

PRELIMINARY PLAT

SCHARES ESTATES

DESCRIPTION:

PART OF THE SW ¼ OF SECTION 33 TOWNSHIP 89 NORTH, RANGE 10 WEST OF THE 5TH P.M., BUCHANAN COUNTY IOWA, DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID SECTION 33; THENCE S89°40'04"E, 256.92 FEET ALONG THE SOUTH LINE OF THE SW ¼ OF SAID SECTION 33 TO THE POINT OF BEGINNING. THENCE CONTINUING S89°40'04"E, 877.59 FEET; TO THE SW CORNER OF PARCEL "1" AS RECORDED IN INSTRUMENT #2019R03487 OF THE BUCHANAN COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL "1" N00°18'06"E, 509.06 FEET TO THE NORTHWEST CORNER OF PARCEL "E" AS RECORDED IN INSTRUMENT #2009R03377 OF THE BUCHANAN COUNTY RECORDS; THENCE N89°52'21"W, 888.03 FEET; THENCE S00°52'57"E, 506.00 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 10.29 ACRES INCLUDING 1.06 ACRES OF PUBLIC ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

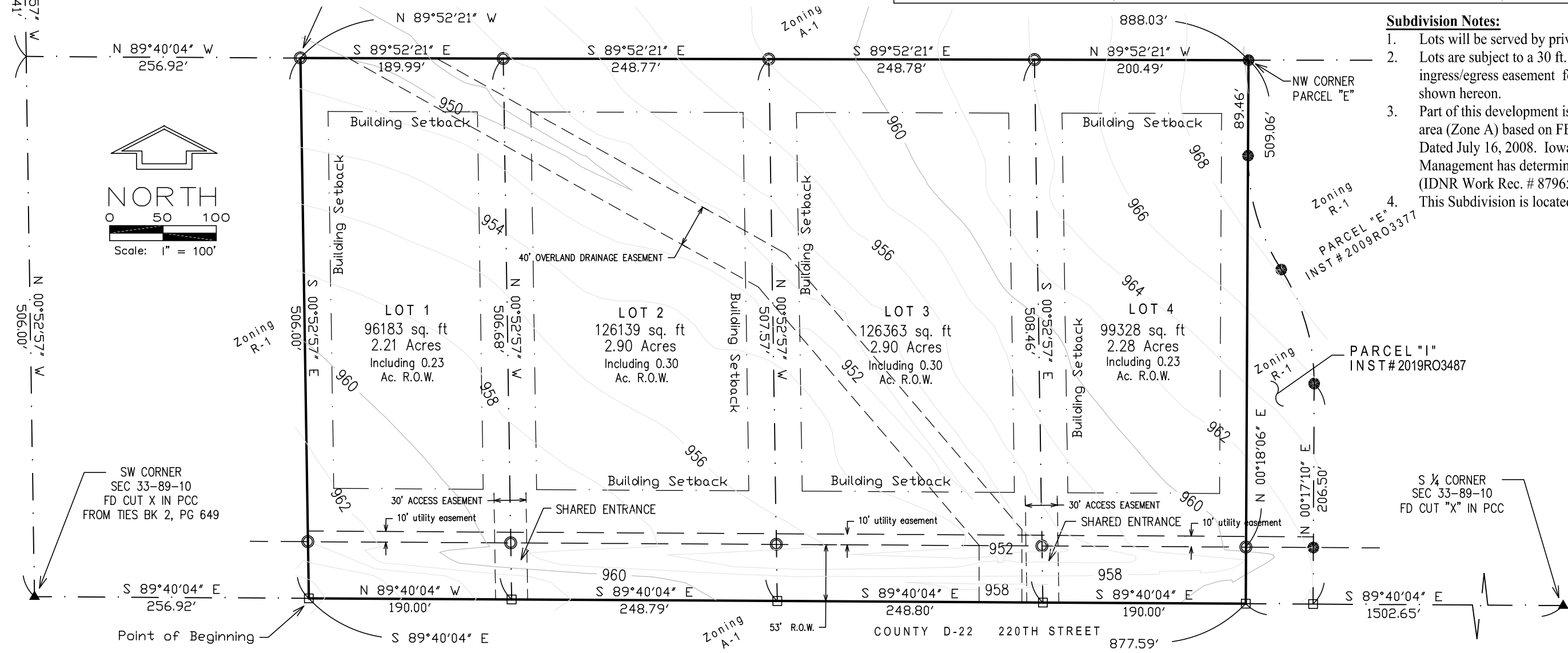
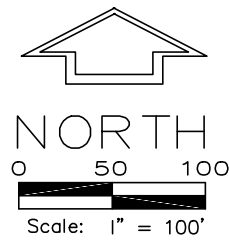
INDEX LEGEND	
COUNTY: BUCHANAN	/ SECTION 33 / TWP 89 N / RANGE 10 W
ALIQUOT PART : SW ¼	
SUBDIVISION:	
BLOCK:	
LOT:	
PROPRIETOR: SCHARES CONSTRUCTION	
REQUESTED BY: MIKE SCHARES	

