

REVISIONS	DATE

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

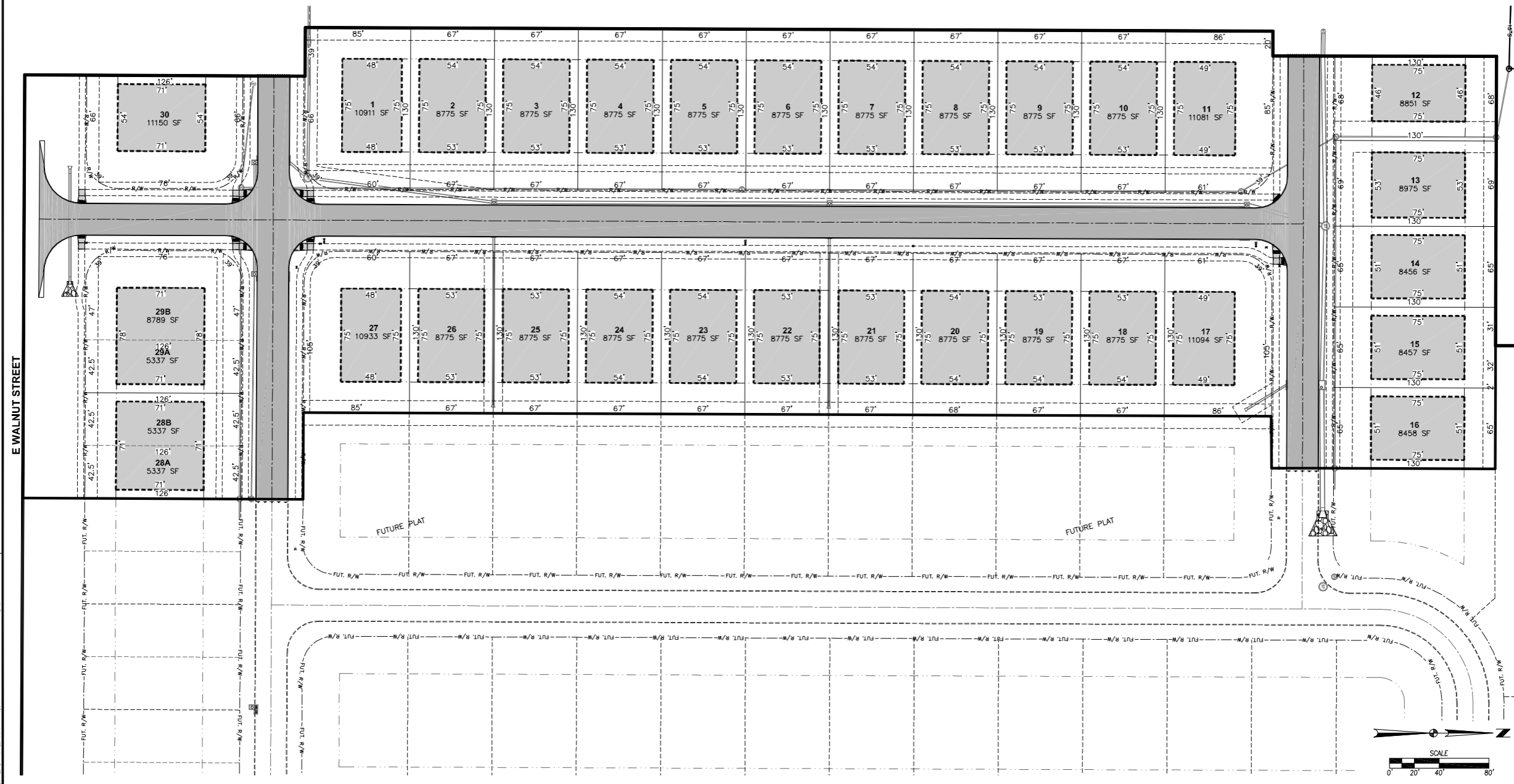


CIVIL DESIGN ADVANTAGE
 ELKHART, IOWA

ELK RUN PLAT 1 LOT EXHIBIT



Kimberley
 DEVELOPMENT CORPORATION
 DEVELOPER: KIMBERLEY DEVELOPMENT CORP.
 2785 N. ANKENY BLVD., SUITE 22
 ANKENY, IA 50023
 (515) 963-8335
 INFO@KIMDEV.COM
 WWW.KIMDEV.COM

