

LOST LAKE ESTATES PLAT 4 FINAL PLAT

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 City: Polk County Recorder
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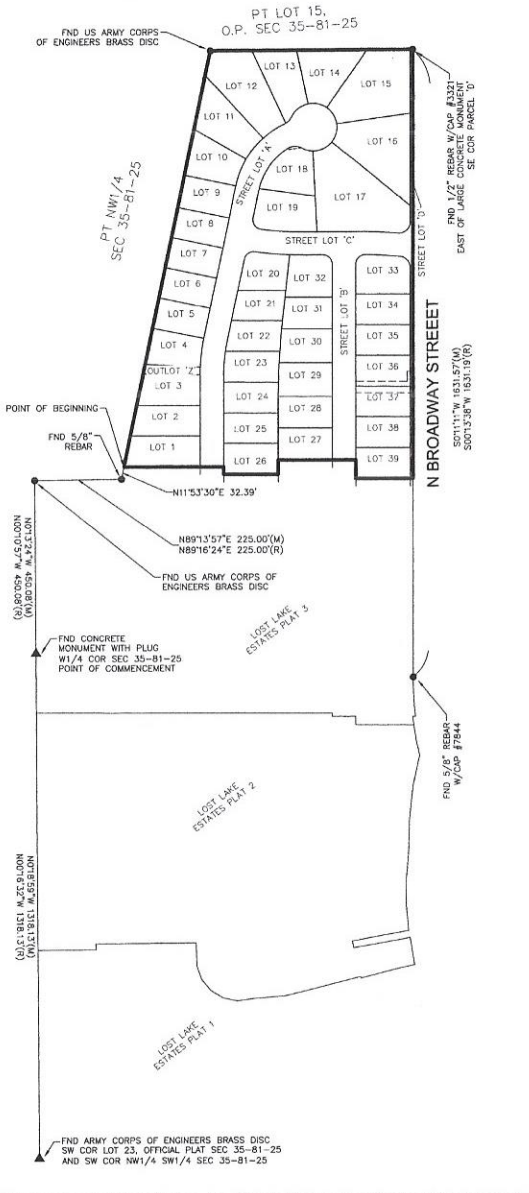
DATE	
TITLE	
REVISIONS	
SECOND SUBMITTAL	
FIRST SUBMITTAL	

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 389-4400 FAX: (515) 389-4410
 ENGINEER
 TECH: CIVIL DESIGN ADVANTAGE



**LOST LAKE ESTATES PLAT 4
FINAL PLAT**

1
2
1806.299



ENGINEER/SURVEYOR:
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR, SUITE G
 GRIMES, IOWA 50111

OWNER/DEVELOPER:
 DIAMOND DEVELOPMENT, LLC
 308 EAST 1ST STREET
 ANKENY, IOWA 50021

DATE OF SURVEY:
 NOVEMBER 22, 2016

ZONING:
 R-1A (R) RESTRICTED TO:
 1. MINIMUM 80' LOT WIDTH
 2. MINIMUM REAR YARD SETBACK = 35'
 3. MINIMUM LOT AREA = 9400 SF

