

INDEX LEGEND

County: HENRY
Section: 26 Township: 71 N Range: 05 W
Aliquot Part: NW 1/4 - SW 1/4
City: NEW LONDON
Subdivision: N/A
Block: N/A
Lot(s): N/A
Proprietor: CITY of NEW LONDON
Requested By: CITY of NEW LONDON

Prepared by & Return to: French-Reneker-Associates, Inc., 1501 S. Main St., Fairfield, IA 52556, Phone: (641) 472-5145, Surveyor: Jason C. Hull

FINAL PLAT

PINE STREET SUBDIVISION - FIRST ADDITION

PINE STREET SUBDIVISION, FIRST ADDITION

A part of Auditor's Parcel "2008-064" in the Northwest Quarter of the Southwest Quarter of Section 26, Township 71 North, Range 05 West of the Fifth Principal Meridian, Henry County, Iowa, as shown on a Plat of Survey prepared by Craig J. Steffensmeier, recorded as Document Number 3422 in Book 2008-3422 in the Henry County Recorder's Office, also designated as Pine Street Subdivision, and being more particularly described as follows:

Commencing at the Northeasterly Corner of said Auditor's Parcel "2008-064", said point also being the Northeasterly Corner of the Adams Street Subdivision; thence South 27 degrees 41 minutes 21 seconds West along the easterly line of said Auditor's Parcel "2008-064" a distance of 302.67 feet to the southerly line of said Adams Street Subdivision, and the Point of Beginning; thence continuing South 27 degrees 41 minutes 21 seconds West along the easterly line of said Auditor's Parcel "2008-064" a distance of 670.41 feet; thence South 38 degrees 55 minutes 59 seconds West along the easterly line of said Auditor's Parcel "2008-064" a distance of 476.73 feet; thence North 48 degrees 19 minutes 20 seconds West a distance of 182.72 feet; thence North 33 degrees 05 minutes 42 seconds East a distance of 814.09 feet; thence North 80 degrees 14 minutes 30 seconds West a distance of 264.22 feet; thence Northwesterly along a curve, concave southwesterly, a distance of 18.14 feet, said curve having a radius of 220.00 feet, a central angle of 04 degrees 43 minutes 26 seconds Left, a chord bearing of North 82 degrees 36 minutes 13 seconds West, and a chord length of 18.13 feet; thence North 05 degrees 02 minutes 03 seconds East a distance of 211.47 feet to the southerly line of said Adams Street Subdivision; thence South 80 degrees 14 minutes 30 seconds East along said southerly line a distance of 571.15 feet to the Point of Beginning, containing 6.69 acres, including 0.93 acres of presently established road easement.

DEVLEOPER: CITY of NEW LONDON
112 WEST MAIN ST.
NEW LONDON, IA 52645

PLANNER: FRENCH-RENEKER-ASSOCIATES, INC.
1501 S. MAIN ST.
FAIRFIELD, IA 52556

Drawn By:	JCH
Date:	9-23-19
Project No.	19-070
Sheet	1 of 2

* ALL BEARINGS AND DISTANCES ARE THE RESULT OF GPS OBSERVATIONS, IA RCS, ZONE 14. *

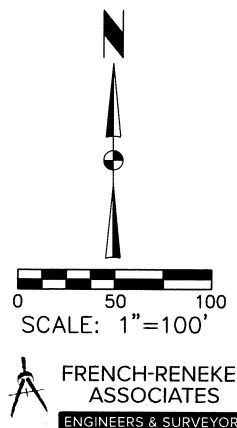
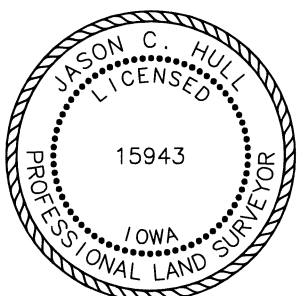
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Jason C. Hull, P.L.S. date

