MEADOW VISTA ESTATES PLAT 6

FINAL PLAT

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Polk Co. Iowa
Julia Gentry, Recorder
2007 Tax Exempt: Exempt
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LEGAL DESCRIPTION

OUTLOT 'X', 'Y', AND 'Z', MEADOW VISTA ESTATES PLAT 5, AN OFFICIAL PLAT, AND A PART OF OUTLOT 'Y', MEADOW VISTA ESTATES PLAT 1, AN OFFICIAL PLAT ALL IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID MEADOW VISTA ESTATES PLAT 5, AN OFFICIAL PLAT; THENCE NORTH 89°59'08" EAST ALONG THE SOUTHERLY LINE OF SAID MEADOW VISTA ESTATES PLAT 5, A DISTANCE OF 275.00 FEET; THENCE NORTH 89°29'33" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 65.00 FEET; THENCE NORTH 84°58'53" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 65.25 FEET; THENCE NORTH 82°32'14" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 65.56 FEET; THENCE NORTH 82°17'24" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 156.30 FEET; THENCE NORTH 00°00'47" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 43.78 FEET; THENCE SOUTH 89°59'13" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 265.00 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF SAID MEADOW VISTA ESTATES PLAT 5; THENCE SOUTH 00°00'47" WEST ALONG THE EAST LINE OF SAID OUTLOT 'X', 350.00 FEET; THENCE NORTH 89°59'13" WEST, 205.00 FEET; THENCE SOUTH 00°00'47" WEST, 6.60 FEET; THENCE NORTH 89°59'13" WEST, 60.00 FEET; THENCE SOUTH 83°17'24" WEST, 156.30 FEET; THENCE SOUTH 83°09'19" WEST, 65.47 FEET; THENCE SOUTH 86°31'00" WEST, 65.12 FEET; THENCE SOUTH 89°48'21" WEST, 65.00 FEET; THENCE SOUTH 89°59'08" WEST, 684.30 FEET TO THE WEST LINE OF SAID OUTLOT 'X'; THENCE NORTH 00°10'56" EAST ALONG SAID WEST LINE, 785.10 FEET TO THE SOUTHWEST CORNER OF MEADOW VISTA TOWNHOMES PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°59'11" EAST ALONG THE SOUTHERLY LINE OF SAID MEADOW VISTA TOWNHOMES PLAT 2, A DISTANCE OF 256.53 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 180.00 FEET, WHOSE ARC LENGTH IS 65.66 FEET AND WHOSE CHORD BEARS NORTH 76°22'50" EAST, 64.65 FEET; THENCE SOUTH 89°59'11" EAST ALONG SAID SOUTHERLY LINE, 40.00 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 45°00'49" EAST, 35.36 FEET TO THE WEST RIGHT OF WAY OF 28TH AVENUE SW; THENCE SOUTH 00°00'49" WEST CONTINUING ALONG SAID WEST RIGHT OF WAY, 819.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.02 ACRES (610,494 S.F.).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH BEARING	CH DISTANCE
C-1	7°41'43"	1000.00	134.31	67.26	N86°08'16"E	134.21
C-2	80°01'41"	25.00	39.26	25.01	S48°00'02"E	35.38
C-3	89°58'19"	25.00	39.26	24.99	S44°36'58"W	35.35
C-4	2°07'19"	970.00	35.93	17.96	N88°35'28"E	35.92
C-5	1°58'48"	1030.00	35.60	17.80	N88°38'14"E	35.60
C-6	3°50'39"	970.00	65.16	32.60	N85°38'18"E	65.15
C-7	3°37'28"	1030.00	65.15	32.59	N86°10'38"E	65.15
C-8	1°43'25"	970.00	29.18	14.59	N83°08'07"E	29.18
C-9	2°04'28"	1030.00	37.28	18.65	N83°18'38"E	37.28
C-10	82°18'37"	25.00	35.90	21.84	N41°08'06"E	32.89
C-11	87°43'23"	25.00	42.64	26.83	N48°30'34"W	37.68
C-12	27°15'56"	180.00	85.66	43.68	N76°22'50"E	84.85
C-13	90°00'00"	25.00	39.27	25.00	N45°00'49"E	35.36

OWNER / DEVELOPER

MEADOW VISTA DEVELOPMENT, L.C.
6800 WESTOWN PARKWAY
WEST DES MOINES, IA 50266-7724

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
5501 NW 112TH STREET, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

ZONING

R-5 (P.U.D.)

