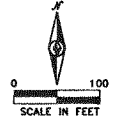
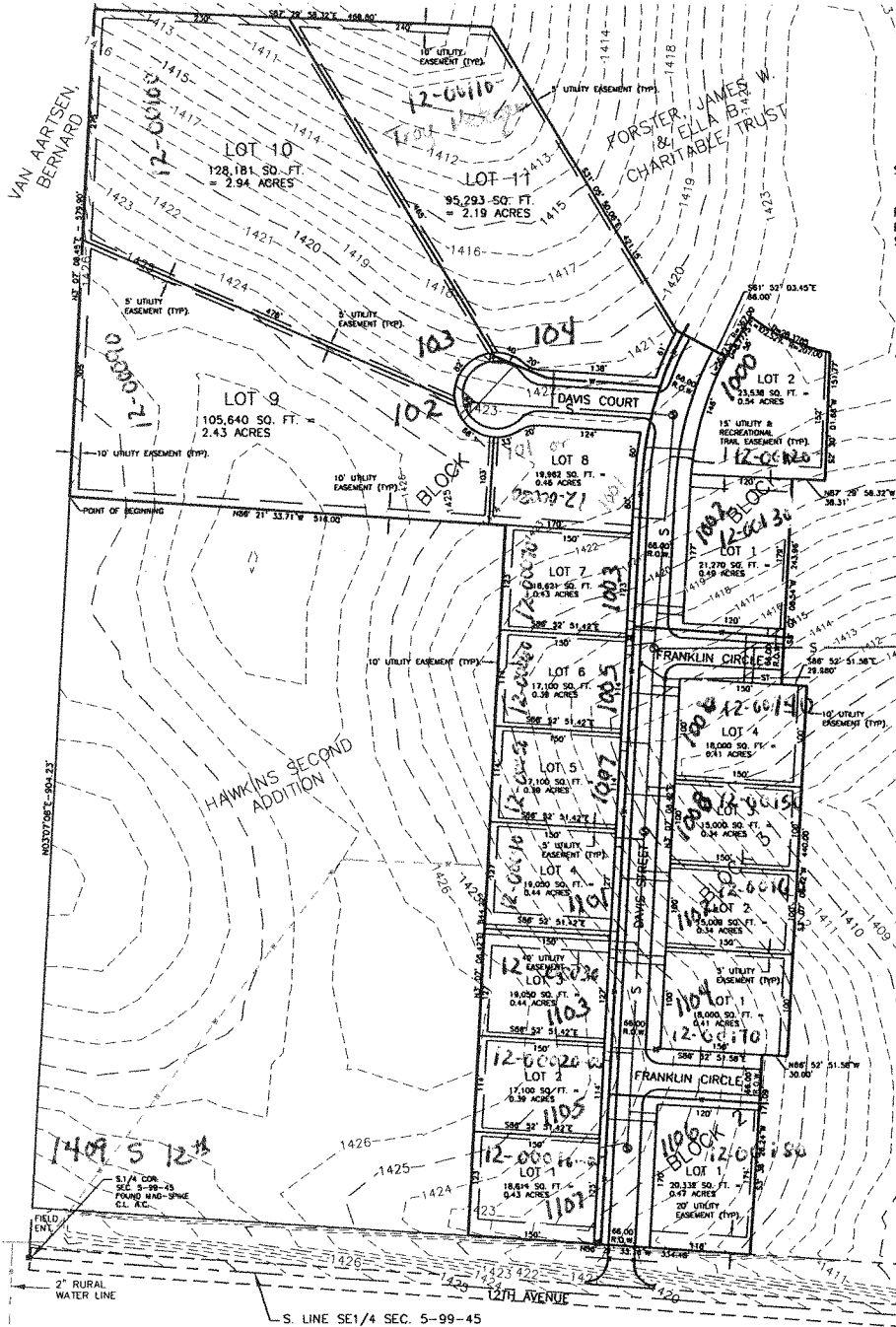


PRELIMINARY PLAT
HAWKINS THIRD ADDITION
CITY OF ROCK RAPIDS, IOWA



SUBDIVIDER/DEVELOPER: JAMES W. & ELLA B. FORSTER CHARITABLE TRUST

PRESENT ZONING: "A" AGRICULTURE
PROPOSED ZONING: "R-1" RESIDENTIAL DISTRICT
SETBACKS:
FRONT 25 FT.
REAR 25 FT.
SIDE/STREET 15 FT.
SIDE/INTERIOR 5 FT.
MAXIMUM HEIGHT 45 FT.
MAXIMUM BUILDING COVERAGE 35%

