

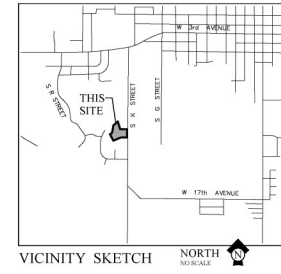
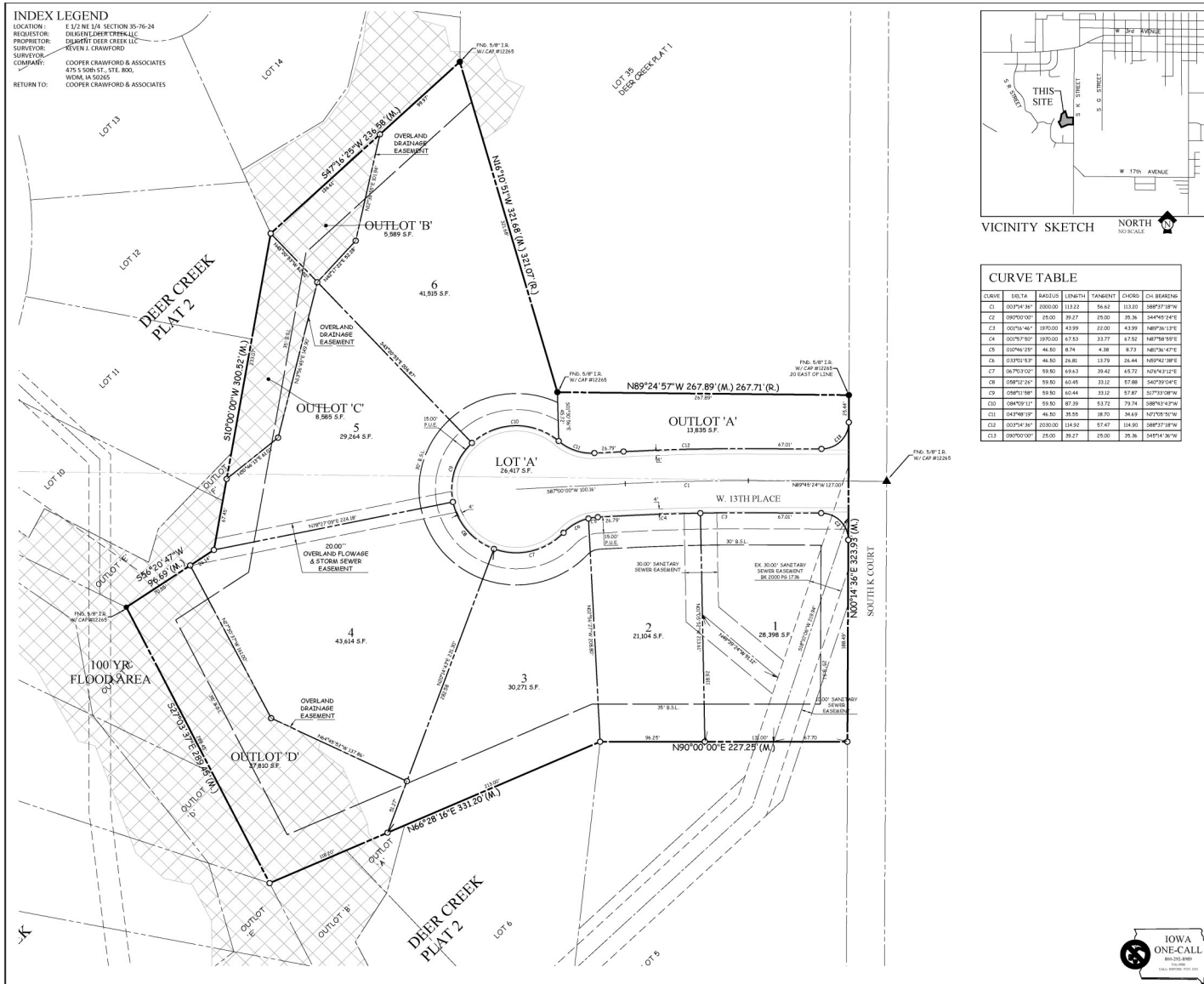
# Deer Creek | Indianola, Iowa

## Plat 3

Lot #	Address	Sq. Ft.	Configuration	GOR/GOL	Price	Status
1	1301 W 13th Place	28,398	Walkout		\$89,900	Available
2	1303 W 13th Place	21,104	Walkout		\$99,900	Available
4	1307 W 13th Place	43,614	Walkout		\$119,900	Available