PLAT CORNER COORDINATES

POINT NO.	NORTHING	EASTING
1	780700.26	819147.02
2	780700.33	819422.02
3	780700.91	819487.02
4	780706.81	819552.03
5	780715.13	819617.03
6	780736.10	819677.82
7	780779.88	819771.93
8	780779.80	820038.93
9	780428.80	820038.80
10	780429.94	819631.55
11	780423.25	819631.84
12	780423.28	819771.84
13	780402.28	819816.95
14	780384.49	819551.85
15	780390.53	819486.86
16	780390.33	819421.85
17	780390.28	819146.85
18	781175.25	819740.15
19	781175.18	819996.57
20	781195.17	819082.14
21	781195.16	819122.14
22	781220.16	819147.15

NOTES

1. WITH THE EXCEPTION OF LOTS 1, 2 AND 9-13, PUBLIC UTILITY EASEMENTS FOR ELECTRIC, CABLE, TELEPHONE AND OTHER SIMILAR UTILITIES MUST BE PLACED IN PLACED IN THE FRONT YARD
2. ALL CLUSTER-STYLE MAILBOXES REQUIRED TO SERVE THE PLAT SHALL BE INSTALLED BEFORE THE FINAL PLAT IS APPROVED BY THE CITY COUNCIL. IN THE CASE WHERE THE FINAL PLAT IS APPROVED WITH A PERFORMANCE BOND, THAT BOND SHALL COVER THE MAILBOXES AND THE INSTALLATION SHALL OCCUR PRIOR TO ANY OCCUPANCY PERMIT BEING ISSUED FOR A HOME IN THE PLAT. MAILBOXES SHALL BE INSTALLED PRIOR TO ANY OCCUPANCY PERMIT BEING ISSUED FOR ANY OTHER BUILDING REQUIRING CLUSTER STYLE MAILBOXES.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, CAP #15080 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
PLAT BOUNDARY		
PLAT CORNER NO. (SEE COORD. TABLE)		(#)

BULK REGULATIONS

LOTS 1-8, 14-21
- MINIMUM LOT AREA: 7500 S.F.
- MINIMUM LOT WIDTH: 65'
- FRONT YARD SETBACK: 30'
- REAR YARD SETBACK: 35'
- SIDE YARD SETBACK: 6' EACH SIDE

LOTS 9-13 SHALL COMPLY WITH 'R-2' ZONING
- MINIMUM LOT AREA: 8750 S.F.
- MINIMUM LOT WIDTH: 70'
- FRONT YARD SETBACK: 30'
- REAR YARD SETBACK: 35'
- SIDE YARD SETBACK: 8' EACH SIDE

LOT 22
- FRONT YARD SETBACK: 30'
- REAR YARD SETBACK: 35'
- SIDE YARD SETBACK: 14' TOTAL

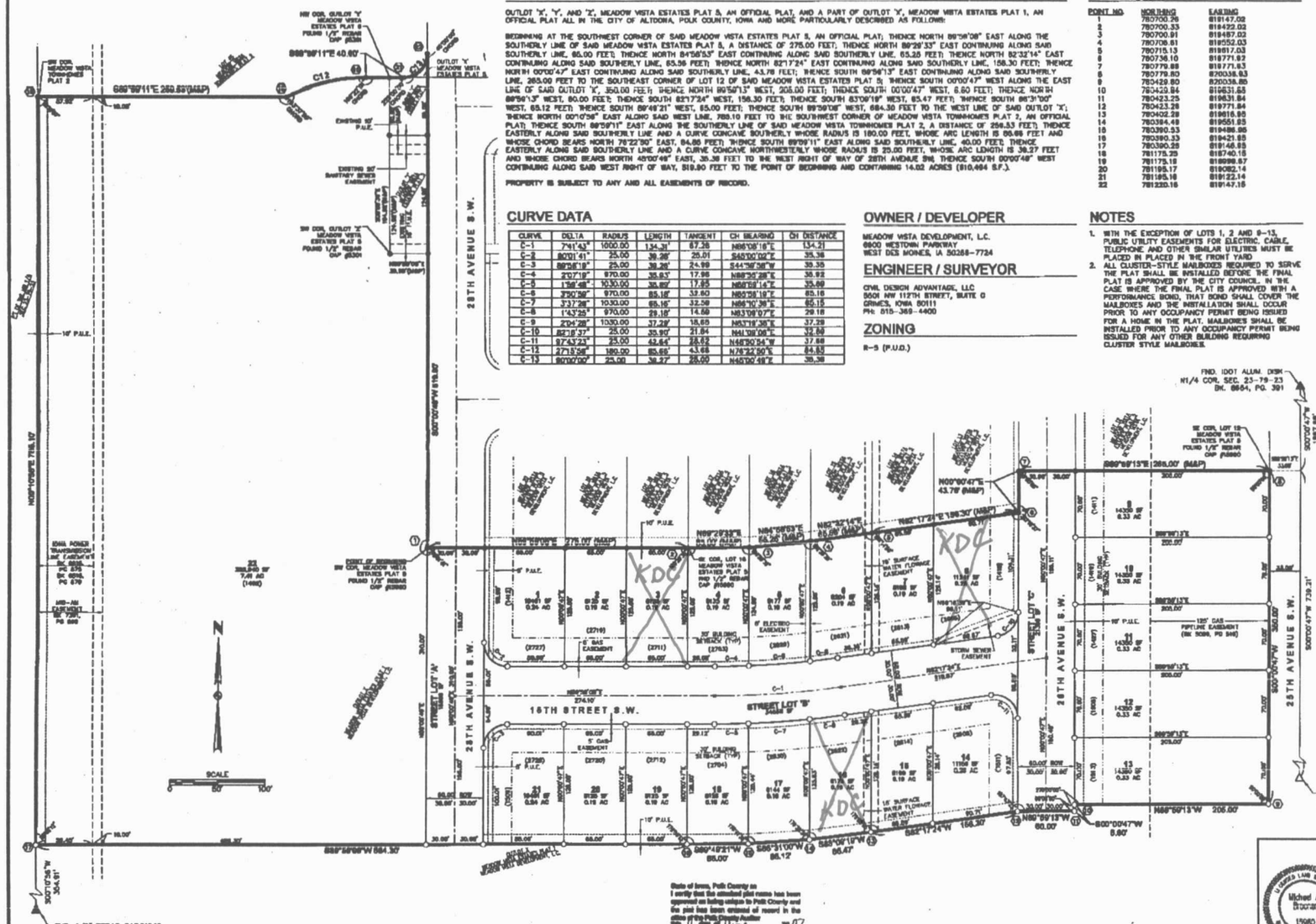
(20' TOTAL FOR 2-STORY BUILDINGS)
- MAXIMUM 10 UNITS/GROSS ACRE
- MAXIMUM 8 UNITS PER BUILDING

