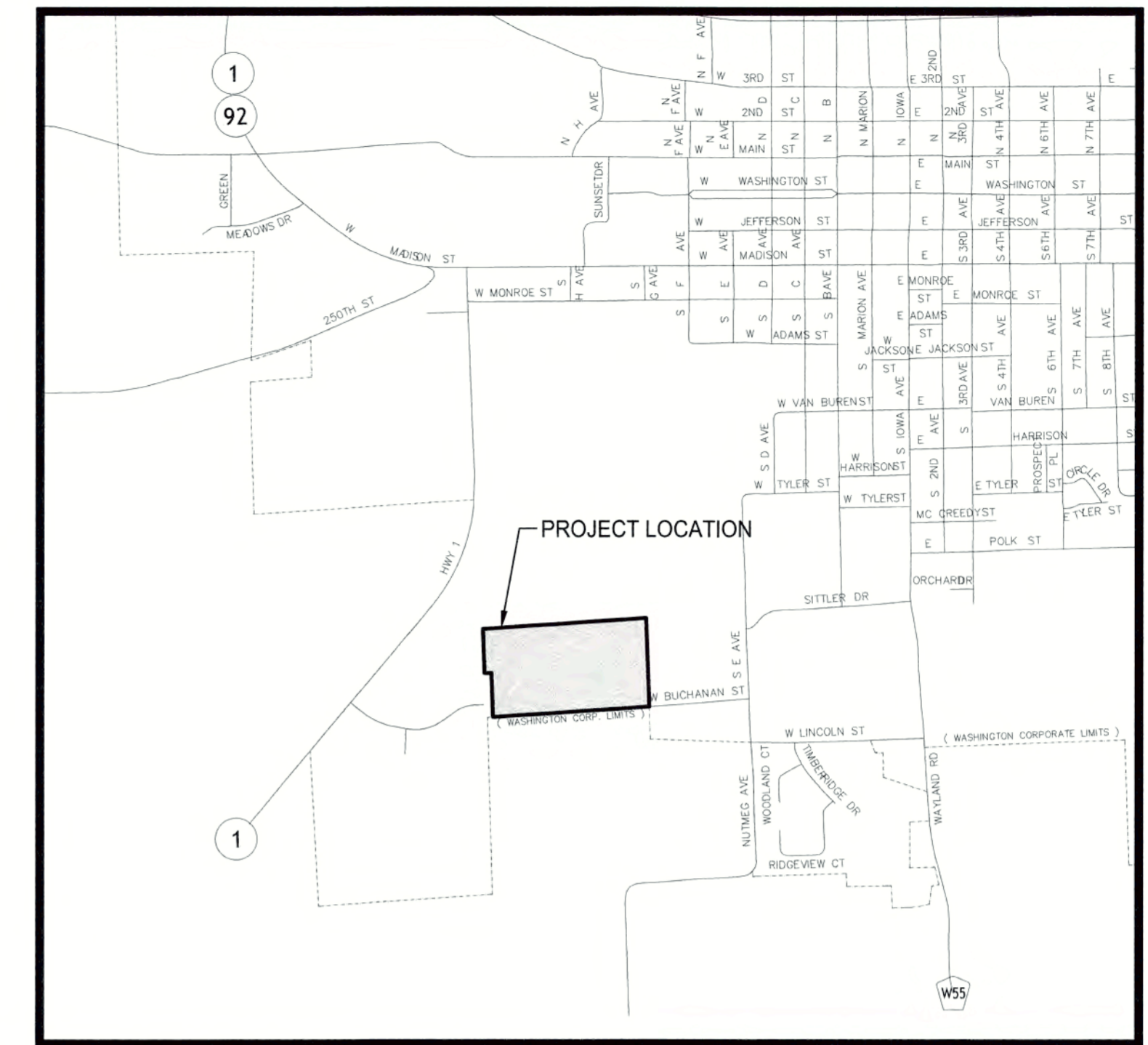


PRELIMINARY PLAT WASHINGTON BUSINESS PARK SUBDIVISION - PHASE 2 WASHINGTON, IOWA



VICINITY MAP
SCALE: NONE

GENERAL SYMBOLS LEGEND	
<ul style="list-style-type: none"> ● = PROPERTY CORNER FOUND ▲ = SECTION CORNER FOUND --- = EXISTING GROUND CONTOUR LINE --- = EXISTING WATER LINE (SIZE VARIES) --- = EXISTING FIRE HYDRANT --- = EXISTING WATER VALVE --- = EXISTING WATER SERVICE SHUTOFF --- = EXISTING WATER METER PIT --- = EXISTING WATER WELL --- = WATER METER --- = EXISTING STORM SEWER LINE (SIZE VARIES) --- = EXISTING STORM SEWER ACCESS --- = EXISTING SEPTIC TANK --- = EXISTING SANITARY SEWER ACCESS --- = EXISTING SANITARY SEWER MAIN (SIZE VARIES) --- = CLEANOUT --- = ELECTRIC MANHOLE --- = OVERHEAD ELECTRIC LINE --- = UNDERGROUND ELECTRIC LINE --- = ELECTRIC METER --- = FIBEROPTIC LINE --- = TELEPHONE MANHOLE --- = TELEPHONE PEDESTAL --- = TELEPHONE LINE --- = TELEVISION PEDESTAL --- = TELEVISION LINE --- = GAS METER --- = GAS VALVE --- = EXISTING GAS LINE --- = UTILITY POLE --- = GUY WIRE --- = LUMINAIRE --- = TRANSFORMER 	<ul style="list-style-type: none"> --- = SIGN ○ = BOLLARD --- = RAILROAD GATE OR SIGNAL --- = MAILBOX --- = FLAGPOLE --- = DOWNSPOUT --- = TREE OR SHRUB --- = STUMP --- = FIELD FENCELINE --- = CHAIN LINK FENCELINE --- = WOOD FENCELINE --- = SILT FENCE --- = BENCHMARK OR ELEVATION MARKER ○ = PROPERTY CORNER SET △ = SECTION CORNER SET --- = PROPOSED WATER MAIN (SIZE VARIES) --- = PROPOSED