

PRAIRIE CREEK PLAT 7 FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFINS@SNYDER-ASSOCIATES.COM

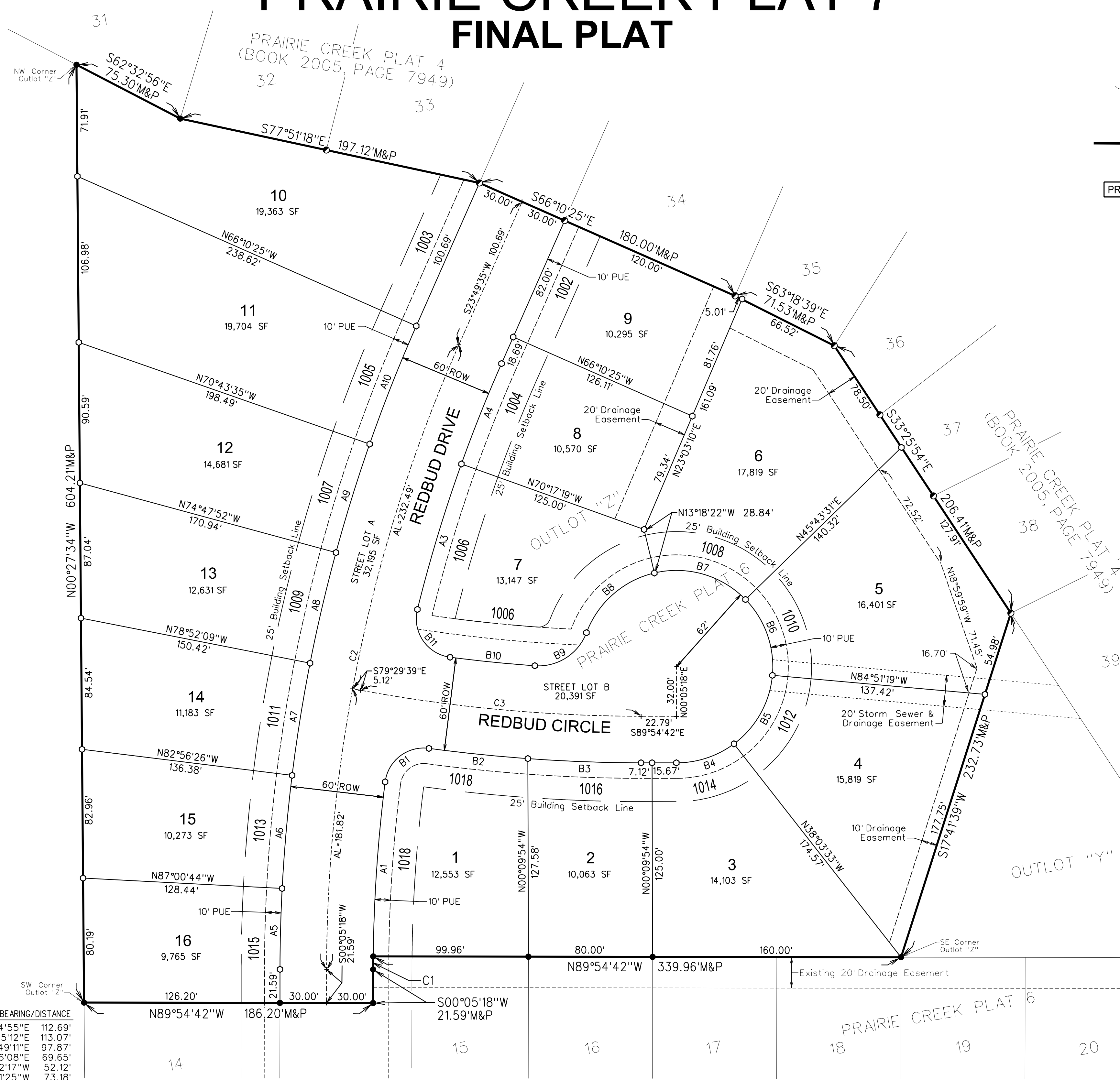
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
OUTLOT "Z"
PRAIRIE CREEK PLAT 6
SEC 31-32-24

REQUESTED BY:
RODGERS ENTERPRISES, INC.

