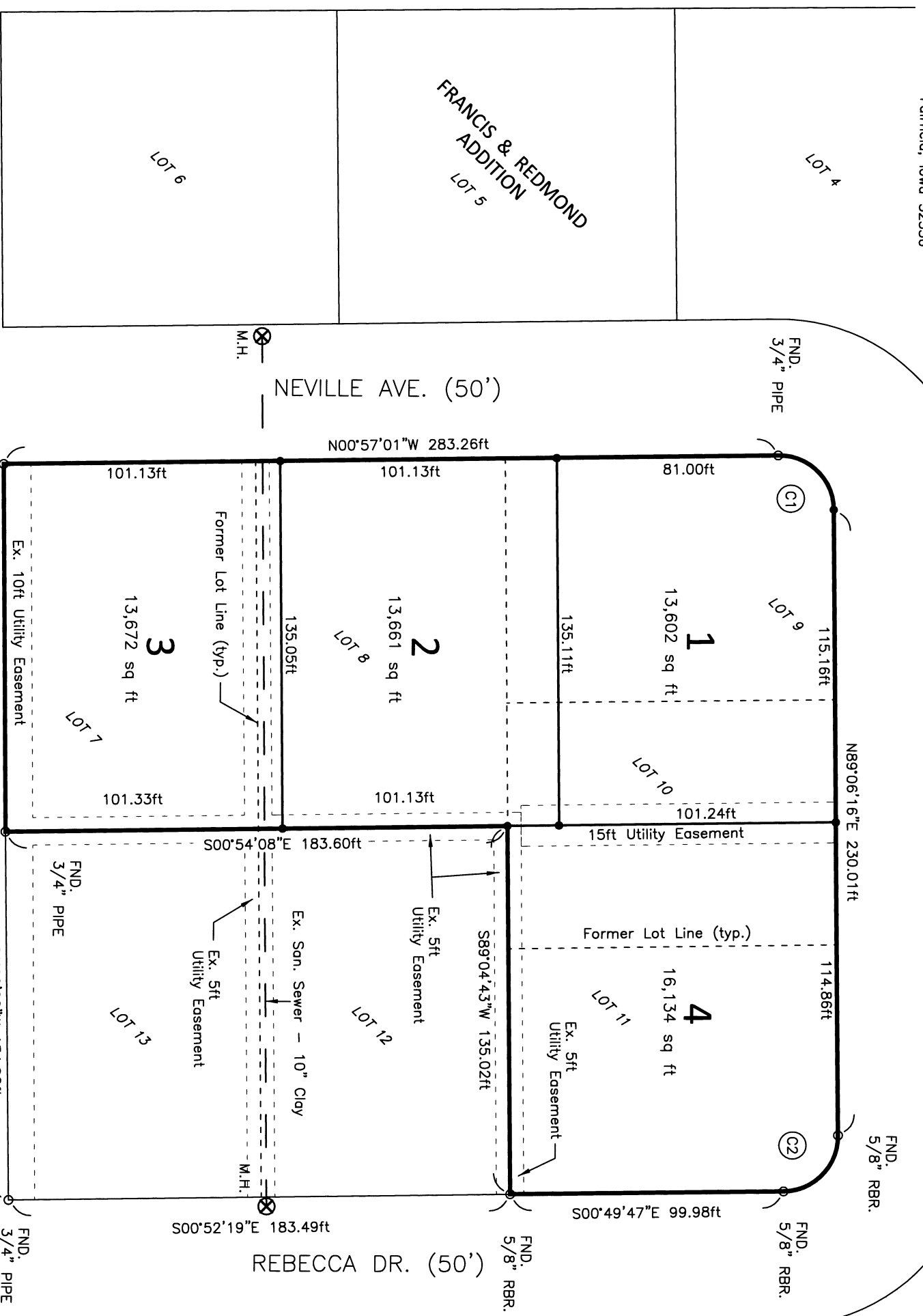


OWNER:
HERITAGE VENTURES
OF IOWA, LLC
501 W. South Street
Bloomfield, Iowa 52537

SURVEYOR:
FRENCH-RENEKER-ASSOCIATES, INC.
1501 South Main
Fairfield, Iowa 52556

FINAL PLAT

HERITAGE WOODS SUBDIVISION

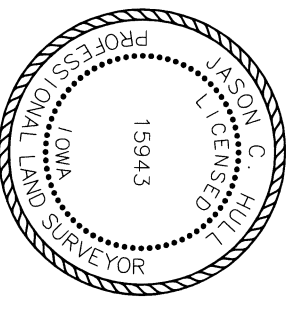
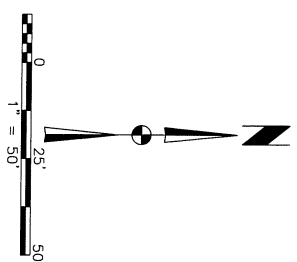


