

ALL SAINTS ADDITION

Final Plat

OWNER / DEVELOPER:
STUART ENTERPRISE FOR
ECONOMIC DEVELOPMENT INC.
119 E. FRONT STREET
STUART, IA 50250

ENGINEER / SURVEYOR
VEENSTRA & KIMM, INC.
3000 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

BUILDING SETBACK:
FRONT YARD = 30 FEET
REAR YARD = 30 FEET
SIDE YARD = 8 FEET

NOTES:

1. THE UNADJUSTED ERROR OF CLOSURE, AS PER SECTION 355.8(15) OF THE CODE OF IOWA, MEETS 1 IN 10,000 FOR THE SUBDIVISION BOUNDARY AND 1 IN 5000 FOR THE BOUNDARIES OF THE INDIVIDUAL LOTS.
2. BEARINGS AND DISTANCES ARE US SURVEY FEET GRID NAD83(2011) IOWA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (1402).
3. DATE OF SURVEY IS 9/28/2020
4. SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THE 50 FOOT GAS EASEMENT SHOWN HEREIN IS BASED UPON FIELD LOCATES OF SAID UTILITIES.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN PORTIONS OF LOTS 1, 2, AND 3 OF ALL SAINTS SUBDIVISION, AN OFFICIAL PLAT, BEING IN AND FORMING A PART OF THE CITY OF STUART, GUTHRIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A" OF SAID LOT 1 AS RECORDED IN A PLAT OF SURVEY AS INSTRUMENT NUMBER 2020-3576, PARCEL "A" OF SAID LOT 2 AS RECORDED IN A PLAT OF SURVEY AS INSTRUMENT NUMBER 2019-3390, AND PARCEL "C" OF SAID LOT 3 AS RECORDED IN A PLAT OF SURVEY AS INSTRUMENT NUMBER 2019-2627, ALL IN THE GUTHRIE COUNTY RECORDER'S OFFICE, CONTAINING 15.90 ACRES, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY ACCEPT THIS PLAT AND SUBDIVISION OF SAME AND HEREBY AGREE AND BIND OURSELVES, OUR SUCCESSORS AND/OR ASSIGNS TO THE FOLLOWING STIPULATIONS, RESERVATIONS AND RESTRICTIONS:

1. LOT SIZES: LOTS SHOWN ON THIS PLAT CONTAIN A MINIMUM OF 12,000 SQUARE FEET.
2. THE USE OF LANDS COVERED BY THIS PLAT SHALL BE RESTRICTED BY AND SUBJECT TO ALL THE "COVENANTS AND RESTRICTIONS" HERETOFORE FILED BY THE UNDERSIGNED OWNERS AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER FOR GUTHRIE COUNTY, IOWA.
3. ALL STREETS SHALL BE DEDICATED TO THE CITY OF STUART.

STUART ENTERPRISE FOR ECONOMIC DEVELOPMENT, INC.

STATE OF IOWA

COUNTY OF GUTHRIE:

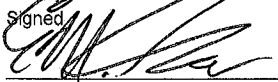
ON THIS _____ DAY OF _____ 2020,
BEFORE ME, THE UNDERSIGNED, A NOTARY
PUBLIC IN AND FOR SAID COUNTY AND

STATE, PERSONALLY APPEARED _____

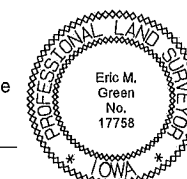
AND _____ TO ME KNOWN TO BE THE
IDENTICAL PERSONS NAMED IN AND WHO EXECUTED
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
THAT THEY EXECUTED THE SAME AS THEIR
VOLUNTARY ACT AND DEED.

