

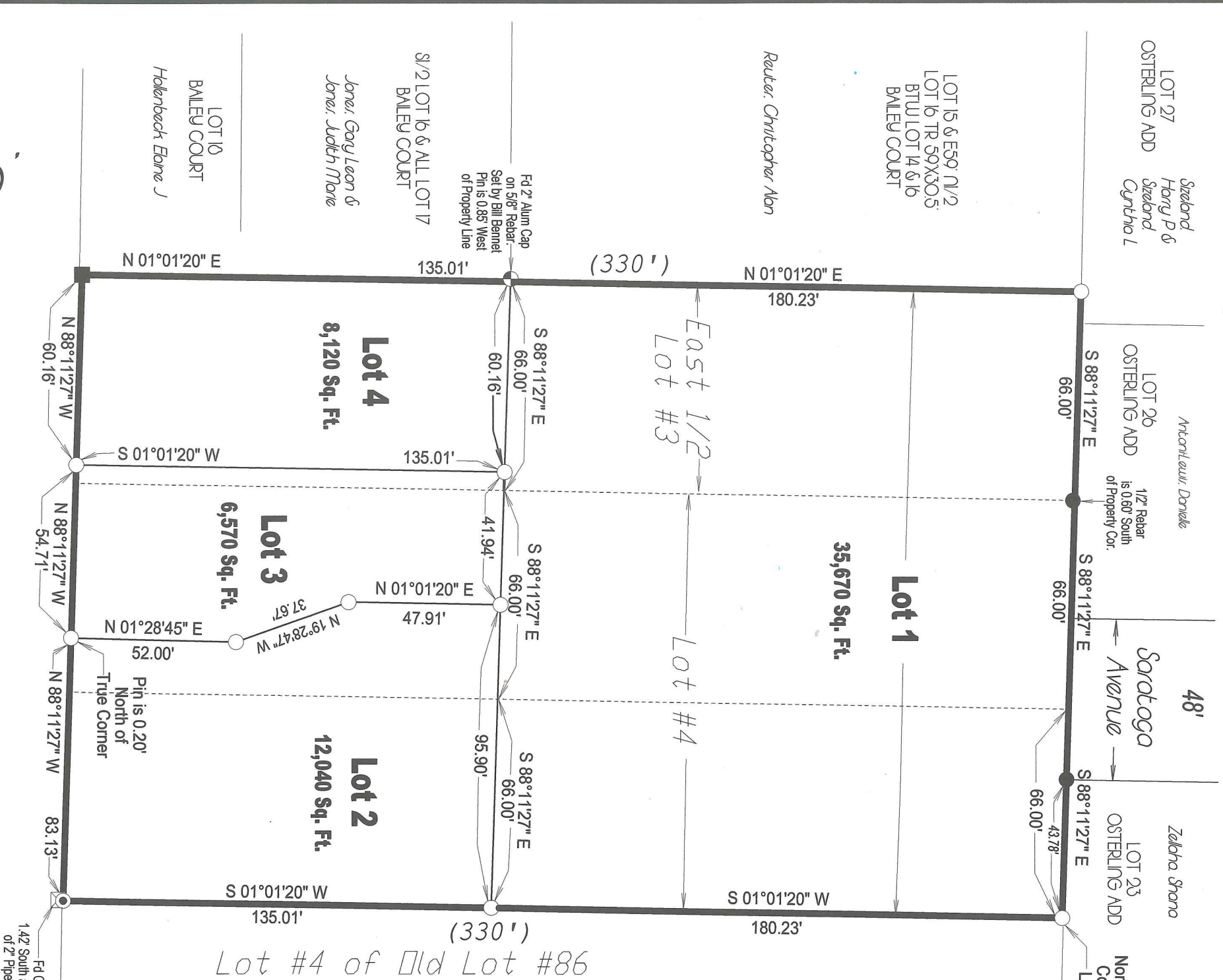
Index Legend

Location: E1/2 Lot 3 and all of Lot 4, both of Replat of Old Lot 84
 Requestor: Douglas J. Staver
 Proprietor: Douglas J. Staver & Donna J. Staver & Ellen Witke L.E. - E1/2 Lot 3
 Proprietor: Douglas J. Staver & Donna J. Staver - Lot 4
 Surveyor: David L. Wilberding
 Surveyor: David L. Wilberding
 Company: PSS Inc.
 Return To: David L. Wilberding, #8 Brady Drive, Cherokee, IA 51012
 pss@surveyiowa.com | (712)548-5325

**FINAL PLAT
 OF STAVER'S
 EASTSIDE ADDITION
 TO CHEROKEE, IOWA**



**LOCATION
 MAP**



This Subdivision will not require any Public Improvements/Infrastructure.

Setbacks

- Lot One
 - Minimum Lot Size = 8,000 Sq. Ft.
 - Minimum Lot Width = 80 Feet Average
 - Minimum Front Yard = 30 Feet
 - Minimum Rear Yard = 20 feet
 - Minimum Side Yard = 10 feet
- Lot One is Vacant

- Lots Two, Three & Four
 - Minimum Lot Size = 5,000 Sq. Ft.
 - Minimum Lot Width = 50 Feet Average
 - Minimum Front Yard = Match Existing
 - Minimum Rear Yard = 10 feet
 - Minimum Side Yard = 5 feet

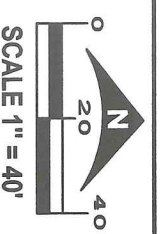
Lots Two, Three & Four Have Existing Residences

Legal Description:

The East Half of Lot Three and all of Lot Four, both in a Subdivision of Old Lot 84 in the NW1/4 of the SW1/4 of Section 26, Township 92 North, Range 40 West of the 5th P.M., (per Plat of Subdivision in Plat Book 1, Page 13, Cherokee County Recorder's Office), City of Cherokee, Cherokee County, Iowa. Contains 1.43 Acres and is subject to any and all Easements of Record. For the purpose of this Survey the North line of said Lot Three is assumed to bear S 88°11'27" E.

SURVEYOR'S CERTIFICATE:

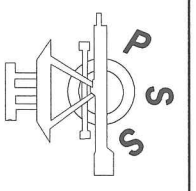
I, DAVID L. WILBERDING, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 10315, DO HEREBY CERTIFY THAT THIS PLAT KNOWN AS "STAVER'S EASTSIDE ADDITION" TO CHEROKEE, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE DESCRIBED PROPERTY. I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AS DESCRIBED IN THE SUBDIVISION PLATTED, THAT THE LOTS ARE OF THE DIMENSIONS, NUMBERS, NAMES, AND LOCATIONS AS SHOWN ON SAID PLAT, AND THAT IRON STAKES ARE DRIVEN AT EACH CORNER OF EVERY LOT OF SAID SUBDIVISION.



SCALE 1" = 40'

Date Survey
 May 2017
 () = Recorded As
 Doug Staver.pcs

**P S S
 I N C.**



DATED AT CHEROKEE, IOWA July 21, 2017

DAVID L. WILBERDING

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
 Number of Pages covered by this certification. = 1

