

**INDEX LEGEND**

LOCATION: PT N1/2 NE1/4 SEC 36-79-23  
 LOT 4, PT LOT 16, 17 & OUTLOT 'X'  
 MEADOWLARK PLACE  
 ALTOONA, POLK COUNTY, IOWA

SURVEYOR: MICHAEL A. BROONER  
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

REQUESTOR: CRAMER AND ASSOCIATES INC.  
 PROPRIETOR: CRAMER AND ASSOCIATES INC.  
 3100 SW BROOKSIDE DRIVE  
 GRIMES, IA 50111

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

# STONEBRIDGE PLAT 1

## FINAL PLAT

**BULK REGULATIONS**

**LOTS 1-7, 46-49, AND 67-100**  
 MIN. LOT AREA= 8750'  
 MIN. LOT WIDTH= 70'  
 FRONT YARD SETBACK = 30 FT.  
 REAR YARD SETBACK = 35 FT.  
 SIDE YARD SETBACK = 8 FT. EACH SIDE

**LOTS 8-45**  
 MIN. LOT AREA= 3750'  
 MIN. LOT WIDTH= 46'  
 FRONT YARD SETBACK = 23 FT.  
 REAR YARD SETBACK = 25 FT.  
 SIDE YARD SETBACK = 5 FT. EACH SIDE

**LOTS 50-66**  
 MIN. LOT AREA= 7500'  
 MIN. LOT WIDTH= 60'  
 FRONT YARD SETBACK = 30 FT.  
 REAR YARD SETBACK = 35 FT.  
 SIDE YARD SETBACK = 5 FT. EACH SIDE

**PLAT DESCRIPTION**

A PART OF OUTLOT 'X', ALL OF LOT 4, THE NORTH 5.00 FEET OF LOT 17 AND THE SOUTH 5.00 FEET OF LOT 16, MEADOWLARK PLACE, AN OFFICIAL PLAT AND A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°01'09" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 1316.16 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 36, ALSO BEING THE SOUTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 00°13'30" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'X', 771.44 FEET TO THE SOUTHWEST CORNER OF LOT 1, TOMLINSON ACRES, AN OFFICIAL PLAT IN SAID CITY OF ALTOONA; THENCE NORTH 89°39'51" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'X', 287.44 FEET; THENCE NORTH 00°28'24" EAST CONTINUING ALONG SAID NORTHERLY LINE, 30.51 FEET; THENCE NORTH 89°40'40" EAST CONTINUING ALONG SAID NORTHERLY LINE, 249.65 FEET; THENCE NORTH 00°14'04" EAST CONTINUING ALONG SAID NORTHERLY LINE, 182.63 FEET; THENCE NORTH 89°37'25" EAST CONTINUING ALONG SAID NORTHERLY LINE, 283.03 FEET; THENCE NORTH 00°19'52" WEST CONTINUING ALONG SAID NORTHERLY LINE, 289.67 FEET; THENCE NORTH 89°40'14" EAST CONTINUING ALONG SAID NORTHERLY LINE, 140.00 FEET; THENCE SOUTH 00°19'52" EAST CONTINUING ALONG SAID NORTHERLY LINE, 290.03 FEET; THENCE NORTH 89°37'50" EAST CONTINUING ALONG SAID NORTHERLY LINE, 427.18 FEET; THENCE NORTH 00°20'29" WEST CONTINUING ALONG SAID NORTHERLY LINE, 289.73 FEET; THENCE NORTH 89°40'14" EAST CONTINUING ALONG SAID NORTHERLY LINE, 50.00 FEET; THENCE SOUTH 00°20'29" EAST CONTINUING ALONG SAID NORTHERLY LINE, 289.74 FEET; THENCE NORTH 89°41'15" EAST CONTINUING ALONG SAID NORTHERLY LINE, 850.18 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 00°04'56" WEST ALONG THE EASTERLY LINE OF SAID OUTLOT 'X', 284.98 FEET; THENCE SOUTH 89°58'10" EAST CONTINUING ALONG SAID EASTERLY LINE, 290.08 FEET; THENCE SOUTH 00°01'22" WEST CONTINUING ALONG SAID EASTERLY LINE, 60.00 FEET; THENCE NORTH 89°58'10" WEST CONTINUING ALONG SAID EASTERLY LINE, 290.00 FEET; THENCE SOUTH 00°02'57" WEST CONTINUING ALONG SAID EASTERLY LINE, 295.66 FEET; THENCE SOUTH 88°27'36" WEST CONTINUING ALONG SAID EASTERLY LINE, 280.01 FEET; THENCE SOUTH 00°00'54" WEST CONTINUING ALONG SAID EASTERLY LINE, 337.39 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'X', ALSO BEING THE NORTHERLY LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER; THENCE NORTH 89°39'22" EAST ALONG SAID NORTHERLY LINE, 620.01 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°02'33" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER, 258.14 FEET; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF 1ST AVENUE SOUTH AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 954.91 FEET, WHOSE ARC LENGTH IS 982.65 FEET AND WHOSE CHORD BEARS SOUTH 29°31'20" WEST, 939.86 FEET; THENCE SOUTH 59°00'08" WEST CONTINUING ALONG SAID 1ST AVENUE SOUTH CENTERLINE, 448.81 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID 1ST AVENUE SOUTH CENTERLINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 954.91 FEET, WHOSE ARC LENGTH IS 30.84 FEET AND WHOSE CHORD BEARS SOUTH 58°04'37" WEST, 30.84 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 89°37'07" WEST ALONG SAID SOUTH LINE, 437.44 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°45'20" WEST CONTINUING ALONG SAID SOUTH LINE, 1318.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 122.03 ACRES (5,315,666 SQUARE FEET).