License number 15943

My license renewal date is December 31, 2020

Pages or sheets covered by this seal: SHEETS 1 & 2



FINAL PLAT - PINE STREET SUBDIVISION - FIRST ADDITION

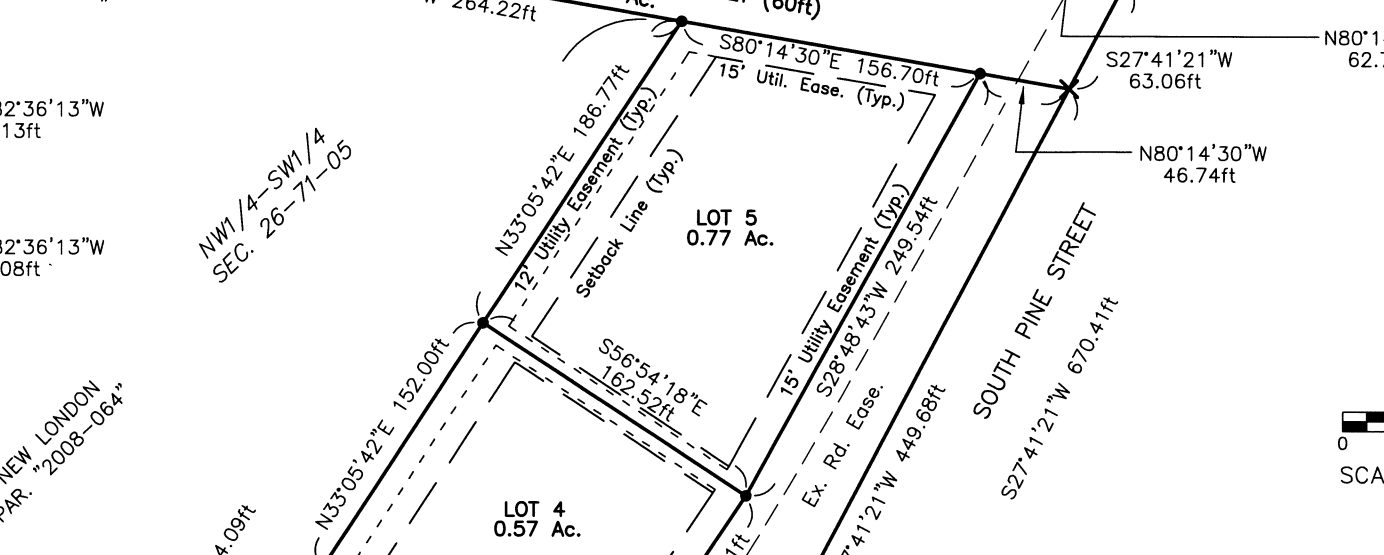
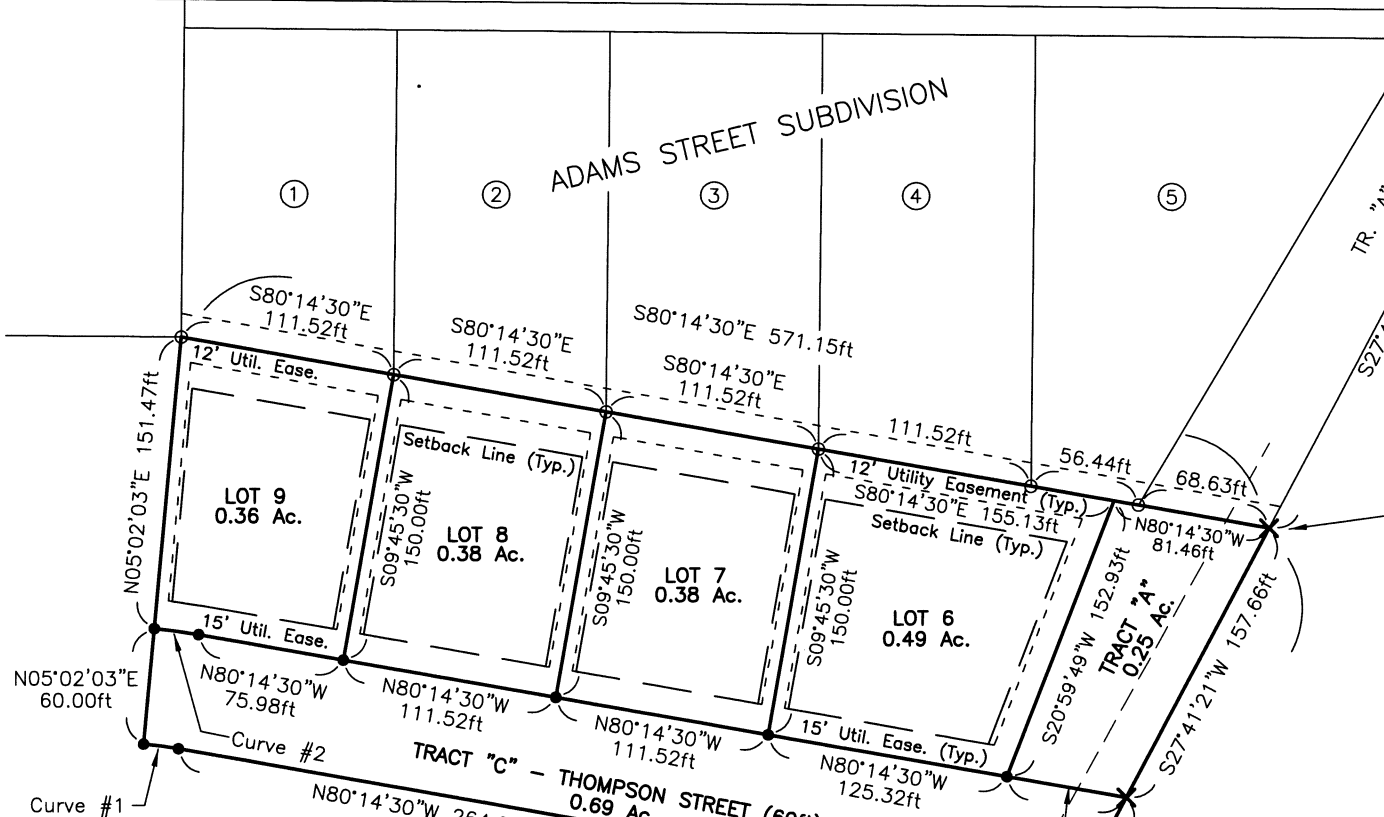
NW CORNER, SW1/4
SEC. 26-71-05
FND. 5/8" RBR.

