

FINAL PLAT A & J JONES PLAT I SHEET 1 OF 1

INDEX LEGEND

LOCATION: N48°07'19.75" S1/2 N1/2 S1/4 SEC 20-74-22 PARCEL 2016-4 (BK 15405 PG 184)

REQUESTOR: RUTHRA INVESTMENTS

PROPRIETOR: RUTHRA INVESTMENTS
4257 NE BOTH ST, ALTOONA, IA

SURVEYOR: GREGORY L ROSS, IA PLS NO. 13286

COMPANY: ASSOCIATED ENGINEERING COMPANY OF IOWA
1830 SE PRINCETON DR, SUITE M GRIMES, IA 50111

RETURN TO: ASSOCIATED ENGINEERING COMPANY OF IOWA
1830 SE PRINCETON DR, SUITE M GRIMES, IA 50111

Doc ID: 03276010014 Type: PLT
Kind: PLAT
Recorded: 03/02/2018 at 03:24:39 PM
Fee Amt: \$72.00 Page 1 of 14
PLK County Iowa
File# 2017-00067590
BK 16836 PG 120-133

AREA ABOVE FOR REGORDATION ONLY

OWNER/DEVELOPER
ART JONES
RUTHRA INVESTMENTS
4257 NE BOTH ST
ALTOONA, IA 50004

BULK REGULATIONS
R-1 (SINGLE-FAMILY RESIDENTIAL)

FRONT YARD SETBACK- 30'
REAR YARD SETBACK- 35'
SIDE YARD SETBACK- 8' MIN

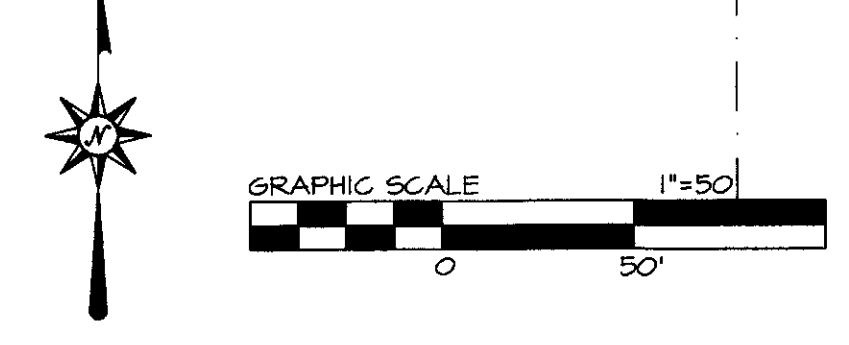
LEGAL DESCRIPTION
THE NORTH 480 FEET OF THE WEST 907.5 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 74 NORTH, RANGE 22 WEST OF THE 5TH PM, POLK COUNTY, IOWA

AND
PARCEL 2016-4 AS RECORDED IN POLK COUNTY RECORDS AT BOOK 15405 PAGE 184.

- NOTES**
1. LOTS 1 AND 29 SHALL NOT HAVE ACCESS TO 14TH AVE SE.
 2. PRIVACY FENCES TALLER THAN 42" THAT FRONT ONTO 14TH AVE SE MUST BE SET BACK 30' FROM THE ROW LINE AND SCREENED FROM THE ROW WITH A MINIMUM OF 2 TREES AND 3 SHRUBS PER 25' OF FENCELINE.
 3. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH THE CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
 4. ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY THE PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
 5. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
 6. SEE THE CONSTRUCTION DRAWINGS OR THE MINIMUM PROTECTION ELEVATION EXHIBIT FOR LOT MPES.