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

**BENCHMARKS**

**CITY BENCHMARK CP8**  
 BRASS DISC IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SCENIC VIEW BOULEVARD & 8TH STREET SOUTHWEST. ELEVATION=948.75

**SET BENCHMARK**  
 BURY BOLT ON SOUTHEAST CORNER OF HYDRANT LOCATED AT THE EAST END OF 17TH STREET ON THE SOUTH SIDE OF THE ROAD. ELEVATION=956.67

**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.
- OUTLOT X TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

**BOUNDARY CLOSURE**

LINE: NORTH 00°01'09" WEST, 1316.16 FEET  
 LINE: NORTH 00°13'30" EAST, 771.44 FEET  
 LINE: NORTH 89°39'51" EAST, 287.44 FEET  
 LINE: NORTH 00°28'24" EAST, 30.51 FEET  
 LINE: NORTH 89°40'40" EAST, 249.65 FEET  
 LINE: NORTH 00°14'04" EAST, 182.63 FEET  
 LINE: NORTH 89°37'25" EAST, 283.03 FEET  
 LINE: NORTH 00°19'52" WEST, 289.67 FEET  
 LINE: NORTH 89°40'14" EAST, 140.00 FEET  
 LINE: SOUTH 00°19'52" EAST, 290.03 FEET  
 LINE: NORTH 89°37'50" EAST, 427.18 FEET  
 LINE: NORTH 00°20'29" WEST, 289.73 FEET  
 LINE: NORTH 89°40'14" EAST, 50.00 FEET  
 LINE: SOUTH 00°20'29" EAST, 289.74 FEET  
 LINE: NORTH 89°41'15" EAST, 850.18 FEET  
 LINE: SOUTH 00°04'56" WEST, 284.98 FEET  
 LINE: SOUTH 89°58'10" EAST, 290.08 FEET  
 LINE: SOUTH 00°01'22" WEST, 60.00 FEET  
 LINE: NORTH 89°58'10" WEST, 290.00 FEET  
 LINE: SOUTH 00°02'57" WEST, 295.66 FEET  
 LINE: SOUTH 88°27'36" WEST, 280.01 FEET  
 LINE: SOUTH 00°00'54" WEST, 337.39 FEET  
 LINE: NORTH 89°39'22" EAST, 620.01 FEET  
 LINE: SOUTH 00°02'33" WEST, 258.14 FEET