FIRE HYDRANT --- = PROPOSED WATER VALVE --- = PROPOSED WATER SHUTOFF --- = PROPOSED SANITARY SEWER MANHOLE --- = PROPOSED SANITARY SEWER END LINE CLEANOUT --- = PROPOSED SANITARY SEWER DOUBLE CLEANOUT --- = PROPOSED SANITARY SEWER MAIN (SIZE VARIES) --- = PROPOSED LIFT STATION --- = PROPOSED SANITARY SEWER FORCE MAIN --- = PROPOSED STORM SEWER ACCESS --- = PROPOSED STORM SEWER MAIN --- = PROPOSED SECONDARY STORM SEWER --- = PROPOSED GROUND CONTOUR LINE --- = SURFACING REMOVAL --- or --- = CONCRETE SURFACING REPLACEMENT --- = FLOW DIRECTION ARROW --- = FINISH GRADE ELEVATION MARKER

GENERAL ABBREVIATIONS LEGEND	
<ul style="list-style-type: none"> R/W = RIGHT OF WAY R.O.W. = RIGHT OF WAY P.C. = POINT OF CURVATURE P.I. = POINT OF INTERSECTION P.T. = POINT OF TANGENCY CL = CENTERLINE TC = TOP OF CURB GU = GUTTER FL = FLOW LINE SB = SOIL BORING R = RADIUS BTM = BOTTOM HWL = HIGH WATER LEVEL LWL = LOW WATER LEVEL EA = EACH GPM = GALLONS PER MINUTE IN. = INCHES FT = FOOT OR FEET SF = SQUARE FEET LF = LINEAR FOOT 	<ul style="list-style-type: none"> SY = SQUARE YARD CY = CUBIC YARD MJ = MECHANICAL JOINT PE = PLAIN END JOINT FE = FLANGED JOINT UT = UNION TITE JOINT S.S. = STAINLESS STEEL O.C. = ON CENTER I.D. = INSIDE DIAMETER O.D. = OUTSIDE DIAMETER φ = DIAMETER DA = DIAMETER # = NUMBER TYP = TYPICAL INV = INVERT PVC = POLYVINYL CHLORIDE PIPE DIP = DUCTILE IRON PIPE CIP = CAST IRON PIPE CMP = CORRUGATED METAL PIPE RCF = REINFORCED CONCRETE PIPE

