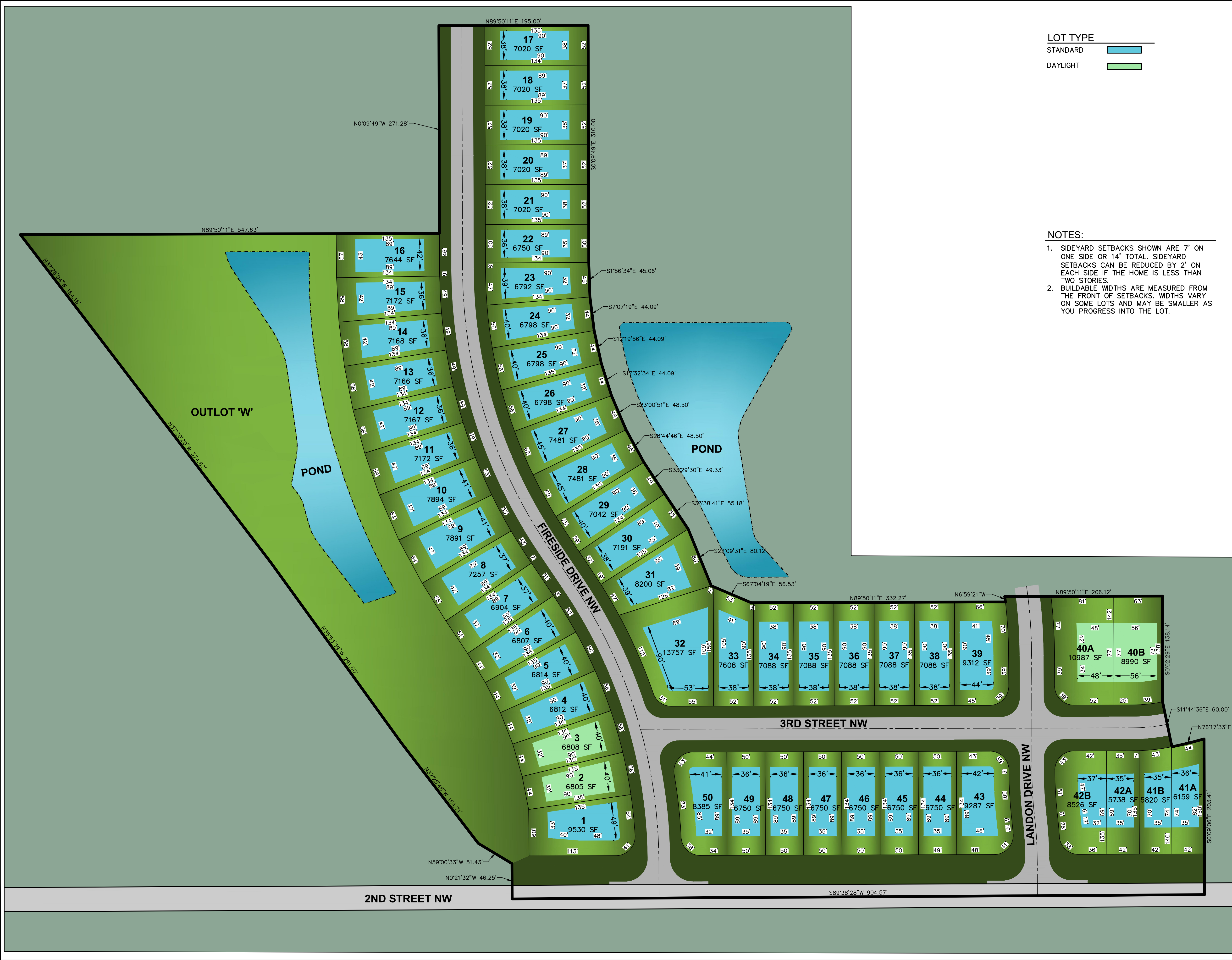




LOT TYPE

STANDARD

DAYLIGHT

- NOTES:**
1. SIDEYARD SETBACKS SHOWN ARE 7' ON ONE SIDE OR 14' TOTAL. SIDEYARD SETBACKS CAN BE REDUCED BY 2' ON EACH SIDE IF THE HOME IS LESS THAN TWO STORIES.
 2. 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 INFORTMATION		
LOT NUMBER	LOT ADDRESS	LOT AREA (SQUARE FEET)
1	200 FIRESIDE DRIVE NW	9530
2	204 FIRESIDE DRIVE NW	6805
3	208 FIRESIDE DRIVE NW	6808
4	300 FIRESIDE DRIVE NW	6812
5	304 FIRESIDE DRIVE NW	6814
6	308 FIRESIDE DRIVE NW	6807
7	312 FIRESIDE DRIVE NW	6904
8	316 FIRESIDE DRIVE NW	7257
9	320 FIRESIDE DRIVE NW	7891
10	324 FIRESIDE DRIVE NW	7894
11	400 FIRESIDE DRIVE NW	7172
12	404 FIRESIDE DRIVE NW	7167
13	408 FIRESIDE DRIVE NW	7166
14	412 FIRESIDE DRIVE NW	7168
15	416 FIRESIDE DRIVE NW	7172
16	420 FIRESIDE DRIVE NW	7644
17	513 FIRESIDE DRIVE NW	7020
18	509 FIRESIDE DRIVE NW	7020
19	505 FIRESIDE DRIVE NW	7020
20	501 FIRESIDE DRIVE NW	7020
21	425 FIRESIDE DRIVE NW	7020
22	421 FIRESIDE DRIVE NW	6750
23	417 FIRESIDE DRIVE NW	6792
24	413 FIRESIDE DRIVE NW	6798
25	409 FIRESIDE DRIVE NW	6798
26	405 FIRESIDE DRIVE NW	6798
27	401 FIRESIDE DRIVE NW	7481
28	317 FIRESIDE DRIVE NW	7481
29	313 FIRESIDE DRIVE NW	7042
30	309 FIRESIDE DRIVE NW	7191
31	305 FIRESIDE DRIVE NW	8200
32	301 FIRESIDE DRIVE NW / 828 3RD STREET NW	13757
33	824 3RD STREET NW	7608
34	820 3RD STREET NW	7088
35	816 3RD STREET NW	7088
36	812 3RD STREET NW	7088
37	808 3RD STREET NW	7088
38	804 3RD STREET NW	7088
39	800 3RD STREET NW / 300 LANDON DRIVE NW	9312
40A	708 3RD STREET NW / 301 LANDON DRIVE NW	10987
