City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and Members of the City Council

FROM: Greg Schreck, Building/Fire Safety GS

DATE: June 23, 2016

SUBJECT: Timber Creek East Subdivision Plat 5 – Final Plat

At its meeting held June 8, 2016 the City Planning and Zoning Commission reviewed the Final Plat of Timber Creek East Subdivision Plat 5.

The Commission, by unanimous vote of the members present, recommended to the City Council the approval of the Final Plat of Timber Creek East Subdivision Plat 5.

Attached for Council review are the following documents:

1. Planning and Zoning Minutes
2. Final Plat
3. Resolution for Final Plat
4. Certificate of Resolution

RECOMMENDATION: Mayor and Council review of the Final Plat for of Timber Creek East Subdivision Plat 5, City of Carroll, Carroll County, Iowa and adoption of the attached Resolution approving and accepting the Subdivision.

PLANNING AND ZONING COMMISSION

MINUTES OF JUNE 8, 2016

The Carroll Planning and Zoning Commission met in regular session on June 8, 2016, 5:18 PM, in the Farner Government Building, City Council Chambers. Present: John Horbach (via telephone), Ron Juergens, Pat Macke, Katie McQueen and Jayne Pietig. Absent: Jan Abbe, Lisa Lampe, Thomas Loeck and Pat Venteicher. Also present: Greg Schreck, Building/Fire Safety Official. Commissioner Katie McQueen presided.

* * * * * * *

MOTION by Juergens, second by Macke, to approve the minutes of the April 13, 2016 as mailed. All present voted aye. Absent: Abbe, Lampe, Loeck and Venteicher. Motion carried.

* * * * * * *

A final plat for Timber Creek East Subdivision Plat 5, City of Carroll, Carroll County, Iowa was submitted for review of the Commission. No one present opposed the request. Marty Steffes was present to represent the request but did not speak. MOTION by Juergens, second by Macke to recommend to City Council approval of the final plat as presented. All present voted aye. Absent: Abbe, Lampe, Loeck and Venteicher. Motion carried.

* * * * * * *

MOTION by Juergens, second by Macke, to adjourn at 5:21 PM. All present voted Aye. Absent: Abbe, Lampe, Loeck and Venteicher. Motion carried.

DRAFT

Katie McQueen, Vice-Chairperson

Greg Schreck, Building/Fire Safety Official

RESOLUTION NO. _____

WHEREAS, S & G Development Co., LLC, managed by Matthew P. Greteman and Marty Steffes, owners of certain real estate described in a certain plat filed by them with the City Clerk of the City of Carroll, Iowa, known as the Timber Creek East Subdivision Plat 5 to the City of Carroll, Carroll County, Iowa; and,

WHEREAS, the said Plat has been duly examined by the City Planning and Zoning Commission, which has recommended approval of the same on June 8, 2016, and found same to conform to the general plan of the City; and,

WHEREAS, said Plat has been examined by the City Council and found to conform to the City of Carroll Subdivision Ordinance and falls within the general plan of the City of Carroll, Iowa, and is found to comply with Chapter 354 of the 2013 Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa:

1. That the plat of Timber Creek East Subdivision Plat 5 to the City of Carroll, Carroll County, Iowa, is found to conform with the law and is hereby accepted.

2. That the Subdivision Agreement for Timber Creek East Subdivision Plat 5 is approved.

3. That all easements and rights-of-way for the construction and maintenance of sewers, water mains, water facilities, power lines, gas lines and other public municipal utilities shall be furnished and granted when requested.

4. That Resolution shall be fully binding upon the owners, their assigns, purchasers or successors in interest.

5. That Mayor and City Clerk of the City of Carroll, Iowa, are hereby directed to certify this Resolution and cause the same to be affixed to the said Plat as provided by law.

Passed and approved by the Carroll City Council this 27th day of June, 2016.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CERTIFICATE

State of Iowa)
ss.
Carroll, County)

We, Eric P. Jensen, Mayor and Laura A. Schaefer, City Clerk of the City of Carroll, Iowa hereby certify that at a meeting of the City Council of the City of Carroll, Iowa, held on the 27th day of June, 2016 the attached Resolution was adopted by the City Council of the City of Carroll, Iowa, approved by the Mayor, duly entered into the record of the City Council meeting of that date, and we further certify that the Final Subdivision Plat is found to conform to the law as approved and accepted and we hereby certify this Resolution and cause the same to be affixed to the Final Subdivision Plat as provided by law.

_____
Eric P. Jensen, Mayor

ATTEST:

_____
Laura A. Schaefer, City Clerk

State of Iowa)
ss.
Carroll County)

On this 27th day of June, 2016, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric P. Jensen and Laura A. Schaefer, to me personally known, who, being by me duly sworn did say that they are the Mayor and City Clerk respectively, of the City of Carroll, Iowa, executing the within and foregoing instrument, and that said instrument was signed and sealed on behalf of the City of Carroll, Iowa, by authority of its City Council and that said Mayor and City Clerk, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of the City of Carroll, Iowa, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

Prepared by: City of Carroll, Randall M. Krauel, 112 E. 5th Street, Carroll, IA 51401

SUBDIVISION AGREEMENT
FOR
TIMBER CREEK EAST SUBDIVISION PLAT 5

THIS AGREEMENT made and entered into this 27 day of June, 2016, by and between the City of Carroll, Iowa, a municipal corporation, hereinafter referred to as the "City", and S & G Development Co., LLC, hereinafter referred to as the "Owner/Subdivider".

RECITAL

The Owner/Subdivider owns a tract of land, which contains 20.98 acres more or less and has filed the following referenced exhibits, which are made part of the Agreement.

Exhibit A: Preliminary Plat given Tentative Approval by the City Council on April 25, 2016.

Exhibit B: Public Improvement Construction Documents and Specifications and Standard Drawings.

Exhibit C: Final Plat, Accepted by the City Council on June 27, 2016.

The Owner/Subdivider wishes to Sub-divide a tract to be known as Timber Creek East Subdivision Plat 5, "Subdivision". The Owner/Subdivider has made arrangements for utilities to be provided to each lot and, in conjunction with the City, for sanitary sewer and watermain service to be provided to each lot in the Subdivision except as herein specified.

NOW, THEREFORE, the parties agree as follows:

OBLIGATIONS OF OWNER/SUBDIVIDER

The Owner/Subdivider and all subsequent Owners, developers, successors or assigns of all or part of this Subdivision shall, except as otherwise specified, provide, do, or cause to be done, the following at its sole cost and expense:

1. In addition to the requirements established herein, the Owner/Subdivider shall comply with all applicable laws, rules and regulations, including, but not limited to, the following:

   a. Federal Statutes and Agency Rules. All applicable statutes of the Federal government and rules and regulations of Federal agencies.

   b. State Statutes and Agency Rules. All applicable statutes, rules and regulations of the State of Iowa.

   c. County Regulations and Standards. All applicable regulations and standards of the County of Carroll, Iowa.

   d. City Code, Ordinances, Regulations, Written Policies and Standards. All applicable ordinances, regulations, written policies and standards of the City.

