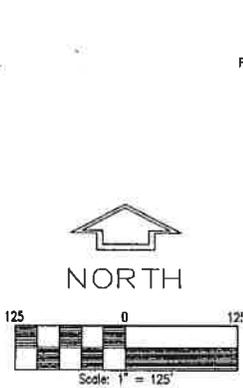
Buchanan County Recorder
 Diane Curry
 Instrument #2013R03443
 10/31/2013 8:01:58 PM
 EPS PLATS & SURVEY # Pages: 14
 Total Fees: \$72.00

Lawrence G. Crawford PE & LS CRAWFORD ENGINEERING & SURVEYING, INC., INDEPENDENCE, IOWA (319)334-7077

FINAL PLAT OF GREEN VIEW COMMERCIAL ADDITION, Part of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 88 North, Range 9 West of the 5th Principal Meridian City of Independence, Buchanan County, Iowa

Legal Description:

Beginning at the South 1/4 Corner of Section 5, Township 88 North, Range 9 West of the 5th Principal Meridian, Buchanan County, Iowa, thence N00°31'30"W, 1078.64 feet along the west line of the Southwest 1/4 of the Southeast 1/4 of Section 5; thence N88°59'14"E, 496.32 feet; thence S00°31'30"E, 1079.15 feet to the south line of the Southwest 1/4 of the Southeast 1/4 of Section 5; thence S89°02'44"W, 496.32 feet along said south line to the Point of Beginning.



Total Area in Lots = 10.32 acres
 Area of Lot A = 1.97 acres
 Total Subdivision Area = 12.29 acres
 Lot A is dedicated to the City of Independence for use as public road right-of-way.
 Error of Closure: Less Than 1 in 10,000

Lot Setback Minimum Requirements:

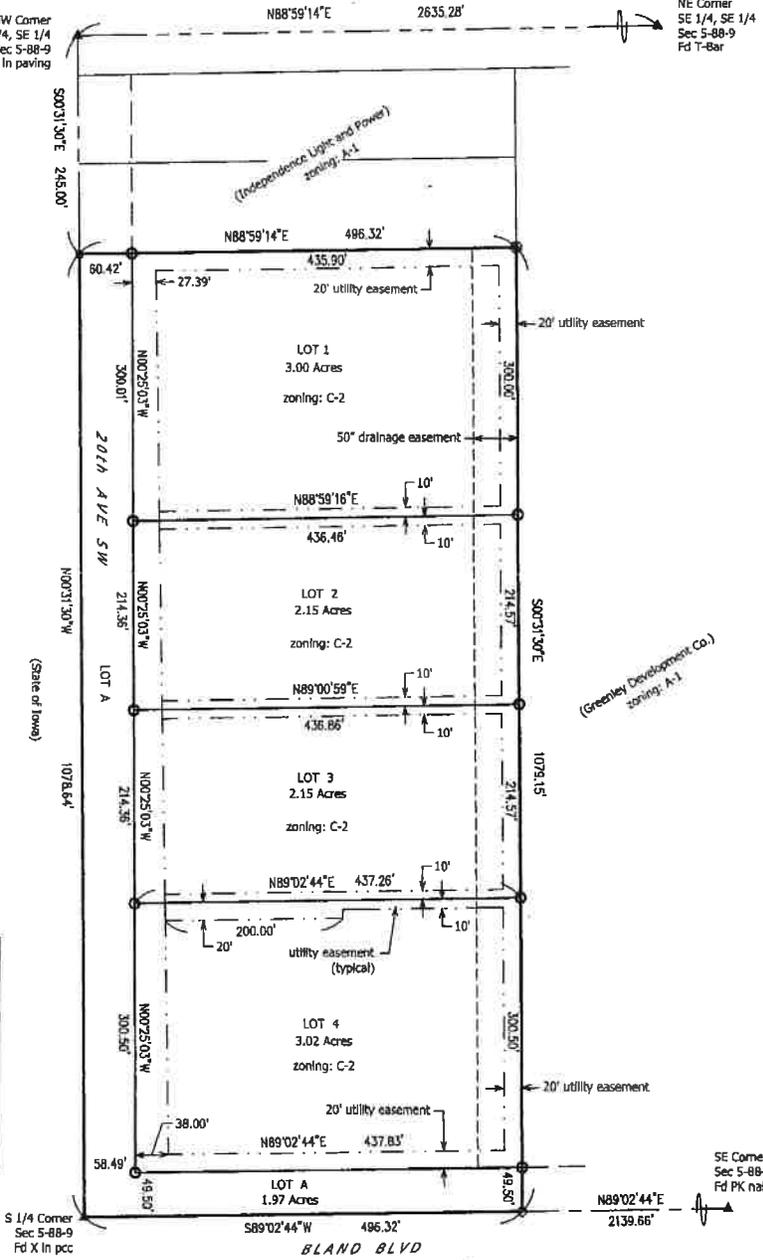
Location	Lots 1 - 3	Lot 4
Front Yard:	50 feet	50 feet
Rear Yard:	50 feet	50 feet
Side Yard:	to be determined on case by case basis.	

FEMA Flood Plain Note:
 NFIP Panel 0283D indicates the area of the proposed subdivision is designated as: ZONE X.

Final Plat of Green View Commercial Addition
 Owner / Developer:
 Greenley Development Co.
 1102 5th Ave NE
 Independence, Iowa 50644
 LeRoy O. Greenley date
 Engineer / Land Surveyor:
 Crawford Engineering & Surveying, Inc.
 205 2nd Ave NE
 Independence, Iowa 50644



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 LICENSE RENEWAL DATE: 12-31-2014 IOWA NO. 11572
 Lawrence G. Crawford 9-25-13
 Lawrence G. Crawford PE & LS DATE



- Survey Legend**
- ▲ USPLS CORNER Found
 - PROPERTY CORNER (Set 1/2" Rebar & Cap #11572)
 - ◇ PROPERTY CORNER (Set PK nail in road)
- Property Corner Monuments Found
- 1/2" rebar & cap #8812
 - cut X in paving
- SECTION LINE
 - 1/4-1/4 SECTION LINE
 - Existing Parcel or Block Line
 - Existing Road Right-of-Way
 - Utility Easement
 - Subdivision Lot Line
 - SUBDIVISION BOUNDARY

CRAWFORD ENGINEERING & SURVEYING, INC.
 205 2nd Ave NE Independence, Iowa 50644
 (319) 334-7077
 PROJECT No. 12806 FLD.BK.No. PAGE