

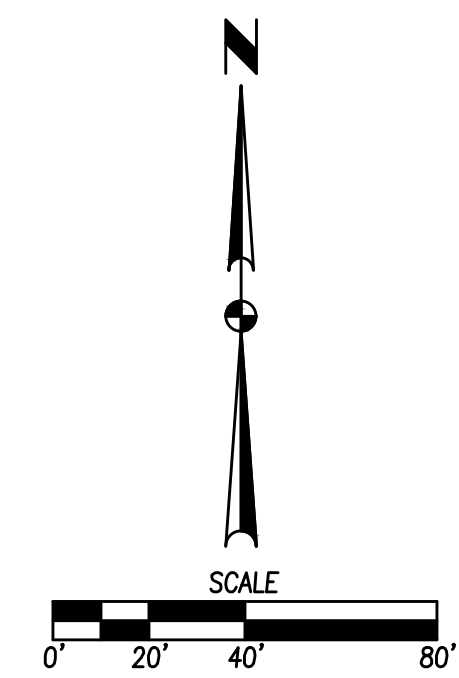


LOT TYPE
 STANDARD

NOTE:
 1. BUILDABLE WIDTHS ARE MEASURED FROM THE FRONT OF SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT.

LOT INFORMATION

LOT NUMBER	LOT ADDRESS	LOT AREA (SQ. FT)
1	316 NE CHALET STREET	11850
2	318 NE CHALET STREET	8856
3	320 NE CHALET STREET	8859
4	322 NE CHALET STREET	8862
5	400 NE DRIFTWOOD STREET	11869
6	505 NE DRIFTWOOD STREET	8889
7	503 NE DRIFTWOOD STREET	8879
8	501 NE DRIFTWOOD STREET	9180
9	411 NE DRIFTWOOD STREET	9180
10	409 NE DRIFTWOOD STREET	8840
11	407 NE DRIFTWOOD STREET	8450
12	405 NE DRIFTWOOD STREET	11346
13	403 NE DRIFTWOOD STREET	20175
14	401 NE DRIFTWOOD STREET	14469
15	321 NE DRIFTWOOD STREET	8836
16	319 NE DRIFTWOOD STREET	8710
17	317 NE DRIFTWOOD STREET	8710
18	315 NE DRIFTWOOD AVENUE	11790
19	316 NE DRIFTWOOD AVENUE	11295
20	318 NE DRIFTWOOD STREET	8130
21	320 NE DRIFTWOOD STREET	8125
22	322 NE DRIFTWOOD STREET	8125
23	400 NE DRIFTWOOD STREET	10568
24	401 NE CHALET STREET	10906
25	321 NE CHALET STREET	8150
26	319 NE CHALET STREET	8147
27	317 NE CHALET STREET	8145
28	315 NE CHALET AVENUE	10886
29	402 NE MANDY AVENUE	15774
30	404 NE MANDY AVENUE	13297
31	406 NE MANDY AVENUE	11957
32	408 NE MANDY AVENUE	12389
33	410 NE MANDY AVENUE	9750
34	412 NE MANDY AVENUE	8450
35	500 NE MANDY AVENUE	8450
36	502 NE MANDY AVENUE	8450



KIMBERLEY WOODS PLAT 1
SALES PLAT

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: EKO

TECH: CTY

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 05/12/2022
 PREPARED: [Signature]

SCALE: 1" = 40'

2103.198

FILE: DRAWING.DWG
 DATE: 8/29/2024 5:15 PM
 PLOTTED BY: ERN OLESEN
 CHECKED BY: ERN OLESEN



LOT INFORMATION

LOT NUMBER	LOT ADDRESS	LOT AREA (SQ FT)
1	402 NE MADISON AVENUE	10731
2	404 NE MADISON AVENUE	9524
3	406 NE MADISON AVENUE	9517
4	408 NE MADISON AVENUE	9249
5	410 NE MADISON AVENUE	8775
6	412 NE MADISON AVENUE	9456
7	414 NE MADISON AVENUE	9451
8	502 NE MADISON AVENUE	11992
9	504 NE MADISON AVENUE	16602
10	506 NE MADISON AVENUE	14151
11	508 NE MADISON AVENUE	12605
12	509 NE MADISON AVENUE	8856
13	507 NE MADISON AVENUE	49474
14	505 NE MADISON AVENUE	46620
15	503 NE MADISON AVENUE	16871
16	501 NE MADISON AVENUE	31308
17	413 NE MADISON AVENUE	15718
18	411 NE MADISON AVENUE	11882

