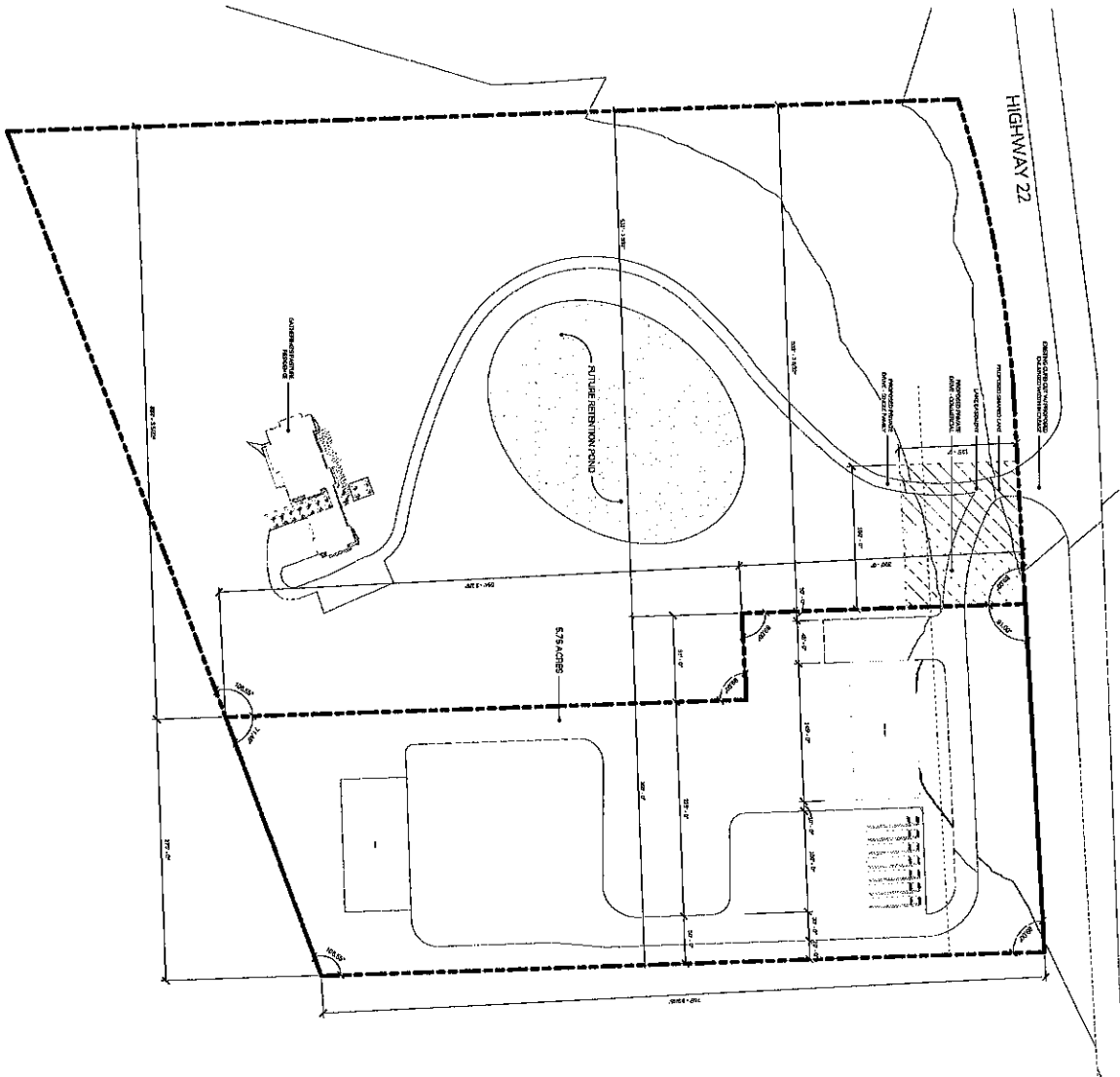
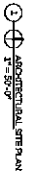


CITY OF RIVERSIDE PLANNING & ZONING COMMISSION AGENDA
RIVERSIDE CITY HALL
60 N GREENE ST

Tuesday, December 17, 2024 6:00 PM

NOTICE TO THE PUBLIC: These meetings of the Planning & Zoning Commission are to conduct the regular business of the city. Every item on the agenda is an item of discussion and action if needed.

1. Call meeting to order
2. Roll Call
3. Approval of Agenda
4. King – Parcel # 04084000009 on HWY 22
5. Marshek – 3078 HWY 22
6. Motion to Adjourn