NOTARY PUBLIC- STATE OF IOWA
MY COMMISSION EXPIRES _____

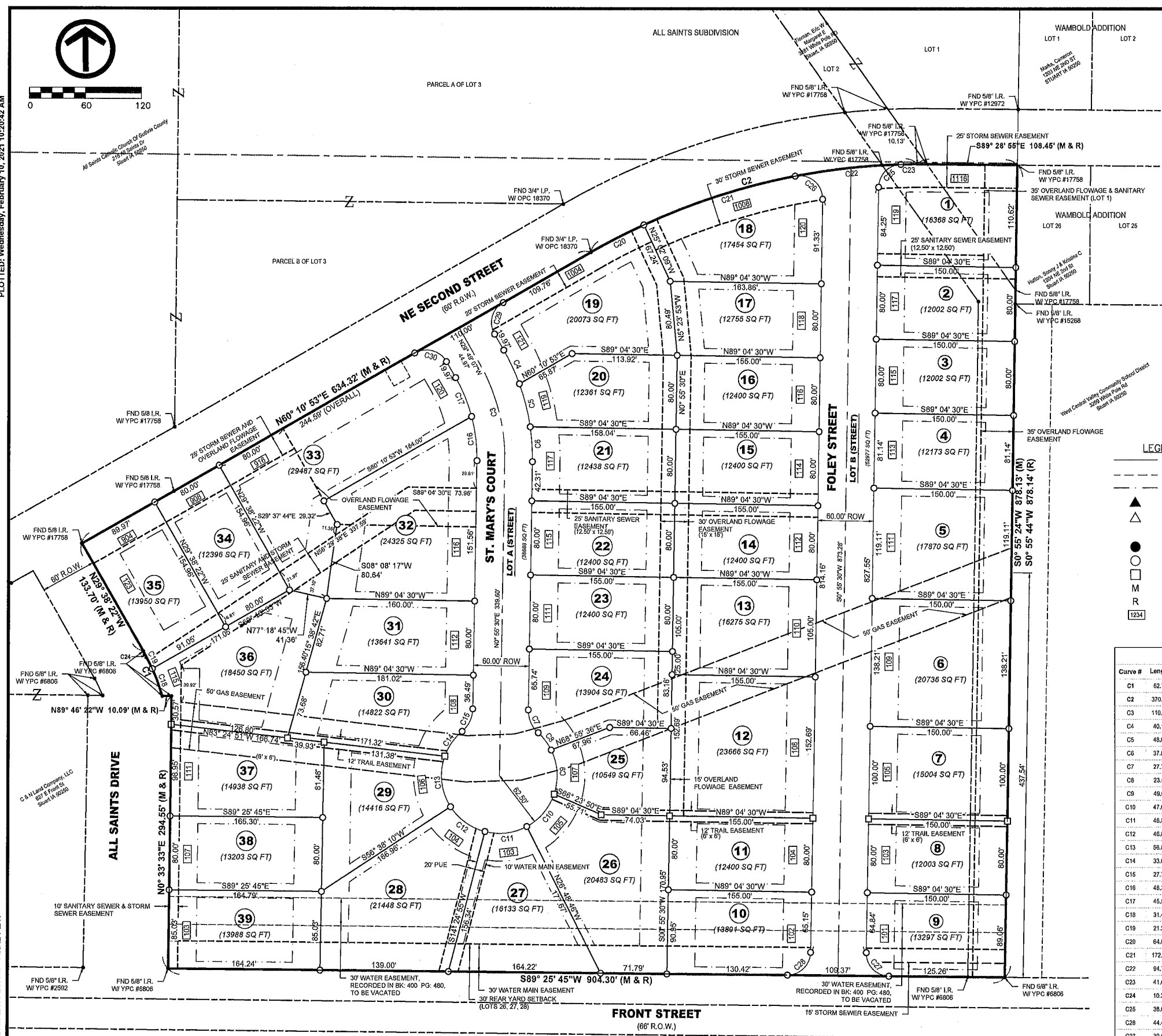
I hereby certify that this land surveying document
was prepared and the related survey work was
performed by me or under my direct personal
supervision and that I am a duly licensed Land
Surveyor under the laws of the State of Iowa.

Signed:  Date: 12/7/2020

Eric M. Green
Iowa License No. 17758
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: FP-1



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	62.71	230.00	13.13	N22° 48' 07" W	62.60
C2	370.05	720.00	28.45	N74° 54' 18" E	365.09
C3	110.00	205.00	30.74	N14° 26' 48" W	108.68
C4	40.18	235.00	9.80	N24° 59' 14" W	40.13
C5	48.07	235.00	11.72	N14° 09' 47" W	47.86
C6	37.85	235.00	9.23	N3° 41' 21" W	37.81
C7	27.72	32.50	48.86	N23° 30' 19" W	28.88
C8	23.51	82.50	21.55	N37° 09' 38" W	23.37
C9	49.01	82.50	44.93	N3° 55' 18" W	47.78
C10	47.07	82.50	43.15	N40° 07' 03" E	45.97
C11	48.55	82.50	42.88	N83° 01' 49" E	45.48
C12	48.88	82.50	42.86	S54° 09' 13" E	45.77
C13	58.08	82.50	82.14	S9° 36' 15" E	1198.38
C14	33.07	82.50	30.32	S34° 37' 34" W	1195.57
C15	27.72	32.50	48.86	S26° 21' 19" W	28.88
C16	48.36	175.00	15.83	S6° 59' 30" E	48.21
C17	45.54	175.00	14.91	S22° 21' 49" E	45.41
C18	31.42	230.00	7.83	N20° 10' 00" W	31.40
C19	21.29	230.00	5.30	N28° 43' 58" W	21.28
C20	64.67	720.00	5.14	N62° 48' 01" E	64.55
C21	172.70	720.00	13.74	N72° 11' 28" E	172.29
C22	84.74	720.00	7.64	S82° 49' 56" W	84.67
C23	41.84	720.00	3.31	S87° 58' 19" W	41.63
C24	10.26	230.00	2.56	S28° 06' 24" E	10.26
C25	38.09	25.00	87.29	S44° 34' 12" W	34.61
C26	44.45	25.00	101.88	N50° 00' 22" W	38.82
C27	39.05	25.00	89.50	N43° 49' 38" W	35.20
C28	38.85	25.00	89.04	S45° 26' 43" W	35.06
C29	39.27	25.00	90.00	N16° 10' 53" E	35.36
C30	39.27	25.00	90.00	N74° 48' 07" W	35.36



DATE	REVISIONS	SCALE	AS NOTED



FINAL PLAT
STUART ENTERPRISE FOR ECONOMIC DEVELOPMENT, INC.

ALL SAINTS ADDITION
FINAL PLAT
STUART, GUTHRIE COUNTY, IOWA

DATE	REVISIONS

DWG. NO. FP-1
PROJECT 249117

X-REFS: 249117-SURVEY BASE
FILE PATH: P:\249117\249117-SURVEY\1\PLATS\249117 - FINAL PLAT
PLOTTED: Wednesday, February 10, 2021 10:20:42 AM