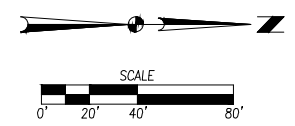
LOT NUMBER	LOT ADDRESS	LOT AREA (SQ FT)
19	409 NE MADISON AVENUE	8779
20	407 NE MADISON AVENUE	8775
21	405 NE MADISON AVENUE	12072
22	410 NE ADAMS AVENUE	13762
23	412 NE ADAMS AVENUE	11475
24	414 NE ADAMS AVENUE	11637
25	416 NE ADAMS AVENUE	12361
26	418 NE ADAMS AVENUE	13133
27	502 NE ADAMS AVENUE	16183
28	504 NE ADAMS AVENUE	21510
29	506 NE ADAMS AVENUE	21498
30	508 NE ADAMS AVENUE	17940
31	507 NE ADAMS AVENUE	10790
32	505 NE ADAMS AVENUE	10791
33	503 NE ADAMS AVENUE	10792
34	501 NE ADAMS AVENUE	10793
35	421 NE ADAMS AVENUE	10794
36	419 NE ADAMS AVENUE	10794
37	417 NE ADAMS AVENUE	10795
38	415 NE ADAMS AVENUE	10796
39	413 NE ADAMS AVENUE	10797
40	411 NE ADAMS AVENUE	13527
41	409 NE ADAMS AVENUE	22988
42	407 NE ADAMS AVENUE	15685
43	405 NE ADAMS AVENUE	10802
44	403 NE ADAMS AVENUE	14090

LOT TYPE

- STANDARD
- DAYLIGHT
- WALKOUT

NOTE:

- BUILDABLE WIDTHS ARE MEASURED FROM THE FRONT OF SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT.



DATE: 05/12/2022

REVISIONS:

PREPARED:

TECH: CTY

ENGINEER: EKO

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

KIMBERLEY WOODS PLAT 2

SALES PLAT

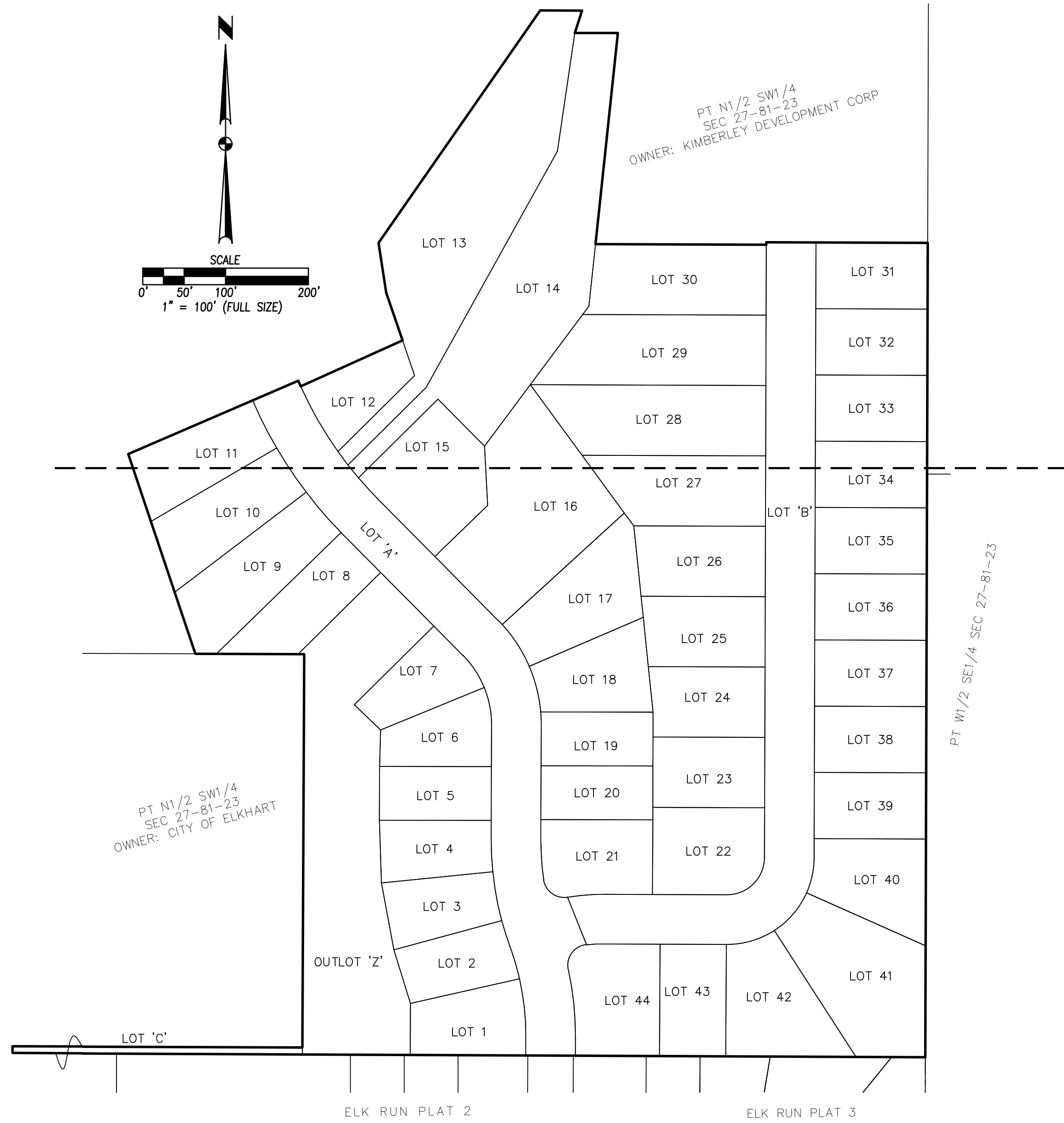
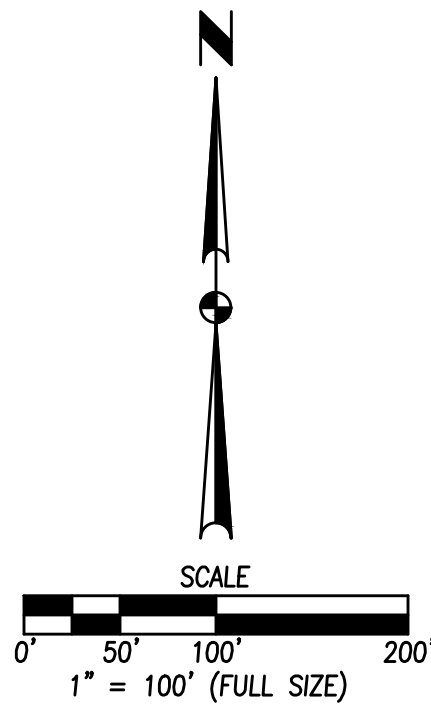
ANKENY, IOWA