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

A100

SITE PLAN

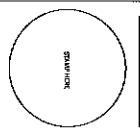
KING RESIDENCE

2875 Hwy 22
Riverside, LA 70327

DATE: 6/25/2014 04:58 PM

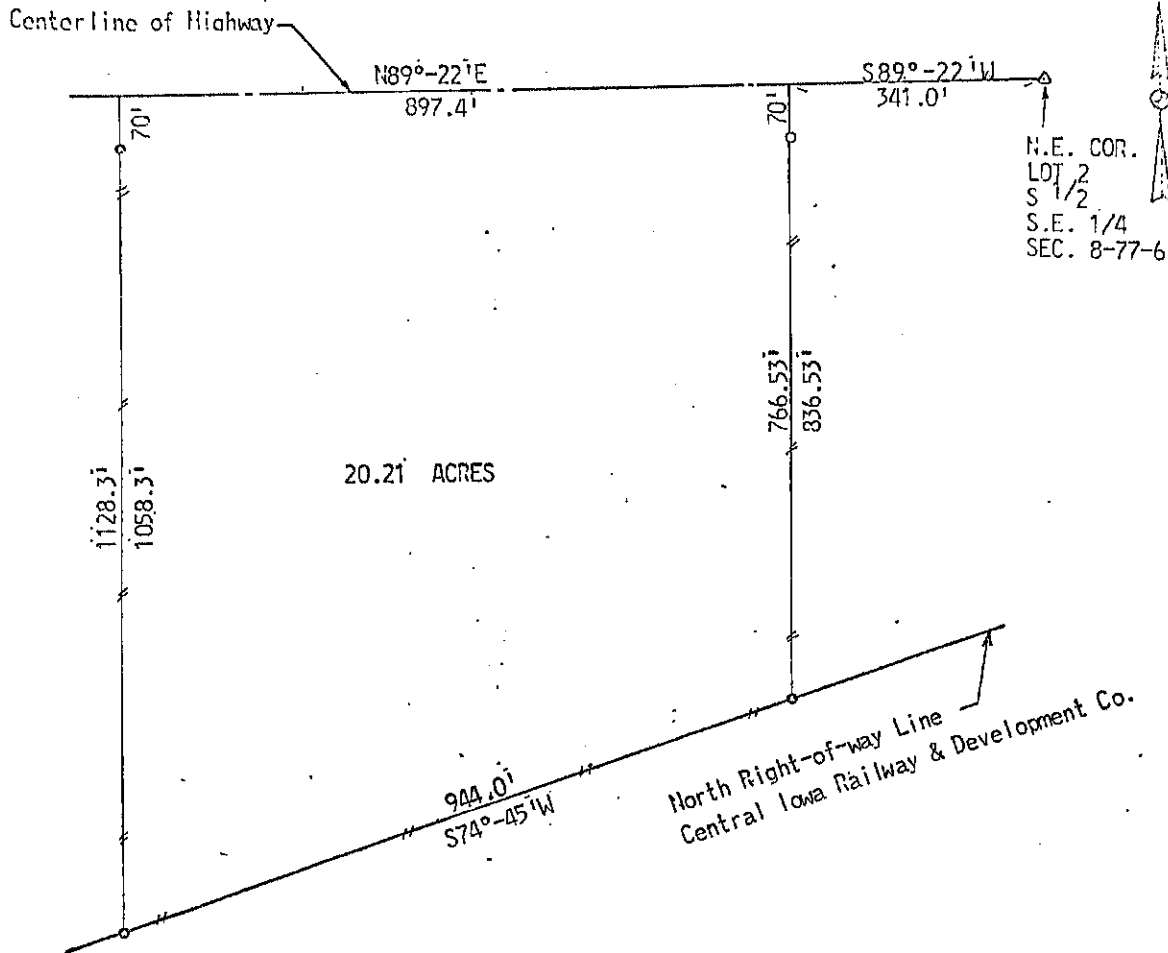
EFCO
ENGINEERING & ARCHITECTURE
14010 WOODLARK BLVD
HOUSTON, TX 77040

REVISIONS	
NO.	DESCRIPTION



EFCO
ENGINEERING & ARCHITECTURE
14010 WOODLARK BLVD
HOUSTON, TX 77040





COMMENCING AT A POINT 2682.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 8 TOWNSHIP 77 NORTH RANGE 6 WEST OF THE 5th. P.M., WASHINGTON COUNTY, IOWA: WHICH IS THE NORTHEAST CORNER OF LOT 2 OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8 TOWNSHIP 77 NORTH RANGE 6 WEST, THENCE S89°-22'W 341.0 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 836.53 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL IOWA RAILWAY AND DEVELOPMENT CO., THENCE S74°-45'W 944.0 FEET ALONG THE NORTH LINE OF SAID RAILROAD, THENCE NORTH 1128.3 FEET TO THE NORTH LINE OF LOT 2, THENCE N89°-22'E 897.4 FEET ALONG THE NORTH LINE OF LOT 2 TO THE POINT OF BEGINNING AND CONTAINING 20.21 ACRES SUBJECT TO HIGHWAY EASEMENTS.

I, Robert G. Huber, a duly registered Professional Engineer & Land Surveyor, do hereby certify that the above plat is a true representation of the survey made by me in accordance with the laws of the State of Iowa on NOVEMBER 11 1976

SCALE: 1" = 200'

Robert G. Huber, P.E. & L.S. #2996

Subscribed and sworn to before me this 11 th day of NOVEMBER 1976

(SEAL)

Notary Public

LEGEND	
Iron Fence Post	Existing Fence
in	Corner Corner
Corner Post	Corner Post

HUBER ENGINEERING
203 EAST MAIN STREET
WASHINGTON, IOWA 52353

RECORDER'S INDEX	
COUNTY:	WASHINGTON
SECTION:	8-T77N-R6W
QUARTER SECTION:	SE1/4-SE1/4
CITY:	N/A
SUBDIVISION:	N/A
BLOCK:	N/A
LOT(S):	
PROPRIETOR:	RIGGS GROUP, LLC
REQUESTED BY:	PAUL R. DESMOND W/FORM FUNCTION STUDIO

PLAT OF SURVEY RETRACEMENT OF SURVEY AND CREATE PARCEL P IN THE SE1/4 OF THE SE1/4 OF SECTION 8-T77N-R6W WASHINGTON COUNTY, IOWA

FOR RECORDER'S USE ONLY

NOTE: THIS IS A RETRACEMENT AND A SPLIT OF A PREVIOUSLY RECORDED SURVEY AND PLAT MADE BY ROBERT G. HUBER, RECORDED DECEMBER 30, 1976, IN BOOK 6, PAGE 398; SURVEY AND PLAT MADE BY ROBERT G. HUBER, RECORDED MAY 26, 1977, IN BOOK 6, PAGE 462; AND IN A WARRANTY DEED RECORDED DECEMBER 28, 2022, IN RECORDING INSTRUMENT #2022-4958; ALL ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON, IOWA. THIS SURVEY IS RETRACING BOTH PLATS OF SURVEY AND THEN CREATING A PARCEL IN THE RETRACEMENT. FOR THIS SURVEY DESCRIPTION, THE WASHINGTON COUNTY AUDITOR HAS DESIGNATED THE SURVEYED PARCEL AS "PARCEL P".

SURVEY DESCRIPTION:

PARCEL P, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 77 NORTH, RANGE 6 WEST OF THE 5TH P.M., WASHINGTON COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION;

THENCE NORTH 00°44'49" WEST (ASSUMED BEARING), 1328.40 FEET ALONG EAST LINE OF SAID QUARTER-QUARTER SECTION TO THE CENTERLINE OF IOWA HIGHWAY 22 AND THE NORTHEAST CORNER OF LOT 2;

THENCE S 88°44'26" WEST, 339.72 FEET ALONG SAID CENTERLINE AND NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF A PARCEL SURVEYED AS RECORDED IN BOOK 6, PAGE 398 AND IN BOOK 6, PAGE 462 BOTH ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON, IOWA;

THENCE SOUTH 00°34'53" EAST, 832.24 FEET ALONG EAST LINE OF SAID PARCEL TO THE SOUTH LINE OF SAID PARCEL AND THE NORTH RIGHT-OF-WAY LINE OF FORMER CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD AND NOW PART OF THE TOWN (CITY) OF RIVERSIDE, IOWA;

THENCE SOUTH 70°29'58" WEST, 290.68 FEET ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE;

THENCE NORTH 00°34'53" WEST, 623.21 FEET;

THENCE SOUTH 88°44'26" WEST, 91.00 FEET;