40B	704 3RD STREET NW	8990
41A	701 3RD STREET NW	6159
41B	705 3RD STREET NW	5820
42A	709 3RD STREET NW	5738
42B	713 3RD STREET NW / 201 LANDON DRIVE NW	8526
43	801 3RD STREET NW / 200 LANDON DRIVE NW	9287
44	805 3RD STREET NW	6750
45	809 3RD STREET NW	6750
46	813 3RD STREET NW	6750
47	817 3RD STREET NW	6750
48	821 3RD STREET NW	6750
49	825 3RD STREET NW	6750
50	201 FIRESIDE DRIVE NW / 829 3RD STREET NW	8385

DATE

REVISIONS

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

TECH:

CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

HARVEST MEADOWS PLAT 1

SALES PLAT

1

1

2008.424

FILE: H:\2020\2008424\DWG\2008424-FINAL PLAT.DWG COMMENT: DATE PLOTTED: 12/13/2021 8:25 AM
PLOTTER: HP DesignJet 5000 PS E&C

INDEX LEGEND

LOCATION: PT SW1/4 SEC 25--80--23
BONDURANT, POLK COUNTY, IOWA

REQUESTOR: KIMBERLEY DEVELOPMENT CORPORATION

PROPRIETOR: KIMBERLEY DEVELOPMENT CORPORATION
2785 N. ANKENY BLVD STE. 22
ANKENY, IA 50023

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

OWNER / DEVELOPER

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: BILL KIMBERLEY
2785 N. ANKENY BLVD STE. 22
ANKENY, IA 50023

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

ZONING

R-5 PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT

BULK REGULATIONS

SETBACKS

FRONT: 30'

*LOTS 1, 39, 43 AND 50 SHALL BE ALLOWED
A 20' SETBACK OFF OF 2ND STREET NW AND
LONDON DRIVE NW

REAR: 25' (ONE FAMILY)
35' (TWO FAMILY)

SIDE: LESS THAN 2-STORY: 5' MIN/10' TOTAL
MORE THAN 2-STORY: 7' MIN/14' TOTAL

MIN. LOT WIDTH: 50' (ONE FAMILY)
85' (TWO FAMILY)