FILE: DRAWING.DWG
 DATE: 8/29/2024 5:15 PM
 PLOTTED BY: ERN OLESEN
 CHECKED BY: ERN OLESEN

1/1

2103.196

LOCATION: SEC 27-81-23, PT. N1/2 SW1/4
 REQUESTOR: KIMBERLEY DEVELOPMENT CORPORATION
 PROPRIETOR: KIMBERLEY DEVELOPMENT CORPORATION
 POB 369
 ANKENY, IA 50021-0369
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-369-4400



KIMBERLEY DEVELOPMENT
 CONTACT: JENNA KIMBERLEY
 2785 N. ANKENY BLVD.
 ANKENY, IA 50023

R-1 ONE AND TWO FAMILY RESIDENTIAL

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

FRONT YARD = 30'
 SIDE YARD = 7' ON EACH SIDE
 REAR YARD = 25'
 MIN LOT WIDTH = 65'
 MIN BI-ATTACHED LOT WIDTH = 42.5' PER UNIT
 LOT AREA = NOT LESS THAN 7,800 SF

AUGUST 12, 2022

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ELKHART, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 89°44'48" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF, 2649.13 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00°12'58" EAST ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, 8.22 FEET; THENCE SOUTH 89°44'48" EAST, 1897.00 FEET; THENCE NORTH 00°15'12" EAST, 475.00 FEET; THENCE NORTH 89°44'48" WEST, 131.41 FEET; THENCE NORTH 18°34'23" WEST, 254.42 FEET; THENCE NORTH 66°38'45" EAST, 223.56 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 470.00 FEET, WHOSE ARC LENGTH IS 7.38 FEET AND WHOSE CHORD BEARS SOUTH 23°48'13" EAST, 7.38 FEET; THENCE NORTH 65°44'49" EAST, 135.00 FEET; THENCE NORTH 19°02'14" WEST, 60.91 FEET; THENCE NORTH 08°36'20" WEST, 60.91 FEET; THENCE NORTH 34°49'53" EAST, 341.80 FEET; THENCE SOUTH 89°52'15" EAST, 50.39 FEET; THENCE SOUTH 17°44'43" WEST, 28.37 FEET; THENCE SOUTH 89°49'21" EAST, 51.89 FEET; THENCE SOUTH 06°03'02" WEST, 256.35 FEET; THENCE SOUTH 89°49'21" EAST, 206.32 FEET; THENCE NORTH 00°10'39" EAST, 2.83 FEET; THENCE SOUTH 89°49'21" EAST, 194.87 FEET; THENCE SOUTH 00°10'12" WEST, 983.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.25 ACRES (838,523 SQUARE FEET).