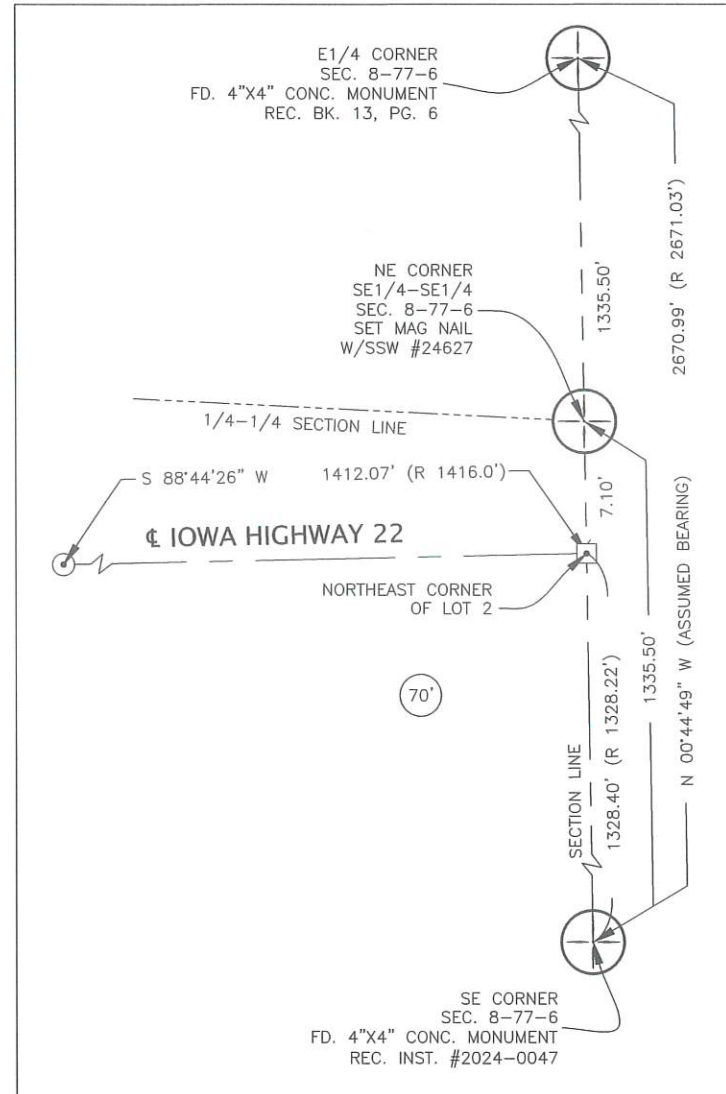
THENCE NORTH 00°34'53" WEST, 300.02 FEET TO THE SAID CENTERLINE AND NORTH LINE OF SAID PARCEL;

THENCE NORTH 88°44'26" EAST, 366.00 FEET ALONG SAID CENTERLINE AND SAID NORTH LINE TO THE POINT OF BEGINNING;

CONTAINING 6.167 ACRES, INCLUDING 0.568 ACRE OF IOWA HIGHWAY 22 RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

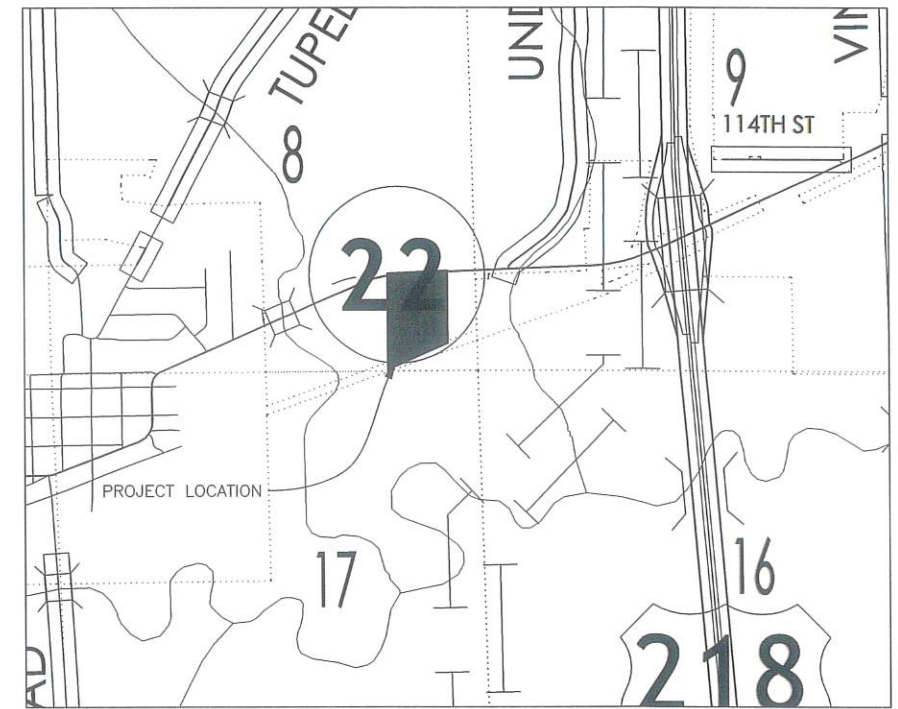
REFERENCE IS HEREBY MADE TO A SURVEY AND PLAT MADE BY MARK A. STEIN, RECORDED JANUARY 30, 2024, IN BOOK 32, PAGE 39 AND RECORDING INSTRUMENT #2024-0202; TO A SURVEY AND PLAT MADE BY COUNTY SURVEYOR, RECORDED FEBRUARY 3, 1925 IN BOOK 4, PAGE 11; TO A SURVEY AND PLAT MADE BY ROBERT G. HUBER, RECORDED AUGUST 3, 1967, IN BOOK 5, PAGE 150; TO A SURVEY AND PLAT MADE BY ROBERT G. HUBER, RECORDED DECEMBER 30, 1976, IN BOOK 6, PAGE 398; TO A SURVEY AND PLAT MADE BY ROBERT G. HUBER, RECORDED MAY 26, 1977, IN BOOK 6, PAGE 462; TO A SURVEY AND PLAT MADE BY ROBERT G. HUBER, RECORDED MAY 26, 1977, IN BOOK 6, PAGE 463; TO A SURVEY AND PLAT MADE BY GLEN D. MEISNER, RECORDED SEPTEMBER 23, 1997, IN BOOK 13, PAGE 87; TO A SURVEY AND PLAT MADE BY GLEN D. MEISNER, RECORDED FEBRUARY 5, 2002, IN BOOK 16, PAGE 66 AND RECORDING INSTRUMENT #02-0637; TO A SURVEY AND PLAT MADE BY GLEN D. MEISNER, RECORDED FEBRUARY 19, 2002, IN BOOK 16, PAGE 74 AND RECORDING INSTRUMENT # 02-0837; TO A SURVEY AND PLAT MADE BY J. SCOTT RITTER, RECORDED AUGUST 19, 2013, IN BOOK 26, PAGE 0101 AND RECORDING INSTRUMENT #2013-2897

DETAIL "A"
SCALE 1" = 10'



SEE SHEET 2 FOR LEGEND

LOCATION MAP
NOT TO SCALE

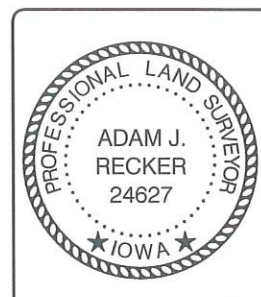


SURVEYOR:
ADAM RECKER, PLS, LAND SURVEYOR
FEHR GRAHAM
200 5TH AVENUE SE, SUITE 100
CEDAR RAPIDS, IA 52401

PROPRIETOR/OWNER:
RIGGS GROUP, LLC
P.O. BOX 409
NORTH LIBERTY, IA 52317

REQUESTED BY/SUBDIVIDER:
PAUL DESMOND
FORM FUNCTION STUDIO
101 16TH AVE. SW
CEDAR RAPIDS, IA 52404

- Property description for remainder? Could be survey description or deed less Parcel P.
- How is the remainder parcel to be conveyed?
- Or record retracement first. Then record Auditor's Parcel P with reference to retracement.
- Washington County approval block.



