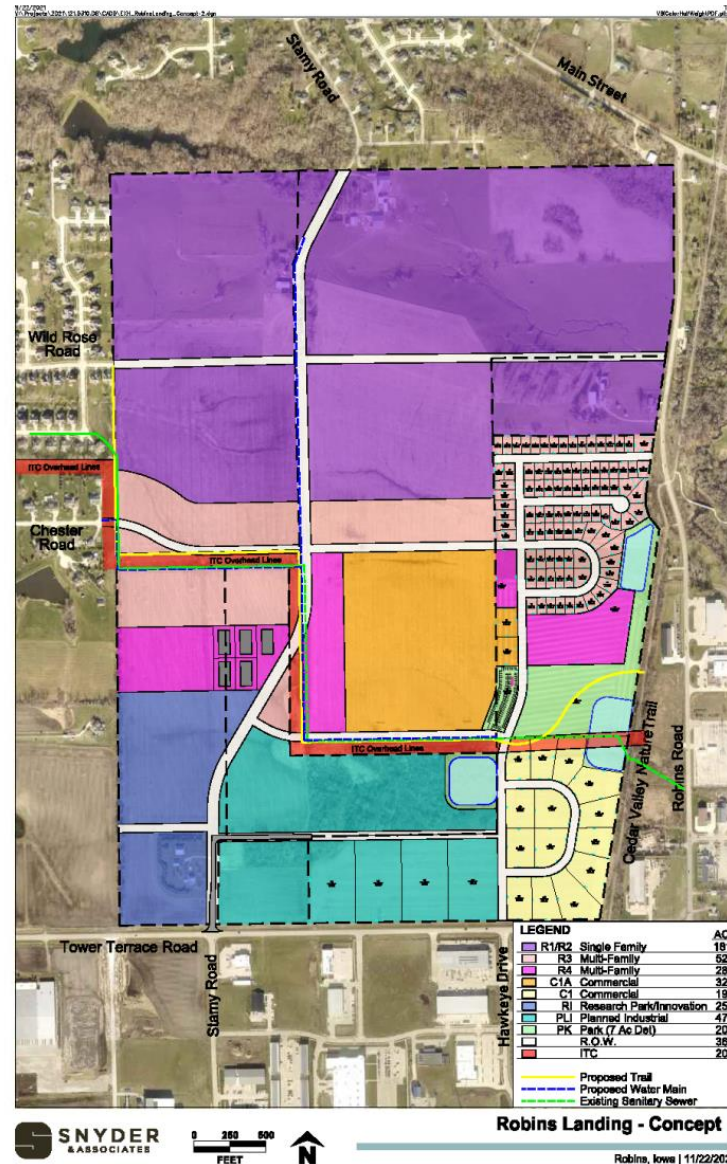


Robins Landing

Description: The area described as Robins Landing consists of approximately 430 acres of land. Full development of the land will be done over many years, through multiple additions, and multiple private developers, as land comes available for public purchase. In response to the 2019 Community Survey ([Looking to the Future](#)) this development will feature:

- City Parkland
- Combination of residential, commercial, planned light industrial and research use
- Regional storm water detention
- Connection to Cedar Valley Nature Trail via the existing South Troy Park trail and the future ITC trail to the west

Robins Landing Concept



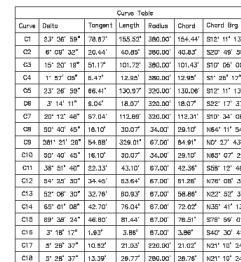
Robins Landing First Addition

Mixed-use development located northwest of the intersection of Robins Rd and Tower Terrace Rd. The Developer will construct a 13-acre City park with trailhead parking and a connection to the CVNT as well as stormwater detention areas. The first addition will be constructed in multiple phases. Concrete streets with City water and sewer.

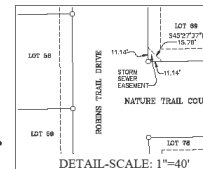
Developer/Owner:	Robins Landing First Addition, LLC, c/o Jon Dusek
Area:	96 Acres
Development Type:	Single and Multi-Family Residential, Commercial and Light Industrial
Location:	Tower Terrace Road and Robins Road
Number of Lots:	Build to Suit
Size of Lots:	Build to Suit
Final Plat Approval:	1 st Phase Anticipated Fall of 2023

Private Developments

INDEX LEGEND	SPACE RESERVED FOR RECORDING PURPOSES
Location: S&1/4-S&1/4 SECTION 11, T84N, R7W AND N1/4-S&1/4 SECTION 38, T84N, R7W	
Requestor: ROBINS LANDNG, LLC	
Proprietor: ROBINS LANDNG, LLC	
Surveyor: DREG E. SAMMON, P.L.S.	
Company/Return to: SUZAN FORKHAUS 1401 S. HALL ENGINEERS, INC. 1080 BOYDSON ROAD PEABODY, OHIO 42653 1-319-382-9548	



AREA TABLE (ACRES)	
S.W.1/4-S.W.14- SECTION 21	N.W.1/4-N- SECTION
3.05	15.4




NOTES:

1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. SURVEYORS ARE BASED ON: NAD83(2011)EPOCH=2010.000 Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
3. DATE OF SURVEY FIELD WORK: 2/21/2022
4. THIS PROPERTY IS PARTIALLY LOCATED IN SHADED ZONE "C" (ZONE ANNUAL CHANCE FLOOD HAZARD) AND PARTIALLY IN UNSHADED ZONE "D" (AREAS OF FLOOD RISK) OF THE FLOODED INUNDATION RISK MAP (FIRM) NUMBER 1911302082E. HIGHS BEARS AN EFFECTIVE DATE OF JULY 20, 2021.
5. LOT "A" IS BEING DEDICATED AT THIS TIME TO THE CITY OF MORRIS, IOWA FOR PUBLIC ROAD USE OF HWY.
6. EXISTING PROPERTY ZONING: R-3 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL)
7. ZONING AND LAND USE DESIGNATIONS SHOWN FOR SURROUNDING PROPERTIES

SET 1/2" REBAR W/YELLOW
PLASTIC CAP NO. 14809
FOUND 5/8" REBAR W/ORANGE
PLASTIC CAP NO. 10678
UNLESS NOTED OTHERWISE
FOUND SECTION CORNER MONUMENT AS NOTED
RECORDED AS
EASEMENT LINE
PLAT OR SURVEY BOUNDARY
SECTION LINE
1/4-1/4 SECTION LINE
EXISTING LOT LINE
CENTERLINE

LOCATION MAP-SCALE: 1"=400'

[illegible]



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.

Signed: _____ Date: _____

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809

My license renewal date is December 31, 2024

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:

<p>Sheet Title</p> <p>FINAL PLAT</p> <p>ROBINS LANDING FIRST ADDITION</p> <p>IN THE CITY OF ROBINS, LINN COUNTY, IOWA</p>	Designed by:	
	Drawn by:	
	Checked by:	DUK
	Scale:	GEN
	Date:	6/30/2004
	Field Book No.:	278
	Scale:	1"=100'
	Sheet:	1 of 1
	Project Number:	10788

AND File: I:\projects\10700\10700 - Robins Landing\DWG\plans\10700-PI PHASE 1 3d2024.dwg Date Plotted : Oct 20, 2024 - 8:28am Plotted By : SUSAN-FORINASH