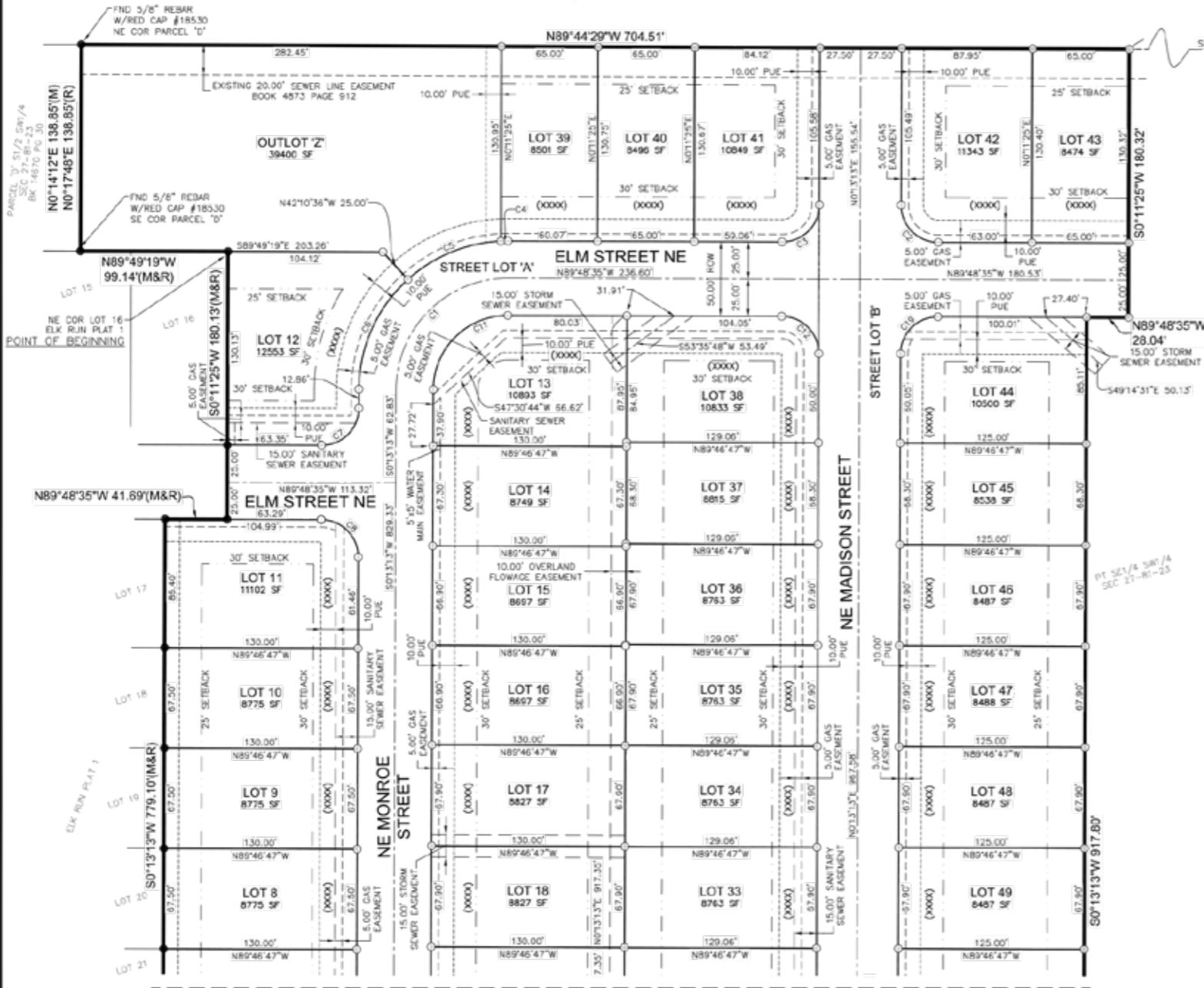


FILE IN: S:\1605254\1605254-LOT EXHIBIT - FINAL.dwg
 FILE DATE: 7/8/18
 DATE PLOTTED: 10/26/2018 3:42 PM
 PLOTTED BY: JAMES WILSON
 TECH: EKO

ELK RUN PLAT 2

FINAL PLAT

INDEX/LEGEND
 LOCATION: PT SEC 1/4 SW 1/4 SEC 27-81-23
 ELKHART, POLK COUNTY, IOWA
 REQUESTOR: KIMBLEY DEVELOPMENT
 PROPRIETOR: KIMBLEY DEVELOPMENT
 SURVEYOR: WIRE BROOKER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA, 50111
 PH: 515-369-4400



NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. IN AREAS WHERE THE PUBLIC UTILITY EASEMENT OVERLAPS CITY OF ELKHART OWNED UTILITIES, THE CITY OF ELKHART'S UTILITIES SHALL TAKE PREFERENCE. ANY RELOCATION NEEDED SHALL NOT BE AT THE EXPENSE OF THE CITY OF ELKHART.