OWNER & DEVELOPER:
CITY OF WASHINGTON, IOWA
215 EAST WASHINGTON ST.
WASHINGTON, IOWA 52353

ENGINEER AND SURVEYOR:
GARDEN & ASSOCIATES, LTD.
1701 3RD AVE EAST
OSKALOOSA, IOWA
641-672-2526

ADDRESS OF PROPERTY:
WEST BUCHANAN STREET
WASHINGTON, IA 52353

ZONING:
CURRENT - I-2 (GENERAL INDUSTRIAL DISTRICT)

LOT REQUIREMENTS:
LOT WIDTH - NONE
LOT AREA - NONE
MAXIMUM HEIGHT - 3 STORIES OR 50 FEET

BUILDING SETBACK REQUIREMENTS:
CLASSIFICATION
FRONT YARD 30 FEET
SIDE YARD EQUAL TO BUILDING HEIGHT
REAR YARD HEIGHT OF BUILDING BUT NOT LESS THAN 30 FEET

ALL PUBLIC EASEMENTS SHALL BE DEDICATED TO THE CITY OF WASHINGTON, IOWA. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE CONSTRUCTED IN SAID EASEMENT WAYS.

LOT A IS RESERVED FOR PUBLIC RIGHT-OF-WAY.

SIDEWALKS ARE NOT SHOWN, BUT WILL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AT 1.0 FEET FROM PROPERTY LINE IN THE STREET RIGHT-OF-WAY.

TOTAL AREA OF DEVELOPMENT = 33.28 ACRES

THE BEARINGS SHOWN ARE BASED ON THE IOWA REGIONAL COORDINATE SYSTEM ZONE 12 - FAIRFIELD.

Legal Description

Washington Business Park Subdivision - Phase 2 is part of Outlot C in Washington Business Park Subdivision as shown by the Plat recorded in Plat Book 27 on Page 323 in the Office of the Washington County Recorder AND part of Lots 3 and 4 in Auditor's Subdivision of the Southeast Quarter as shown by Plat Book 4 on Page 522, all of the above lying in Section 19 - Township 75 North - Range 7 West of the 5th P.M., City of Washington, Washington County, Iowa, being more particularly described as follows:

Beginning at the Center of said Section 19, thence North 87°04'05" East 1641.17 feet along the North line of said Outlot C to the Northeast corner thereof; thence South 01°15'45" East 864.07 feet along the East line of said Outlot C to the Southeast corner thereof; thence South 87°04'15" West 2.31 feet along the South line of said Outlot C to the Northerly extension of the West line of Lot 7 in Murphy's Addition to the City of Washington, as shown by the Plat recorded in Plat Book 11 on Page 142; thence South 01°26'15" East 70.13 feet along said West line and the Northerly extension thereof to the Northwest corner of said Lot 7 in Murphy's Addition; thence Northwesterly 171.99 feet along a non-tangent 368.05 foot radius curve concave Northeasterly and having a chord which bears North 79°19'05" West 170.43 feet to the South line of that tract of land conveyed to the City of Washington by warranty deed filed April 24th, 1957 as recorded in Land Deed Record Book 71 on Page 257; thence South 87°04'15" West 1413.90 feet along the South line of said tract to the intersection with the Southerly extension of the East line of Outlot B in said Washington Business Park Subdivision; thence North 01°09'40" West 443.95 feet along said East line and the Southerly extension thereof to the Northeast corner of said Outlot B; thence South 88°53'45" West 70.01 feet along the North line of said Outlot B; thence North 01°09'40" West 447.90 feet; thence North 87°04'05" East 10.09 feet to the Point of Beginning. Said Washington Business Park Subdivision - Phase 2 contains 33.28 acres.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°04'15"W	2.31'
L2	S1°26'15"E	70.13'
L3	N1°09'40"W	30.02'
L4	S88°53'45"W	70.01'
L5	N87°04'05"E	10.09'