MIN. LOT AREA: 6,500 SF (ONE FAMILY)
10,000 SF (TWO FAMILY)

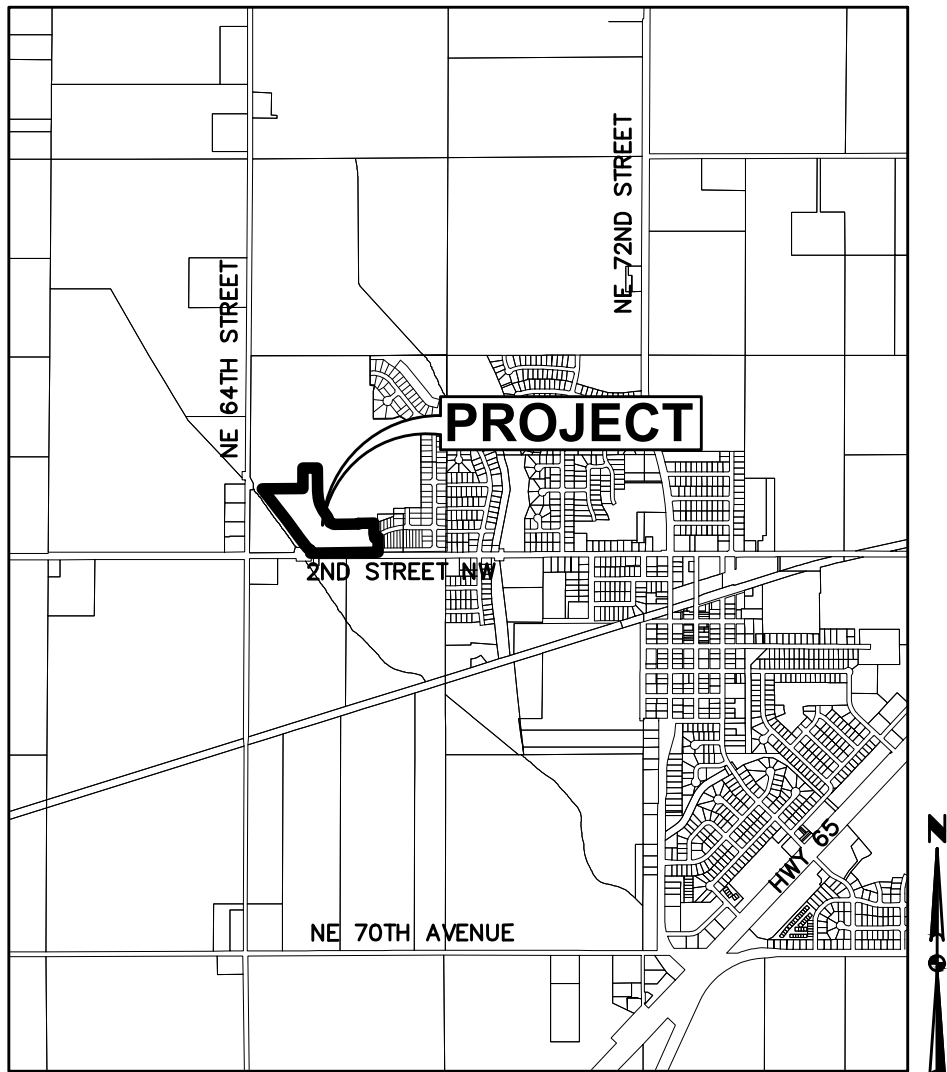
DATE OF SURVEY

APRIL 23, 2021

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#16747 (UNLESS OTHERWISE 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	---	---