CURVE:  
 LENGTH: 982.65' RADIUS: 954.91'  
 DELTA: 58°57'36" TANGENT: 539.82'  
 CHORD: 939.86' COURSE: S29° 31' 20"W

LINE: SOUTH 59°00'08" WEST, 448.81 FEET

CURVE:  
 LENGTH: 30.84' RADIUS: 954.91'  
 DELTA: 1°51'02" TANGENT: 15.42'  
 CHORD: 30.84' COURSE: S58° 04' 37"W

LINE: SOUTH 89°37'07" WEST, 437.44 FEET  
 LINE: SOUTH 89°45'20" WEST, 1318.79 FEET

PERIMETER: 11682.17' AREA: 5315666.11 SQ. FT.  
 ERROR CLOSURE: 0.0101 COURSE: N79° 32' 33"E  
 ERROR NORTH: 0.00183 EAST: 0.00991  
 PRECISION 1: 1152415.84

**OWNER / DEVELOPER**

CRAMER AND ASSOCIATES INC.  
 3100 SW BROOKSIDE DRIVE  
 GRIMES, IA 50111  
 CONTACT: ROBERT CRAMER  
 EMAIL: RCRAMER@CRAMERBRIDGES.COM  
 PH: (515) 265-1447

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322

**DATE OF SURVEY**

JULY 18, 2022

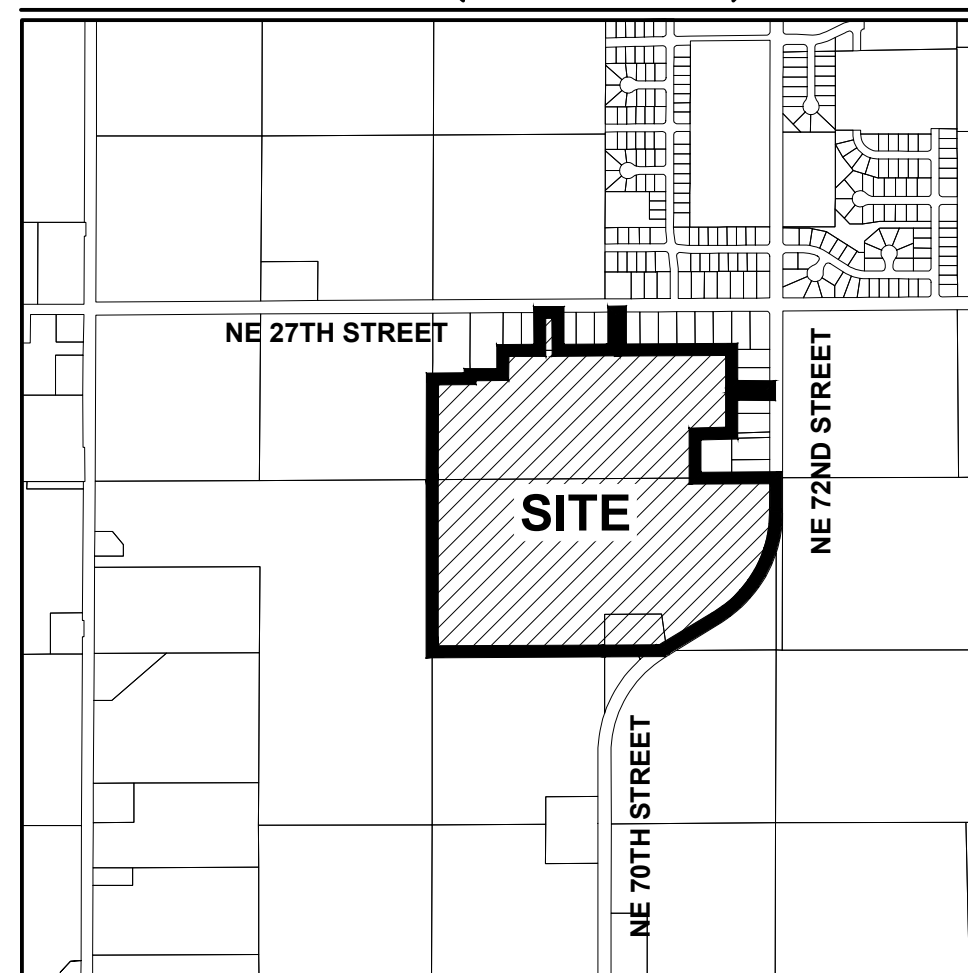
**ZONING**

R-5 PUD

**LEGEND**

	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	----	

**VICINITY MAP (NOT TO SCALE)**

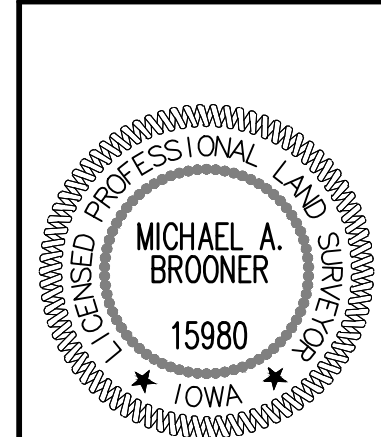


ALTOONA, IOWA

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	9°28'09"	500.00'	82.63'	N86°47'32"W	82.54'	C47	23°37'04"	85.00'	35.04'	N11°17'35"E	34.79'
C2	28°58'14"	500.00'	252.82'	N67°34'20"W	250.13'	C48	90°00'00"	25.00'	39.27'	N43°28'23"E	35.36'
C3	14°51'45"	720.00'	186.77'	S29°28'50"W	186.25'	C49	90°00'00"	25.00'	39.27'	S46°31'37"E	35.36'
C4	10°13'34"	720.00'	128.50'	S42°01'30"W	128.33'	C50	90°00'00"	25.00'	39.27'	S43°28'23"W	35.36'
C5	41°20'07"	333.00'	240.24'	S67°48'20"W	235.06'	C51	90°00'00"	25.00'	39.27'	N46°31'37"W	35.36'