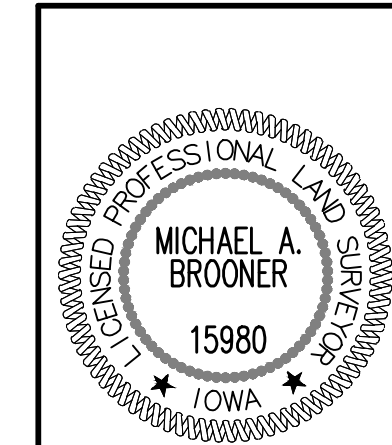
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. LOTS 'A', 'B' AND 'C' WILL BE DEDICATED TO THE CITY OF ELKHART.
4. OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY OF ELKHART AS PARKLAND.

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	----	

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	20°24'41"	340.00'	121.12'	S09°59'07"E	120.48'
C2	1°15'44"	340.00'	7.49'	S19°33'36"E	7.49'
C3	19°06'22"	340.00'	113.38'	S09°22'33"E	112.85'
C4	44°55'08"	150.00'	117.60'	S22°16'55"E	114.61'
C5	21°23'15"	500.00'	186.64'	S34°02'52"E	185.56'
C6	19°11'14"	250.00'	83.72'	S80°39'53"W	83.33'
C7	90°04'52"	75.00'	117.92'	S45°13'05"W	106.14'
C8	23°49'08"	105.00'	43.65'	S12°05'12"W	43.34'
C9	33°08'23"	105.00'	60.73'	S40°33'58"W	59.89'
C10	33°07'21"	105.00'	60.70'	S73°41'50"W	59.86'
C11	3°46'34"	105.00'	6.92'	N88°22'14"E	6.92'
C12	5°53'56"	220.00'	22.65'	S87°18'33"W	22.64'
C13	96°42'42"	25.00'	42.20'	S36°00'14"W	37.36'
C14	12°34'20"	370.00'	81.19'	S06°03'57"E	81.03'
C15	12°58'29"	310.00'	70.20'	N06°16'01"W	70.05'
C16	7°26'12"	310.00'	40.24'	N16°28'21"W	40.21'
C17	5°06'59"	370.00'	33.04'	N17°37'58"W	33.03'
C18	9°19'15"	370.00'	60.19'	N10°24'51"W	60.12'
C19	5°55'52"	370.00'	38.30'	N02°47'17"W	38.28'
C20	22°32'00"	120.00'	47.19'	N11°05'21"W	46.89'
C21	22°23'08"	120.00'	46.88'	N33°32'55"W	46.59'
C22	0°30'09"	530.00'	4.65'	N44°29'25"W	4.65'
C23	6°57'42"	530.00'	64.40'	N40°45'29"W	64.36'
C24	6°57'42"	530.00'	64.40'	N33°47'47"W	64.36'
C25	6°57'42"	530.00'	64.40'	N26°50'06"W	64.36'
C26	11°04'47"	470.00'	90.89'	S29°47'35"E	90.75'
C27	2°27'48"	470.00'	20.21'	S36°33'53"E	20.21'
C28	2°27'02"	470.00'	20.10'	S39°01'17"E	20.10'
C29	4°29'41"	470.00'	36.87'	S42°29'39"E	36.86'
C30	2°17'20"	180.00'	7.19'	S43°35'49"E	7.19'
C31	19°11'17"	180.00'	60.28'	S32°51'31"E	60.00'
C32	18°05'37"	180.00'	56.84'	S14°13'04"E	56.61'
C33	5°20'54"	180.00'	16.80'	S02°29'48"E	16.80'
C34	8°53'06"	310.00'	48.07'	S04°15'54"E	48.02'
C35	90°26'49"	25.00'	39.46'	S53°55'52"E	35.49'
C36	9°24'47"	280.00'	46.00'	N85°33'07"E	45.95'
C37	90°04'52"	45.00'	70.75'	N45°13'05"E	63.68'

COMMENT: CONVENT: FILE: H:\2021\2103198\2103198-FINAL PLAT.DWG PLOTTED BY: ERIC CALLENBICK DATE: 7/14/2023 11:33 AM



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.