VICINITY MAP



BONDURANT, IOWA

HARVEST MEADOWS PLAT 1

FINAL PLAT

PLAT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11A, BLUEJAY LANDING PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF BONDURANT; THENCE SOUTH 00°02'29" EAST ALONG THE WESTERLY LINE OF SAID BLUEJAY LANDING PLAT 1, A DISTANCE OF 138.14 FEET; THENCE SOUTH 11°44'36" EAST CONTINUING ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 630.00 FEET, WHOSE ARC LENGTH IS 43.20 FEET AND WHOSE CHORD BEARS NORTH 76°17'33" EAST, 43.19 FEET; THENCE SOUTH 00°09'06" EAST CONTINUING ALONG SAID WESTERLY LINE, 203.41 FEET TO THE SOUTHWEST CORNER OF SAID BLUEJAY LANDING PLAT 1; THENCE SOUTH 89°38'28" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 904.57 FEET TO THE EASTERLY LINE OF PARCEL 2 AS SHOWN ON THE ROW ACQUISITION PLAT RECORDED IN BOOK 9677, PAGE 514; THENCE NORTH 00°21'32" WEST ALONG SAID EASTERLY LINE, 46.25 FEET; THENCE NORTH 59°00'33" WEST CONTINUING ALONG SAID EASTERLY LINE, 51.43 FEET; THENCE NORTH 37°25'48" WEST, 164.71 FEET; THENCE NORTH 35°53'39" WEST, 291.60 FEET; THENCE NORTH 37°20'20" WEST, 374.82 FEET; THENCE NORTH 37°26'04" WEST, 164.16 FEET; THENCE NORTH 89°50'11" EAST, 547.63 FEET; THENCE NORTH 00°09'49" WEST, 271.28 FEET; THENCE NORTH 89°50'11" EAST, 195.00 FEET; THENCE SOUTH 00°09'49" EAST, 310.00 FEET; THENCE SOUTH 01°56'34" EAST, 45.06 FEET; THENCE SOUTH 07°07'19" EAST, 44.09 FEET; THENCE SOUTH 12°19'56" EAST, 44.09 FEET; THENCE SOUTH 17°32'34" EAST, 44.09 FEET; THENCE SOUTH 23°00'51" EAST, 48.50 FEET; THENCE SOUTH 28°44'46" EAST, 48.50 FEET; THENCE SOUTH 33°29'30" EAST, 49.33 FEET; THENCE SOUTH 33°38'41" EAST, 55.18 FEET; THENCE SOUTH 22°09'31" EAST, 80.12 FEET; THENCE SOUTH 67°04'19" EAST, 56.53 FEET; THENCE NORTH 89°50'11" EAST, 332.27 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 620.00 FEET, WHOSE ARC LENGTH IS 7.09 FEET AND WHOSE CHORD BEARS NORTH 06°59'21" WEST, 7.09 FEET; THENCE NORTH 89°50'11" EAST, 206.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.07 ACRES (743,605 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. ALL HOMES ARE REQUIRED TO HAVE A MINIMUM 2-CAR GARAGE.
4. A LANDSCAPE BUFFER OF TREES SHALL BE PROVIDED ON THE LOTS THAT BACK UP TO 2ND STREET NW AT THE TIME EACH LOT CONSTRUCTS A HOME.
5. ANY USE OF A PUBLIC UTILITY EASEMENT OR GAS MAIN EASEMENT IS SUBORDINATE TO THE CITY'S USE OF A DESIGNATED UTILITY EASEMENT AND ANY USER OF THE PUBLIC EASEMENT OR GAS MAIN EASEMENT MUST RELOCATE AT NO COST TO THE CITY IN THE EVENT THE USE OF THE PUBLIC UTILITY EASEMENT OR GAS MAIN EASEMENT IS IN CONFLICT WITH ITS DESIGNATED EASEMENT.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°01'48"	600.00'	0.31'	N78°16'18"E	0.31'	C31	6°15'28"	470.00'	51.33'	N03°17'33"W	51.31'