C6	91°11'45"	75.00'	119.37'	N45°55'44"W	107.17'	C52	90°00'00"	25.00'	39.27'	N43°28'23"E	35.36'
C7	90°00'00"	55.00'	86.39'	N46°31'37"W	77.78'	C53	1°53'39"	363.00'	12.00'	N87°31'34"E	12.00'
C8	90°00'00"	55.00'	86.39'	S43°28'23"W	77.78'	C54	10°13'08"	363.00'	64.74'	N81°28'10"E	64.66'
C9	88°48'15"	25.00'	38.75'	S44°04'16"W	34.98'	C55	10°13'08"	363.00'	64.74'	N71°15'02"E	64.66'
C10	91°11'45"	25.00'	39.79'	N45°55'44"W	35.72'	C56	10°13'08"	363.00'	64.74'	N61°01'54"E	64.66'
C11	2°58'13"	535.00'	27.73'	S89°57'30"W	27.73'	C57	8°47'04"	363.00'	55.65'	N51°31'48"E	55.60'
C12	91°25'42"	25.00'	39.89'	S45°43'45"W	35.79'	C58	0°43'21"	750.00'	9.46'	N46°46'36"E	9.46'
C13	77°12'41"	25.00'	33.69'	N38°53'26"W	31.20'	C59	5°03'48"	750.00'	66.28'	N43°53'02"E	66.26'
C14	11°16'01"	535.00'	105.20'	N71°33'47"W	105.03'	C60	85°33'39"	25.00'	37.33'	N84°07'57"E	33.96'
C15	11°58'59"	535.00'	111.89'	N59°56'17"W	111.69'	C61	96°16'39"	25.00'	42.01'	S06°02'36"E	37.24'
C16	94°18'46"	25.00'	41.15'	S78°53'50"W	36.66'	C62	5°02'33"	690.00'	60.73'	S44°37'00"W	60.71'
C17	2°56'49"	690.00'	35.49'	N24°55'14"E	35.48'	C63	11°02'46"	303.00'	58.42'	S52°39'39"W	58.32'
C18	81°7'37"	690.00'	99.88'	S27°35'38"W	99.79'	C64	28°00'41"	303.00'	148.13'	S72°11'23"W	146.66'
C19	5°08'37"	750.00'	67.33'	N24°37'16"E	67.31'	C65	2°16'40"	303.00'	12.05'	S87°20'03"W	12.04'
C20	5°16'44"	750.00'	69.10'	N29°49'56"E	69.07'	C66	91°11'45"	45.00'	71.62'	N45°55'44"W	64.30'
C21	85°33'32"	25.00'	37.33'	N10°18'28"W	33.96'	C67	26°27'41"	45.00'	20.78'	S13°33'42"E	20.60'