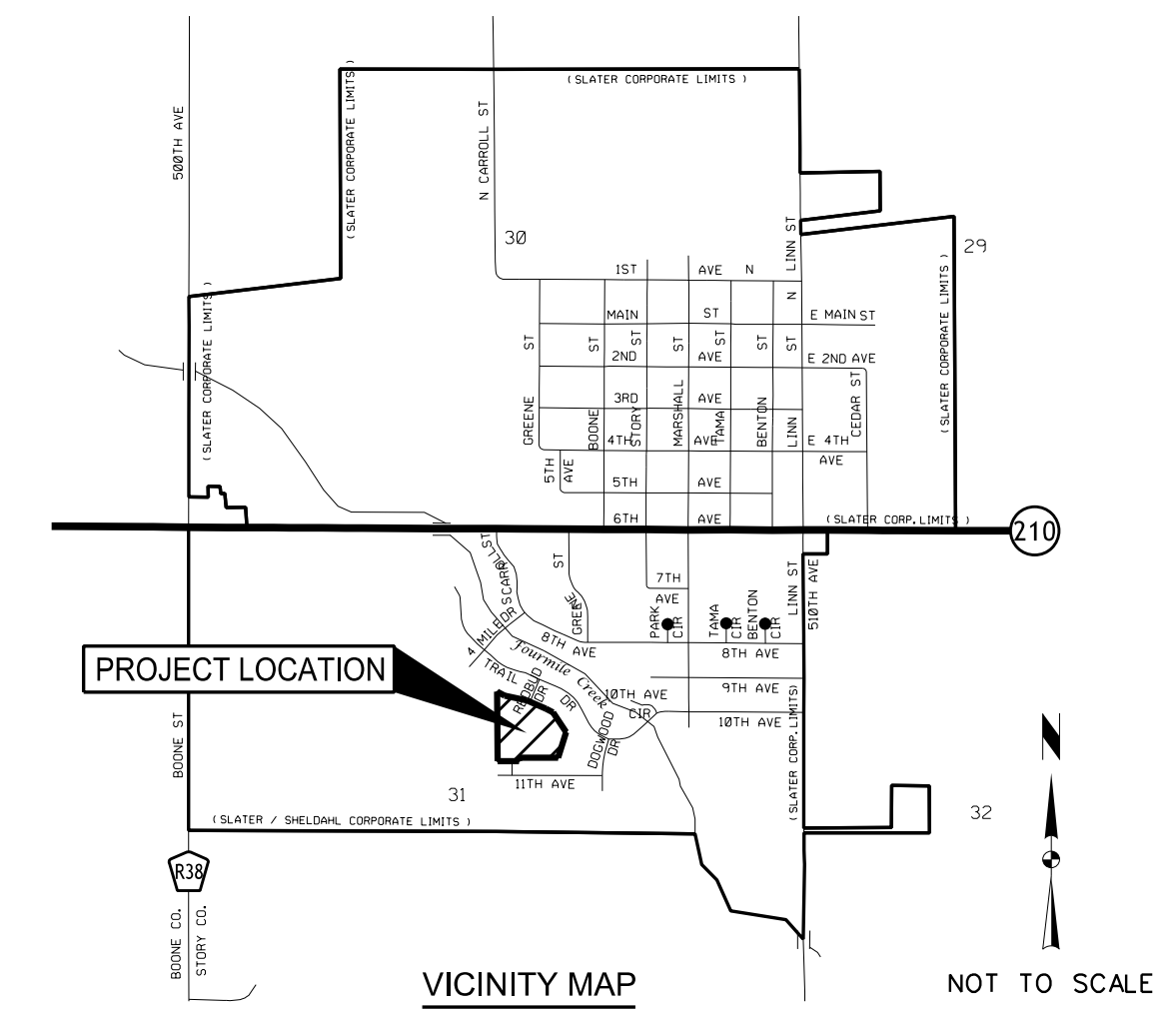
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

PARCEL "P"
(BOOK 2005, PAGE 5743)