   If there is a conflict between any of the laws, regulations, ordinances, etc. as listed in subparagraphs 1.a. through 1.d., then the applicable law, regulation, ordinance, etc. which imposes a higher standard in effect at the time shall apply.

2. Completion of all Public Improvements as illustrated in Exhibits A & B defined above, including, but not limited to, roadways, storm sewers and appurtenances, watermains and appurtenances, and sanitary sewers and appurtenances. The Public Improvements shall be completed within a period of one (1) year from the date of this Agreement.

3. Complete sidewalks prior to the issuance of a Certificate of Occupancy for any house on any lot or upon demand of the City.

   a. Sidewalks are to be placed as indicated on Exhibits A & B.

   b. The sidewalk extended from the right-of-way line to the curb line shall be considered adjacent to the nearest corner lot.

   c. Sidewalks shall be constructed to comply with the accessibility requirements of the Americans with Disabilities Act (ADA) as amended or interpreted.

4. Pay to the City costs incurred by the City for resident project representation and testing associated with construction of the Public Improvements.

5. Prior to initiating site grading, provide to the City an approved National Pollutant Discharge Elimination System Storm Water Discharge Permit.

6. Prior to beginning construction of Public Improvements, provide to the City approved permits issued by the Iowa Department of Natural Resources for the construction of sanitary sewer and watermain improvements.

7. Utilities shall be placed as illustrated in Exhibit A & B. Utilities, if not illustrated in Exhibit A & B, shall be placed in Utility Easements or on the opposite side of the street from Municipal Utilities.

8. Owner/Subdivider shall pay all costs for the installation of street lights. Street lights shall be installed by MidAmerican Energy Co. Installation shall conform to the City's Street Lighting Policy No. 0701 and Exhibits A & B.

9. Cause to be included in all abstracts the following provisions with respect to easements:

a. Utility Easements. Perpetual easements under, over, through and across property as identified on the Final Plat for the purpose of constructing, reconstructing, repairing, enlarging and maintaining utilities, together with necessary appurtenances thereto.

(1) The utility provider utilizing the Utility Easement shall have the right of access to the Utility Easement and shall have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Utility Easement including, but not limited to, the right to remove any unauthorized obstructions or structures placed or erected within the Utility Easements.

(2) Landscaping, other than lawn grasses, and structures shall not be erected over or within any Utility Easement.

(3) The grade, elevation or contour of any part of any Utility Easement shall not be changed by any owner.

b. Surface Water Flowage Easements. Perpetual easements under, over, through and across property as identified in the Final Plat for the purpose of constructing, reconstructing, repairing, grading and maintaining the surface of the easement in a manner that will permit the free and unobstructed flow of surface water over the easement.

(1) The City shall have the right of access to Surface Water Flowage Easements and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Surface Water Flowage Easements including, but not limited to, the right to remove any unauthorized obstructions or structures placed or erected within the Surface Water Flowage Easements.

(2) Structures, material, devices, things or matter, which could possibly obstruct or impede the normal flow of surface water over the easement.

(3) The grade, elevation or contour of any part of any Surface Water Flowage Easement shall not be changed by any owner.

c. Electrical Easements. Perpetual easements under, over, through and across property as identified on the Final Plat for the exclusive purpose of constructing, reconstructing, repairing, enlarging and maintaining electrical facilities, together with necessary appurtenances thereto.

(1) The electric provider utilizing the Electrical Easements shall have the right of access to the Electrical Easements and shall have all rights of ingress and

egress reasonably necessary for the use and enjoyment of the Electrical Easements including, but not limited to, the right to remove any authorized obstructions or structures placed on or erected within the Electrical Easements.

(2) Landscaping, other than lawn grasses, and structures shall not be erected over or within any Electrical Easement.

(3) The grade, elevation or contour of any part of any Electrical Easement shall not be changed by any owner.

10. The Owner/Subdivider will be responsible for paying all real estate taxes prorated to date of possession on any property dedicated or deeded to the City. If no date of possession is given, then taxes will be prorated to the date the deed is recorded with the Carroll County Recorder.

11. The Owner/Subdivider will be responsible to fulfill all obligations contained in this Agreement. In any action or proceeding relating to this Agreement, the prevailing party to such action shall be entitled to its costs and reasonable attorney's fees, which shall be payable whether or not such action is prosecuted to judgment. "Prevailing party" within the meaning of this paragraph shall include, without limitation, a party who dismisses an action for recovery under this Agreement in exchange for payment of the sums allegedly due, performance of obligations allegedly breached or consideration substantially equal to the relief sought in the action.

12. The Owner/Subdivider further agrees to indemnify and hold the City harmless from any claims or causes of action brought against the City as a result of the negligent design of this Subdivision Owner/Subdivider's negligence in complying with the terms and obligations of this Agreement for a period of five (5) years from the date first above written. Thereafter, the parties hereto understand that the City disclaims any responsibility for the design of the Subdivision.

OBLIGATIONS OF CITY

1. The City shall provide all City services that are available to all other subdivisions within the City.

2. The City shall accept the Final Plat of the Subdivision pursuant to the terms of the Agreement.

3. The City defers the requirements that the Owner/Subdivider complete and dedicate all Public Improvements prior to approving the Final Plat. In lieu of the required performance bond guaranteeing the completion of Public Improvements, the City accepts the Owner/Subdivider's representations included in Paragraphs 2 and 3, Obligations of Owner/Subdivider. The Owner/Subdivider may, at his sole risk, construct Public Improvements, pursuant to this Agreement on dedicated right-of-way or easements at the discretion of the City. The Owner/Subdivider hereby agrees to hold the City harmless and covenant not to sue the City for any of the Owner/Subdivider's activities on the property.

4. Upon Owner/Subdivider's compliance with the terms of this Agreement and upon final completion of construction, the City shall review for acceptance and assumption of the maintenance and repair of all public improvements including roadways/streets, public sanitary sewers (excluding building sewers and "y" branches), storm sewers and watermains within dedicated right-of-way or easements following expiration of the provisions of the maintenance bond.

5. The City Engineering Technician, or designated representative, will be the resident project representative on site during construction as determined necessary by the City to assure successful completion of the Public Improvements.

6. The City shall establish, by Ordinance, special speed zones of 20 miles per hour on all streets within the Subdivision.