I hereby certify that this land surveying document was prepared 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.

Adam J. Recker, P.L.S. _____ Date _____
License Number: 24627
My license renewal date is December 31, 2025.
Sheets covered by this seal: SHEETS 1 THROUGH 2

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL
© 2024 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

G:\C3D\24\24-883\24-883 Legal.dwg	
FLD BK: FEHR GRAHAM 2023-RECKER NO. 1 PG: 71	JOB NUMBER: 24-883
SURVEY WAS COMPLETED ON: SEPTEMBER 18, 2024	SHEET NUMBER: 1 of 2

NOTES:

- 1 PLAT OF SURVEY REC. INST. #2024-0202
- 2 WARRANTY DEED REC. BK. 90, PG. 271
PLAT OF SURVEY REC. BK. 5, PG. 150
- 3 WARRANTY DEED REC. INST. #2022-4958
PLAT OF SURVEY REC. BK. 6, PG. 398
PLAT OF SURVEY REC. BK. 6, PG. 642
- 4 CHANGE OF TITLE REC. BK. 2008, PG. 2274
PLAT OF SURVEY REC. BK. 6, PG. 643
- 5 WARRANTY DEED REC. BK. 265, PG. 156
PLAT OF SURVEY REC. BK. 13, PG. 78
PLAT OF SURVEY REC. BK. 16, PG. 66
PLAT OF SURVEY REC. BK. 16, PG. 94

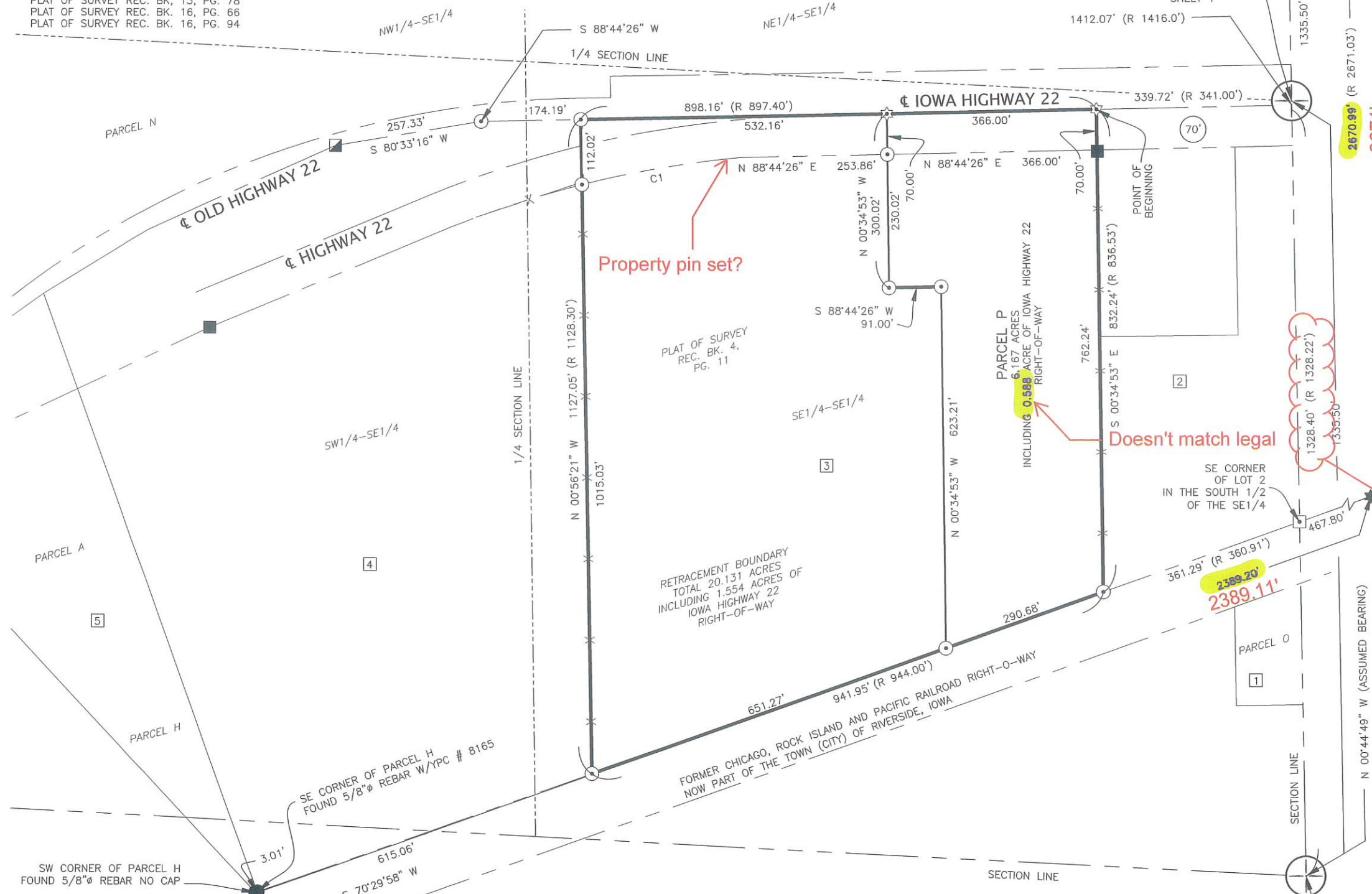
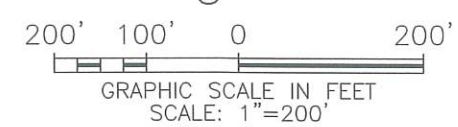
PLAT OF SURVEY RETRACEMENT OF SURVEY AND CREATE PARCEL P IN THE SE1/4 OF THE SE1/4 OF SECTION 8-T77N-R6W WASHINGTON COUNTY, IOWA

