

Wood's Edge at Dry Creek

2nd Addition

Residential development located off Mentzer Road, south of East Main Street in Robins. 28' B-B concrete streets with City water and sewer.

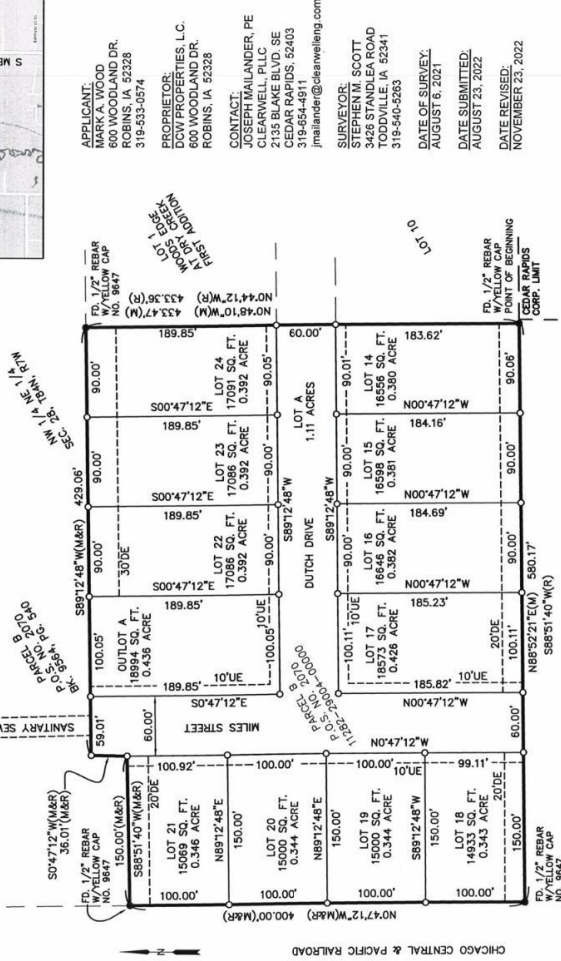
Developer/Owner:	Wood Construction, Inc. c/o Mark Wood
Area:	~6 Acres
Development Type:	Residential
Location:	Dutch Drive & Miles Street
Number of Lots:	11
Size of Lots:	0.34 Acres to 0.43 Acres
Final Plat Approval:	December 2022

Wood's Edge at Dry Creek 2nd Addition Final Plat

Location:	Index Legend Section 28, Township 84 North, Range 7 West NW 1/4 NE 1/4 Parcel A, P.O.S. No. 2070
Requestor:	Mark A. Wood
Proprietor:	DCW Properties, L.C.
Surveyor:	Stephen M. Scott, L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com (319) 540-5263



FINAL PLAT WOODS EDGE AT DRY CREEK SECOND ADDITION TO THE CITY OF ROBINS LINN COUNTY, IOWA



- ### LEGEND AND NOTES
- PROPERTY CORNERS FOUND (as noted)
 - (1/2" = 100') PROPERTY CORNERS SET and endorsed with "SCOTT (13842)"
 - DRAINAGE EASEMENT
 - PROPERTY &/OR BOUNDARY LINES
 - EASEMENTS PLATTED OR BY DEED
 - UNRECORDED DIMENSIONS & PURPOSE NOTED
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDS OF AN INCH.
- 1) LOT A (1.11 ACRES) IS TO BE DEDICATED TO THE CITY OF ROBINS FOR ROAD RIGHT OF WAY OPENING BUILDING ELEVATIONS FOR THIS DEVELOPMENT.
- 2) FOR MINIMUM LOW OPENING BUILDING ELEVATIONS FOR THIS DEVELOPMENT, CONTACT THE CITY OF ROBINS TO OBTAIN THE REQUIREMENTS.

ROBINS APPROVING AUTHORITY

SCOTT SURVEY, Inc.
Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor
www.scottsurvey.com
319-540-5263
email@scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315



I hereby certify that this land surveying document was prepared and personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

STEPHEN M. SCOTT
Iowa Lic. No. 13842
My license expires on date is December 31, 2022

Pages or sheets covered by this seal:
revised 11/23/2022
PROJECT NO. 2280407

ZONED: R-3
Min. lot area: 7,000 sq. ft. (no max.)

Legal Description:
Part of Parcel A, Plat of Survey No. 2070 in the Northwest Quarter of the Northeast Quarter of Section 31 of Township 84 North, Range 7 West of the Fifth Principal Meridian, except Woods Edge at Dry Creek First Addition in the City of Robins, Linn County, Iowa, described as follows:
Beginning at the Southwest Corner of Woods Edge at Dry Creek First Addition in the City of Robins, Linn County, Iowa; thence S88°52'21"W, 580.17 feet to the Southwest Corner of Parcel A, Plat of Survey No. 2070 in the Northwest Quarter of the Northeast Quarter of Section 31 of Township 84 North, Range 7 West of the Fifth Principal Meridian; thence N0°47'12"W, 185.23 feet to the Northwest Corner of said Parcel A; thence N88°51'40"E, 184.69 feet to the north boundary of said Parcel A, 150.00 feet; thence N0°47'12"E, 185.82 feet to the north boundary of said Parcel A, 429.05 feet to the Northwest Corner of said Woods Edge at Dry Creek First Addition; thence S0°48'10"E, 433.47 feet to the point of beginning.

Said parcel contains 5.87 acres, subject to easements and restrictions of record.