CONSENT OF OWNER/SUBDIVIDER

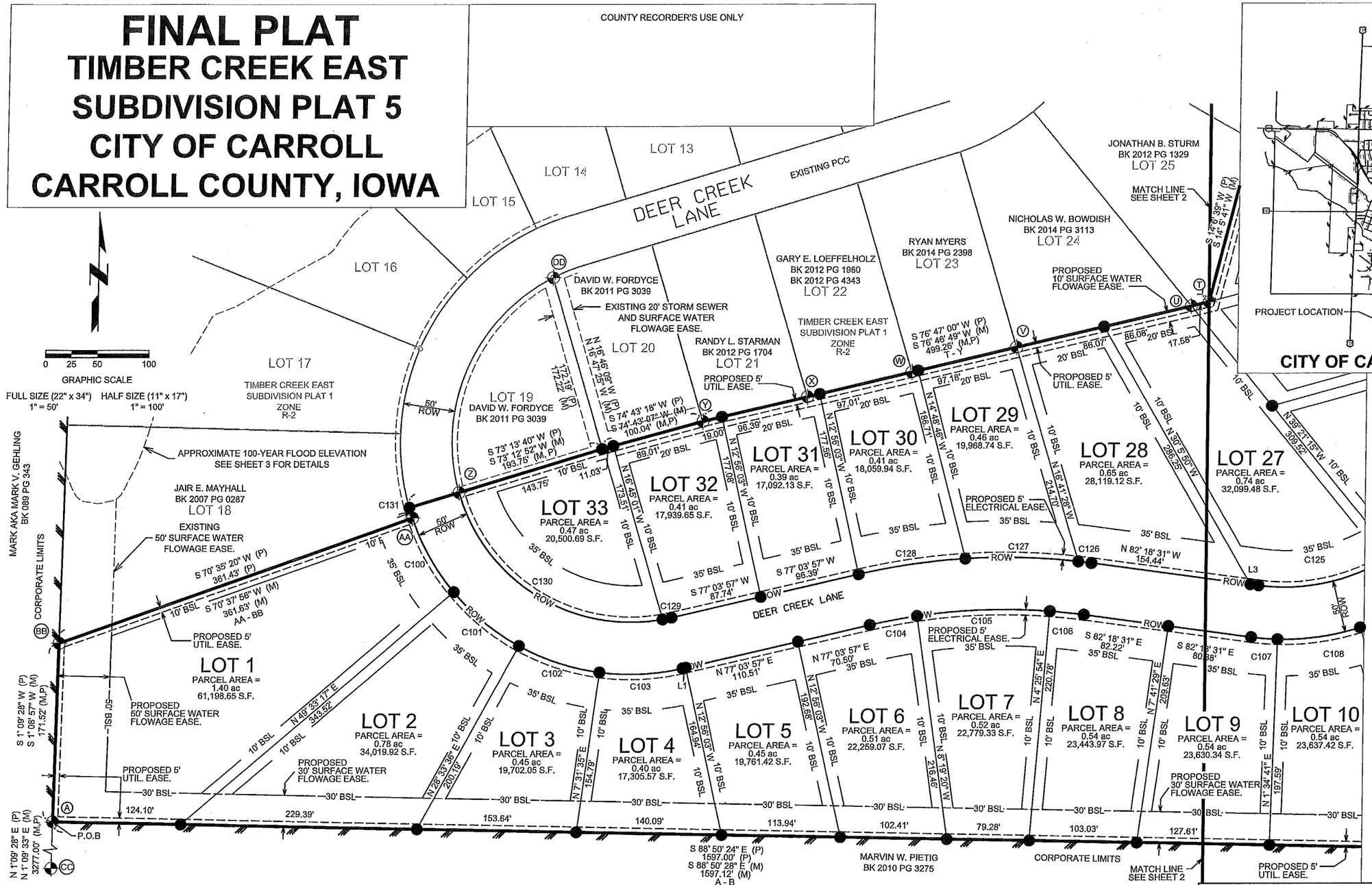
1. The Owner/Subdivider has read and is familiar with the provisions of this Subdivision Agreement and S & G Development Co., LLC, is a manager – managed LLC; the below-named managers have the full authority to act on behalf of the LLC; and this Agreement is signed and approved in the ordinary course of the LLC's business or affairs.

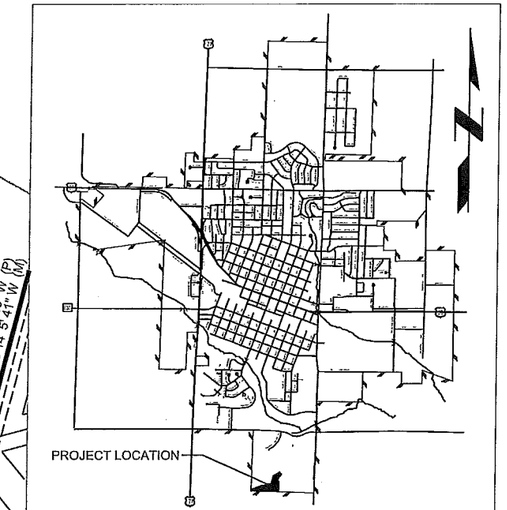
IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

CITY OF CARROLL	S & G Development Co., LLC
By: _____	By: _____
Eric P. Jensen, Mayor	Matthew P. Greteman, Manager
By: _____	By: _____
Laura A. Schaefer, City Clerk	Marty Steffes, Manager

FINAL PLAT
TIMBER CREEK EAST SUBDIVISION PLAT 5
CITY OF CARROLL
CARROLL COUNTY, IOWA

COUNTY RECORDER'S USE ONLY





JEO CONSULTING GROUP INC
800.723.8567

2016 TIMBER CREEK EAST SUBDIVISION PLAT 5 CARROLL, IOWA

FINAL PLAT

OWNER, SUBDIVIDER
S & G DEVELOPMENT Co., LLC
704 W. HWY. 30
CARROLL, IA 51401
712-792-5050

LAND SURVEYOR
MYRON G. DARINGER, PLS
724 SIMON AVENUE
CARROLL, IOWA 51401
712-792-9711

ACREAGE TABLE

TOTAL ACREAGE	20.98 ACRES
NUMBER OF LOTS	33
MIN. LOT AREA	0.39 ACRES
AVG. LOT AREA	0.57 ACRES
MAX. LOT AREA	1.40 ACRES
PUBLIC LAND AREA	0 ACRES
ROW LAND AREA	2.19 ACRES

ZONING:

EXISTING ZONING	A-1
PROPOSED ZONING	R-2

BUILDING SETBACKS:

FRONT YARD	35'
REAR YARD MIN.	20'
SIDE YARD MIN.	10'

ATTACHED GARAGE MAY BE 5' FROM THE SIDE LOT LINE, BUT NOT A STREET LINE.

*NOTE: ALL FRONT YARD BUILDING SETBACK LINES ARE TO BE MEASURED FROM THE STREET RIGHT-OF-WAY.

*NOTE: SEE SHEET 3 FOR LOCATIONS OF ALL FOUND MONUMENTS.

NOTE:
ALL BEARINGS ARE ASSUMED, ALL MONUMENTS SET ARE 5/8"x24" REBAR WITH ORANGE CAP NO. 19758 UNLESS OTHERWISE NOTED. MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION.