BULK REGULATIONS:
 SETBACKS:
 FRONT: 30 FEET
 REAR: 35 FEET
 SIDE: 8 FEET

BENCHMARK:
 * BURY BOLT NW CORNER WEST BROADWAY & KINGS PLACE
 ELEVATION=972.52

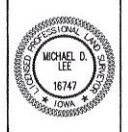
PLAT DESCRIPTION:
 A PART OF LOTS 18, 19, AND 20, IN THE OFFICIAL PLAT OF SECTION 35, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AN OFFICIAL PLAT IN THE CITY OF POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 01°3'24" WEST ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 450.08 FEET; THENCE NORTH 89°13'57" EAST, 225.00 FEET; THENCE NORTH 11°53'30" EAST, 32.39 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11°53'30" EAST, 1104.41 FEET TO THE NORTH LINE OF SAID LOT 16, THE OFFICIAL PLAT OF SECTION 35, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE NORTH 89°48'49" WEST, 150.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 'D' OF LOT 15, THE OFFICIAL PLAT OF SECTION 35, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7989 PAGE 115 AND THE WEST RIGHT OF WAY OF N. BROADWAY STREET; THENCE SOUTH 07°11'11" WEST ALONG SAID WEST RIGHT OF WAY, 1115.30 FEET; THENCE NORTH 89°48'49" WEST, 150.00 FEET; THENCE NORTH 00°11'11" EAST, 47.91 FEET; THENCE NORTH 89°48'49" WEST, 200.00 FEET; THENCE SOUTH 00°11'11" WEST, 37.21 FEET; THENCE NORTH 89°48'49" WEST, 140.00 FEET; THENCE NORTH 00°11'11" EAST, 19.35 FEET; THENCE NORTH 89°48'49" WEST, 257.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.89 ACRES (891,956 SQUARE FEET), THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11°42'19"	500.00'	102.15'	S80°22'07"W	101.97'	C24	17°29'32"	230.00'	70.22'	N39°06'43"E	69.95'
C2	86°27'49"	200.00'	232.00'	S45°07'24"W	219.21'	C25	16°45'13"	230.00'	67.25'	N50°14'06"E	67.01'
C3	11°42'19"	700.00'	143.01'	S83°57'40"E	142.78'	C26	5°09'12"	33.00'	2.97'	N82°02'07"E	2.97'
C4	4°12'22"	700.00'	51.39'	S87°42'38"E	51.38'	C27	35°22'42"	33.00'	20.38'	N41°46'10"E	20.05'
C5	3°34'57"	700.00'	43.77'	S87°23'58"E	43.78'	C28	53°48'11"	62.00'	58.22'	N50°58'54"E	58.10'
C6	87°09'46"	30.00'	45.84'	N43°23'42"W	41.36'	C29	47°10'38"	62.00'	51.05'	S78°31'41"E	49.62'
C7	1°25'39"	700.00'	17.44'	N88°17'31"W	17.44'	C30	48°59'50"	62.00'	50.86'	S31°26'27"E	49.44'
C8	4°12'22"	670.00'	49.18'	N87°42'38"W	49.17'	C31	48°59'50"	62.00'	50.86'	S15°33'23"W	49.44'
C9	90°00'00"	25.00'	39.27'	S45°11'11"W	35.36'	C32	51°48'51"	62.00'	56.03'	N64°56'43"E	54.14'
C10	80°00'00"	25.00'	39.27'	N44°48'49"W	35.36'	C33	28°38'15"	62.00'	30.95'	N74°51'44"W	30.63'
C11	1°26'43"	730.00'	18.41'	N89°05'28"W	18.41'	C34	61°30'01"	33.00'	35.42'	S88°41'23"W	33.75'
C12	10°41'19"	730.00'	13.66'	S88°54'16"E	13.66'	C35	44°21'31"	170.00'	131.61'	S35°45'37"W	126.35'
C13	0°15'47"	730.00'	3.35'	S88°41'33"E	3.35'	C36	1°41'21"	170.00'	5.01'	S12°44'10"W	5.01'
C14	6°57'52"	730.00'	88.73'	N84°53'11"W	88.68'	C37	17°09'36"	25.00'	7.49'	S31°18'42"W	7.46'
C15	86°42'15"	25.00'	37.83'	S55°14'38"W	34.32'	C38	9°39'13"	25.00'	40.85'	S35°02'16"E	36.53'
C16	6°32'35"	25.00'	2.85'	S15°09'47"W	2.85'	C39	7°50'48"	670.00'	91.76'	S85°53'25"E	91.69'
C17	3°32'27"	470.00'	29.04'	S10°07'17"W	28.04'	C40	0°16'50"	730.00'	3.57'	N89°40'24"W	3.57'
C18	8°09'53"	470.00'	66.97'	S4°16'07"W	66.92'	C41	4°12'22"	730.00'	53.59'	N87°42'38"W	53.58'
C19	0°37'30"	530.00'	5.78'	N0°29'55"E	5.78'	C42	0°50'11"	670.00'	9.78'	N86°01'33"W	9.78'
C20	2°09'44"	530.00'	20.00'	N15°33'32"E	20.00'	C43	93°22'11"	30.00'	48.89'	S46°52'16"W	43.66'
C21	8°10'16"	530.00'	75.59'	S70°33'32"W	75.52'	C44	2°59'29"	740.00'	38.63'	S88°48'38"E	38.63'
C22	0°44'50"	530.00'	6.91'	S11°31'05"W	6.91'	C45	39°33'07"	30.00'	20.71'	N19°35'23"W	20.30'
C23	18°28'27"	230.00'	74.16'	N21°07'44"E	73.84'						

State of Iowa, Polk County ss
 I certify that the attached plat herein has been approved as being a true and correct copy of the plat hereon returned to me by the office of the Polk County Recorder on this 22nd day of November, 2016.
 MICHAEL D. LEE, P.L.S.
 Surveyor

Polk County
 Planning & Zoning Commission
 City Council
 Public Hearing
 Date Approved: 11-21-16
 City Council: 11-22-16
 Public Hearing: 10/16/16



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael D. Lee 11-20-16
 MICHAEL D. LEE, P.L.S. DATE

