

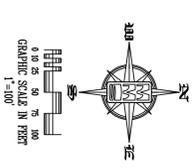
# PRELIMINARY PLAT THE MEADOWS SUBDIVISION WEST BRANCH, IOWA

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

OWNER/SUBDIVIDER: KLM INVESTMENTS, INC.  
25 EASTVIEW PLACE NE  
IOWA CITY, IOWA 52240

SUBDIVIDER'S ATTORNEY: MICHAEL W. KENNEDY  
950 S. DURIQUE STREET  
IOWA CITY, IOWA 52240

LEGAL DESCRIPTION:  
Phase One and Phase Two of Auditor's Parcel G, West Branch, Cedar County, Iowa, in accordance with the Plat thereof recorded in Plat Book 1, at Page 103, in the Records of the Cedar County Recorder's Office, containing 13.76 acres, and subject to easements and restrictions of record.



LOCATION MAP  
NOT TO SCALE

STANDARD LEGEND AND NOTES	
—	PROPERTY &/OR BOUNDARY LINES
—	CONGRESSIONAL SECTION LINES
—	EXISTING RIGHT-OF-WAY LINES
—	ENTER LINES
—	LOT LINES, INTERNAL OR BY DEED
—	PROPOSED EASEMENT LINES
—	RECORDED DIMENSION LINES
—	CURVE SEGMENT NUMBER
—	PROPOSED DIMENSIONS
—	POWER POLE W/DIRP
—	POWER POLE W/POLES
—	UTILITY POLE W/DIRP
—	UTILITY POLE W/POLES
—	WATER VALVE
—	FIRE HYDRANT
—	WATER VALVE
—	DRAINAGE MANHOLE
—	EXISTING TREE
—	PROPOSED TREE
—	PROPOSED GROUND
—	EXISTING GROUND
—	EXISTING TREE LINE
—	EXISTING DECIDUOUS TREE
—	EXISTING EVERGREEN TREES
—	EXISTING SANDPAPER SEWER
—	PROPOSED SANDPAPER SEWER
—	EXISTING STORM SEWER
—	PROPOSED STORM SEWER
—	WATER LINES
—	TELEPHONE LINES
—	GAS LINES (2' INTERVAL)
—	CONTROL LINES (2' INTERVAL)
—	PROPOSED GROUND
—	EXISTING GROUND
—	EXISTING TREE LINE
—	EXISTING DECIDUOUS TREE
—	EXISTING EVERGREEN TREES

DEVELOPMENT CHARACTERISTICS	
CURRENT ZONING IS R-1 RESIDENTIAL	
R-1 RESIDENTIAL	7,700 SF MINIMUM LOT AREA
R-1 RESIDENTIAL	MINIMUM SETBACK FRONTAGE
R-1 RESIDENTIAL	MINIMUM SETBACK SIDE YARD
R-1 RESIDENTIAL	MINIMUM SETBACK REAR YARD

