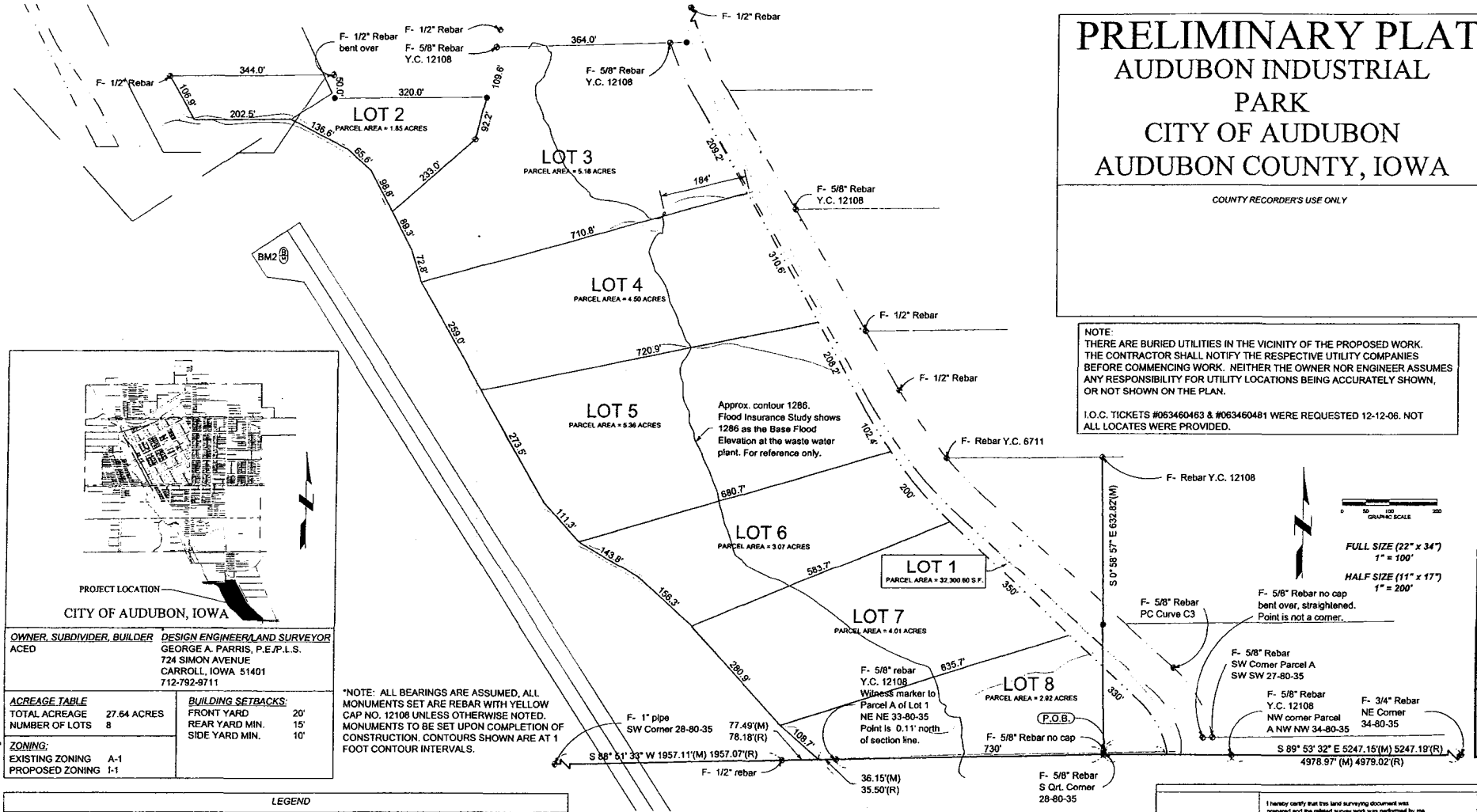
PRELIMINARY PLAT
AUDUBON INDUSTRIAL PARK
CITY OF AUDUBON
AUDUBON COUNTY, IOWA

COUNTY RECORDER'S USE ONLY



NOTE:
THERE ARE BURIED UTILITIES IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES BEFORE COMMENCING WORK. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITY LOCATIONS BEING ACCURATELY SHOWN, OR NOT SHOWN ON THE PLAN.