ENGINEER/SURVEYOR:

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

DATE OF SURVEY:
 MAY 21, 2016

OWNER/DEVELOPER:

KIMBLEY DEVELOPMENT
 2785 N. ANKENY BLVD.
 ANKENY, IA 50023

ZONING:
 R-1 ONE AND TWO FAMILY RESIDENTIAL

BULK REGULATIONS:

FRONT YARD = 30'
 SIDE YARD = 7' ON EACH SIDE
 REAR YARD = 25'

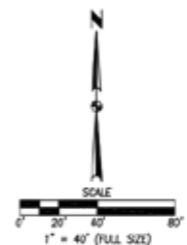
PLAT DESCRIPTION

A PART OF THE SOUTH 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 NORTHEAST CORNER OF LOT 16, ELK RUN PLAT 1, AN OFFICIAL PLAT, THENCE NORTH 89°49'19" WEST ALONG THE NORTH LINE OF SAID ELK RUN PLAT 1, A DISTANCE OF 99.14 FEET; THENCE NORTH 00°14'12" EAST, 138.85 FEET TO THE NORTHEAST CORNER OF PARCEL 'D' OF SAID SOUTHWEST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14670 PAGE 30; THENCE SOUTH 89°44'26" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 704.51 FEET; THENCE SOUTH 00°11'25" WEST, 180.32 FEET; THENCE NORTH 89°48'35" WEST, 28.04 FEET; THENCE SOUTH 00°13'13" WEST, 917.80 FEET; THENCE SOUTH 00°16'29" WEST, 50.00 FEET; THENCE NORTH 89°43'31" WEST, 14.92 FEET; THENCE SOUTH 00°16'29" WEST, 125.58 FEET TO THE NORTH LINE OF THE RIGHT OF WAY EASEMENT RECORDED IN BOOK 2690, PAGE 284; THENCE NORTH 89°43'30" WEST ALONG SAID NORTH LINE, 534.40 FEET TO THE SOUTHEAST CORNER OF LOT 28A, SAID ELK RUN PLAT 1; THENCE NORTH 00°15'29" EAST ALONG THE EASTERLY LINE OF SAID ELK RUN PLAT 1, A DISTANCE OF 175.58 FEET; THENCE NORTH 89°43'31" WEST CONTINUING ALONG SAID EASTERLY LINE, 69.73 FEET; THENCE NORTH 00°13'13" EAST CONTINUING ALONG SAID EASTERLY LINE, 779.10 FEET; THENCE SOUTH 89°48'35" EAST CONTINUING ALONG SAID EASTERLY LINE, 41.69 FEET; THENCE NORTH 00°11'25" EAST CONTINUING ALONG SAID EASTERLY LINE, 180.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.60 ACRES (779,883 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	89°58'12"	75.00'	117.77'	S45°12'19"W	106.04'	C11	89°58'12"	50.00'	78.51'	S45°12'19"W	70.69'
C2	90°01'48"	25.00'	39.28'	S44°47'41"E	35.36'	C12	90°01'48"	25.00'	39.28'	N44°47'41"W	35.36'
C3	89°58'12"	25.00'	39.26'	N45°12'19"E	35.35'	C13	90°03'16"	25.00'	39.29'	N45°14'51"E	35.37'
C4	2°49'42"	100.00'	4.94'	N88°46'34"E	4.94'	C14	89°56'44"	25.00'	39.25'	N44°45'09"W	35.34'
C5	39°32'19"	100.00'	69.01'	N87°35'33"E	67.65'	C15	90°03'17"	25.00'	39.29'	N45°14'52"E	35.37'
C6	47°36'11"	100.00'	63.08'	N24°01'19"E	60.71'	C16	89°56'43"	25.00'	39.25'	S44°45'08"E	35.34'
C7	89°58'12"	25.00'	39.26'	N45°12'19"E	35.35'	C17	90°03'16"	25.00'	39.29'	S45°14'51"W	35.37'
C8	90°01'48"	25.00'	39.26'	N44°47'41"W	35.36'	C18	89°56'44"	25.00'	39.25'	S44°45'09"E	35.34'
C9	90°03'16"	25.00'	39.29'	N45°14'51"E	35.37'	C19	89°58'12"	25.00'	39.26'	S45°12'19"W	35.35'
C10	89°56'44"	25.00'	39.25'	S44°45'09"E	35.34'						



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. BROOKER, P.L.S. DATE: _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