PARCEL AREA TABLE		
PARCEL #	AREA (AC)	AREA (SF)
1	8.41 AC.	366428 SF
2	0.69 AC.	30076 SF
3	1.16 AC.	50445 SF
4	1.11 AC.	48203 SF
5	1.11 AC.	48158 SF
6	1.11 AC.	48161 SF
7	1.09 AC.	47614 SF
8	1.09 AC.	47666 SF
9	1.09 AC.	47666 SF
10	1.09 AC.	47652 SF
LOT A	3.23 AC.	140588 SF
OUTLOT A	12.10 AC.	527005 SF

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHD BRG	DELTA
C1	238.26'	400.00'	234.76'	S75°51'55"E	34°07'44"
C2	197.85'	333.00'	194.95'	S75°49'15"E	34°02'28"
C3	24.02'	15.00'	21.54'	S47°02'45"E	91°46'06"
C4	7.26'	435.00'	7.26'	S87°32'55"W	0°57'22"
C5	23.38'	15.00'	21.08'	N43°22'55"E	89°17'21"
C6	23.10'	15.00'	20.88'	S42°57'15"W	88°13'54"
C7	4.80'	365.00'	4.80'	S87°26'50"W	0°45'11"
C8	23.80'	15.00'	21.38'	N46°43'10"W	90°54'51"
C9	27.66'	15.00'	23.90'	S51°33'45"W	105°39'00"
C10	107.10'	365.00'	106.71'	N67°12'25"W	16°48'42"
C11	45.79'	368.00'	45.76'	S62°21'55"E	70°7'48"
C12	177.88'	298.00'	175.25'	S75°56'15"E	34°12'01"
C13	154.50'	435.00'	153.69'	N68°58'35"W	20°21'01"
C14	20.39'	15.00'	18.86'	S40°12'25"E	77°53'19"
C15	171.99'	368.05'	170.43'	N79°19'05"W	26°46'27"

CITY OF WASHINGTON, IOWA	CITY OF WASHINGTON, IOWA
APPROVED DATE	APPROVED DATE
PLANNING AND ZONING CHAIRPERSON	MAYOR OF WASHINGTON, IOWA

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 1-22-21
Bobby J. Maddaleno, P.L.S. Date
License number: 19960
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 2

GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS

1701 3rd Avenue East, Suite 1
Creston, Iowa 50801
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Creston, Iowa 50801
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WASHINGTON BUSINESS
PARK SUBDIVISION - PHASE 2
WASHINGTON, IOWA

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SHEET TITLE
PRELIMINARY
PLAT

SCALE:

NO SCALE

DRAWN BY:
TRH

APPROVED:
BJM

REVISIONS:

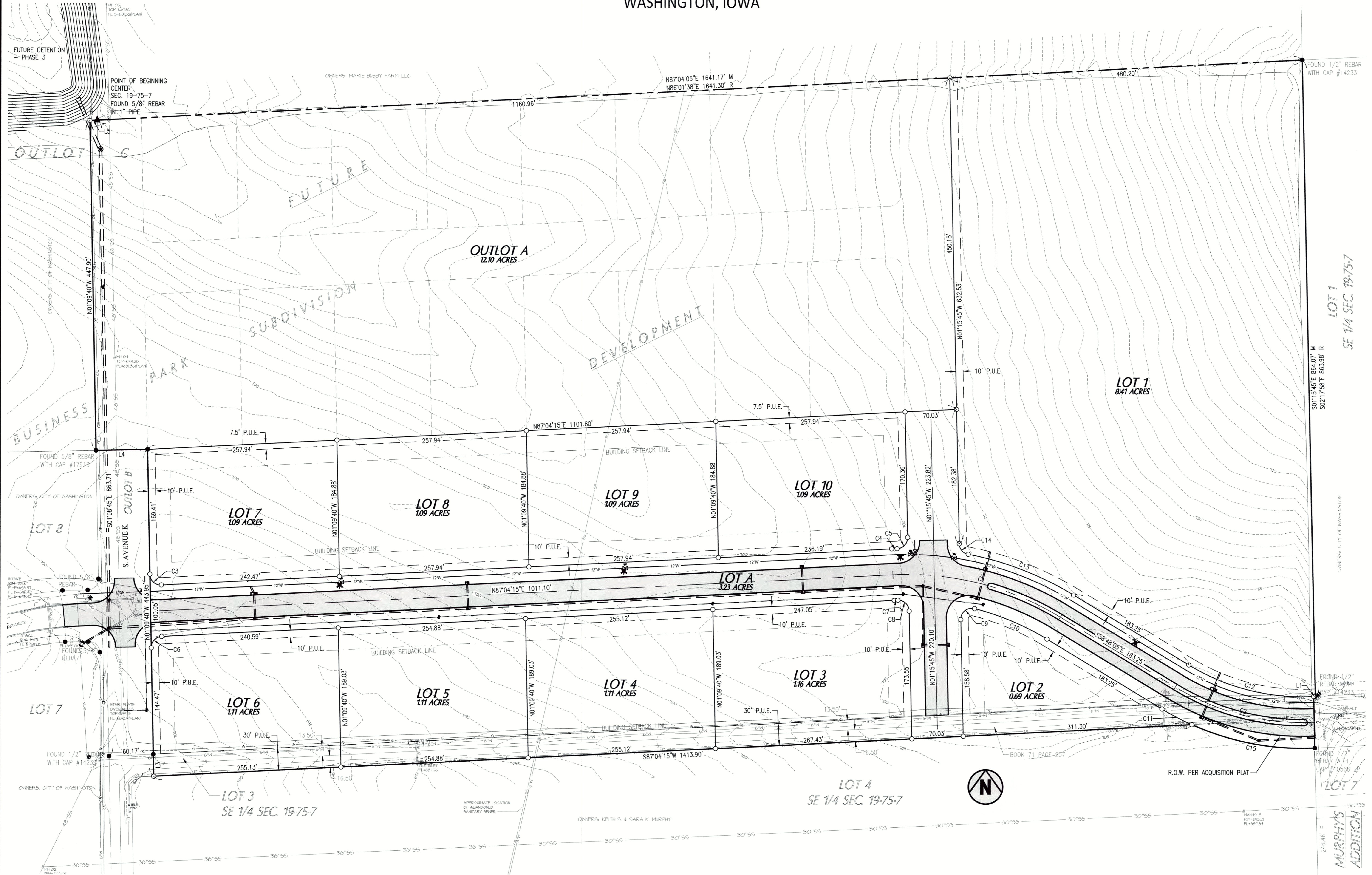
DATE:
JAN. 22, 2021

PROJECT NO.:
7020406

SHEET NO.:
1 OF 2

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PRELIMINARY PLAT
**WASHINGTON BUSINESS PARK
 SUBDIVISION - PHASE 2**
 WASHINGTON, IOWA



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**WASHINGTON BUSINESS
 PARK SUBDIVISION - PHASE 2
 WASHINGTON, IOWA**
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SHEET TITLE
**PRELIMINARY
 PLAT**

SCALE:

DRAWN BY:
 TRH

APPROVED:
 BJM

REVISIONS:

DATE:
 JAN. 22, 2021

PROJECT NO.:
 7020406

SHEET NO.:
2 OF 2

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