I.O.C. TICKETS #063460463 & #063460481 WERE REQUESTED 12-12-06. NOT ALL LOCATES WERE PROVIDED.

OWNER, SUBDIVIDER, BUILDER	DESIGN ENGINEER/LAND SURVEYOR
ACED	GEORGE A. PARRIS, P.E./P.L.S. 724 SIMON AVENUE CARROLL, IOWA 51401 712-792-9711

ACREAGE TABLE	
TOTAL ACREAGE	27.64 ACRES
NUMBER OF LOTS	8

BUILDING SETBACKS:	
FRONT YARD	20'
REAR YARD MIN.	15'
SIDE YARD MIN.	10'

ZONING:	
EXISTING ZONING	A-1
PROPOSED ZONING	I-1

*NOTE: ALL BEARINGS ARE ASSUMED, ALL MONUMENTS SET ARE REBAR WITH YELLOW CAP NO. 12108 UNLESS OTHERWISE NOTED. MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION. CONTOURS SHOWN ARE AT 1 FOOT CONTOUR INTERVALS.

LEGEND

PROPOSED TV		PROPOSED STREET LIGHT		MONUMENT SET Y. C. NO. 12108	
PROPOSED TELEPHONE	TV	PROPOSED TRANSFORMER PAD		TEMPORARY POINT	
PROPOSED ELECTRICAL		SANITARY MANHOLE		DEEDED DISTANCE	D
PROPOSED SANITARY SEWER	18" SAN	PROPOSED HYDRANT		GOVERNMENT DISTANCE	G
PROPOSED STORM SEWER	18" STS	TELEPHONE PEDESTAL		MEASURED DISTANCE	M
PROPOSED GAS MAIN		ELECTRICAL PEDESTAL		PLATTED DISTANCE	P
PROPOSED WATER MAIN	8" W	PROPOSED WATER VALVE		RECORDED DISTANCE	R
RIGHT OF WAY LINE		POWER POLE			
UTILITY EASEMENT		MONUMENT FOUND			
BUILDING SET BACK LINE	20' BSL	FOUND MONUMENT LABEL	A		
EXISTING CONTOURS	1240				
PROPOSED CONTOURS	1240				

CITY APPROVALS

~~RECOMMEND TENTATIVE PLAT APPROVAL - PLANNING & ZONING COMMISSION~~

CHAIRMAN DATE

TENTATIVE PLAT ACCEPTED - CITY OF AUDUBON, IOWA

MAYOR DATE

PRELIMINARY PLAT APPROVED A.C.E.D.

TOM NIELSEN, MANAGER DATE

DRAFT

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.

GEORGE A. PARRIS

Date

Printed Name

My renewal date is: December 31, 2008

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

JEO Consulting Group, Inc.
724 Simon Avenue
Carroll, Iowa 51401
Ph: 712.792.9711

PRELIMINARY PLAT

2007
AUDUBON INDUSTRIAL PARK
AUDUBON, IOWA

DATE 1/2/2008	DRAWN BY DGM
PROJECT NO. 1149SD5	RELATED GROUP 001
SCALE AS SHOWN	
FIELD BOOK	
FILE NAME AUDUBON B3	
REVISION BY	REV1 DATE
REVISION BY	REV2 DATE
PLAN IN HAND	P.I.H. DATE
AFTER REVIEW	P.A.R. DATE
AFTER REVISION	P.A.R.R. DATE
AFTER REVISION	P.A.R.R.R. DATE

1 OF 2

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