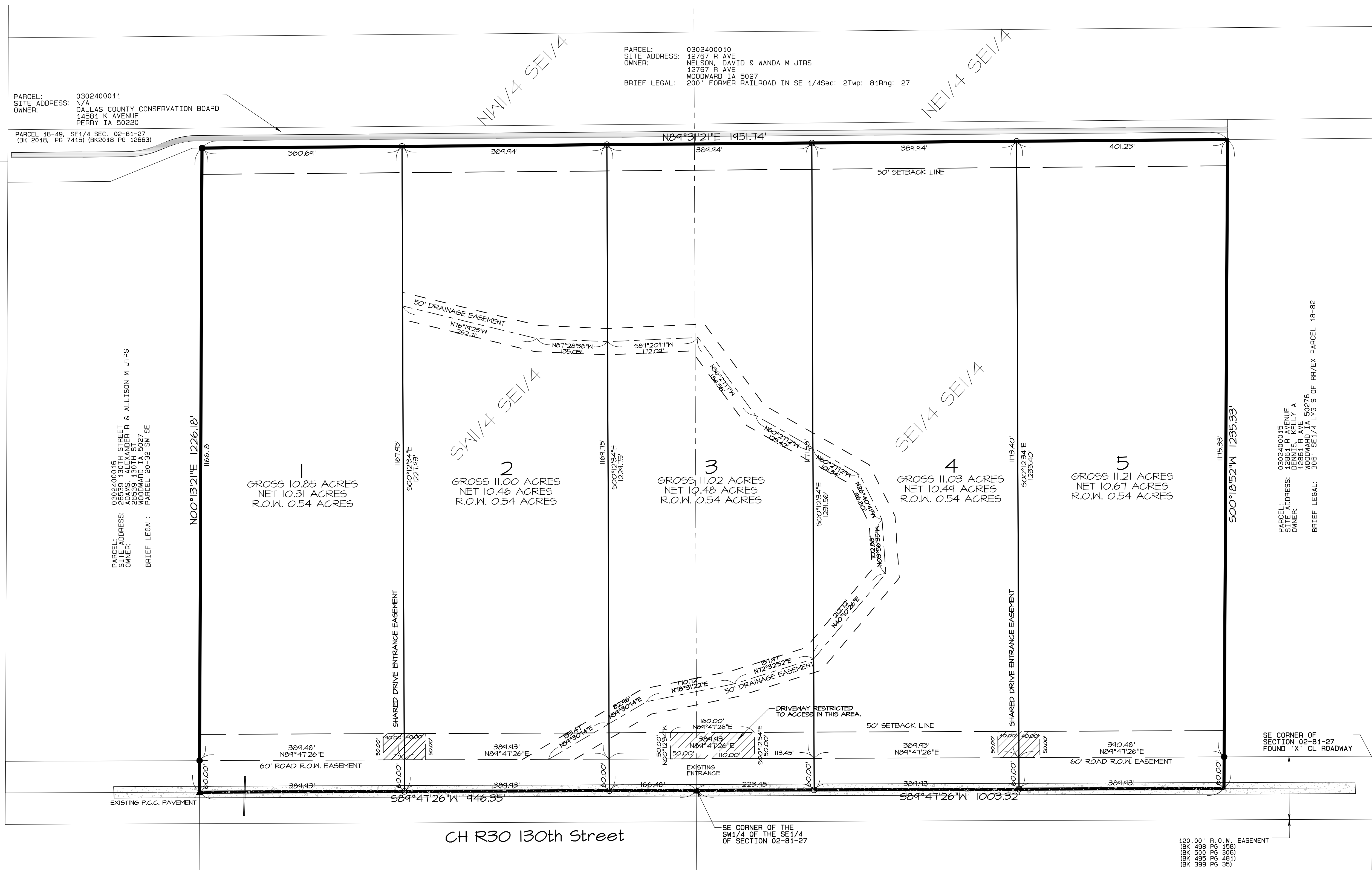


# A & P FARMS PLAT I - FINAL PLAT

INDEX LEGEND	
LOCATION:	PARCEL 20-33 SW1/4 & SE1/4 OF THE SE1/4 OF SECTION 02-81-27 DALLAS COUNTY, IOWA
REQUESTOR:	ALEX ADAMS
PROPRIETOR:	A & P FARMS, LLC 26534 130TH STREET WOODWARD, IOWA 50216
SURVEYOR:	GREGORY L. ROSS, I.A. PLS. NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR., SUITE M GRIMES, IA 50111
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR., SUITE M GRIMES, IA 50111

\*AREA ABOVE FOR RECORDATION ONLY\*



**OWNERS**  
A & P FARMS, LLC  
26534 130TH STREET  
WOODWARD, IOWA 50216  
(515) 224-8481  
doubleacompaniesllc@gmail.com

**DEVELOPER**  
A & P FARMS, LLC  
26534 130TH STREET  
WOODWARD, IOWA 50216  
(515) 224-8481  
doubleacompaniesllc@gmail.com

**LEGAL DESCRIPTION**  
PARCEL 20-33 IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND SOUTHWEST QUARTER (SW 1/4) IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWO (2), TOWNSHIP EIGHTY-ONE (81) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2020 PAGE 11266, CONTAINING 55.11 ACRES, INCLUDING 2.70 ACRES, MORE OR LESS, SUBJECT TO ALL RESTRICTIONS OF RECORD.