E1/4 CORNER
SEC. 8-77-6
FD. 4"x4" CONC. MONUMENT
REC. BK. 13, PG. 6

NE CORNER
SE1/4-SE1/4
SEC. 8-77-6
SET MAG NAIL
W/SSW #24627
SEE DETAIL "A"
SHEET 1

LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND AS DESCRIBED
- FOUND 5/8" REBAR W/YPC #9781
- FOUND 5/8" REBAR W/YPC #19960
- FOUND 5/8" REBAR W/RPC #16546
- SET 1/2" REBAR W/RPC #24627
- CALCULATED POSITION
- SET MAG NAIL W/SSW #24627
- SURVEY BOUNDARY
- SECTION LINE
- 1/4 SECTION LINE
- 1/4-1/4 SECTION LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CENTERLINE ROAD
- EXISTING FENCE
- RIGHT-OF-WAY WIDTH
- PREVIOUSLY RECORDED AS
- STAINLESS STEEL WASHER
- RED PLASTIC CAP
- YELLOW PLASTIC CAP
- Appears incorrect. Page 1 shows a better depiction



RETRACEMENT BOUNDARY
TOTAL 20.131 ACRES
INCLUDING 1.554 ACRES OF
IOWA HIGHWAY 22
RIGHT-OF-WAY

PARCEL P
6.167 ACRES
INCLUDING 0.988 ACRE OF IOWA HIGHWAY 22
RIGHT-OF-WAY

Curve Table				
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	281.52'	1844.90'	N 80°09'12" E	281.25'

FEHR GRAHAM ILLINOIS
ENGINEERING & ENVIRONMENTAL IOWA
© 2024 FEHR GRAHAM WISCONSIN

G:\C3D\24\24-883\24-883 Legal.dwg

FLD BK: FEHR GRAHAM 2023-RECKER NO. 1 PG: 71	JOB NUMBER: 24-883
SURVEY WAS COMPLETED ON: SEPTEMBER 18, 2024	SHEET NUMBER: 2 of 2

RECORDER'S INDEX
COUNTY: WASHINGTON
SECTION: 8-T77N-R6W
QUARTER SECTION: SE1/4-SE1/4
CITY: N/A
SUBDIVISION: N/A
BLOCK: N/A
LOT(S):
PROPRIETOR: RIGGS GROUP, LLC
REQUESTED BY: PAUL R. DESMOND W/FORM FUNCTION STUDIO

PLAT OF SURVEY
RETRACEMENT OF SURVEY AND CREATE PARCEL P
IN THE SE1/4 OF THE SE1/4 OF SECTION 8-T77N-R6W
WASHINGTON COUNTY, IOWA

FOR RECORDER'S USE ONLY

NOTE: THIS IS A RETRACEMENT AND A SPLIT OF A PREVIOUSLY RECORDED SURVEY AND PLAT MADE BY ROBERT G. HUBER, RECORDED DECEMBER 30, 1976, IN BOOK 6, PAGE 398; SURVEY AND PLAT MADE BY ROBERT G. HUBER, RECORDED MAY 26, 1977, IN BOOK 6, PAGE 462; AND IN A WARRANTY DEED RECORDED DECEMBER 28, 2022, IN RECORDING INSTRUMENT #2022-4958; ALL ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON, IOWA. THIS SURVEY IS RETRACING BOTH PLATS OF SURVEY AND THEN CREATING A PARCEL IN THE RETRACEMENT. FOR THIS SURVEY DESCRIPTION, THE WASHINGTON COUNTY AUDITOR HAS DESIGNATED THE SURVEYED PARCEL AS "PARCEL P".

SURVEY DESCRIPTION:

PARCEL P

PARCEL P, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 77 NORTH, RANGE 6 WEST OF THE 5TH P.M., WASHINGTON COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION;

THENCE NORTH 00°44'49" WEST (ASSUMED BEARING), 1328.40 FEET ALONG EAST LINE OF SAID QUARTER-QUARTER SECTION TO THE CENTERLINE OF IOWA HIGHWAY 22 AND THE NORTHEAST CORNER OF LOT 2;

THENCE S 88°44'26" WEST, 339.72 FEET ALONG SAID CENTERLINE AND NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF A PARCEL SURVEYED AS RECORDED IN BOOK 6, PAGE 398 AND IN BOOK 6, PAGE 462 BOTH ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON, IOWA;

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THENCE SOUTH 70°29'58" WEST, 290.68 FEET ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE;

THENCE NORTH 00°34'53" WEST, 623.21 FEET;

THENCE SOUTH 88°44'26" WEST, 91.00 FEET;

THENCE NORTH 00°34'53" WEST, 300.02 FEET TO THE SAID CENTERLINE AND NORTH LINE OF SAID PARCEL;

THENCE NORTH 88°44'26" EAST, 366.00 FEET ALONG SAID CENTERLINE AND SAID NORTH LINE TO THE POINT OF BEGINNING;

CONTAINING 6.167 ACRES, INCLUDING 0.568 ACRE OF IOWA HIGHWAY 22 RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

INGRESS/EGRESS EASEMENT

A STRIP OF LAND FOR INGRESS/EGRESS EASEMENT PURPOSES BEING LOCATED IN A PARCEL PREVIOUSLY SURVEYED IN BOOK 6, PAGE 398 AND IN BOOK 6, PAGE 462 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 77 NORTH, RANGE 6 WEST OF THE 5TH P.M., WASHINGTON COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL P;

THENCE SOUTH 00°34'53" EAST, 70.00 FEET ALONG THE WEST LINE OF SAID PARCEL P TO THE SOUTH RIGHT-OF-WAY LINE FOR IOWA HIGHWAY 22 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°34'53" EAST, 125.01 FEET ALONG THE SAID WEST LINE;

THENCE SOUTH 88°44'26" WEST, 222.26 FEET;

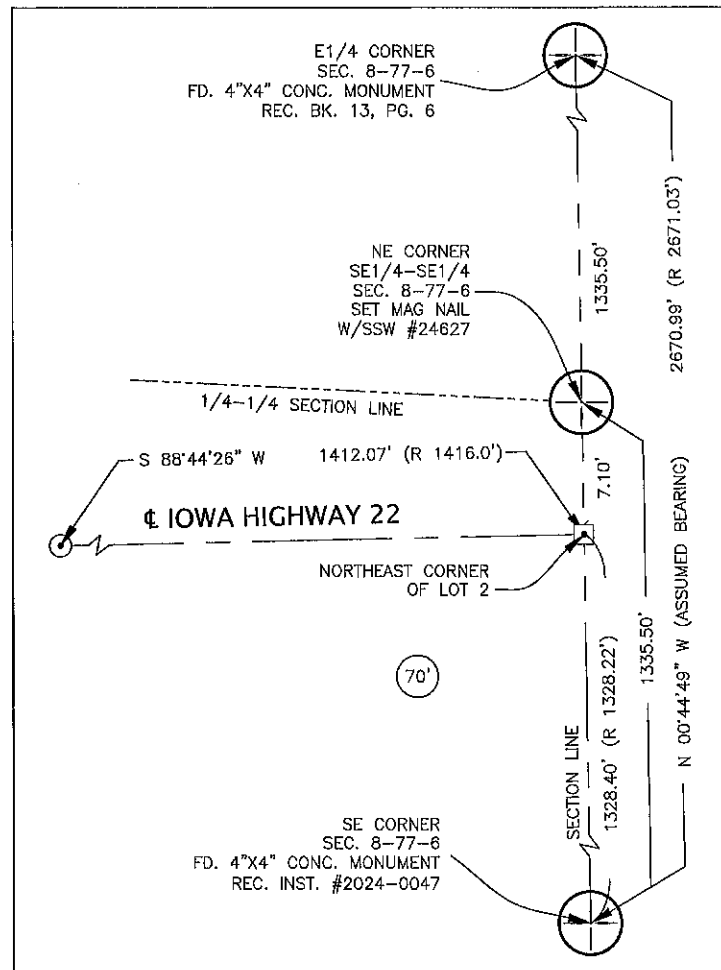
THENCE NORTH 00°34'53" WEST, 125.01 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 88°44'26" EAST, 222.26 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