C2	11°32'59"	220.00'	44.35'	N84°03'41"E	44.27'	C32	2°46'22"	530.00'	25.65'	N05°02'06"W	25.65'
C3	5°15'24"	500.00'	45.87'	N03°47'36"W	45.86'	C33	86°30'54"	25.00'	37.75'	N46°54'22"W	34.26'
C4	6°15'28"	500.00'	54.61'	N03°17'33"W	54.58'	C34	94°20'53"	25.00'	41.17'	S42°39'44"W	36.67'
C5	6°49'18"	650.00'	77.39'	N03°34'28"W	77.34'	C35	1°54'36"	470.00'	15.67'	S05°28'00"E	15.67'
C6	14°43'50"	650.00'	167.11'	N08°14'29"W	166.65'	C36	6°15'28"	530.00'	57.89'	S03°17'33"E	57.86'
C7	18°21'40"	650.00'	208.30'	N24°47'14"W	207.41'	C37	90°00'00"	25.00'	39.27'	S45°09'49"E	35.36'
C8	33°48'15"	650.00'	383.50'	N17°03'57"W	377.96'	C38	99°38'31"	25.00'	43.48'	N40°00'55"E	38.20'
C9	4°21'11"	620.00'	47.10'	N02°20'24"W	47.09'	C39	6°57'09"	680.00'	82.51'	N06°19'46"W	82.46'
C10	5°12'38"	620.00'	56.38'	N07°07'19"W	56.36'	C40	87°18'38"	25.00'	38.10'	N46°30'30"W	34.52'
C11	5°12'38"	620.00'	56.38'	N12°19'56"W	56.36'	C41	63°51'05"	25.00'	27.86'	N57°54'38"E	26.44'
C12	5°12'38"	620.00'	56.38'	N17°32'34"W	56.36'	C42	93°11'14"	25.00'	40.66'	S43°14'34"W	36.32'
C13	5°43'55"	620.00'	62.03'	N23°00'51"W	62.00'	C43	4°57'00"	620.00'	53.56'	S05°49'33"E	53.55'
C14	5°43'55"	620.00'	62.03'	N28°44'46"W	62.00'	C44	5°12'38"	620.00'	56.38'	S10°54'22"E	56.36'
C15	2°21'21"	620.00'	25.49'	N32°47'24"W	25.49'	C45	5°12'38"	620.00'	56.38'	S16°07'00"E	56.36'
C16	1°35'00"	680.00'	18.79'	N33°10'34"W	18.79'	C46	5°12'38"	620.00'	56.38'	S21°19'37"E	56.36'
C17	3°56'51"	680.00'	46.85'	N30°24'38"W	46.84'	C47	5°12'38"	620.00'	56.38'	S26°32'15"E	56.36'
C18	9°23'50"	680.00'	111.53'	N23°44'18"W	111.40'	C48	4°49'30"	620.00'	52.21'	S31°33'19"E	52.20'
C19	71°07'27"	25.00'	31.03'	N54°36'06"W	29.08'	C49	3°35'05"	680.00'	42.54'	S32°10'31"E	42.54'
C20	90°00'00"	25.00'	39.27'	S44°50'11"W	35.36'	C50	4°30'11"	680.00'	53.44'	S28°07'54"E	53.43'
C21	43°14'59"	25.00'	18.87'	N21°27'40"E	18.43'	C51	4°30'11"	680.00'	53.44'	S23°37'43"E	53.43'
C22	4°01'34"	620.00'	43.57'	N02°10'36"W	43.56'	C52	4°05'36"	680.00'	48.58'	S19°19'49"E	48.57'
C23	6°29'52"	620.00'	70.31'	S03°24'45"E	70.27'	C53	4°05'36"	680.00'	48.58'	S15°14'13"E	48.57'
C24	6°31'09"	680.00'	77.37'	N03°25'24"W	77.33'	C54	4°05'36"	680.00'	48.58'	S11°08'37"E	48.57'
C25	90°00'00"	25.00'	39.27'	N45°09'49"W	35.36'	C55	4°05'36"	680.00'	48.58'	S07°03'00"E	48.57'
C26	11°38'22"	190.00'	38.60'	S84°01'00"W	38.53'	C56	4°05'36"	680.00'	48.58'	S02°57'24"E	48.57'
C27	3°58'45"	630.00'	43.75'	N76°19'03"E	43.74'	C57	0°44'47"	680.00'	8.86'	S00°32'13"E	8.86'
C28	9°49'01"	250.00'	42.84'	N83°14'49"E	42.78'	C58	2°21'13"	669.50'	27.50'	N07°57'45"W	27.50'
C29	1°40'52"	250.00'	7.33'	N88°59'45"E	7.33'	C59	9°14'02"	680.00'	109.59'	N14°25'21"W	109.47'
C30	90°00'00"	25.00'	39.27'	N44°50'11"E	35.36'						