BOUNDARY CLOSURE TABLE

LINE	COURSE:	N89°59'08"E	LENGTH: 275.00
LINE	COURSE:	N89°29'33"E	LENGTH: 65.00
LINE	COURSE:	N84°58'53"E	LENGTH: 65.25
LINE	COURSE:	N82°32'14"E	LENGTH: 65.56
LINE	COURSE:	N82°17'24"E	LENGTH: 156.30
LINE	COURSE:	N00°00'47"E	LENGTH: 43.78
LINE	COURSE:	S89°59'13"E	LENGTH: 265.00
LINE	COURSE:	S00°00'47"W	LENGTH: 350.00
LINE	COURSE:	N89°59'13"W	LENGTH: 205.00
LINE	COURSE:	S00°00'47"W	LENGTH: 6.60
LINE	COURSE:	N89°59'13"W	LENGTH: 60.00
LINE	COURSE:	S83°17'24"W	LENGTH: 156.30
LINE	COURSE:	S83°09'19"W	LENGTH: 65.47
LINE	COURSE:	S86°31'00"W	LENGTH: 65.12
LINE	COURSE:	S89°48'21"W	LENGTH: 65.00
LINE	COURSE:	S89°59'08"W	LENGTH: 684.30
LINE	COURSE:	N00°10'56"E	LENGTH: 785.10
LINE	COURSE:	S89°59'11"E	LENGTH: 256.53
CURVE:	DELTA=27°15'56"	RADIUS=180.00	LENGTH=85.66
	CHORD BEARING=N76°22'50"E	CHORD LENGTH=84.85	
LINE	COURSE:	S89°59'11"E	LENGTH: 40.00
CURVE:	DELTA=90°00'00"	RADIUS=25.00	LENGTH=39.27
	CHORD BEARING=N45°00'49"E	CHORD LENGTH=35.36	
LINE	COURSE:	S00°00'49"W	LENGTH: 819.90

PERIMETER: 4323.12
AREA: 610,494 SQ.FT. (14.02 ACRES)

MAPCHECK CLOSURE -
(USES LISTED COURSES, RADII, AND DELTAS)
ERROR CLOSURE: 0.007 COURSE: S 38°43'31" E
ERROR NORTH: -0.006 ERROR EAST: 0.004
PRECISION: 1:617,589



State of Iowa, Polk County ss
I certify that the attached plat name has been approved as being unique to Polk County and the plat has been entered of record in the Office of the Polk County Auditor
Date 10-17-2007 20.07
JULIE FINCHAM, County Auditor
By: [illegible]

CITY OF ALTOONA
APPROVED
RANDY L. PIERCE
CITY CLERK
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROOKER, P.L.S. 6-4-2007 DATE
LICENSE NUMBER 15080
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008
PAGES OR SHEETS COVERED BY THIS SEAL
THIS SHEET ONLY

Michael A. Brooker 15080 IOWA

DATE	REVISIONS
	REVISED FINAL PLAT
	REVISED FINAL PLAT
	FINAL SUBMITTAL (FINAL PLAT)
	SECOND SUBMITTAL (FINAL PLAT)
	FINAL SUBMITTAL (FINAL PLAT)

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
CIVIL DESIGN ADVANTAGE
ENGINEER: RDR TECH: LMK

MEADOW VISTA ESTATES PLAT 6 FINAL PLAT
ALTOONA, IOWA

1/1
0504092