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A1	06°39'37"RT	970.00'	112.76'	56.44'	N03°54'55"E 112.69'
A2	06°40'57"RT	970.00'	113.13'	56.63'	N10°35'12"E 113.07'
A3	05°47'01"RT	970.00'	97.91'	49.00'	N16°49'11"E 97.87'
A4	04°06'54"RT	970.00'	69.67'	34.85'	N21°46'08"E 69.65'
A5	02°53'58"LT	1,030.00'	52.12'	26.07'	S01°32'17"W 52.12'
A6	04°04'17"LT	1,030.00'	73.19'	36.61'	S05°01'25"W 73.18'
A7	04°04'17"LT	1,030.00'	73.19'	36.61'	S09°05'42"W 73.18'
A8	04°04'17"LT	1,030.00'	73.19'	36.61'	S13°09'59"W 73.18'
A9	04°04'17"LT	1,030.00'	73.19'	36.61'	S17°14'17"W 73.18'
A10	04°33'10"LT	1,030.00'	81.84'	40.94'	S21°33'00"W 81.82'
B1	90°28'02"RT	25.00'	39.47'	25.20'	N52°28'44"E 35.50'
B2	03°33'56"LT	1,030.00'	64.10'	32.06'	S84°04'14"E 64.09'
B3	04°03'30"LT	1,030.00'	72.96'	36.49'	S87°52'57"E 72.94'
B4	36°41'49"LT	62.00'	39.71'	20.56'	N71°44'23"E 39.03'
B5	48°14'48"LT	62.00'	52.21'	27.76'	N29°16'05"E 50.68'
B6	49°25'11"LT	62.00'	53.48'	28.53'	N19°33'54"W 51.83'
B7	59°01'53"LT	62.00'	63.88'	35.10'	N73°47'26"W 61.09'
B8	56°03'38"LT	62.00'	60.66'	33.01'	S48°39'49"W 58.27'
B9	73°30'17"RT	33.00'	42.34'	24.64'	S57°23'08"W 39.49'
B10	03°14'22"RT	970.00'	54.84'	27.43'	N84°14'32"W 54.84'
B11	96°33'01"RT	25.00'	42.13'	28.03'	N34°20'50"W 37.32'
C1(M&P)	00°29'48"LT	970.00'	8.41'	4.20'	S00°20'12"W 8.41'
C2	23°44'17"LT	1,000.00'	414.31'	210.17'	S11°57'27"W 411.35'
C3	10°25'02"LT	1,000.00'	181.82'	91.16'	S84°42'11"E 181.57'



PLAT DESCRIPTION
OUTLOT "Z", PRAIRIE CREEK PLAT 6, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF SLATER, STORY COUNTY, IOWA.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER
RODGERS ENTERPRISES, INC.
31508 510TH AVENUE
SLATER, IA 50244-8510
DOUG ROGERS
515-249-7955

PLAT AREA
6.22 ACRES
(270,957 SF)

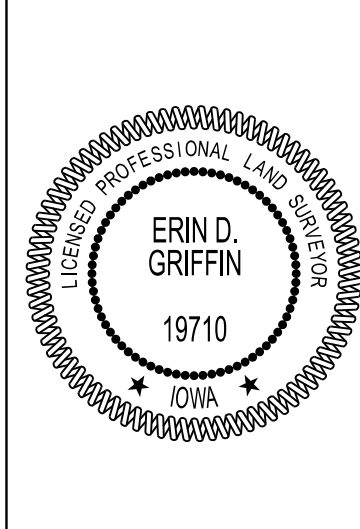
ZONING
R1 - SINGLE FAMILY DISTRICT

BULK REGULATIONS
MINIMUM LOT AREA = 7,200 SF
MINIMUM LOT WIDTH = 75'
FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 25'
SIDE YARD SETBACK = 8' EACH SIDE

- NOTES**
- SANITARY SEWER SERVICE IS AVAILABLE ON LOTS 1-6 BY CONVENTIONAL GRAVITY FLOW TO MAIN FLOOR OR ABOVE ONLY. ALTERNATE METHODS SUCH AS EJECTOR PUMPS ARE REQUIRED FOR SANITARY SEWER SERVICES FOR LOWER LEVELS.
 - NO BUILDINGS, ACCESSORY STRUCTURES, FENCES, OR LANDSCAPING SHALL BE CONSTRUCTED WITHIN THE DRAINAGE EASEMENTS.
 - STREET LOTS A AND B SHALL BE DEDICATED TO THE CITY OF SLATER AS PUBLIC RIGHT OF WAY.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #4640	●	○
1/2" Rebar, Yellow Plastic Cap #19710	●	○
(Unless Otherwise Noted)		
ROW Marker	■	□
ROW Rail	—	—
Control Point	○	○
Bench Mark	●	●
Platted Distance	P	P
Measured Bearing & Distance	M	M
Recorded As	R	R
Deed Distance	D	D
Calculated Distance	C	C
Minimum Protection Elevation	MPE	MPE
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—



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 Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS Date
License Number 19710
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal:
Sheet 1 of 1

MARK	REVISION	DATE	BY
Engineer: BKC	Checked By: EDG	Scale: 1"=40'	
Technician: SGK	Date: 03/10/21	Field Bk:	
Project No:	1210230	Sheet	11 of 1

PRAIRIE CREEK PLAT 7

FINAL PLAT

SLATER, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1210230
Sheet 1 of 1

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