ELK RUN PLAT 2 FINAL PLAT

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



CIVIL DESIGN ADVANTAGE
 ELKHART, IOWA

REVISIONS	DATE

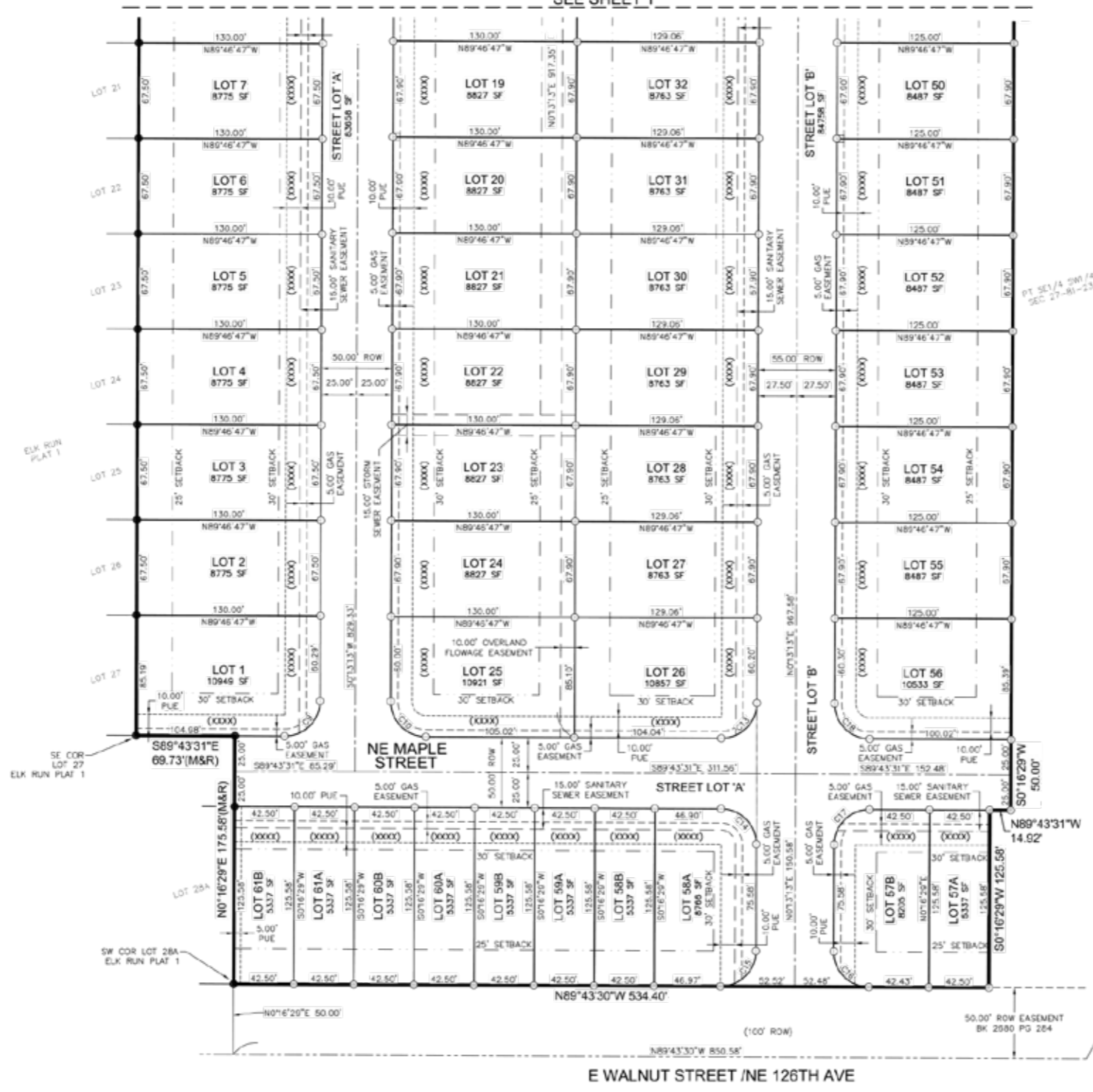
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SEE SHEET 1

ELK RUN PLAT 2

FINAL PLAT

VICINITY MAP



LEGEND

SECTION	FOUND	SET
SECTION CORNER AS NOTED	●	○
1/2" REBAR, YELLOW CAP#15747 (UNLESS OTHERWISE NOTED)	▲	△
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	■	□
MEASURED BEARING & DISTANCE	M	D
RECORDED BEARING & DISTANCE	R	D
DEEDED BEARING & DISTANCE	D	D
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	(1234)
LOT ADDRESS		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

ELK RUN PLAT 2

FINAL PLAT

2 / 2
 1705 299

ELKHART, IOWA

CIVIL DESIGN ADVANTAGE ENGINEER

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

TECH:

REF/REV'S

DATE

000002