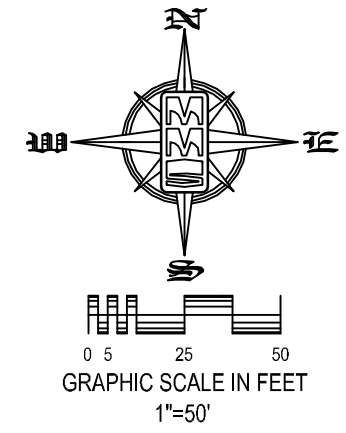


CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS
 1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
 www.mmsconsultants.net

PRELIMINARY PLAT COOKSON SUBDIVISION WEST BRANCH, IOWA

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - EXISTING RIGHT-OF-WAY LINES
 - CENTER LINES
 - EXISTING CENTER LINES
 - LOT LINES, INTERNAL
 - LOT LINES, PLATTED OR BY DEED
 - PROPOSED EASEMENT LINES
 - EXISTING EASEMENT LINES
 - BENCHMARK
 - RECORDED DIMENSIONS
 - CURVE SEGMENT NUMBER
 - EXIST - 22-1
 - PROP -
 - POWER POLE
 - POWER POLE W/DROP
 - POWER POLE W/TRANS
 - POWER POLE W/LIGHT
 - GUY POLE
 - LIGHT POLE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - DRAINAGE MANHOLE
 - CURB INLET
 - FENCE LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - WATER LINES
 - ELECTRICAL LINES
 - TELEPHONE LINES
 - GAS LINES
 - CONTOUR LINES (1' INTERVAL)
 - PROPOSED GROUND
 - EXISTING GROUND
 - EXISTING TREE LINE
 - EXISTING DECIDUOUS TREE & SHRUB
 - EXISTING EVERGREEN TREES & SHRUBS
- THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



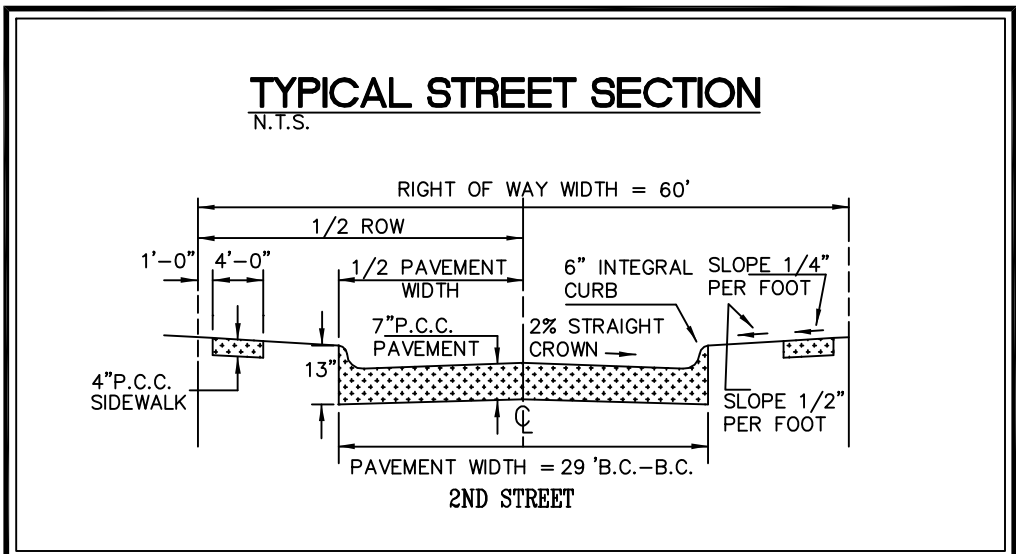
PLAT PREPARED BY:
 MMS CONSULTANTS INC.
 1917 S. GILBERT STREET
 IOWA CITY, IOWA 52240