LEGEND

CORPORATE LIMITS		MEASURED DISTANCE	M
UTILITY EASEMENT		PLATTED DISTANCE	P
BUILDING SET BACK LINE	10' BSL	RIGHT-OF-WAY	ROW
MONUMENT FOUND		EASEMENT	EASE.
FOUND MONUMENT LABEL	A	UTILITIY	UTIL.
MONUMENT SET ORANGE CAP. NO. 19758		POINT OF BEGINNING	P.O.B

CITY APPROVALS

RECOMMEND FINAL PLAT APPROVAL - PLANNING & ZONING COMMISSION

CHAIRMAN DATE

FINAL PLAT ACCEPTED - CITY OF CARROLL, IOWA

MAYOR DATE

FINAL PLAT APPROVED S & G DEVELOPMENT Co., LLC.

Matthew P. Greteman 5/31/16
MATTHEW P. GRETEMAN, MANAGER DATE

Marty Steffes 5-31-16
MARTY STEFFES, MANAGER DATE

LICENSED PROFESSIONAL LAND SURVEYOR MYRON G. DARINGER 19758 IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE 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.

Myron G. Daringer 5/31/16
SIGNATURE DATE
MYRON G. DARINGER
PRINTED OR TYPED NAME
19758
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 - 4

PROJECT NO.	141631.00
DATE	03/16/2016
DRAWN BY	-Name-
FILE NAME	-
FIELD BOOK	CARROLL 46
FIELD CREW	MGD
SURVEY FILE NO.	141631.00
PLAN IN HAND INITIALS / DATE	PIH INI / PIH DATE
70 PERCENT REVIEW INITIALS / DATE	70% INI / 70% DATE
95 PERCENT REVIEW INITIALS / DATE	95% INI / 95%DATE
REVISIONS	

SHEET 1 OF 4

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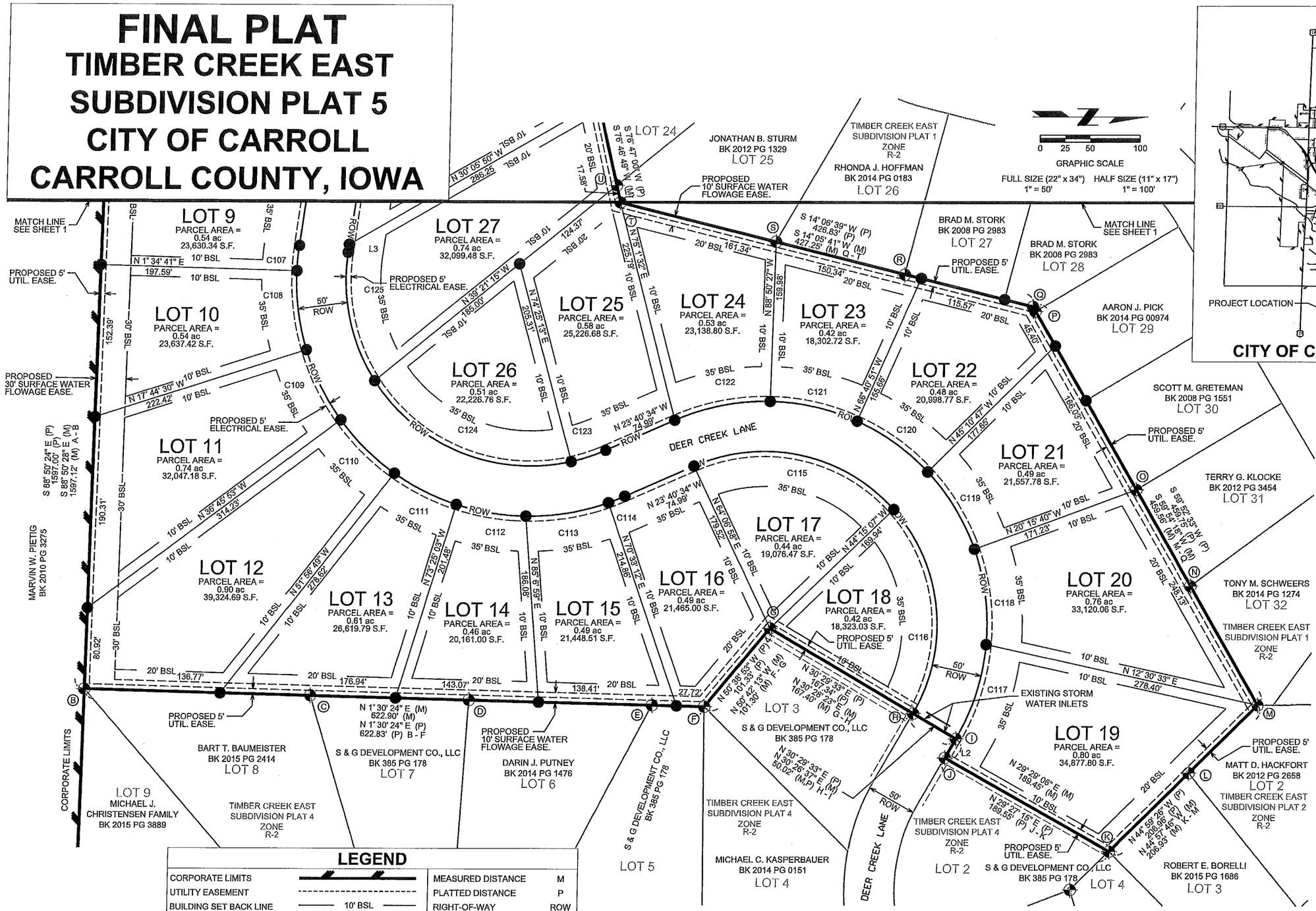
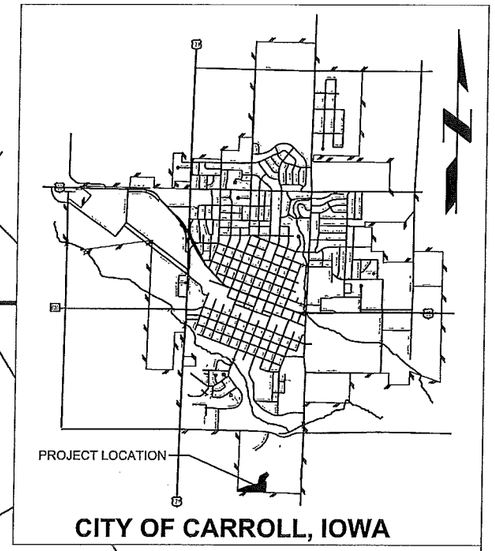
Print Date/Time: 4/30/2016:4:46 PM By: rhalbur

FINAL PLAT
TIMBER CREEK EAST SUBDIVISION PLAT 5
CITY OF CARROLL
CARROLL COUNTY, IOWA





JEO CONSULTING GROUP INC
800.723.8567

2016 TIMBER CREEK EAST SUBDIVISION PLAT 5 CARROLL, IOWA

FINAL PLAT

OWNER, SUBDIVIDER
S & G DEVELOPMENT Co., LLC
704 W. HWY. 30
CARROLL, IA 51401
712-792-5050

LAND SURVEYOR
MYRON G. DARINGER, PLS
724 SIMON AVENUE
CARROLL, IOWA 51401
712-792-9711

ACREAGE TABLE

TOTAL ACREAGE	20.98 ACRES
NUMBER OF LOTS	33
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AVG. LOT AREA	0.57 ACRES
MAX. LOT AREA	1.40 ACRES
PUBLIC LAND AREA	0 ACRES
ROW LAND AREA	2.19 ACRES

ZONING:

EXISTING ZONING	A-1
PROPOSED ZONING	R-2

BUILDING SETBACKS:

FRONT YARD	35'
REAR YARD MIN.	20'
SIDE YARD MIN.	10'

ATTACHED GARAGE MAY BE 5' FROM THE SIDE LOT LINE, BUT NOT A STREET LINE.