15980

IOWA

PROFESSIONAL LAND SURVEYOR

MICHAEL A. BROONER

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

12-14-2021

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 AND 2

DATE

12/13/21

FINAL SUBMITTAL

10/1/21

REVISED

09/16/21

THIRD SUBMITTAL

06/21/21

SECOND SUBMITTAL

06/21/21

FIRST SUBMITTAL

05/17/21

REVISIONS

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

TECH:

ENGINEER:

REVIEW:

HARVEST MEADOWS PLAT 1

FINAL PLAT

1

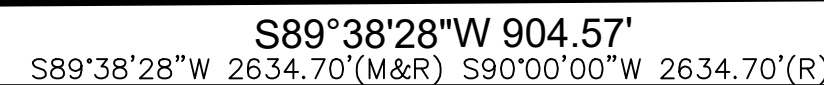
2

2008.424

BONDURANT, IOWA

CIVIL DESIGN ADVANTAGE

FINAL PLAT



2/2
2008.424
GA

INDEX LEGEND

LOCATION: PARCEL '2023-122' OF SW1/4 SEC 25-80-23
BONDURANT, POLK COUNTY, IOWA

REQUESTOR: HARVEST MEADOWS LC

PROPRIETOR: HARVEST MEADOWS LC
2785 N ANKENY BLVD STE 22
ANKENY, IA 50023-4705

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

HARVEST MEADOWS PLAT 3

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

OWNER/DEVELOPER

HARVEST MEADOWS LC
2785 N ANKENY BLVD STE 22
ANKENY, IA 50023-4705

ZONING

- R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-24 AND 33-36)
- R-5 PLANNED UNIT DEVELOPMENT (AREA 'B' - PUD) DISTRICT (LOTS 25-32)

BULK REGULATIONS

R-2:
FRONT YARD = 30 FEET
REAR YARD = 35 FEET
SIDE YARD = 7.5 FEET

R-5 (AREA 'B' - PUD):
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 5 FEET EACH SIDE / 10 FEET TOTAL (<2 STORIES)
= 7 FEET EACH SIDE / 14 FEET TOTAL (2 STORIES AND >)

DATE OF SURVEY

AUGUST 3, 2023

PLAT DESCRIPTION

ALL OF PARCEL '2023-122' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19584, PAGE 39, BEING A PART OF PARCEL '2020-170' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18193, PAGE 980, ALL BEING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA.

THE PROPERTY CONTAINS 13.54 ACRES (590,011 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

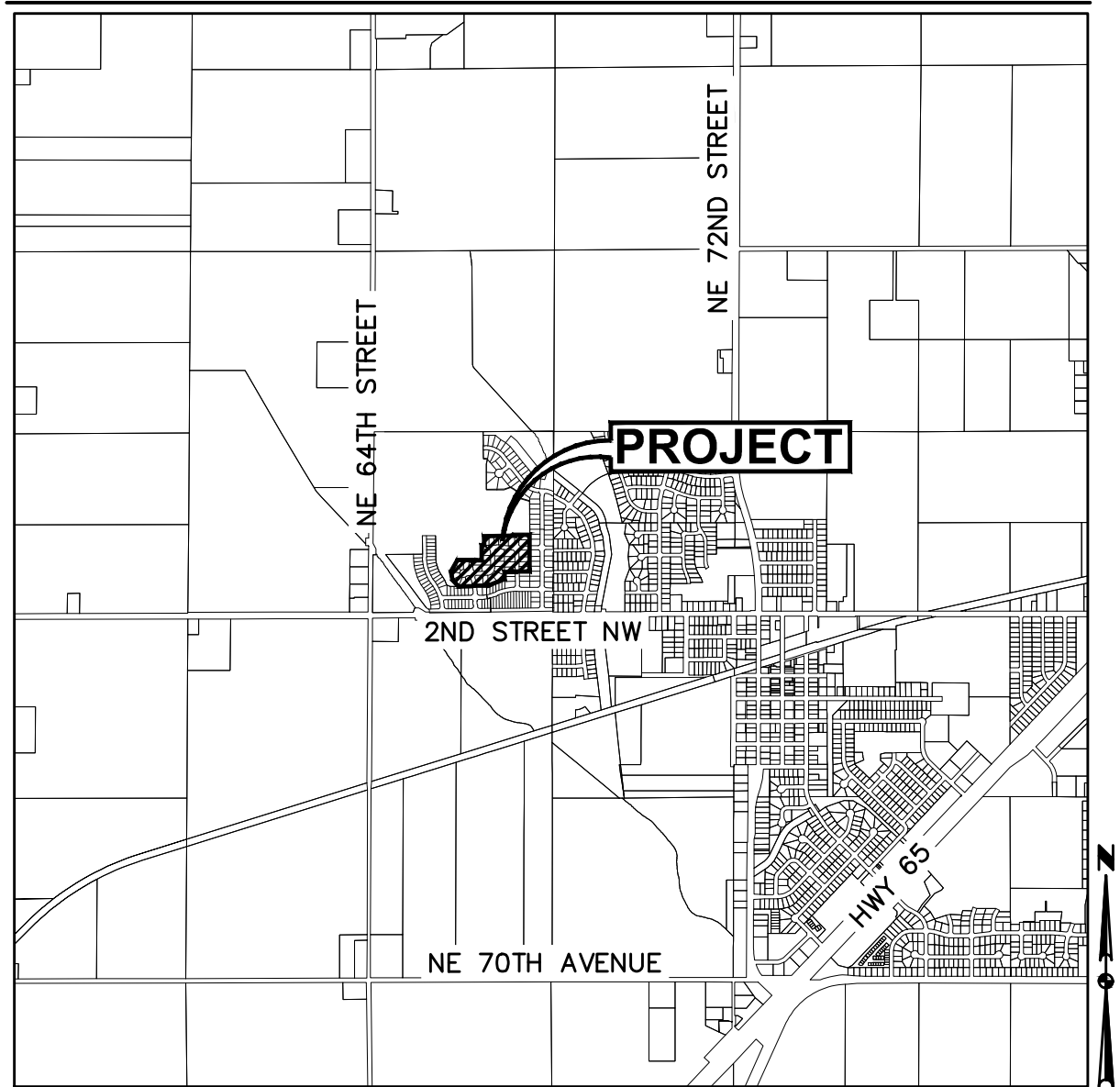
NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- ALL UNITS WITHIN AREA B WILL BE REQUIRED TO HAVE A MINIMUM 2-CAR GARAGE.