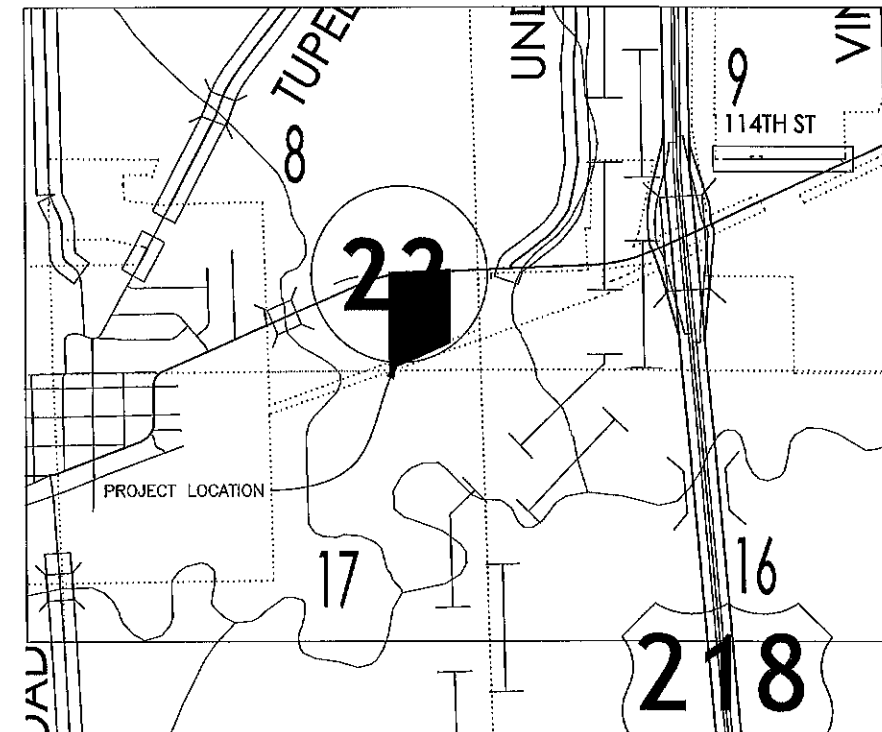
CONTAINING 0.638 ACRE, SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCE IS HEREBY MADE TO A SURVEY AND PLAT MADE BY MARK A. STEIN, RECORDED JANUARY 30, 2024, IN BOOK 32, PAGE 39 AND RECORDING INSTRUMENT #2024-0202; TO A SURVEY AND PLAT MADE BY COUNTY SURVEYOR, RECORDED FEBRUARY 3, 1925 IN BOOK 4, PAGE 11; TO A SURVEY AND PLAT MADE BY ROBERT G. HUBER, RECORDED AUGUST 3, 1967, IN BOOK 5, PAGE 150; TO A SURVEY AND PLAT MADE BY ROBERT G. HUBER, RECORDED DECEMBER 30, 1976, IN BOOK 6, PAGE 398; TO A SURVEY AND PLAT MADE BY ROBERT G. HUBER, RECORDED MAY 26, 1977, IN BOOK 6, PAGE 462; TO A SURVEY AND PLAT MADE BY ROBERT G. HUBER, RECORDED MAY 26, 1977, IN BOOK 6, PAGE 463; TO A SURVEY AND PLAT MADE BY GLEN D. MEISNER, RECORDED SEPTEMBER 23, 1997, IN BOOK 13, PAGE 87; TO A SURVEY AND PLAT MADE BY GLEN D. MEISNER, RECORDED FEBRUARY 5, 2002, IN BOOK 16, PAGE 66 AND RECORDING INSTRUMENT #02-0637; TO A SURVEY AND PLAT MADE BY GLEN D. MEISNER, RECORDED FEBRUARY 19, 2002, IN BOOK 16, PAGE 74 AND RECORDING INSTRUMENT # 02-0837; TO A SURVEY AND PLAT MADE BY J. SCOTT RITTER, RECORDED AUGUST 19, 2013, IN BOOK 26, PAGE 0101 AND RECORDING INSTRUMENT #2013-2897

DETAIL "A"
SCALE 1" = 10'



LOCATION MAP
NOT TO SCALE

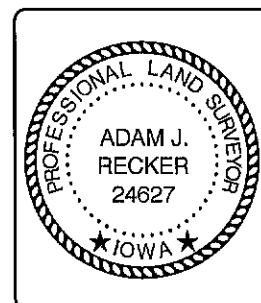


SURVEYOR:
ADAM RECKER, PLS, LAND SURVEYOR
FEHR GRAHAM
200 5TH AVENUE SE, SUITE 100
CEDAR RAPIDS, IA 52401

PROPRIETOR/OWNER:
RIGGS GROUP, LLC
P.O. BOX 409
NORTH LIBERTY, IA 52317

REQUESTED BY/SUBDIVIDER:
PAUL DESMOND
FORM FUNCTION STUDIO
101 16TH AVE. SW
CEDAR RAPIDS, IA 52404

SEE SHEET 2 FOR LEGEND



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.

