

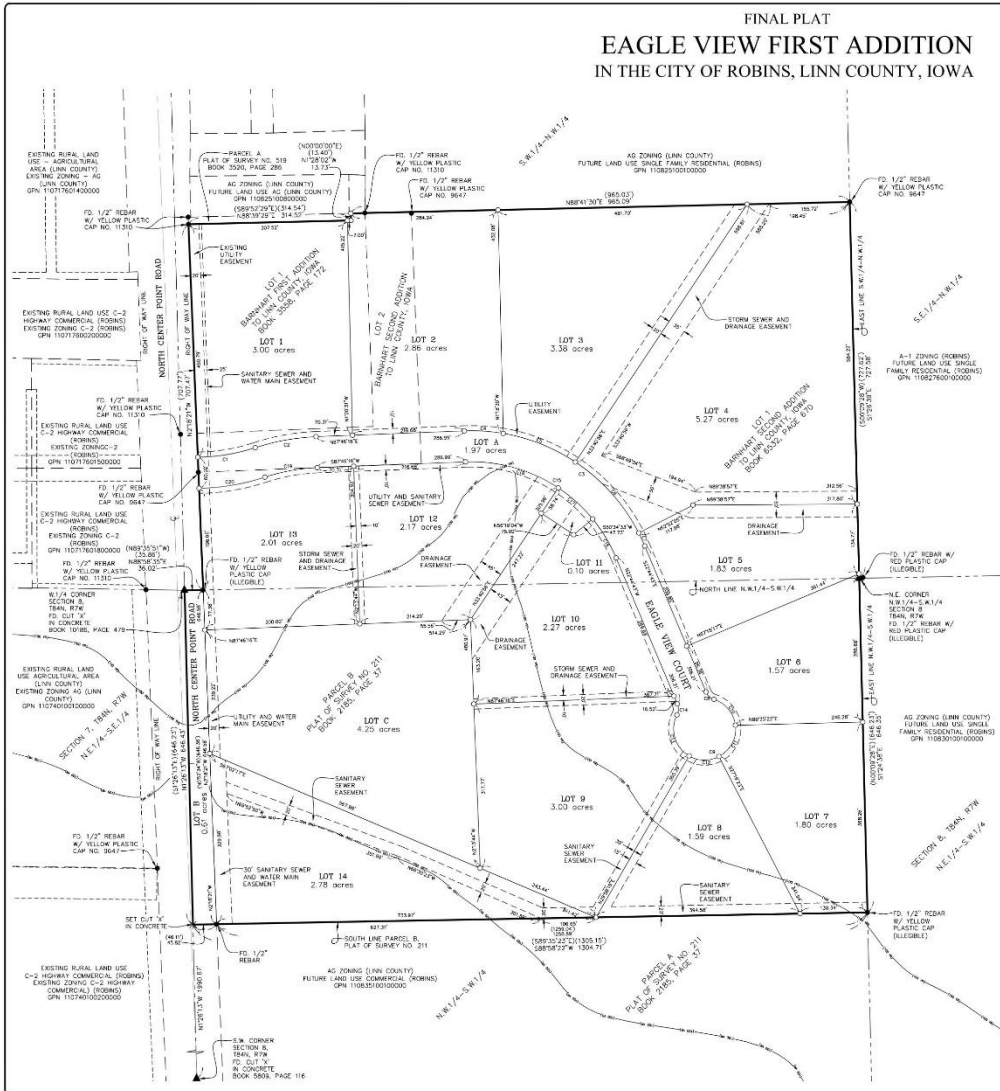
Eagle View First Addition

Commercial development located on North Center Point Road in Robins within 1 mile of the I-380 and County Home Road interchange. 28' B-B concrete streets with City water and sewer.

Developer/Owner:	Forge Inc., c/o Bryce Ricklefs
Area:	40 Acres
Development Type:	Commercial
Location:	North Center Point Road
Number of Lots:	14
Size of Lots:	1.57 Acres to 5.27 Acres
Final Plat Approval:	September 2022

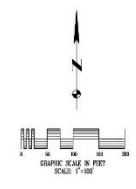
Eagle View First Addition Final Plat

FINAL PLAT EAGLE VIEW FIRST ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA

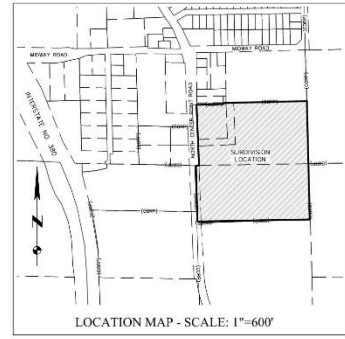


INDEX LEGEND
Location: DARNHART FIRST ADDITION, DARNHART SECOND ADDITION, PARCEL D, P.O.S. NO. 211
Requestor: EAGLE VIEW LAND DEVELOPMENT, INC.
Proprietor: EAGLE VIEW LAND DEVELOPMENT, INC.
Surveyor: GREGG E. SAMPSON, P.L.S.
Company: HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HARRISBURG, IOWA 52523
Return to: SUSAN@HALLENG.COM