*NOTE: ALL FRONT YARD BUILDING SETBACK LINES ARE TO BE MEASURED FROM THE STREET RIGHT-OF-WAY.

*NOTE: SEE SHEET 3 FOR LOCATIONS OF ALL FOUND MONUMENTS.

LEGEND

CORPORATE LIMITS		MEASURED DISTANCE	M
UTILITY EASEMENT		PLATTED DISTANCE	P
BUILDING SET BACK LINE	10' BSL	RIGHT-OF-WAY	ROW
MONUMENT FOUND		EASEMENT	EASE.
FOUND MONUMENT LABEL	(A)	UTILITIY	UTIL.
MONUMENT SET ORANGE CAP. NO. 19758			

NOTE:
ALL BEARINGS ARE ASSUMED. ALL MONUMENTS SET ARE 5/8"x24" REBAR WITH ORANGE CAP NO. 19758 UNLESS OTHERWISE NOTED. MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION.

PROJECT NO.	141631.00
DATE	03/16/2016
DRAWN BY	-Name-
FILE NAME	-
FIELD BOOK	CARROLL 46
FIELD CREW	MGD
SURVEY FILE NO.	141631.00
PLAN IN HAND INITIALS / DATE	PIH INI / PIH DATE
70 PERCENT REVIEW INITIALS / DATE	70% INI / 70% DATE
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REVISIONS	

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FINAL PLAT
TIMBER CREEK EAST SUBDIVISION PLAT 5
CITY OF CARROLL
CARROLL COUNTY, IOWA

LEGEND

MEASURED DISTANCE	M
PLATTED DISTANCE	P
POINT OF BEGINNING	P.O.B
RECORDED DISTANCE	R
RIGHT-OF-WAY	ROW
MONUMENT FOUND	⊕
FOUND MONUMENT LABEL	Ⓐ
MONUMENT SET ORANGE CAP. NO. 19758	●

APPROXIMATE 100-YEAR FLOOD ELEVATION

(CARROLL COUNTY, IA INST. NO. 002225 BK. 381 PG. 366)
PROPERTY LOCATED IN OUTLOT A TIMBER CREEK SUBDIVISION DESCRIBED AS FOLLOWS:

THE PROPERTY IS GENERALLY LOCATED BETWEEN THE UNNAMED TRIBUTARY TO THE MIDDLE RACCOON RIVER AND A LINE FOLLOWING VERTICAL CONTOUR ELEVATIONS BEGINNING AT ELEVATION 1226.1 (NAVD 88) AT THE NORTHERLY BOUNDARY OF OUTLOT A AND EXTENDING SOUTHWESTERLY TO ELEVATION 1234.0 (NAVD 88) AT THE SOUTHERLY BOUNDARY OF OUTLOT A.

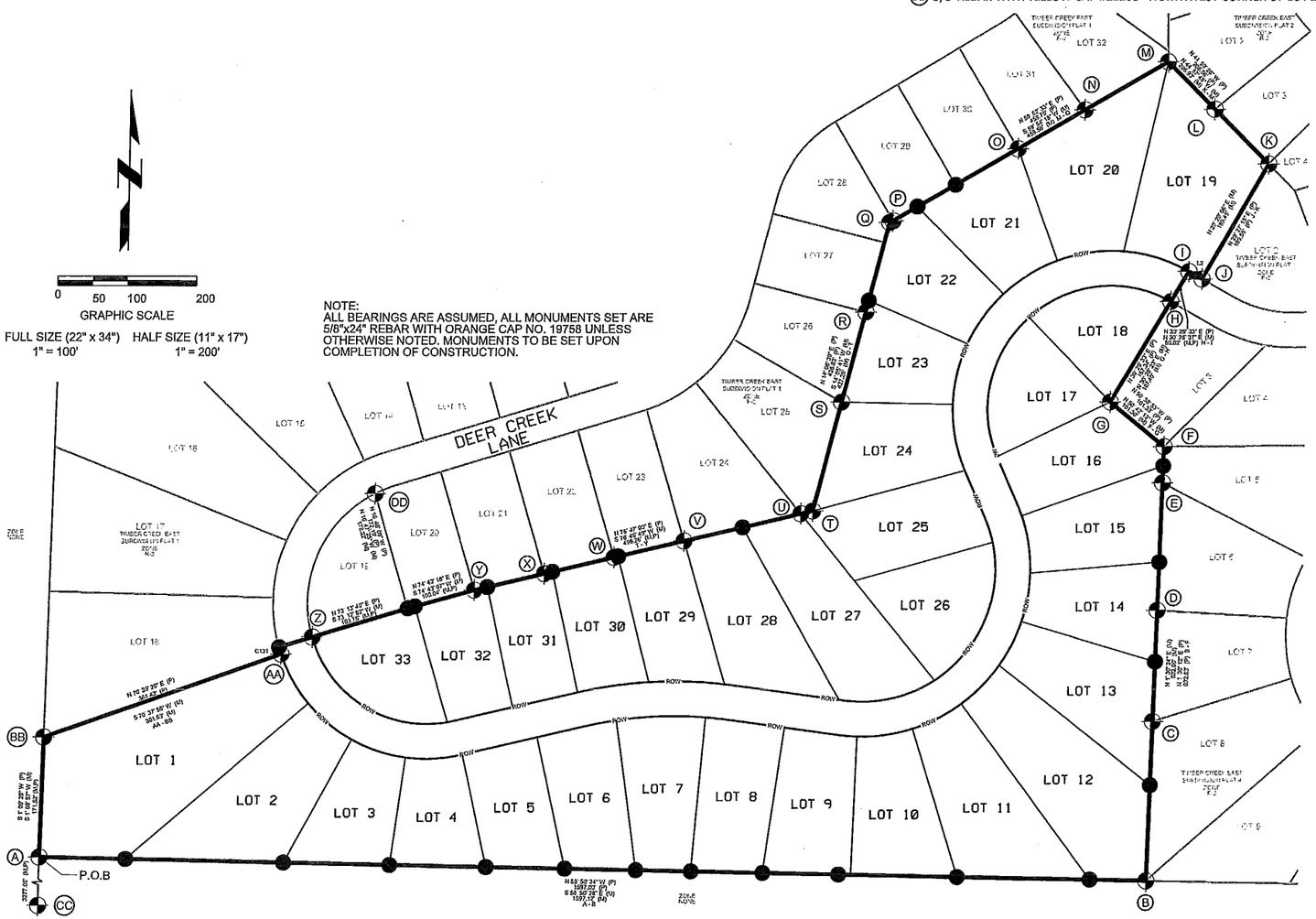
THE APPROXIMATE 100-YEAR FLOOD ELEVATION SHOWN ALONG THE UNNAMED TRIBUTARY TO THE MIDDLE RACCOON RIVER WAS PROVIDED BY THE CITY OF CARROLL.