PREPARED BY: BRIAN M. CRAWFORD, PLS-CRAWFORD ENGINEERING 205 2ND AVE NE INDEPENDENCE, IOWA 50644 (319)334-7077

W ¼ CORNER
SEC 33-89-10
FD ½" REBAR & YPC#8033
FROM TIES BK 2, PG 654

Subdivision Notes:

1. Lots will be served by private wells and septic systems
2. Lots are subject to a 30 ft. wide X 80 ft. depth ingress/egress easement for the shared driveways as shown hereon.
3. Part of this development is within the flood hazard area (Zone A) based on FEMA Map #19019C0275D Dated July 16, 2008. Iowa DNR Flood Plain Management has determined the BFE is 950.7 feet. (IDNR Work Rec. # 87965 Dated 10-29-2019) This Subdivision is located in the Jesup Fire District.



SCHARES ESTATES

OWNER/DEVELOPER:
Mike and Donna Schares
1199 220th Street
Jesup, Iowa 50648
Contact: Mike Schares
(319) 827-1819

PREPARED BY:
Crawford Engineering & Surveying Inc.
205 2nd Avenue NE
Independence, Iowa 50644
Contact: Brian M. Crawford
Ph: (319) 334-7077

ZONING:
R-1

BULK REGULATIONS:
Front Yard Depth = 50 ft
Side Yard Width = 25 ft
Rear Yard Depth = 50 ft

Legend	
—	SUBDIVISION BOUNDARY
—	PROPERTY LINE / LOT LINE
—	EASEMENT
—	BUILDING SETBACK LINE
▲	FOUND USPLSS CORNER AS NOTED
●	FOUND 1/2" IP WITH CAP #8812
□	SET CUT "X" IN PCC PAVEMENT
○	SET 1/2" IP W/ YEL. CAP #17344

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND 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.

LICENSE RENEWAL DATE: 12-31-20 LICENSE NO. 17344

11-22-19

BRIAN M. CRAWFORD DATE

SCHARES ESTATES
BUCHANAN COUNTY, IOWA

DRAWN	BMC	<p>CRAWFORD ENGINEERING & SURVEYING, INC. 205 2nd Ave NE Independence, Iowa 50644</p>
CHECKED	DTC	
PROJ NO	19229	
CADD FILE		

Schares Estates

Buchanan County, Iowa

Existing Soils Information from Buchanan County Soil Survey

Name	Soil No.	Table 16 Perm Rate	Table 12 Restrictive Soil Features for Absorption Fields
Clyde	391B	2-6 in/hr	Severe
Olin	408B	2-6 in/hr	Slight
Sparta	41B	2-6 in/hr	Severe
Spillville	485	0.6-2 in/hr	Severe

Excerpt from Page 61 - Buchanan County Soil Survey:

Table 12 shows the degree and kind of soil limitations that affect septic tank absorption fields, sewage lagoons, and sanitary landfills. The limitations are considered slight if soil properties and site features are generally favorable for the indicated use and limitations are minor and easily overcome; moderate if soil properties or site features are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations; and severe if soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.