# Deer Creek | Indianola, Iowa

# Plat 3



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	207°34'34"	2000.00	113.22	56.82	113.22	S88°27'18"W
C2	290°00'00"	25.00	39.27	25.00	39.28	S45°00'00"E
C3	207°34'34"	1970.00	43.99	22.00	43.99	N87°34'12"E
C4	207°34'34"	1970.00	47.83	33.77	47.82	N87°58'55"E
C5	207°34'34"	46.80	8.74	4.38	8.73	N87°34'47"E
C6	232°01'03"	46.80	24.81	13.75	24.84	N87°34'38"E
C7	267°32'07"	59.80	69.63	36.62	69.62	N26°32'07"E
C8	289°32'24"	59.80	60.45	33.12	60.45	S47°32'04"E
C9	289°31'58"	59.80	60.44	33.12	60.45	S47°32'04"E
C10	289°31'11"	59.80	67.20	37.74	67.20	S88°34'42"W
C11	289°31'07"	46.80	25.83	18.07	25.83	N77°31'07"W
C12	207°34'34"	2030.00	114.92	57.47	114.90	S88°27'18"W
C13	290°00'00"	25.00	39.27	25.00	39.28	S45°00'00"W

## FINAL PLAT DEER CREEK PLAT 3

**OWNER / DEVELOPER**  
 DILIGENT DEER CREEK, LLC  
 1219 STAFFORD SQ.  
 CLIVE, IA 50325  
 515-243-0700

**ZONING**  
 RS SINGLE FAMILY DWELLING

**SETBACKS**  
 FRONT YARD: 30'  
 REAR YARD: 30'  
 SIDE YARD: 30' ONE STORY  
 25' TWO OR MORE STORIES  
 25' SIDE STREET CORNER LOT

**UTILITIES**  
 SANITARY SEWER - CITY OF INDIANOLA  
 WATER - INDIANOLA MUNICIPAL UTILITIES

**LEGAL DESCRIPTION**  
 OUTLOT "A", DEER CREEK PLAT 2, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 6.349 ACRES OR LESS.  
 SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**FLOOD HAZARD INFORMATION**  
 MAP #19181C 0285 E DATED: 3/02/2009  
 ZONE "A" - SPECIAL HAZARD AREA WITHOUT BASE FLOOD ELEVATION  
 REVISED FLOOD ZONE BASED ON CDM/FM-P, CASE # 17-07-0716C

**NOTES**  
 1. LOT A TO BE DEDICATED TO THE CITY FOR USE AS PUBLIC STREETS AFTER PLAT APPROVAL AND IN CONJUNCTION WITH PLAT RECORDING.  
 2. INSTALLATION OF PUBLIC SIDEWALK TO OCCUR AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE STREET.  
 3. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.  
 4. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.  
 5. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.  
 6. BEARINGS BASED ON AN ASSUMED BEARING.  
 7. OUTLOT A WILL BE SET ASIDE FOR FUTURE DEVELOPMENT.  
 8. COMPLIANCE WITH IDEM STANDARDS FOR SOIL EROSION TECHNIQUES WILL BE MET.

**LEGEND**  
 PLAT BOUNDARY  
 SECTION CORNER  
 FOUND CORNER, AS NOTED  
 SET CORNER 5/8" I.R. W/ YELLOW CAP #13156  
 I.R.  
 6.P. GAS PIPE  
 D. DEEDED DISTANCE  
 M. MEASURED DISTANCE  
 R. PREVIOUSLY RECORDED DISTANCE  
 P.U.E. PUBLIC UTILITY EASEMENT  
 ADDRESS  
 B.S.L. BUILDING SETBACK LINE  
 M.O.E. MINIMUM OVERLINE ELEVATION  
 M.P.E. MINIMUM PROTECTION ELEVATION  
 N.R. NOT RADIAL

**CERTIFICATIONS**  
 I HEREBY CERTIFY THAT THIS LAND SUBDIVISION 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
 KEVIN J. CRAWFORD  
 13156  
 IOWA  
 REVENUE: (CC-2003), INITIAL: XXXX AS-BUILT: (CC-2003)  
 DATE: 4-16-2018  
 REVISIONS: 1,2,3,2018  
 APPROVED: (CC-2003), INITIAL: XXXX AS-BUILT: (CC-2003)  
 SCALE: 1"=40'  
 IOWA ONE-CALL  
 800-252-8889  
 www.iowaonecall.com

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
 CIVIL ENGINEERS  
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-16-2018  
 REVISIONS: 1,2,3,2018

JOB NUMBER: CC 1941  
 SHEET 1 OF 1

FINAL PLAT  
 DEER CREEK PLAT 3



KRM Development does not guarantee the information describing these properties. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals. Prices are subject to change without notice.

Revised 5.2024