SPACE RESERVED FOR RECORDING PURPOSES



OWNER/APPLICANT:
EAGLE VIEW LAND DEVELOPMENT, INC.
3397 STONE CITY ROAD
CENTRAL CITY, IA 52544
(319) 462-4425



Curve Data	Length	Chord	Chord Brg			
C1	175.29 367'	56.83	112.87	273.00	112.87	188° 31' 56"
C2	157.50 547'	60.43	120.07	432.00	119.68	57° 46' 16"
C3	89.29 047'	29.73	416.22	363.00	413.33	167° 29' 49"
C4	171.54 197'	37.80	75.43	363.00	75.29	188° 16' 35"
C5	24.32 287'	76.75	131.27	363.00	130.16	168° 22' 05"
C6	237.18 597'	94.34	188.33	363.00	183.71	164° 07' 22"
C7	47.23 127'	13.90	27.79	363.00	27.78	104° 36' 15"
C8	49.40 477'	11.57	21.88	25.00	21.00	147° 35' 47"
C9	278.21 337'	50.92	292.34	60.00	73.65	167° 15' 17"
C10	89.29 047'	29.73	367.50	60.00	64.88	103° 45' 05"
C11	69.41 227'	41.77	72.98	60.00	65.68	167° 18' 26"
C12	37.17 407'	32.78	62.00	60.00	57.87	168° 40' 31"
C13	80.57 427'	36.90	81.01	60.00	80.57	181° 32' 47"
C14	49.40 477'	11.57	31.68	25.00	21.00	102° 00' 40"
C15	89.29 047'	29.73	367.45	363.00	345.32	167° 29' 49"
C16	187.42 447'	44.42	98.27	363.00	317.00	163° 01' 05"
C17	137.60 007'	45.41	90.16	363.00	89.87	164° 36' 54"
C18	35.45 237'	87.94	188.09	363.00	186.64	174° 21' 02"
C19	187.50 547'	51.89	103.31	373.00	102.98	167° 46' 16"
C20	171.16 337'	63.32	128.64	433.00	129.15	188° 24' 25"

SURVEY LEGEND

- SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14855
- △ RL MONUMENT AS NOTED
- () RECORDS AS EASEMENT LINE
- PLAT BOUNDARY
- PLAT LOT LINE
- 1/4-1/4 SECTION LINE
- APPROXIMATE SPECIAL FLOOD HAZARD AREA ZONE "A" LIMIT

LEGAL DESCRIPTION:
LOT ONE (1) OF DARNHART FIRST ADDITION
AND
LOTS ONE (1) AND TWO (2) OF DARNHART SECOND ADDITION
AND
PARCEL "B" OF PLAT OF SURVEY NO. 211
ALL OF THE ABOVE IN THE CITY OF ROBINS, LINN COUNTY, IOWA
DESCRIBED PARCEL CONTAINS 40.46 ACRES.

ROBINS APPROVING AUTHORITY: _____ DATE: _____



Drawn by: _____
Checked by: _____
Title: _____
Date: 6/22/2022
File No: _____
Scale: 278
Date: _____
Sheet: 1 of 1
Project No: 10580

NOTES:
DISTANCES ARE IN FEET AND DECIMALS THEREOF.
BEARINGS ARE BASED ON NAD83 (2011) (EPCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
DATE OF SURVEY FIELD WORK: 4/9/2022
LOT A AND LOT B ARE BEING DEDICATED TO THE CITY OF ROBINS AT THIS TIME AS PUBLIC ROAD RIGHT OF WAY.
LOT C TO BE USED AS REGIONAL STORM WATER MANAGEMENT (TO BE PRIVATELY OWNED AND MAINTAINED).
PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN DESIGNATED FLOOD ZONES A, SHADY ZONE X AND UNDESIGNED ZONE X PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 181130008B, WHICH BEARS AN EFFECTIVE DATE OF JULY 25, 2021.
EXISTING PROPERTY ZONING: C-2 (HIGHWAY COMMERCIAL).
ZONING AND LAND USE DESIGNATIONS SHOWN FOR SURROUNDING PROPERTIES ARE SUBJECT TO CHANGE.

HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HARRISBURG, IOWA 52523
(319) 462-4425
www.hallandhall.com

**FINAL PLAT
EAGLE VIEW FIRST ADDITION
IN THE CITY OF ROBINS, LINN COUNTY, IOWA**

Drawn by: _____
Checked by: _____
Title: _____
Date: 6/22/2022
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Project No: 10580

Private Developments