

INDEX LEGEND	
LOCATION:	BLOCK 35, BLOCK 48 AND VACATED SOUTH STREET, ORIG. PLAT, KNOXVILLE, IOWA
PROPRIETOR:	KNOXVILLE ECONOMIC DEVELOPMENT CORPORATION
REQUESTED BY:	KNOXVILLE ECONOMIC DEVELOPMENT CORPORATION
PREPARED BY:	BOBBY J. MADDALENO
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	P.O. BOX 451, OSKALOOSA, IOWA 52577



GARDEN & ASSOC.

P.O. Box 451, Oskaloosa, Iowa 52577-0451 Phone: (641)672-2526

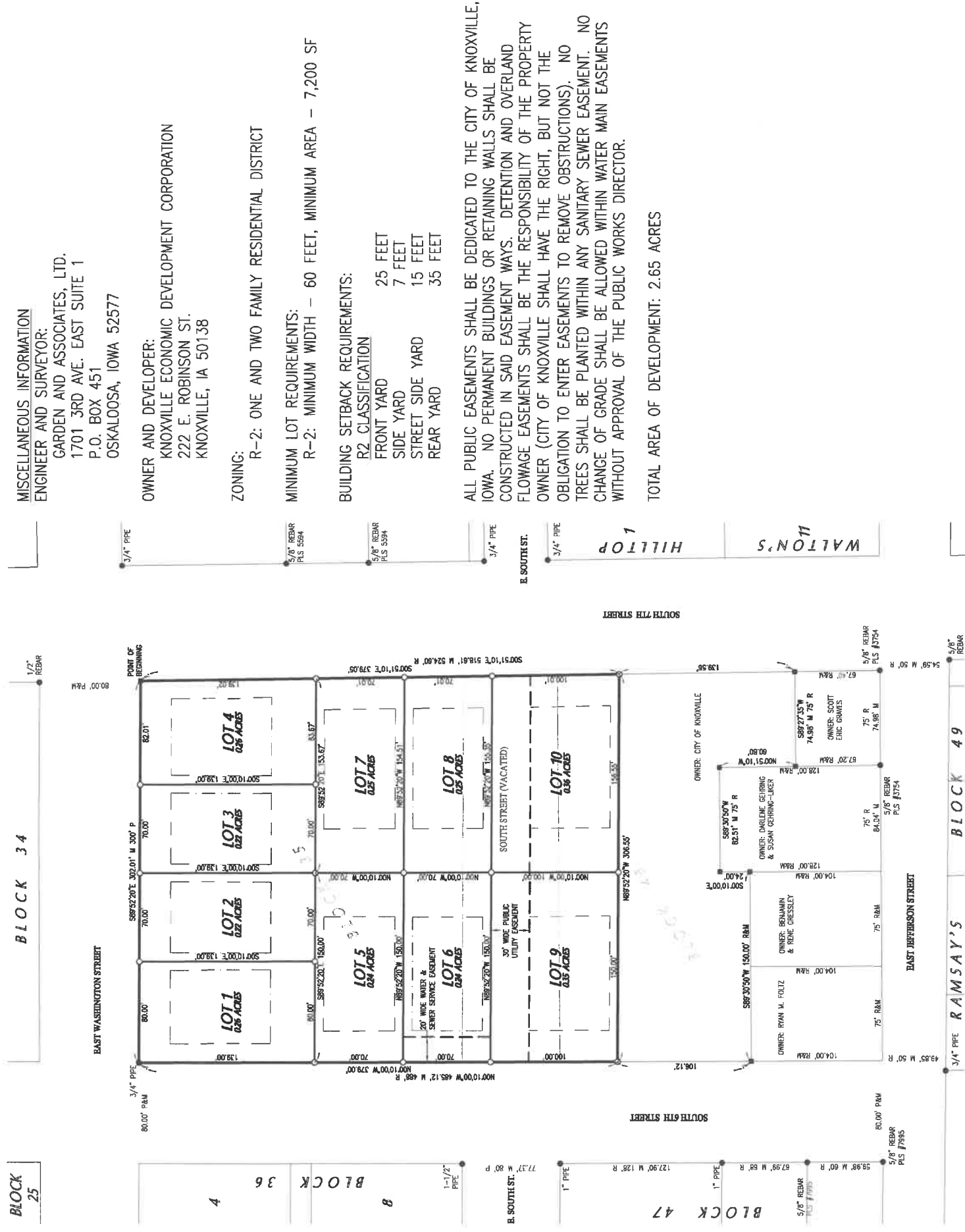
RESERVED FOR RECORDER'S USE

FINAL PLAT EAST ELEMENTARY SUBDIVISION KNOXVILLE, IOWA

LEGAL DESCRIPTION:

A tract of land being all of Block 35, part of Block 48, and that part of South Street in the City of Knoxville, Iowa, lying between Block 35 in the North and Block 48 on the South of the original plat of said City, and the West line of Seventh Street on the East and East line of Sixth Street on the West in said City, ALL of the above being more particularly described as follows:

Beginning at the Northeast corner of said Block 35, said point lying on the West right-of-way line of said Seventh Street; thence South 00°51'10" East 379.05 feet along said West right-of-way line; thence North 89°52'20" West 306.55 feet to the East right-of-way line of said Sixth Street; thence North 00°10'00" West 379.00 feet along said East right-of-way line to the Northwest corner of said Block 35; thence South 89°52'20" East 302.01 feet along said North line to the Point of Beginning, containing 2.65 acres.



**MISCELLANEOUS INFORMATION
ENGINEER AND SURVEYOR:**

GARDEN AND ASSOCIATES, LTD.
1701 3RD AVE. EAST SUITE 1
P.O. BOX 451
OSKALOOSA, IOWA 52577