OWNER/SUBDIVIDER:
 LYNCH'S EXCAVATING
 607 N 4TH STREET
 WEST BRANCH, IOWA 52358

OWNER'S ATTORNEY:
 MELVIN O. SHAW
 1150 5TH STREET
 SUITE 280
 CORALVILLE, IOWA 52241



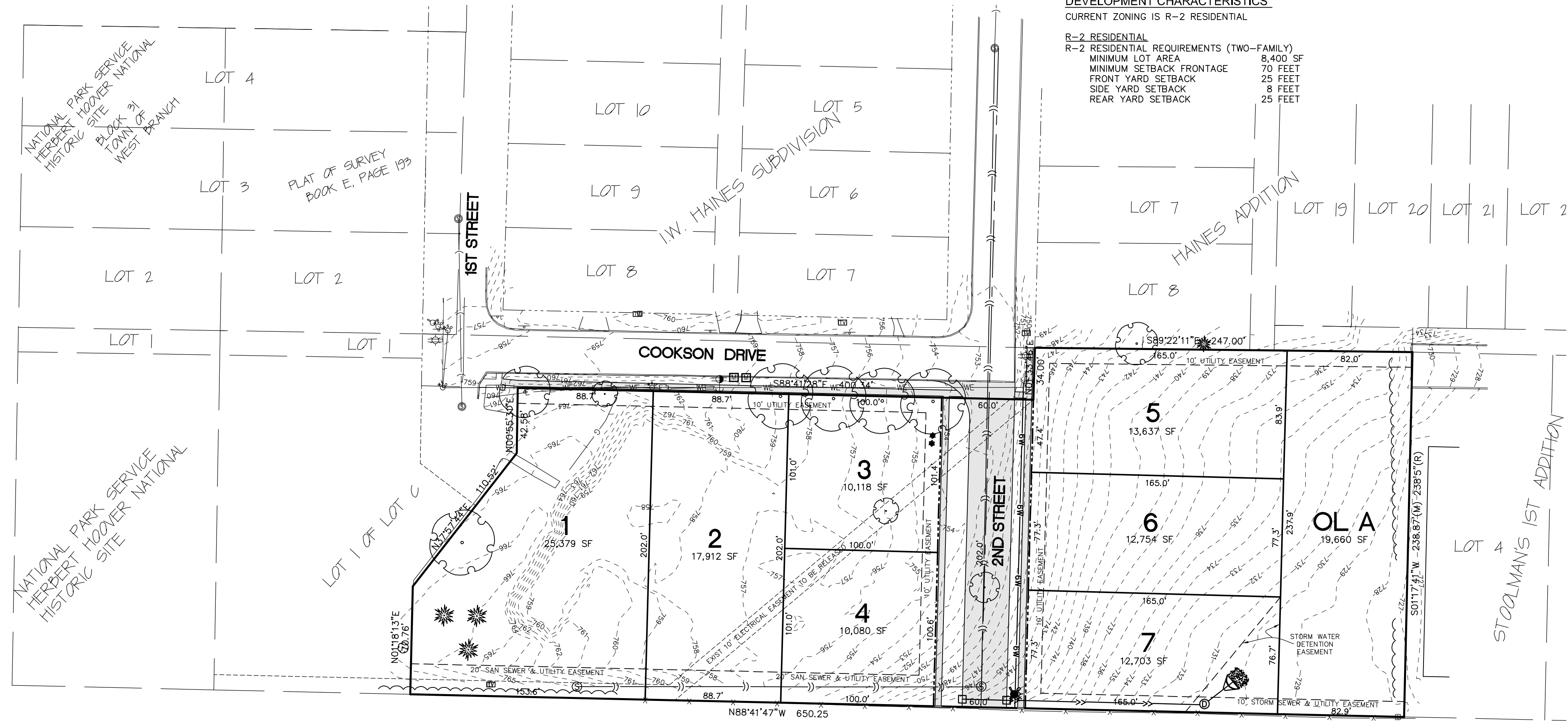
LOCATION MAP
 NOT TO SCALE



LEGAL DESCRIPTION
 BEGINNING AT THE SOUTHEAST CORNER OF LOT C, WEST 1/2 OF THE NW 1/4 SECTION 8, T79N, R4W, RECORDED IN BOOK 4, AT PAGE 34, CEDAR COUNTY RECORDER'S OFFICE; THENCE N88°41'47"W, ALONG THE SOUTH LINE OF SAID LOT C, 650.25 FEET, TO A POINT ON THE EAST LINE OF LOT 1 OF LOT C, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF; THENCE N01°18'13"E, ALONG SAID EAST LINE, 70.76 FEET; THENCE N37°57'44"W, ALONG SAID EAST LINE, 110.52 FEET; THENCE N00°55'31"E, ALONG SAID EAST LINE, 42.58 FEET, TO A POINT ON THE SOUTH LINE OF COOKSON DRIVE; THENCE S88°41'28"E, ALONG SAID SOUTH LINE, 400.34 FEET, TO A POINT ON THE EAST LINE OF 2ND STREET; THENCE N01°33'48"E, ALONG SAID EAST LINE, 34.00 FEET, TO A POINT ON THE SOUTH LINE OF HAINES ADDITION; IN ACCORDANCE WITH THE RECORDED PLAT THEREOF; THENCE S89°22'11"E, ALONG SAID SOUTH LINE, 247.00 FEET, TO A POINT ON THE EAST LINE OF SAID LOT C; THENCE S01°17'41"W, ALONG SAID EAST LINE, 238.87 FEET, TO SAID POINT OF BEGINNING, CONTAINING 3.08 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DEVELOPMENT CHARACTERISTICS
 CURRENT ZONING IS R-2 RESIDENTIAL

R-2 RESIDENTIAL	
R-2 RESIDENTIAL REQUIREMENTS (TWO-FAMILY)	
MINIMUM LOT AREA	8,400 SF
MINIMUM SETBACK FRONTAGE	70 FEET
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	8 FEET
REAR YARD SETBACK	25 FEET



Date	Revision

PRELIMINARY PLAT

COOKSON SUBDIVISION

WEST BRANCH
 CEDAR COUNTY
 IOWA

MMS CONSULTANTS, INC.

Date:	07/16/13
Designed by:	DAM
Field Book No.:	845
Drawn by:	JDM
Scale:	1"=50'
Checked by:	DAM
Sheet No.:	1
Project No.:	2583027
IOWA CITY	
of:	1