Adam J. Recker, P.L.S. _____ Date
License Number: 24627
My license renewal date is December 31, 2025.
Sheets covered by this seal: SHEETS 1 THROUGH 2

FEHR GRAHAM ILLINOIS
ENGINEERING & ENVIRONMENTAL IOWA
© 2024 FEHR GRAHAM WISCONSIN

G:\C3D\24\24-883\24-883 Legal.dwg

FLD BK: FEHR GRAHAM 2023-RECKER NO. 1 PG: 71	JOB NUMBER: 24-883
SURVEY WAS COMPLETED ON: SEPTEMBER 18, 2024	SHEET NUMBER: 1 of 2

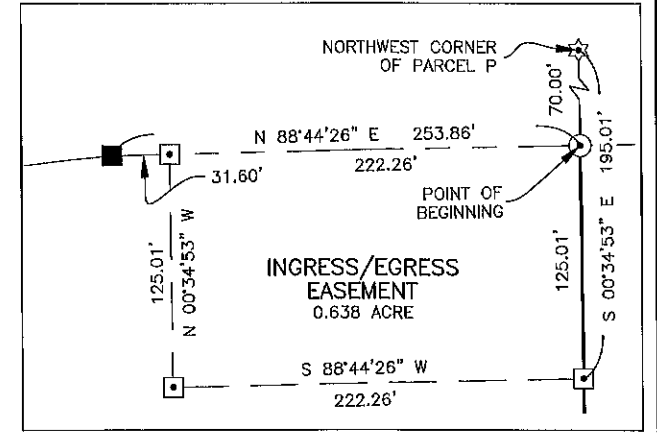
NOTES:

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- 2 WARRANTY DEED REC. BK. 90, PG. 271
PLAT OF SURVEY REC. BK. 5, PG. 150
- 3 WARRANTY DEED REC. INST. #2022-4958
PLAT OF SURVEY REC. BK. 6, PG. 398
PLAT OF SURVEY REC. BK. 6, PG. 642
- 4 CHANGE OF TITLE REC. BK. 2008, PG. 2274
PLAT OF SURVEY REC. BK. 6, PG. 643
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PLAT OF SURVEY REC. BK. 13, PG. 78
PLAT OF SURVEY REC. BK. 16, PG. 66
PLAT OF SURVEY REC. BK. 16, PG. 94

PLAT OF SURVEY RETRACEMENT OF SURVEY AND CREATE PARCEL P IN THE SE1/4 OF THE SE1/4 OF SECTION 8-T77N-R6W WASHINGTON COUNTY, IOWA

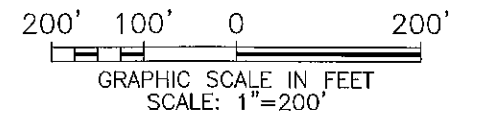
E1/4 CORNER
SEC. 8-77-6
FD. 4"X4" CONC. MONUMENT
REC. BK. 13, PG. 6

DETAIL "B"
SCALE 1" = 100'



LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND AS DESCRIBED
- FOUND 5/8" REBAR W/YPC #9781
- FOUND 5/8" REBAR W/YPC #19960
- FOUND 5/8" REBAR W/RPC #16546
- SET 1/2" REBAR W/RPC #24627
- CALCULATED POSITION
- SET MAG NAIL W/SSW #24627
- SURVEY BOUNDARY
- SECTION LINE
- 1/4 SECTION LINE
- 1/4-1/4 SECTION LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CENTERLINE ROAD
- EXISTING FENCE
- 70' RIGHT-OF-WAY WIDTH
- (R) PREVIOUSLY RECORDED AS STAINLESS STEEL WASHER
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP

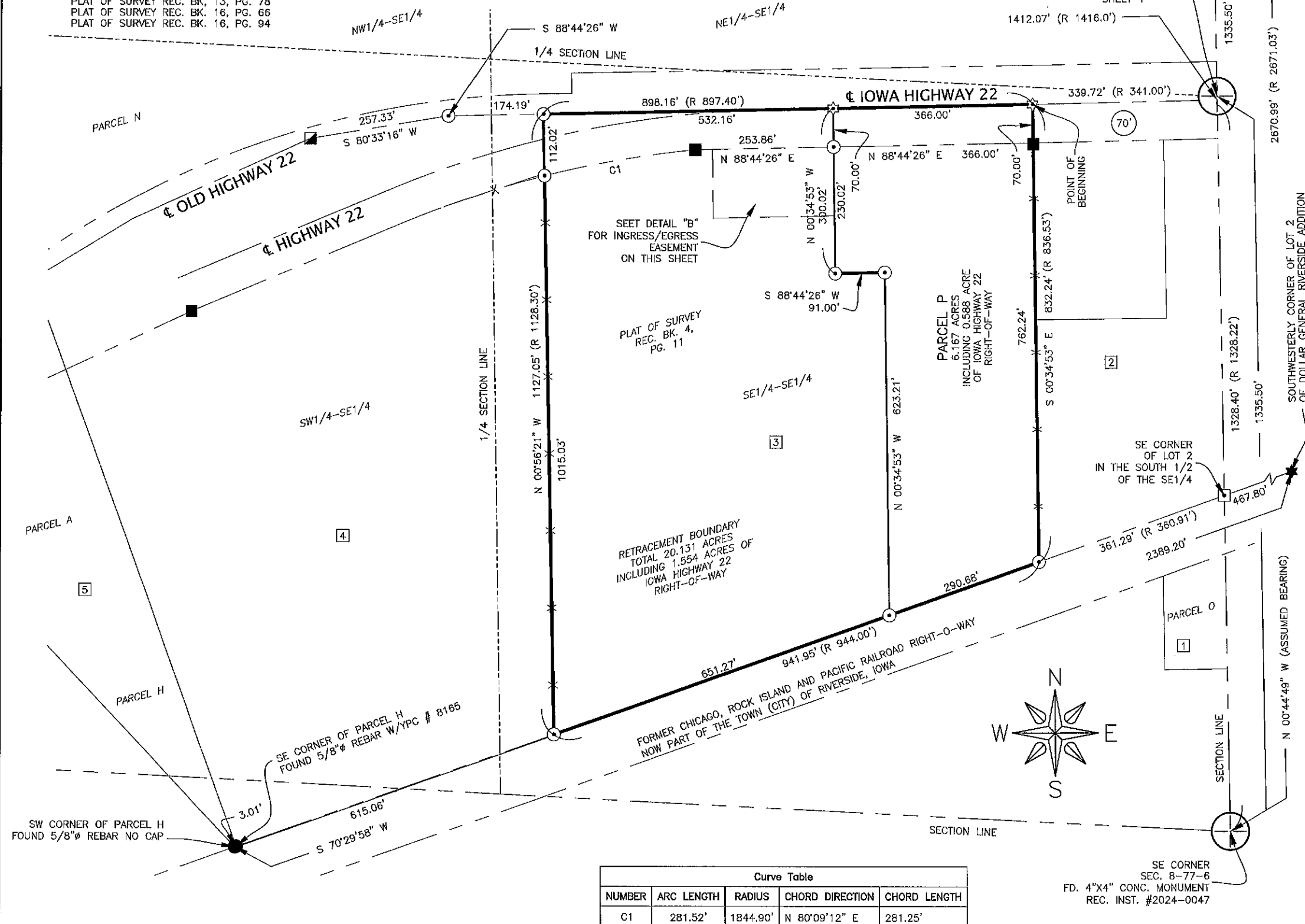


FEHR GRAHAM ILLINOIS
ENGINEERING & ENVIRONMENTAL IOWA
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G:\C3D\24\24-883\24-883 Legal.dwg