FOUND MONUMENTS

Ⓐ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF OUTLOT 'A'.
Ⓑ 5/8" REBAR WITH YELLOW CAP #21443 - SOUTHWEST CORNER OF LOT 9 OF TIMBER CREEK EAST SUBDIVISION PLAT 4.
Ⓒ 5/8" REBAR WITH YELLOW CAP #21443 - NORTHWEST CORNER OF LOT 8 OF TIMBER CREEK EAST SUBDIVISION PLAT 4. FOUND MONUMENT IS 0.22' WEST OF BOUNDARY LINE.
Ⓓ 5/8" REBAR WITH YELLOW CAP #21443 - NORTHWEST CORNER OF LOT 7 OF TIMBER CREEK EAST SUBDIVISION PLAT 4. FOUND MONUMENT IS 0.15' WEST OF BOUNDARY LINE.
Ⓔ 5/8" REBAR WITH YELLOW CAP #21443 - NORTHWEST CORNER OF LOT 6 OF TIMBER CREEK EAST SUBDIVISION PLAT 4.
Ⓕ 5/8" REBAR WITH YELLOW CAP #21443 - NORTHWEST CORNER OF LOT 5 OF TIMBER CREEK EAST SUBDIVISION PLAT 4.
Ⓖ 5/8" REBAR WITH YELLOW CAP #21443 - SOUTHWEST CORNER OF LOT 3 OF TIMBER CREEK EAST SUBDIVISION PLAT 4.
Ⓗ 5/8" REBAR WITH YELLOW CAP #21443 - NORTHWEST CORNER OF LOT 3 OF TIMBER CREEK EAST SUBDIVISION PLAT 4.
Ⓘ 5/8" REBAR WITH YELLOW CAP #21443 - RIGHT-OF-WAY CORNER OF TIMBER CREEK EAST SUBDIVISION PLAT 4.
Ⓙ 5/8" REBAR WITH YELLOW CAP #21443 - SOUTHWEST CORNER OF LOT 2 OF TIMBER CREEK EAST SUBDIVISION PLAT 4.
Ⓚ 5/8" REBAR WITH ORANGE CAP #19758 - SOUTHWEST CORNER OF LOT 4 OF TIMBER CREEK EAST SUBDIVISION PLAT 2.
Ⓛ 5/8" REBAR WITH ORANGE CAP #19758 - SOUTHWEST CORNER OF LOT 3 OF TIMBER CREEK EAST SUBDIVISION PLAT 2.
Ⓜ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHEAST CORNER OF LOT 32 OF TIMBER CREEK EAST SUBDIVISION PLAT 1.
Ⓝ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 32 OF TIMBER CREEK EAST SUBDIVISION PLAT 1. FOUND MONUMENT IS 0.13' SOUTHEAST OF BOUNDARY LINE.
Ⓞ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 31 OF TIMBER CREEK EAST SUBDIVISION PLAT 1. FOUND MONUMENT IS 0.20' SOUTHEAST OF BOUNDARY LINE.
Ⓟ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 29 OF TIMBER CREEK EAST SUBDIVISION PLAT 1. FOUND MONUMENT IS 0.32' SOUTHEAST OF BOUNDARY LINE.
Ⓠ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHEAST SIDE OF LOT 28 OF TIMBER CREEK EAST SUBDIVISION PLAT 1.
Ⓡ 5/8" REBAR WITH YELLOW CAP #12108 - NORTHEAST CORNER OF LOT 26 OF TIMBER CREEK EAST SUBDIVISION PLAT 1. FOUND MONUMENT IS 0.27' EAST OF BOUNDARY LINE.
Ⓢ 5/8" REBAR WITH YELLOW CAP #12108 - NORTHEAST CORNER OF LOT 25 OF TIMBER CREEK EAST SUBDIVISION PLAT 1.
Ⓣ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHEAST SIDE OF LOT 25 OF TIMBER CREEK EAST SUBDIVISION PLAT 1.
Ⓤ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHEAST CORNER OF LOT 24 OF TIMBER CREEK EAST SUBDIVISION PLAT 1. FOUND MONUMENT IS 0.15' NORTHWEST OF BOUNDARY LINE.
Ⓥ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 24 OF TIMBER CREEK EAST SUBDIVISION PLAT 1.
Ⓦ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 23 OF TIMBER CREEK EAST SUBDIVISION PLAT 1.
Ⓧ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 22 OF TIMBER CREEK EAST SUBDIVISION PLAT 1.
Ⓨ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 21 OF TIMBER CREEK EAST SUBDIVISION PLAT 1.
Ⓩ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 19 OF TIMBER CREEK EAST SUBDIVISION PLAT 1.
Ⓐⓐ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHEAST CORNER OF LOT 18 OF TIMBER CREEK EAST SUBDIVISION PLAT 1.
Ⓑⓑ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 18 OF TIMBER CREEK EAST SUBDIVISION PLAT 1.
Ⓒⓒ PK NAIL IN ASPHALT. SW CORNER OF THE SE QUARTER SECTION 36, TOWNSHIP 84 NORTH, RANGE 35 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA. NORTHING - 3478908.09' - EASTING - 4549329.86'
Ⓓⓓ 5/8"REBAR WITH YELLOW CAP #12108 - NORTHWEST CORNER OF LOT 20 OF TIMBER CREEK EAST SUBDIVISION PLAT 1.

