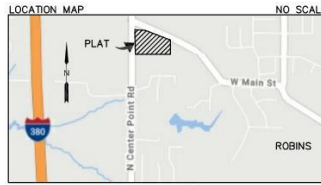


# Sandridge First Addition

Residential development located near North Center Point Road and West Main Street in Robins. 28' B-B concrete streets with City water and septic.

Developer/Owner:	SKD4, LLC, c/o Mike Kinney
Area:	15.75 Acres
Development Type:	Residential
Location:	North Center Point Road and West Main Street
Number of Lots:	13
Size of Lots:	0.73 Acres to 1.46 Acres
Final Plat Approval:	April 2020

# Sandridge First Addition Final Plat



NO SCALE  
 PROPRIETOR:  
 SKD4, LLC  
 APPLICANT:  
 SKD4, LLC  
 C/O MIKE KINNEY  
 P.O. BOX 8475  
 CEDAR RAPIDS, IA  
 52408  
 319-981-2411

## FINAL PLAT SANDRIDGE FIRST ADDITION IN THE CITY OF ROBINS LINN COUNTY, IOWA A REPLAT OF LOT A CYPRESS HILLS ADDITION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1868.50'	125.55'	125.53'	S88°51'00"	03°51'00"
C2	170.00'	179.04'	170.88'	S58°17'29"W	60°20'34"
C3	245.00'	23.21"	23.20"	S88°10'36"W	05°25'41"
C4	245.00'	187.52'	182.98'	N67°10'55"W	43°51'16"
C5	60.02'	14.70'	14.66'	S07°44'08"W	14°02'00"
C6	60.02'	92.86'	83.87'	S43°36'06"E	88°38'29"
C7	60.02'	81.05'	75.03'	N53°23'34"E	77°22'11"
C8	60.02'	75.85'	70.90'	N21°29'37"W	72°24'11"
C9	60.02'	49.84'	48.42'	N81°28'58"W	47°34'32"
C10	305.00'	76.55'	76.35'	N52°26'41"W	14°22'47"
C11	305.00'	121.98'	121.17'	N71°05'31"W	22°54'52"
C12	305.00'	63.82'	63.70'	N88°32'36"W	11°59'18"
C13	230.00'	53.99'	53.86'	S78°44'17"W	13°28'53"
C14	230.00'	112.41'	111.29'	S58°00'43"W	28°00'10"
C15	230.00'	75.56'	75.22'	S34°35'58"W	18°49'22"
C16	230.00'	95.35'	94.67'	S33°10'05"W	23°45'09"

NOTES:  
 1) LOT A (1.45 ACRES) IS DEDICATED TO THE PUBLIC FOR STREET RIGHT OF WAY PURPOSES (KAYLIN CT.) AND OUTLOT A (0.58 ACRE) IS DEDICATED TO THE PUBLIC FOR STORMWATER DETENTION PURPOSES.  
 2) FOR MINIMUM LOW OPENING BUILDING ELEVATIONS FOR THIS DEVELOPMENT, CONTACT YTT DESIGN SOLUTIONS, OR THE CITY OF ROBINS TO OBTAIN THE REQUIREMENTS.  
 3) THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN ONE IN TEN THOUSAND FOR THE SUBDIVISION BOUNDARY AND IS NOT GREATER THAN ONE IN FIVE THOUSAND FOR THE INDIVIDUAL LOTS.  
 4) PROPERTY IS ZONED R-1 CURRENTLY AND NO CHANGE IS PROPOSED.



### LEGEND AND NOTES

- - PROPERTY CORNERS, FOUND (or as noted) (1/2" rebar w/ red plastic cap embossed with "7060")
  - - PROPERTY CORNERS, FOUND (Mag nail w/ top No. 7060)
  - - PROPERTY CORNERS SET\* (1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
  - UE - UTILITY EASEMENT
  - - PROPERTY &/or BOUNDARY LINES
  - - - - - LOT LINES, PLATTED OR BY DEED
  - - - - - EASEMENT LINES, WIDTH & PURPOSE NOTED
  - - RECORDED DIMENSIONS
  - (M) - MEASURED DIMENSIONS
  - - MEASURED DIMENSIONS
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



\*All monuments shall be placed within one year from the date recorded.

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.

STEPHEN M. SCOTT, P.L.S. Iowa Lic. No. 13842

My license renewal date is December 31, 2020

Pages or sheets covered by this seal: DATE SUBMITTED: 9/30/19  
 DATE REVISION: 01/09/20  
 PROJECT NO. 1984601



**Stephen M. Scott, P.E. & L.S.**  
 Civil Engineer & Land Surveyor

319-540-5263 www.scottsurvey.com  
 email@scottssurvey.com  
 P.O. Box 315, Center Point, IA 52213-0315

Index Legend  
 Cypress Hills Addition to the City of Robins, Linn County, Iowa  
 Lot A

Requestor: SKD 4, LLC  
 Proprietor: SKD 4, LLC  
 Surveyor: Stephen M. Scott, P.L.S.  
 Company: Scott Survey, Inc.  
 Return To: P.O. Box 315  
 Center Point, Iowa 52213  
 email@scottssurvey.com | (319) 540-5263

Private Developments