NE CORNER, SW1/4
SEC. 26-71-05
FND. 5/8" RBR.
W/CAP #5673

N89°41'56"W 1065.21ft

WEST ADAMS ST.

ADAMS STREET SUBDIVISION



C1: I = 04°43'26"L
R = 220.00ft
L = 18.14ft
Chord Bearing = N82°36'13"W
Chord Length = 18.13ft

C2: I = 04°43'26"L
R = 280.00ft
L = 23.09ft
Chord Bearing = N82°36'13"W
Chord Length = 23.08ft

CITY OF NEW LONDON
AUD. PAR. "2008-064"

NW1/4-SW1/4
SEC. 26-71-05



0 50 100
SCALE: 1" = 100'

NOTES:

Current Zoning - R-1 One Family Residential District

Front Yard: Each main building shall have a front yard depth of not less than 15 feet. On corner lots, there shall be a front yard of not less than 15 feet, and a side yard on the intersecting street of not less than 15 feet.

Side Yard: There shall be a side yard of not less than 8 feet on each side of the main building.

Rear Yard: There shall be a rear yard of not less than 25 feet to the rear of the main building.

Intensity of Use: Every lot or tract of land upon which a dwelling is erected shall have an area of not less than 7,000 square feet for a single-family dwelling and an area of not less than 20,000 square feet for a two-family dwelling, and a minimum average width of not less than 50 feet.

Height Regulations: No building shall exceed two and one-half stories or 30 feet in height.

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LEGEND:	SECTION CORNER..... \triangle	FOUND 5/8" REBAR W/CAP #15943..... \circ	SET 5/8"x30" REBAR W/ORANGE PLASTIC CAP #15943..... \bullet	Drawn By: JCH
	SET "MAG-NAIL"..... \times	FOUND "MAG-MAIL"..... \boxtimes		Date: 9-23-19
				Project No. 19-070
				Sheet 2 of 2