INDEX LEGEND		
County:	DAVIS	
Section:	25	Township: 69 Range: 14
Aliquot Part:	NE 1/4 - SW 1/4	
City:	BLOOMFIELD	
Subdivision:	FRANCIS & REDMOND ADDITION	
Block:	N/A	
Lot(s):	N/A	
Proprietor:	JOHN & BECKY HILBERT	
Requested By:	JOHN & BECKY HILBERT	

LEGEND:
FOUND MONUMENT AS NOTED..... O
SET 5/8"x30" REBAR W/ORANGE PLASTIC CAP #15943..... ●

Drawn By:	BTL
Date:	3-16-22
Project No.	21-158
Sheet	1 of 2

FRENCH-RENEKER-ASSOCIATES ENGINEERS & SURVEYORS



Prepared by & Return to:
French-Reneker-Associates, Inc., 1501 S. Main St., Fairfield, IA 52556, Phone: (641) 472-5145, Surveyor: Jason C. Hull

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.

Jason C. Hull, P.L.S.
License number 15943
3-16-22
date

My license renewal date is December 31, 2022
Pages or sheets covered by this seal: SHEETS 1 & 2

CURVE INFORMATION

C1: I = 90°59'41"R
R = 20.00ft
L = 31.76ft
Chord Bearing = N43°59'38"E
Chord Length = 28.53ft

C2: I = 90°59'55"R
R = 20.00ft
L = 31.76ft
Chord Bearing = S46°12'56"E
Chord Length = 28.53ft

INDEX LEGEND

County: DAVIS

Section: 25 Township: 69 Range: 14

Aliquot Part: NE 1/4 - SW 1/4

City: BLOOMFIELD

Subdivision: FRANCIS & REDMOND ADDITION

Block: N/A

Lot(s): N/A

Proprietor: JOHN & BECKY HILBERT

Requested By: JOHN & BECKY HILBERT

Prepared by & Return to: French-Reneker-Associates, Inc., 1501 S. Main St., Fairfield, IA 52556, Phone: (641) 472-5145, Surveyor: Jason C. Hull

FINAL PLAT HERITAGE WOODS SUBDIVISION

HERITAGE WOODS SUBDIVISION

A part of Francis and Redmond Addition to the City of Bloomfield, being more particularly described as follows:

Lots 7, 8, 9, 10 and 11 of said Francis and Redmond Addition.

NOTES:

Current Zoning:

R-2 One- and Two-Family Residential District

Front Yard: Minimum front yard depth shall be 30 feet.

Side Yard: Minimum side yard shall be 8 feet on one side with a total of the two side yards of 15 feet for a dwelling and 15 feet on each side for any other principal building.

Rear Yard: Minimum rear yard depth shall be 35 feet for a dwelling and 45 feet for any other building.

Lot Area: Minimum lot area shall be 8,000 square feet for each single-family dwelling and 9,000 square feet for each two-family dwelling; however, where public sewer and water facilities are not available, not less than 20,000 square feet. If public water only is available, not less than 10,000 square feet.

Height Regulations - No principal structure shall exceed three stories or 35 feet in height and no accessory building shall exceed one story or 15 feet in height.

R-3 Multi-Family Residential District

Front Yard: Minimum front yard depth shall be 30 feet.

Side Yard: Minimum side yard shall be 7 feet for a single-family dwelling, 9 feet for a two-family dwelling, and 11 feet for a multi-family dwelling.

Rear Yard: Minimum rear yard depth shall be 35 feet.

Lot Area: Minimum lot area shall be 8,000 square feet for each single-family dwelling, 9,000 square feet for each two-family dwelling, and 10,500 square feet plus an additional 2,000 square feet for each unit over three, in the case of multiple dwellings.

Height Regulations - Building height limit shall be three stories, but not exceeding 45 feet in height. Greater height shall be permitted provided that for each two feet of of building height over 45 feet, one additional foot shall be added to each of the minimum yard widths specified.

Drawn By:	BTL
Date:	3-16-22
Project No.	21-158
Sheet	2 of 2



FRENCH-RENEKER-ASSOCIATES
ENGINEERS & SURVEYORS

* ALL BEARINGS AND DISTANCES ARE THE RESULT OF GPS OBSERVATIONS, IA RCS, ZONE 12 *