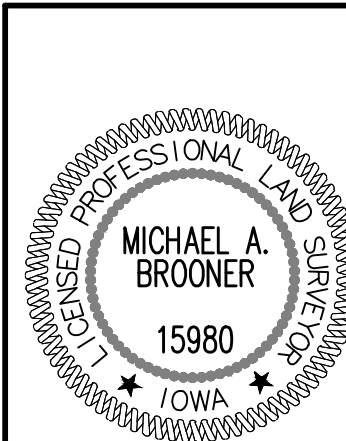
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	10°11'14"	650.00'	115.57'	N12°04'44"W	115.42'	C21	83°33'30"	25.00'	36.46'	N48°23'04"W	33.31'
C2	6°12'46"	650.00'	70.48'	N14°03'58"W	70.45'	C22	90°00'00"	45.00'	70.69'	S44°50'11"W	63.64'
C3	10°47'46"	650.00'	122.48'	N05°33'42"W	122.30'	C23	90°00'00"	25.00'	39.27'	S45°09'49"E	35.36'
C4	90°00'00"	75.00'	117.81'	N44°50'11"E	106.07'	C24	89°49'44"	25.00'	39.20'	N44°45'03"E	35.30'
C5	5°39'17"	1000.00'	98.69'	N87°20'11"W	98.65'	C25	22°05'17"	105.00'	40.48'	N10°52'49"E	40.23'
C6	5°07'23"	1000.00'	89.41'	N87°04'14"W	89.38'	C26	33°08'23"	105.00'	60.73'	N38°29'39"E	59.89'
C7	9°51'19"	620.00'	106.65'	S12°14'41"E	106.51'	C27	33°08'23"	105.00'	60.73'	N71°38'03"E	59.89'
C8	2°29'20"	680.00'	29.54'	S15°55'41"E	29.54'	C28	1°37'56"	105.00'	2.99'	N89°01'13"E	2.99'
C9	75°28'49"	25.00'	32.93'	S52°25'25"E	30.60'	C29	106°46'44"	25.00'	46.59'	N36°26'49"E	40.14'
C10	47°14'19"	34.50'	28.44'	N66°13'01"E	27.65'	C30	10°15'35"	680.00'	121.76'	N11°48'46"W	121.60'
C11	30°16'04"	60.50'	31.96'	N57°43'54"E	31.59'	C31	5°49'33"	970.00'	98.63'	S87°25'19"E	98.59'
C12	23°25'27"	60.50'	24.73'	N61°09'13"E	24.56'	C32	3°32'48"	1030.00'	63.76'	S86°16'57"E	63.75'
C13	50°49'19"	60.50'	53.66'	S81°43'24"E	51.92'	C33	87°54'15"	25.00'	38.36'	S44°06'13"E	34.70'
C14	45°46'15"	60.50'	48.33'	S33°25'37"E	47.06'	C34	90°31'10"	25.00'	39.50'	N45°06'29"E	35.52'
C15	46°28'46"	60.50'	49.08'	S12°41'53"W	47.74'	C35	89°28'50"	25.00'	39.04'	N44°53'31"W	35.19'
C16	42°22'23"	60.50'	44.74'	S57°07'28"W	43.73'	C36	92°20'24"	25.00'	40.29'	S46°01'06"W	36.07'
C17	53°38'11"	60.50'	56.64'	N74°52'15"W	54.59'	C37	3°18'09"	970.00'	55.91'	N86°09'37"W	55.90'
C18	136°51'24"	25.00'	59.71'	S63°31'09"W	46.50'	C38	3°39'55"	1030.00'	65.89'	N86°20'30"W	65.88'
C19	4°44'44"	680.00'	56.32'	S02°32'11"E	56.31'	C39	1°59'21"	1030.00'	35.76'	N89°10'09"W	35.76'
C20	6°33'25"	620.00'	70.95'	N03°19'40"W	70.91'	C40(M&R)	0°39'20"	620.00'	7.09'	S06°59'21"E	7.09'