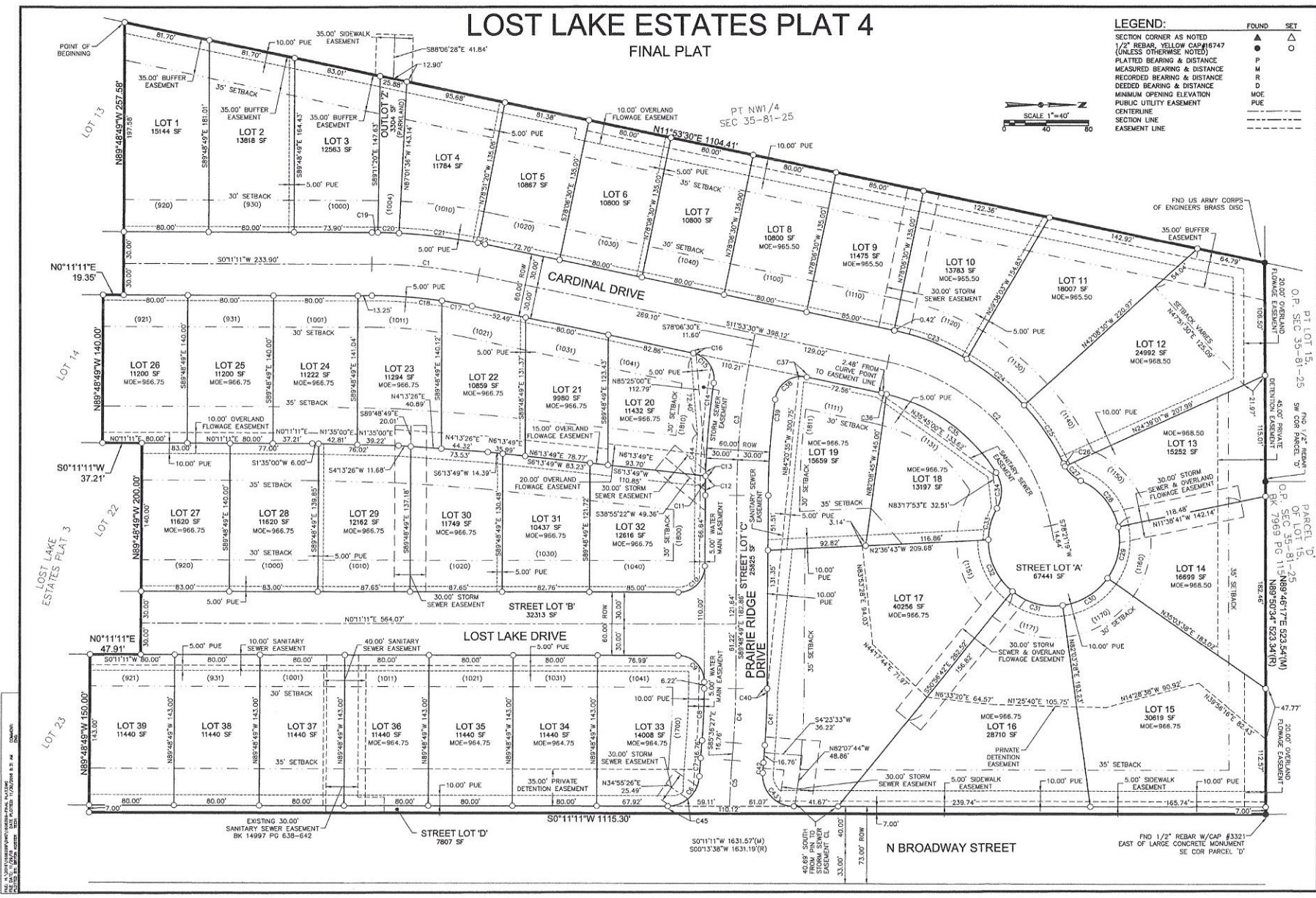
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 AND 2

LOST LAKE ESTATES PLAT 4 FINAL PLAT

LEGEND:

- SECTION CORNER AS NOTED
- 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)
- PLATTED BEARING & DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED BEARING & DISTANCE
- DEEDED BEARING & DISTANCE
- MINIMUM OPENING ELEVATION
- PUBLIC UTILITY EASEMENT
- CENTERLINE
- SECTION LINE
- EASEMENT LINE

FOUND	SET
▲	△
P	M
R	D
M	PUE
M	PUE
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DATE: _____

REVISIONS: _____

3405 S.E. CROSSROADS DRIVE, SUITE G
OKLAHOMA CITY, OKLAHOMA 73129
PHONE: (515) 389-4400 FAX: (515) 389-4410

TECH: _____

ENGINEER: _____

BA
CIVIL DESIGN ADVANTAGE

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