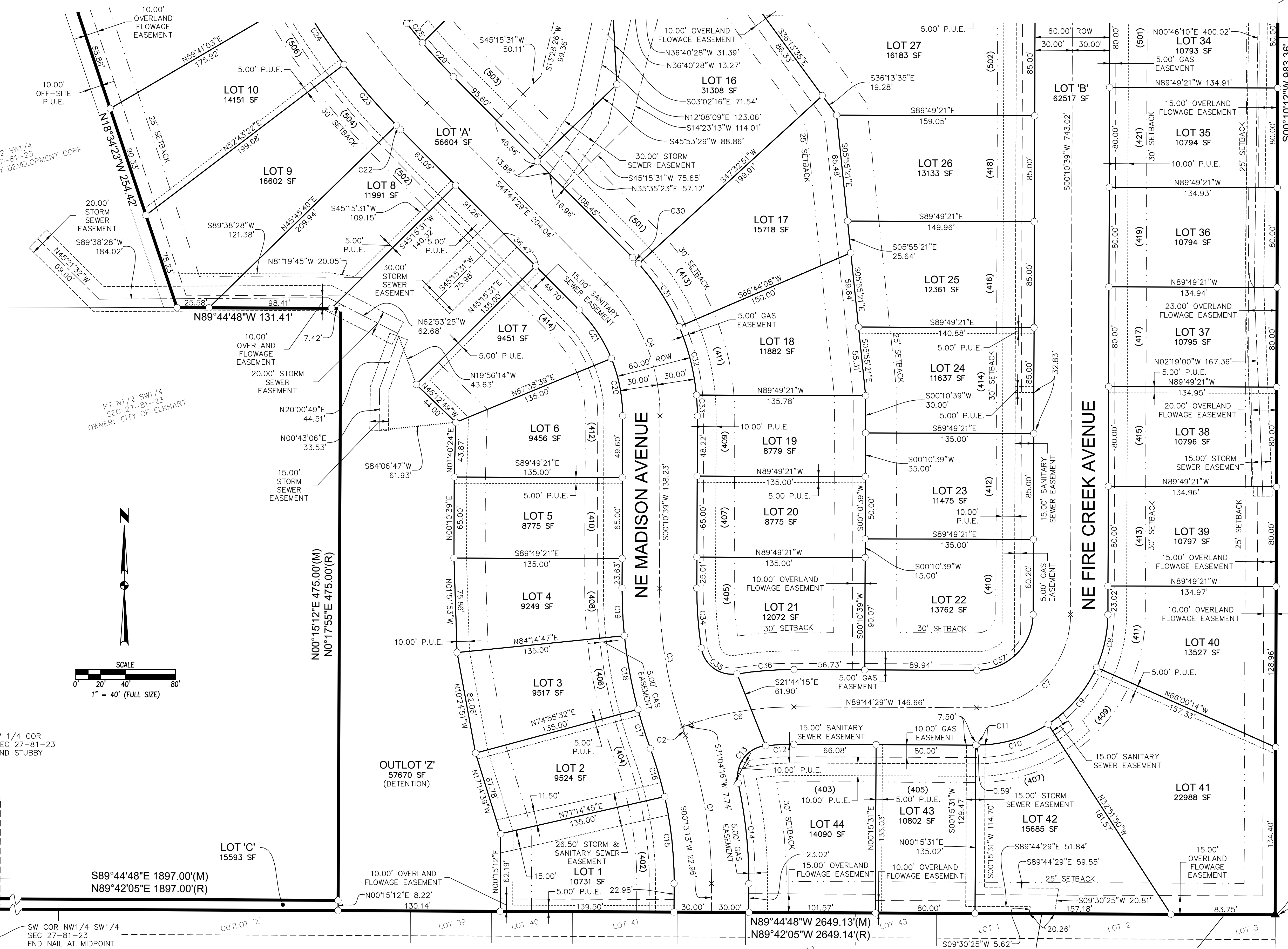
 MICHAEL A. BROONER, P.L.S. DATE _____

LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 3

KIMBERLEY WOODS PLAT 2

FINAL PLAT

CENTER SEC 27-81-23
FND 1/2" REBAR
W/CAP #12846
BK 12979 PG 540



FILE: H:\2021\2103198\KIMBERLEY WOODS PLAT 2 - FINAL PLAT.DWG
 PLOTTED BY: ERIC CALLENBERG
 DATE: 7/14/2023 11:33 AM
 COMMENT:

N00°12'58"E 8.22'(M)
 N0°15'36"E 8.22'(R)
 SW COR NW1/4 SW1/4
 SEC 27-81-23
 FND NAIL AT MIDPOINT
 BK 14524 PG 416

SE COR
 NE1/4 SW1/4
 SEC 27-81-23
 FND 1/2" REBAR
 BK 14524 PG 417
 POINT OF BEGINNING

REVISIONS	DATE
	05/15/23
	08/18/23

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

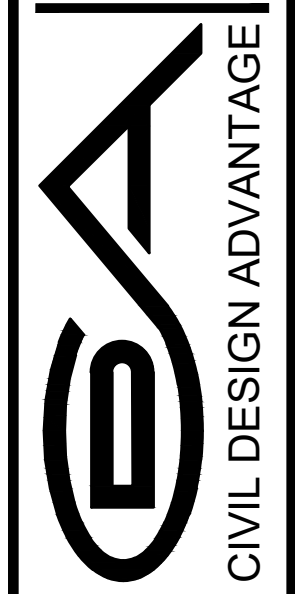


KIMBERLEY WOODS PLAT 2
FINAL PLAT
 ELKHART, IOWA
 ENGINEER: CIVIL DESIGN ADVANTAGE
 TECH: REVIEW:

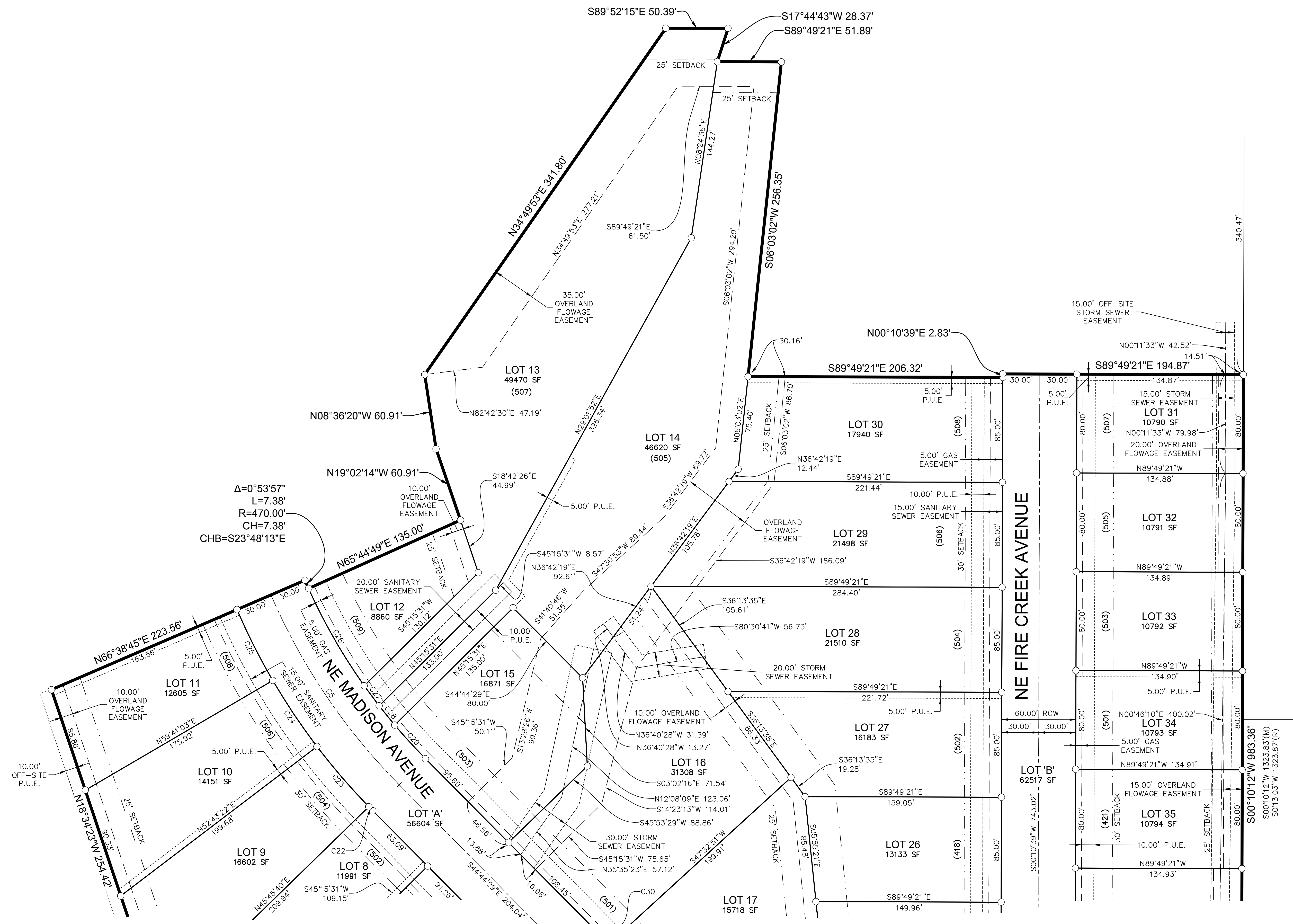


REVISIONS	DATE

TECH: _____
 ENGINEER: _____



KIMBERLEY WOODS PLAT 2

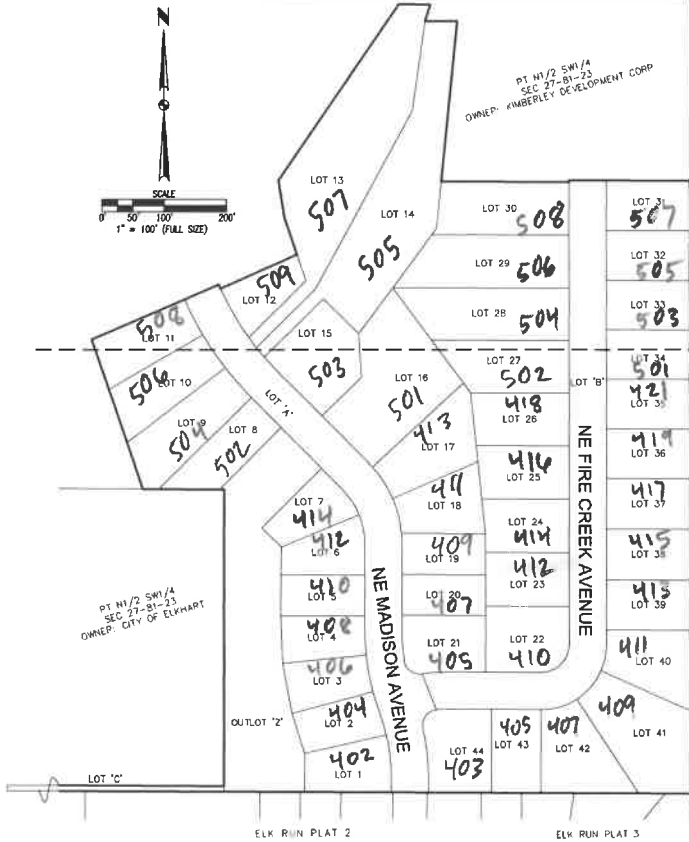


INDEX LEGEND
 LOCATION: SEC 27-81-23, PT. N1/2 SW1/4
 REQUESTOR: KIMBERLEY DEVELOPMENT CORPORATION
 PROPRIETOR: KIMBERLEY DEVELOPMENT CORPORATION
 POB 389
 ANKENY, IA 50021-0389
 SURVEYOR: MICHAEL A. BROOKER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH:515-369-4400

KIMBERLEY WOODS PLAT 2

FINAL PLAT

SHEET INDEX



SHEET 3
SHEET 2

PT N1/2 SE1/4 SEC 27-81-23

OWNER / DEVELOPER

KIMBERLEY DEVELOPMENT
 CONTACT: JENNA KIMBERLEY
 2785 N. ANKENY BLVD.
 ANKENY, IA 50023

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

DATE OF SURVEY

AUGUST 12, 2022

PLAT DESCRIPTION