AREA SUMMARY

BLOCK 1	10.92 ACRES
BLOCK 2	0.47 ACRES
BLOCK 3	1.52 ACRES
BLOCK 4	1.03 ACRES
DAVIS STREET	1.63 ACRES
FRANKLIN CIRCLE	0.36 ACRES
DAVIS COURT	0.38 ACRES
	16.31 ACRES

- LEGEND:
- SECTION CORNER AS NOTED
 - SET 1/2" X 30" REBAR WITH SURVEYOR'S I.D. CAP NO. 10041
 - SET OR FOUND MAG NAIL IN A.C. PAVEMENT
 - FOUND 1/2" X 30" REBAR WITH SURVEYOR'S I.D. CAP NO. 8103
 - EXISTING STREET LIGHT POLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING ELECTRIC POWER BOX
 - ⊗ EXISTING FIRE HYDRANT
 - ⊕ EXISTING WATER VALVE
 - ⊙ EXISTING SANITARY MANHOLE
 - 8" SAN — EXISTING 8" SANITARY SEWER MAIN
 - 8" W — EXISTING 8" WATER MAIN
 - E — EXISTING ELECTRIC POWER LINE
 - W — PROPOSED WATER MAIN
 - S — PROPOSED SANITARY SEWER
 - ST — PROPOSED STORM SEWER
 - ⊙ PROPOSED SANITARY MANHOLE
 - ⊗ PROPOSED FIRE HYDRANT

DESCRIPTION - HAWKINS THIRD ADDITION

That part of Parcel D in the Southeast Quarter (SE1/4) of Section Five (5), Township 99 North, Range 45 West of the 5th P.M., Lyon County, Iowa, (the Plot of Survey of said Parcel D being recorded in Plat Book 14, Page 49, Lyon County Recorder's Office), described as follows:

Commencing at the South Quarter Corner of said Section 5; thence North 03°07'08" East along the west line of said SE1/4 and along the west line of Hawkins Second Addition to the City of Rock Rapids, Iowa (The Subdivision Plat of said Hawkins Second Addition being recorded in Plat Book 17, Page 55 Lyon County Recorder's Office), for a distance of 904.23 feet to the Northwest Corner of said Hawkins Second Addition and to the Point of Beginning; thence continuing North 03°07'08" East along the west line of said SE1/4 for a distance of 579.90 feet; thence South 87°29'58" East for a distance of 469.80 feet; thence South 31°05'50" East for a distance of 421.15 feet; thence South 61°52'03" East for a distance of 66.00 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 367.00 feet; thence northeasterly along arc of said curve to the right for an arc distance of 56.22 feet, (said curve subtended by a chord which bears North 32°31'16" East with a chord length of 56.17 feet) to the beginning of a non-tangent curve, concave northeasterly, having a radius of 207.00 feet; thence southeasterly along arc of said curve to the left for an arc distance of 102.53 feet (said curve subtended by a chord which bears South 65°48'12" East with a chord length of 101.48 feet); thence South 02°30'02" West for a distance of 151.77 feet; thence North 87°29'58" West for a distance of 38.31 feet; thence South 03°07'09" West for a distance of 243.96 feet; thence South 86°52'52" East for a distance of 29.98 feet; thence South 03°07'08" West for a distance of 440.00 feet; thence North 86°52'52" West for a distance of 30.00'; thence South 03°38'26" West for a distance of 171.09 feet to the south line of said Parcel D; thence North 86°21'44" West along the south line of said Parcel D and along the present existing north right-of-way line of 160th Street for a distance of 334.46 feet to the Southeast Corner of said Hawkins Second Addition thence North 03°07'08" East along the east line of said Hawkins Second Addition for a distance of 844.23 feet to the Northeast Corner of said Hawkins Second Addition; thence North 86°21'34" West along the north line of said Hawkins Second Addition for a distance of 516.0 feet to the Point of Beginning, containing 16.31 acres.



DGR ENGINEERING
Rock Rapids, Iowa 712-472-2531
Sioux City, Iowa
Sioux Falls, South Dakota

Date: 4-17-14
Drawn By: GTK
Approved: TML
Revised:

HAWKINS THIRD ADDITION
PROJECT NO. 364032