VICINITY MAP



BONDURANT, IOWA



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. 4-1-2024
DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

FILE: H:\2023\202308\08\202308-FINAL PLAT.DWG
DATE PLOTTED: 3/27/2024 2:19 PM
PLOT BY: CDA BROOKS

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

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

REVISIONS

DATE

02/22/24

REVIEW:

TECH:

ENGINEER:

1

2

2302.106

FINAL PLAT



HARVEST MEADOWS P
FINAL PLAT
2302.106
2/2



LOT INFORTMATION

LOT NUMBER	LOT ADDRESS	LOT AREA (SQUARE FEET)
1	720 5TH STREET NW	9720
2	716 5TH STREET NW	9720
3	712 5TH STREET NW	9727
4	708 5TH STREET NW	9915
5	704 5TH STREET NW	10382
6	700 5TH STREET NW / 500 COLBIE BLOSSOM LANE NW	13855
7	505 COLBIE BLOSSOM LANE NW	11581
8	501 COLBIE BLOSSOM LANE NW / 550 5TH STREET NW	14738
9	413 COLBIE BLOSSOM LANE NW / 551 5TH STREET NW	15424
10	409 COLBIE BLOSSOM LANE NW	10886
11	405 COLBIE BLOSSOM LANE NW	11151
12	401 COLBIE BLOSSOM LANE NW	11356
13	400 COLBIE BLOSSOM LANE NW	11795
14	404 COLBIE BLOSSOM LANE NW	11795
15	408 COLBIE BLOSSOM LANE NW	11793
16	412 COLBIE BLOSSOM LANE NW / 601 5TH STREET NW	15185
17	651 5TH STREET NW / 413 MEADOW AVENUE NW	14300
18	409 MEADOW AVENUE NW	11168
19	405 MEADOW AVENUE NW	11167
20	401 MEADOW AVENUE NW	14269
21	701 4TH STREET NW	18706
22	705 4TH STREET NW	14294
23	709 4TH STREET NW	11797
24	713 4TH STREET NW / 351 LONDON DRIVE NW	15454
25	805 4TH COURT NW	15016
26	809 4TH COURT NW	12391
27	813 4TH COURT NW	12300
28	814 4TH COURT NW	12058
29	810 4TH COURT NW	15557
30	806 4TH COURT NW	13887
31	405 LONDON DRIVE NW	9100
32	401 LONDON DRIVE NW / 708 4TH STREET NW	11782
33	700 4TH STREET NW / 400 MEADOW AVENUE NW	11655
34	404 MEADOW AVENUE NW	9100
35	408 MEADOW AVENUE NW	9100
36	412 MEADOW AVENUE NW / 701 5TH STREET NW	11956

NOTES:

1. SIDEYARD SETBACKS FOR LOTS 1-24 AND 31-36 SHOWN ARE 7.5' ON ONE SIDE.
2. SIDEYARD SETBACKS FOR LOTS 25-30 ARE 5' (10' TOTAL) FOR ANY HOME BELOW A 2-STORY AND ARE 7' (14' TOTAL) FOR HOMES ABOVE 2-STORY. BUILDABLE AREAS SHOWN REPRESENT A 2-STORY FOOTPRINT.
3. 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 TYPE

STANDARD	
DAYLIGHT	
WALKOUT	