FLD BK: FEHR GRAHAM
2023-RECKER NO. 1
PG: 71
SURVEY WAS COMPLETED ON:
SEPTEMBER 18, 2024

JOB NUMBER:
24-883
SHEET NUMBER:
2 of 2



Curve Table				
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	281.52'	1844.90'	N 80°09'12" E	281.25'

Marshek 12 Plex-

Non-conforming based on the following:

- 2 principle uses on one lot – 165.03 (5)
- Special Exception- Multifamily dwelling on ground level
- Adjacent lots to State Highway 22 require a twenty (20) foot set back in addition to the minimum yard requirements.
 1. Minimum Front yard – 8 feet
 2. Total – 28 feet
- 165.39 – Lot Frontage- “All sides of a lot adjacent to streets shall be considered frontage”
- 10-foot side yard required
- 165.14 INTENT. Within the districts established by this chapter there exist:
 1. Lots,
 2. Structures,
 3. Uses of land and structures, and
 4. Characteristics of use,

which were lawful before this chapter was passed or amended, but which are prohibited, regulated, or restricted under the terms of this chapter or future amendment. It is the intent of this chapter to permit these nonconformities to continue until they are removed, but not to encourage their survival. Further nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district, but it is the intent of this chapter to allow structures which were nonconforming under the previous chapter, but which are conforming under this chapter to be considered legal as of the date of adoption of this chapter and shall be allowed to be rebuilt, added to, or modified within the terms and requirements of this chapter.

To avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this chapter and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been

substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently.

For Site Plan Review-

- 24 parking spots required – 165.8(A)(3).
 - Two must be handicapped spaces, one must be van accessible
- 167.10
- 167.13(A)- Multiple-Family Dwellings in All Districts. The architecture of multiple-family buildings shall be designed in a manner compatible with adjoining residential uses in the neighborhood. Architectural design for multiple-family buildings shall include exterior building materials, exterior details and texture, treatment of windows and doors, and a variety in the wall and roof design to lessen the plainness of appearance that can be characteristic of large residential buildings. Multiple-family buildings with single plane walls and boxy in appearance shall not be considered acceptable unless the use of exterior materials such as brick provides the elements necessary to enhance the building's physical appearance and eliminate its plainness of appearance. Adequate treatment or screening of negative aspects of buildings (loading docks, loading areas, outside storage areas, garbage dumpsters and HVAC mechanical units) from any public street and adjoining properties shall be required. Buildings shall be designed or oriented not to expose loading docks or loading areas to the public.



CIVIL ENGINEERS
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 (319) 351-8282

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Date	Revision

SITE CONCEPT

**PRYBIL'S
 1ST ADDITION**
 RIVERSIDE
 WASHINGTON CO.
 IOWA

MMS CONSULTANTS, INC.

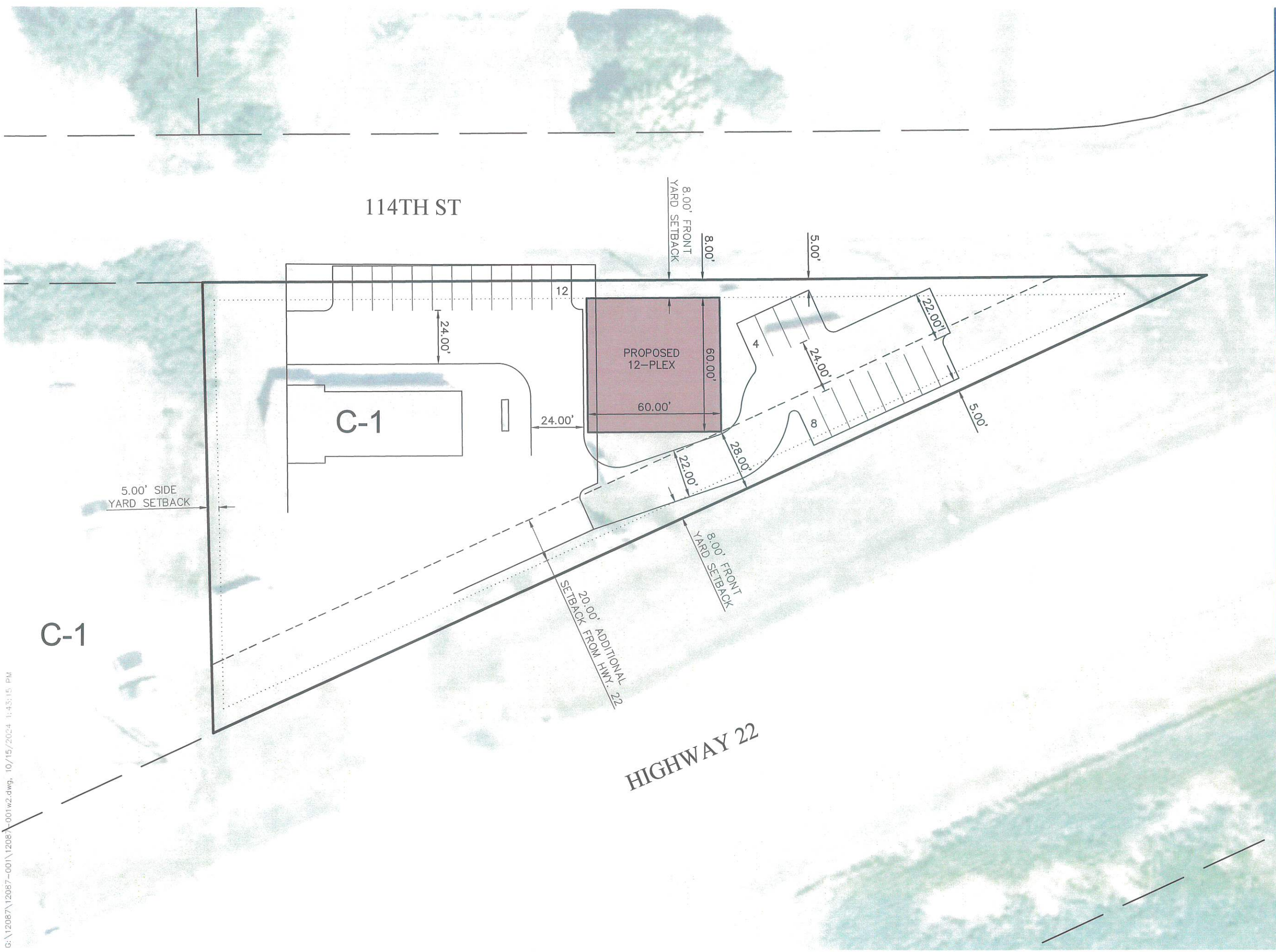
Date: 10/15/2024

Designed by: Field Book No:

Drawn by: BAH Scale: 1"=40'

Checked by: Sheet No:

Project No: 12087-001 of: 1



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