0 50 100 200
GRAPHIC SCALE
FULL SIZE (22" x 34") 1" = 100' HALF SIZE (11" x 17") 1" = 200'

NOTE:
ALL BEARINGS ARE ASSUMED, ALL MONUMENTS SET ARE 5/8"x24" REBAR WITH ORANGE CAP NO. 19758 UNLESS OTHERWISE NOTED. MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 77° 03' 57" E	3.12'
L2	S 60° 34' 55" E	21.77'
L3	N 82° 18' 31" W	8.16'

CURVE TABLE

ELEMENT	RADIUS	DELTA	TANGENT1	LENGTH	DIRECTION	CHORD DISTANCE
CURVE C100	225'	20° 59' 60"	41.70'	82.47'	S 29° 55' 51" E	82.01'
CURVE C101	225'	20° 59' 09"	41.67'	82.41'	S 50° 55' 25" E	81.95'
CURVE C102	225'	21° 03' 26"	41.82'	82.69'	S 71° 56' 43" E	82.23'
CURVE C103	225'	20° 27' 37"	40.61'	80.35'	N 87° 17' 46" E	79.92'
CURVE C104	575'	04° 36' 43"	23.15'	46.28'	N 79° 22' 19" E	46.27'
CURVE C105	575'	12° 45' 14"	64.26'	127.99'	N 88° 03' 17" E	127.73'
CURVE C106	575'	03° 15' 35"	16.36'	32.71'	S 83° 56' 19" E	32.71'
CURVE C107	238'	06° 06' 47"	12.72'	25.41'	S 85° 21' 55" E	25.40'
CURVE C108	238'	19° 19' 15"	40.54'	80.31'	N 81° 55' 04" E	79.93'
CURVE C109	238'	19° 01' 21"	39.90'	79.07'	N 62° 44' 46" E	78.71'
CURVE C110	238'	18° 30' 08"	38.79'	76.91'	N 43° 59' 01" E	76.57'
CURVE C111	238'	16° 52' 09"	35.32'	70.12'	N 26° 17' 53" E	69.87'
CURVE C112	238'	17° 03' 05"	35.70'	70.88'	N 09° 20' 16" E	70.62'
CURVE C113	238'	20° 15' 32"	42.55'	84.21'	N 09° 19' 02" W	83.77'
CURVE C114	238'	04° 13' 46"	8.79'	17.58'	N 21° 33' 41" W	17.58'
CURVE C115	175'	71° 33' 55"	126.13'	218.58'	N 12° 06' 24" E	204.65'
CURVE C116	175'	71° 35' 24"	126.19'	218.66'	N 83° 41' 03" E	204.71'
CURVE C117	225'	25° 19' 04"	50.54'	99.42'	N 72° 57' 56" W	98.62'
CURVE C118	225'	24° 38' 13"	49.13'	96.75'	S 82° 03' 26" W	96.01'
CURVE C119	225'	23° 13' 44"	46.25'	91.22'	S 58° 07' 28" W	90.60'
CURVE C120	225'	22° 22' 52"	44.51'	87.89'	S 35° 19' 09" W	87.33'
CURVE C121	225'	22° 58' 10"	45.71'	90.20'	S 12° 38' 38" W	89.60'
CURVE C122	225'	24° 50' 07"	49.54'	97.53'	S 11° 15' 30" E	96.77'
CURVE C123	188'	11° 08' 01"	18.34'	36.56'	S 18° 06' 33" E	36.51'
CURVE C124	188'	69° 16' 39"	129.99'	227.51'	S 22° 05' 47" W	213.90'
CURVE C125	188'	40° 57' 22"	70.27'	134.50'	S 77° 12' 48" W	131.66'
CURVE C126	625'	01° 09' 41"	6.34'	12.67'	N 82° 53' 22" W	12.67'
CURVE C127	625'	09° 57' 59"	54.50'	108.72'	N 88° 27' 12" W	108.58'
CURVE C128	625'	09° 29' 51"	51.92'	103.60'	S 81° 48' 53" W	103.48'
CURVE C129	175'	02° 50' 05"	4.33'	8.66'	S 78° 29' 00" W	8.66'
CURVE C130	175'	83° 18' 31"	155.67'	254.45'	N 58° 26' 42" W	232.62'
CURVE C131	225'	02° 38' 29"	5.19'	10.37'	S 18° 07' 00" E	10.37'

JEO CONSULTING GROUP INC
800.723.8567

2016
TIMBER CREEK
EAST SUBDIVISION
PLAT 5
CARROLL, IOWA

FINAL PLAT

PROJECT NO.	141631.00
DATE	03/16/2016
DRAWN BY	-Name-
FILE NAME	-
FIELD BOOK	CARROLL 46
FIELD CREW	MGD
SURVEY FILE NO.	141631.00
PLAN IN HAND INITIALS / DATE	PIH INI / PIH DATE
70 PERCENT REVIEW INITIALS / DATE	70% INI / 70% DATE
95 PERCENT REVIEW INITIALS / DATE	95% INI / 95%DATE
REVISIONS	

Plot Driver Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\pltcfg\Half_Size_PDF_B&W.pltcfg
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File Name and Location: P:\Engineering\141631.00 - S and G Development Timber Creek East - Phase 5\7 Design\2 Drawings\Sheets\S-141631.00-FINAL PLAT 3.dgn
Plot Date/Time: 4/20/2016 4:40:50 PM By: rhalbur

FINAL PLAT
TIMBER CREEK EAST SUBDIVISION PLAT 5
CITY OF CARROLL
CARROLL COUNTY, IOWA

Plot Driver Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspaces\Standards\dgn\Half_Size_PDF_BW.pltcfg
Pen Table Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspaces\Standards\standards\JEO_pentable.tbl

BOUNDARY DESCRIPTION

TIMBER CREEK EAST SUBDIVISION PLAT 5, CITY OF CARROLL, CARROLL COUNTY, IOWA, WHICH THE EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER SECTION 36, TOWNSHIP 84 NORTH, RANGE 35 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA; THENCE N 01° 09' 33" E (ASSUMED BEARING), A DISTANCE OF 3,277.00 FEET TO A 5/8" REBAR (YELLOW CAP 12108), SAID POINT BEING THE SOUTHWEST CORNER OF OUTLOT A IN THE NORTHEAST QUARTER OF SAID SECTION, ALSO BEING THE POINT OF BEGINNING (P.O.B.),

THENCE S 88° 50' 28" E ON THE SOUTH LINE OF SAID OUTLOT A, A DISTANCE OF 1,597.12 FEET TO A 5/8"REBAR (YELLOW CAP 21443), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 8 TIMBER CREEK EAST SUBDIVISION PLAT 4;

THENCE N 01° 30' 24" E ON THE WEST LINE OF SAID PLAT 4, A DISTANCE OF 622.90 FEET TO A 5/8" REBAR (YELLOW CAP 21443), SAID POINT BEING THE SOUTHEAST CORNER OF LOT 3 OF SAID PLAT 4;

THENCE N 50° 42' 13" W ON THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 101.30 FEET TO A 5/8" REBAR (YELLOW CAP 21443), SAID POINT BEING ON THE SOUTHWEST CORNER OF LOT 3 OF SAID PLAT 4;

THENCE N 30° 28' 23" E ON THE WEST LINE OF SAID LOT 3 OF SAID PLAT 4, A DISTANCE OF 167.40 FEET TO A 5/8" REBAR (YELLOW CAP 21443), SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF DEER CREEK LANE;

THENCE N 30° 26' 37" E ON THE WEST LINE OF SAID PLAT 4, A DISTANCE OF 50.02 FEET TO A 5/8" REBAR (YELLOW CAP 21443), SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF DEER CREEK LANE;

THENCE S 60° 34' 55" E ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 21.77 FEET TO A 5/8" REBAR (YELLOW CAP 21433), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 2 IN SAID PLAT 4;