OWNER AND DEVELOPER:

KNOXVILLE ECONOMIC DEVELOPMENT CORPORATION
222 E. ROBINSON ST.
KNOXVILLE, IA 50138

ZONING:

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

MINIMUM LOT REQUIREMENTS:

R-2: MINIMUM WIDTH - 60 FEET, MINIMUM AREA - 7,200 SF

BUILDING SETBACK REQUIREMENTS:

R2 CLASSIFICATION
FRONT YARD 25 FEET
SIDE YARD 7 FEET
STREET SIDE YARD 15 FEET
REAR YARD 35 FEET

ALL PUBLIC EASEMENTS SHALL BE DEDICATED TO THE CITY OF KNOXVILLE, IOWA. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE CONSTRUCTED IN SAID EASEMENT WAYS. DETENTION AND OVERLAND FLOWAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER (CITY OF KNOXVILLE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER EASEMENTS TO REMOVE OBSTRUCTIONS). NO TREES SHALL BE PLANTED WITHIN ANY SANITARY SEWER EASEMENT. NO CHANGE OF GRADE SHALL BE ALLOWED WITHIN WATER MAIN EASEMENTS WITHOUT APPROVAL OF THE PUBLIC WORKS DIRECTOR.

TOTAL AREA OF DEVELOPMENT: 2.65 ACRES

- = PROPERTY CORNER FOUND
- = (5/8" REBAR #19960)
- = PROPERTY CORNER SET
- M = (5/8" x 30" REBAR #19960)
- MEASURED DIMENSION
- R = RECORDED DIMENSION
- P = PLATTED DIMENSION



DATE OF FIELDWORK: MARCH 2021
BASIS OF BEARINGS: IOWA RCS, ZONE 9-NEWTON

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 Professional Land Surveyor under the laws of the State of Iowa.

Bobby J. Maddaleno
Bobby J. Maddaleno, P.L.S.
License number: 19960
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 1

Date



EAST ELEMENTARY SUBDIVISION
BLOCK 35, BLOCK 48, VACATED
SOUTH STREET, ORIGINAL PLAT
KNOXVILLE, IOWA

DATE: 6-14-21 DRN. TRH APP.

FLD.BK. PROJ.NO. 7021037