**ZONING**  
A-1 (AGRICULTURAL)

**BULK REGULATIONS**

LOT WIDTH	150 FEET
FRONT YARD	50 FEET
REAR YARD	50 FEET, EXCEPT FOR ACCESSORY NONAGRICULTURAL BUILDINGS, WHICH MUST HAVE A 15 FOOT SETBACK.
SIDE YARDS, DWELLINGS	TOTAL SIDEYARD 50 FEET, MINIMUM ON ONE SIDE 25 FEET
MAXIMUM HEIGHT	35 FEET
MAXIMUM NUMBER STORIES	NO LIMIT

- GENERAL NOTES**
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
  - STORM RUNOFF DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE FOR THE LOT OWNER THEMSELVES ARE RESPONSIBLE FOR THE DEVELOPER OF THE PLAT OR THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
    - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
    - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO NOT:
      - DAMAGE DOWN STREAM PROPERTY.
      - RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
      - CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
    - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATED ON SITE OR OFF SITE.
    - INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTIES.
  - RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPER'S EXPENSE.
  - UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
  - SEWER SYSTEMS, LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS MAY BE REQUIRED.
  - SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
  - CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.

PARCEL: 0302400011  
SITE ADDRESS: N/A  
OWNER: DALLAS COUNTY CONSERVATION BOARD  
14581 K AVENUE  
PERRY IA 50220

PARCEL: 0302400010  
SITE ADDRESS: 12767 R AVE  
OWNER: NELSON, DAVID & WANDA M JTRS  
12767 R AVE  
WOODWARD IA 5027  
BRIEF LEGAL: 200' FORMER RAILROAD IN SE 1/4 SEC. 27 Twp: 81 Rng: 27

PARCEL: 0302400015  
SITE ADDRESS: DENNIS F. KELLY A  
OWNER: DENNIS F. KELLY A  
12861 R AVE 5027E  
BRIEF LEGAL: 306' SE 1/4 L 1/6' S OF RR/EX PARCEL 18-82

R AVENUE

CH R30 130th Street



120.00' R.O.W. EASEMENT  
(BK 498 PG 158)  
(BK 500 PG 306)  
(BK 495 PG 481)  
(BK 399 PG 35)

DATE	DESCRIPTION

**CERTIFICATION**

I HEREBY CERTIFY THAT THE LAST MENTIONED DOCUMENT WAS PREPARED BY ME, AND THE PLAT IS CORRECT, TRUE AND ACCURATE, UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF IOWA.

ISSUED: GREGORY L. ROSS P.L.S. 13286 DATE: \_\_\_\_\_

- LEGEND**
- |                                    |                                    |                                 |
|------------------------------------|------------------------------------|---------------------------------|
| ● MONUMENT FOUND AS NOTED          | ▽ FIREHYDRANT AS NOTED             | --- EXISTING CONTOUR            |
| ○ SET 1/2" IR IN ORANGE CAP #13286 | ▲ EXISTING WATER VALVE             | - - - - - PROPOSED CONTOUR      |
| ▲ SECTION CORNER FOUND AS NOTED    | ■ PROPOSED WATER VALVE             | X --- FENCE LINE AS NOTED       |
| □ SECTION CORNER SET AS NOTED      | ○ CURB INTAKE AS NOTED             | --- BURIED TELEVISION AS NOTED  |
| ○ SANITARY MANHOLE AS NOTED        | ○ AREA INTAKE AS NOTED             | --- BURIED ELECTRIC AS NOTED    |
| ○ STORM MANHOLE AS NOTED           | ○ HANDICAPPED PARKING AS NOTED     | --- OVER-HEAD UTILITIES         |
| ○ TRAFFIC MANHOLE AS NOTED         | ○ UTILITY TRANSFORMER BOX          | G --- GAS MAIN AS NOTED         |
| ○ UTILITY MANHOLE AS NOTED         | ○ UTILITY BOX AS NOTED             | M --- WATER MAIN AS NOTED       |
| ○ PHONE MANHOLE AS NOTED           | ○ PERK TEST SITE AS NOTED          | S --- STORM SEWER AS NOTED      |
| ○ ELECTRIC MANHOLE AS NOTED        | ○ EXISTING SPOT ELEVATION          | S-S --- SANITARY SEWER AS NOTED |
| ○ GAS METER AS NOTED               | ○ PROPOSED SPOT ELEVATION          | UT --- BURIED TELEPHONE         |
| ○ GAS VALVE AS NOTED               | M --- MEASURED DISTANCE OR BEARING | UC --- BURIED CABLE/UTILITIES   |
| ○ UTILITY POLE AS NOTED            | P --- RECORDED DISTANCE OR BEARING |                                 |
| ○ WELL AS NOTED                    |                                    |                                 |

**ASSOCIATED ENGINEERING COMPANY OF IOWA**

1830 SE Princeton Dr. Ste M Grimes, IA 50111  
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 211604