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP B1 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ELKHART, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 89°44'48" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF, 2649.13 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00°12'50" EAST ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, 8.22 FEET; THENCE SOUTH 89°44'48" EAST, 1897.00 FEET; THENCE NORTH 00°15'12" EAST, 475.00 FEET; THENCE NORTH 89°44'48" WEST, 131.41 FEET; THENCE NORTH 18°34'23" WEST, 254.42 FEET; THENCE NORTH 89°38'45" EAST, 223.56 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 470.00 FEET, WHOSE ARC LENGTH IS 7.58 FEET AND WHOSE CHORD BEARS SOUTH 23°48'13" EAST, 7.38 FEET; THENCE NORTH 85°44'49" EAST, 138.00 FEET; THENCE NORTH 10°02'14" WEST, 60.91 FEET; THENCE NORTH 08°36'20" WEST, 60.91 FEET; THENCE NORTH 34°49'53" EAST, 341.80 FEET; THENCE SOUTH 89°52'19" EAST, 50.39 FEET; THENCE SOUTH 17°44'43" WEST, 28.37 FEET; THENCE SOUTH 89°49'21" EAST, 51.89 FEET; THENCE SOUTH 06°03'02" WEST, 206.35 FEET; THENCE SOUTH 89°49'21" EAST, 206.32 FEET; THENCE NORTH 00°10'30" EAST, 2.83 FEET; THENCE SOUTH 89°49'21" EAST, 194.87 FEET; THENCE SOUTH 00°10'12" WEST, 983.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.25 ACRES (838,523 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. LOTS "X", "Y" AND "O" WILL BE DEDICATED TO THE CITY OF ELKHART.
4. OUTLOT "Z" SHALL BE DEDICATED TO THE CITY OF ELKHART AS PARKLAND.

LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	▲	△
MEASURED BEARING & DISTANCE	●	○
RECORDED BEARING & DISTANCE	M	
DEEDED BEARING & DISTANCE	R	
PUBLIC UTILITY EASEMENT	D	
CURVE ARC LENGTH	P.U.E.	
LOT ADDRESS	AL	
CENTERLINE	(1234)	
SECTION LINE	---	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	----	

ZONING

R-1 ONE AND TWO FAMILY RESIDENTIAL

BULK REGULATIONS

FRONT YARD = 30'
 SIDE YARD = 7' ON EACH SIDE
 REAR YARD = 25'
 MIN LOT WIDTH = 65'
 MIN 8'-ATTACHED LOT WIDTH = 42.5' PER UNIT
 LOT AREA = NOT LESS THAN 7,800 SF

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	202°4'41"	340.00'	121.12'	S09°58'07"E	120.48'
C2	175°44"	340.00'	7.49'	S19°33'36"E	7.49'
C3	19°06'22"	340.00'	113.38'	S09°22'33"E	112.85'
C4	44°55'08"	150.00'	117.80'	S22°16'55"E	114.61'
C5	21°23'15"	500.00'	186.84'	S34°02'52"E	185.56'
C6	19°11'14"	250.00'	83.72'	S80°39'53"W	83.33'
C7	90°04'52"	75.00'	117.92'	S45°13'05"W	106.14'
C8	23°49'08"	105.00'	43.85'	S12°05'12"W	43.34'
C9	33°06'23"	105.00'	60.73'	S40°33'58"W	59.89'
C10	33°07'21"	105.00'	60.70'	S73°41'50"W	59.86'
C11	3°48'34"	105.00'	6.92'	N88°22'14"E	6.92'
C12	5°53'56"	220.00'	22.65'	S87°18'33"W	22.64'
C13	96°42'42"	25.00'	42.20'	S36°00'14"W	37.36'
C14	12°34'20"	370.00'	81.19'	S08°03'57"E	81.03'
C15	12°58'29"	310.00'	70.20'	N06°16'01"W	70.05'
C16	7°26'12"	310.00'	40.24'	N16°28'21"W	40.21'
C17	5°08'59"	370.00'	33.04'	N17°37'58"W	33.03'
C18	9°18'15"	370.00'	60.19'	N10°24'51"W	60.12'
C19	5°55'52"	370.00'	36.30'	N02°47'17"W	36.28'
C20	22°32'00"	120.00'	47.19'	N11°05'21"W	46.89'
C21	22°23'08"	120.00'	46.88'	N33°32'56"W	46.59'
C22	0°30'09"	530.00'	4.65'	N44°29'25"W	4.65'
C23	6°57'42"	530.00'	64.40'	N40°45'29"W	64.36'
C24	6°57'42"	530.00'	64.40'	N33°47'47"W	64.36'
C25	6°57'42"	530.00'	64.40'	N26°50'06"W	64.36'
C26	11°04'47"	470.00'	90.89'	S29°47'35"E	90.75'
C27	2°27'46"	470.00'	20.21'	S38°33'53"E	20.21'
C28	2°27'02"	470.00'	20.10'	S39°01'17"E	20.10'
C29	4°29'41"	470.00'	36.87'	S42°29'39"E	36.86'
C30	27°12'20"	180.00'	7.19'	S43°35'49"E	7.19'
C31	19°11'17"	180.00'	60.26'	S32°51'31"E	60.00'
C32	18°05'37"	180.00'	56.84'	S74°13'04"E	56.61'
C33	5°20'54"	180.00'	16.80'	S02°29'48"E	16.80'
C34	8°53'06"	310.00'	48.07'	S04°15'54"E	48.02'
C35	90°26'49"	25.00'	39.46'	S53°55'52"E	35.49'
C36	92°44'47"	280.00'	46.00'	N85°33'07"E	45.95'
C37	90°04'52"	45.00'	70.75'	N45°13'05"E	63.68'

LOTS 22 - 44 : NE FIRE CREEK AVE
 LOTS 1 - 21 : NE MADISON AVE



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

MICHAEL A. BROOKER, P.L.S. DATE _____
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 3

DATE	REVISIONS	FIRST SUBMITTAL
08/10/22		

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE
 ELKHART, IOWA

KIMBERLEY WOODS PLAT 2
 FINAL PLAT

1 / 3
 2103.196