CURVE TABLE

| CURVE | ARC | CHORD BEARING | RADIUS | DELTA | CHORD | TANGENT |
|-------|--------|---------------|---------|-----------|--------|---------|
| C1 | 34.27 | N44°43'54"E | 25.00 | 40°00'00" | 35.36 | 25.00 |
| C2 | 65.24 | N88°06'42"E | 1132.68 | 3°14'54" | 65.23 | 32.63 |
| C3 | 39.16 | N85°19'01"E | 1132.68 | 1°56'41" | 39.16 | 18.58 |
| C4 | 46.06 | N85°45'05"E | 1042.66 | 2°24'55" | 46.06 | 23.03 |
| C5 | 52.90 | N88°20'46"E | 1042.66 | 2°46'20" | 52.84 | 26.45 |
| C6 | 34.27 | S45°16'01"E | 25.00 | 40°00'00" | 35.36 | 25.00 |
| C7 | 34.27 | S44°43'54"E | 25.00 | 40°00'00" | 35.36 | 25.00 |
| C8 | 42.71 | S88°40'12"E | 1132.66 | 2°01'34" | 42.71 | 21.94 |
| C9 | 61.62 | S86°04'31"E | 1132.66 | 3°03'41" | 61.62 | 30.82 |
| C10 | 33.12 | S85°25'40"E | 1042.66 | 1°46'05" | 33.12 | 16.26 |
| C11 | 65.24 | S88°01'21"E | 1042.66 | 3°25'16" | 65.23 | 32.63 |
| C12 | 39.16 | N45°13'31"E | 25.00 | 40°04'04" | 35.36 | 25.00 |
| C13 | 101.68 | S81°08'18"E | 1122.66 | 5°11'21" | 101.64 | 50.87 |
| C14 | 101.68 | S81°08'18"E | 1122.66 | 5°11'21" | 101.65 | 50.88 |
| C15 | 34.27 | S45°16'01"E | 25.00 | 40°00'00" | 35.36 | 25.00 |
| C16 | 21.81 | N65°59'13"E | 33.00 | 48°21'32" | 21.09 | 14.85 |
| C17 | 41.43 | N63°11'21"E | 62.00 | 43°44'54" | 46.28 | 24.44 |
| C18 | 40.84 | S16°01'21"E | 62.00 | 37°44'12" | 40.10 | 21.14 |
| C19 | 122.51 | S00°33'03"E | 62.00 | 113°2'36" | 103.53 | 44.05 |
| C20 | 40.84 | S14°58'21"E | 62.00 | 31°44'12" | 40.10 | 21.14 |
| C21 | 48.05 | N64°00'31"E | 62.00 | 44°24'04" | 46.65 | 25.30 |
| C22 | 21.81 | N66°02'15"E | 33.00 | 48°21'32" | 21.09 | 14.85 |
| C23 | 34.27 | S44°43'54"E | 25.00 | 84°54'54" | 35.36 | 25.00 |



PLAT COORDINATES

| Pt # | Northing | Easting |
|------|-----------|-----------|
| 500 | 545733.56 | 655404.30 |
| 501 | 545733.21 | 656311.81 |
| 502 | 545073.41 | 656314.83 |
| 503 | 545075.46 | 655407.36 |

BOUNDARY CLOSURE TABLE

LINE: S84°56'26"E LENGTH: 907.51'
LINE: S00°16'01"E LENGTH: 654.30'
LINE: N84°54'04"W LENGTH: 907.52'
LINE: N00°16'01"W LENGTH: 654.30'
PERIMETER: 3133.03' AREA: 548044 SQ FT
ERROR CLOSURE: 1/450083
CLOSURE BEARING/DISTANCE: S64°24'16"E 0.00696'

BENCHMARKS

CP 13
BRASS DISC IN CONCRETE EAST SIDE OF 14TH AVE SW
ELEVATION=950.94

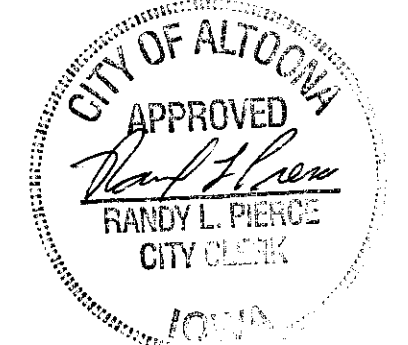
CP 15
BRASS DISC IN CONCRETE EAST SIDE OF 1ST AVE S
ELEVATION=954.964
ALTOONA CONTROL NETWORK

CERTIFICATION

I, SURVEYOR GREGORY L. ROSS, PLS. 13286, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED BY ME AND THE PLAT THEREON IS TRUE AND CORRECT AS SHOWN ON THE PLAT AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. I HAVE MEASURED THE DISTANCE AND BEARING OF THE LINES SHOWN ON THE PLAT AND THE CORNERS AND MONUMENTS THEREON AND THE AREA THEREON AND THE ELEVATION OF THE BENCHMARKS SHOWN THEREON AND THE PLAT IS TRUE AND CORRECT AS SHOWN THEREON.

DATE: 2/14/2018

GREGORY L. ROSS, PLS. 13286



LEGEND

- MONUMENT FOUND AS NOTED
- SET 1/2" IR W/ ORANGE CAP #13286
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET AS NOTED
- M= MEASURED DISTANCE ORS BEARING
- P= RECORDED DISTANCE OF BEARING

ASSOCIATED ENGINEERING COMPANY OF IOWA
1830 SE Princeton Dr. Ste M Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157