

INDEX LEGEND	
LOCATION:	MONTGOMERY COUNTY SEC. 20 & 29, T-70-N, R-28-W CENTENNIAL SUBDIVISION, RED OAK
PROPRIETOR:	CENTENNIAL PROPERTIES, LLC
REQUESTED BY:	GRAM ENGINEERING
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	806 WYOMING AVENUE, CRESTON, IOWA 50801

REVISIONS:	SCALE: 0 50 100	APPROVED: JES
		DRAWN BY: JES

FINAL PLAT CENTENNIAL SUBDIVISION

LEGAL DESCRIPTION

A SUBDIVISION OF PARCEL "G" OF LOT 1 OF THE SE1/4 OF THE SE1/4 OF SECTION 20 AND OF
SUBLOT 1 OF LOT 1 OF THE NE1/4 OF THE NE1/4 OF SECTION 29, ALL IN TOWNSHIP 72
NORTH, RANGE 38 WEST OF THE 5TH P.M. IN THE CITY OF RED OAK, MONTGOMERY COUNTY, IOWA.

- LEGEND**
- ▲ = SECTION CORNER FOUND (AS NOTED)
 - = PROPERTY CORNER FOUND (5/8" REBAR W/AC#4129, UNLESS NOTED)
 - = PROPERTY CORNER SET (5/8" X 24" REBAR W/IPC#24655)
 - 100.00' = MEASURED DIMENSION (100.00')
 - 100.00' = RECORDED DIMENSION
 - YPC = YELLOW PLASTIC CAP
 - AC = ALUMINUM CAP
- NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (NAD83 ZONE 12 RED OAK-OTTUMWA)
- PINS TO BE SET WITHIN 30 DAYS OF APPROVAL OF PLAT.

OWNER:
CENTENNIAL PROPERTIES
200 COMMERCE DRIVE
RED OAK, IOWA 51566

ENGINEER AND SURVEYOR:
GARDEN & ASSOCIATES, LTD.
806 WYOMING AVE.
CRESTON, IOWA 50801



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.

Joshua E. Schneider
Date: 4-8-21

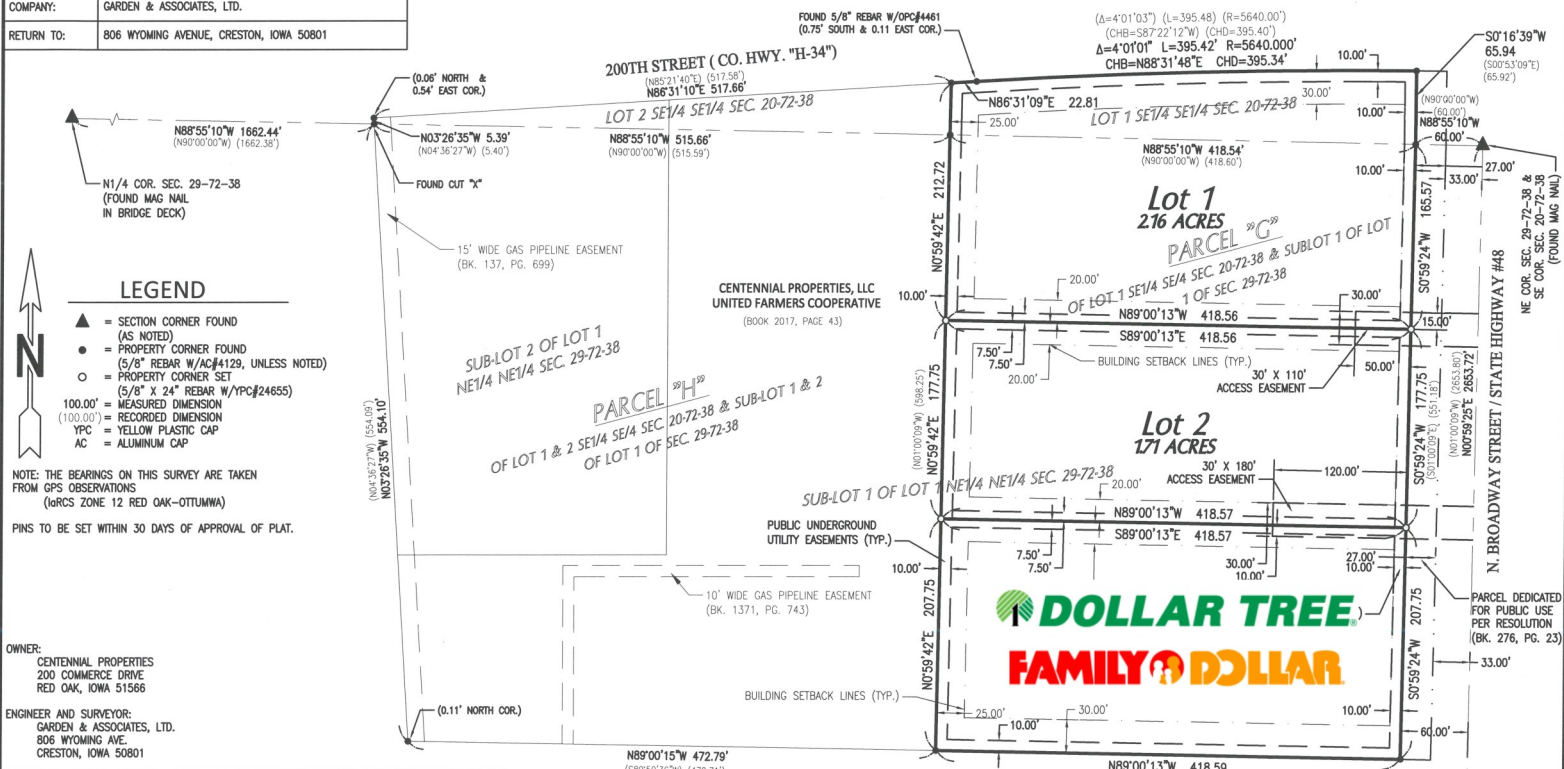
JOSHUA E. SCHNEIDER, P.L.S.
License number: 24655
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 1 OF 1

PROPERTY RE ZONED AS C-1 HIGHWAY COMMERCIAL DISTRICT REGULATIONS

MINIMUM YARD REQUIREMENTS:

FRONT	= 30 FEET*	* PROPERTIES WITHIN C-1 DISTRICT FRONTING ON BROADWAY WILL BE ALLOWED TO REDUCE THE REQUIRE FRONT YARD SETBACK TO 10 FEET IF THE CAN DEMONSTRATE THAT THE FOLLOWING MINIMUM PUBLIC RIGHT OF WAY EXIST.
REAR	= 25 FEET	
SIDE	= 20 FEET	
STREET SIDE, CORNER LOT	= 30 FEET	

WEST SIDE OF BROADWAY = 35 FEET FROM BACK OF CURB.



GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS

806 Wyoming Avenue
Creston, Iowa 50801
641.782.4005 Phone
641.782.4118 Fax
email@gardenassociates.net

**CENTENNIAL
SUBDIVISION
RED OAK, IOWA**

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SHEET TITLE
FINAL PLAT

DATE:
4-8-21

PROJECT NO.:
6021614

SHEET NO.:
1 OF 1