THENCE N 29° 29' 06" E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 189.45 FEET TO A 5/8" REBAR (ORANGE CAP 19758), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 4 OF TIMBER CREEK EAST SUBDIVISION PLAT 2;

THENCE N 44° 57' 46" W ON THE SOUTHWESTERLY SIDE OF SAID PLAT 2, A DISTANCE OF 206.93 FEET TO A 5/8" REBAR (YELLOW CAP 12108), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID PLAT 2;

THENCE S 59° 54' 18" W ON THE SOUTH LINE OF TIMBER CREEK EAST PLAT 1, A DISTANCE OF 459.56 FEET TO A 5/8"REBAR (YELLOW CAP 12108);

THENCE S 14° 05' 41" W ON THE SOUTH LINE OF SAID PLAT 1, A DISTANCE OF 427.25 FEET TO A 5/8"REBAR (YELLOW CAP 12108);

THENCE S 76° 46' 49" W ON THE SOUTH LINE OF SAID PLAT 1, A DISTANCE OF 499.26 FEET TO A 5/8"REBAR (YELLOW CAP 12108), SAID POINT BEING THE SOUTHEAST CORNER OF LOT 20 OF SAID PLAT 1;

THENCE S 74° 43' 07" W ON THE SOUTH LINE OF SAID PLAT 1, A DISTANCE OF 100.04 FEET TO A 5/8"REBAR (ORANGE CAP 19758), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 20 OF SAID PLAT 1;

THENCE S 73° 12' 52" W ON THE SOUTH LINE OF SAID PLAT 1, A DISTANCE OF 143.75 FEET TO A 5/8"REBAR (YELLOW CAP 12108), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 19 OF SAID PLAT 1 AND ON THE EAST RIGHT OF WAY LINE OF DEER CREEK LANE;

THENCE S 73° 12' 52" W ON THE SOUTH LINE OF SAID PLAT 1, A DISTANCE OF 50.00 FEET TO A 5/8"REBAR (ORANGE CAP 19758), SAID POINT BEING THE WEST RIGHT OF WAY LINE OF DEER CREEK LANE AND TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ON A 225.00 FOOT RADUIS CURVE TO THE LEFT, BEING ON SAID WEST RIGHT OF WAY LINE, AN ARC DISTANCE OF 10.37 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S 18° 07' 00" E, 10.37 FEET;

THENCE S 70° 37' 56" W ON THE SOUTH LINE OF LOT 18 OF SAID PLAT 1, A DISTANCE OF 361.63 FEET TO A 5/8" REBAR (YELLOW CAP 12108), SAID POINT BEING ON THE WEST LINE OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36;

THENCE S 01° 08' 57" W ON SAID SECTION LINE, A DISTANCE OF 171.52 FEET TO THE POINT OF BEGINNING (P.O.B.).
THE ABOVE DESCRIBED PARCEL CONTAINS 20.98 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: S & G DEVELOPMENT CO., LLC.

File name and Location: I:\Engineering\141631.00 - S and G Development Timber Creek East - Phase 5\7 Design\2 Drawings\Sheets\S-141631.00-FINAL PLAT 4.dgn
Print Date/Time: 4/20/2016 4:44:32 PM By: thalbur

DEDICATION:

KNOW ALL MEN BY THESE PRESENT: THAT S & G DEVELOPMENT Co., LLC IS THE OWNER OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TIMBER CREEK EAST SUBDIVISION PLAT 5. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF ITS PROPERTY AS SHOWN ON THIS PLAT. ALL STREET RIGHT-OF-WAY CONTAINED WITHIN THE PERIMETER OF THIS SUBDIVISION AS SHOWN HEREON ARE HEREBY TENDERED FOR PUBLIC USE. SAID OWNER FURTHER GRANTS PERPETUAL UTILITY EASEMENTS, ELECTRICAL EASEMENTS, AND SURFACE WATER FLOWAGE EASEMENTS TO THE CITY OF CARROLL AND ANY PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY THE LICENSEES OF SAID SUBDIVISION TO BUILD, ERECT, MAINTAIN AND OR REPAIR THE FOLLOWING: WATERLINES, DRAINAGE FACILITIES, NATURAL GAS LINES, WIRES AND CABLES FOR CARRYING TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION AND RECEPTION OF SIGNALS AND SOUNDS OF ALL KINDS ON, OVER, THROUGH, UNDER AND ACROSS ALL STRIPS OF LAND LABELED AS UTILITY, ELECTRICAL EASEMENTS, OR SURFACE WATER FLOWAGE EASEMENTS ON THIS PLAT. THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA SHALL NOT BE CHANGED WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY OF CARROLL. NO LANDSCAPING OR STRUCTURE SHALL BE ERECTED OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN APPROVAL OF THE CITY OF CARROLL.

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP:

COMMUNITY PANEL NUMBER: 190041 0005 B
MARCH 19, 1990
ZONE X (NON-FLOOD PLAIN)

BENCH MARK:

1) 1243.61 (FT) NAVD 88,
MONUMENT TYPE: PK NAIL TOP OF WEST CURB
LOCATION: STATION 23+19 +/-

2) 1243.56 (FT) NAVD 88,
MONUMENT TYPE: PK NAIL TOP OF EAST CURB
LOCATION: STATION 23+18 +/-

TABLE OF LOTS

LOT	AREA (ACRES)	AREA (S.F.)
1	1.40	61,198.65
2	0.78	34,019.92
3	0.45	19,702.05
4	0.40	17,305.57
5	0.45	19,761.42
6	0.51	22,259.07
7	0.52	22,779.33
8	0.54	23,443.97
9	0.54	23,630.34
10	0.54	23,637.42
11	0.74	32,047.18
12	0.90	39,324.69
13	0.61	26,619.79
14	0.46	20,161.00
15	0.49	21,448.51
16	0.49	21,465.00
17	0.44	19,076.47
18	0.42	18,323.03
19	0.80	34,877.80
20	0.76	33,120.06
21	0.49	21,557.78
22	0.48	20,998.77
23	0.42	18,302.72
24	0.53	23,138.80
25	0.58	25,226.68
26	0.51	22,226.76
27	0.74	32,099.48
28	0.65	28,119.12
29	0.46	19,968.74
30	0.41	18,059.94
31	0.39	17,092.13
32	0.41	17,939.65
33	0.47	20,500.69

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2016
TIMBER CREEK
EAST SUBDIVISION
PLAT 5
CARROLL, IOWA

FINAL PLAT

PROJECT NO.	141631.00
DATE	03/16/2016
DRAWN BY	-Name-
FILE NAME	-
FIELD BOOK	CARROLL 46
FIELD CREW	MGD
SURVEY FILE NO.	141631.00
PLAN IN HAND INITIALS	PIH INI
PLAN IN HAND DATE	PIH DATE
70 PERCENT REVIEW INITIALS	70% INI
70 PERCENT REVIEW DATE	70% DATE
95 PERCENT REVIEW INITIALS	95% INI
95 PERCENT REVIEW DATE	95%DATE
REVISIONS	