C22	98°32'15"	86.50'	148.76'	S77°38'39"W	131.10'	C68	88°48'15"	25.00'	38.75'	N44°04'16"E	34.98'
C23	1°10'58"	904.91'	18.68'	S27°47'03"W	18.68'	C69	4°26'17"	465.00'	36.02'	S89°18'28"E	36.01'
C24	5°08'39"	904.91'	81.25'	S24°37'14"W	81.22'	C70	10°52'35"	465.00'	88.27'	S81°39'02"E	88.14'
C25	8°52'50"	750.00'	116.25'	N36°54'43"E	116.13'	C71	10°50'26"	465.00'	87.98'	S70°47'32"E	87.85'
C26	98°32'15"	86.50'	148.76'	S03°49'06"E	131.10'	C72	11°11'23"	465.00'	90.81'	S59°46'37"E	90.67'
C27	0°58'01"	904.91'	15.27'	S48°53'02"W	15.27'	C73	10°21'17"	690.00'	124.70'	N36°55'05"E	124.53'
C28	5°45'47"	904.91'	91.02'	S49°17'56"W	90.98'	C74	50°50'35"	66.50'	59.01'	N53°47'49"E	57.09'
C29	5°57'35"	904.91'	94.13'	S55°09'37"W	94.08'	C75	1°10'58"	884.91'	18.27'	N27°47'03"E	18.27'
C30	0°51'44"	904.91'	13.62'	S58°34'17"W	13.62'	C76	49°16'08"	71.50'	61.48'	N53°00'35"E	59.61'
C31	3°43'43"	1004.91'	65.40'	S57°08'17"W	65.38'	C77	1°10'58"	889.91'	18.37'	N27°47'03"E	18.37'
C32	1°10'15"	1004.91'	20.54'	S54°41'18"W	20.54'	C78	0°58'01"	884.91'	14.93'	N45°56'02"E	14.93'
C33	1°11'21"	1004.91'	20.86'	S53°30'30"W	20.86'	C79	50°50'35"	66.50'	59.01'	N20°01'45"E	57.09'
C34	91°11'45"	25.00'	39.79'	S45°55'44"E	35.72'	C80	85°33'39"	20.00'	29.87'	N84°07'57"E	27.17'
C35	13°35'16"	105.00'	24.90'	S07°07'30"E	24.84'	C81	0°58'01"	889.91'	15.02'	N45°56'02"E	15.02'
C36	30°03'08"	105.00'	55.07'	S28°56'43"E	54.44'	C82	49°16'08"	71.50'	61.48'	N20°48'58"E	59.61'
C37	31°55'21"	105.00'	58.50'	S59°55'57"E	57.75'	C83	5°03'48"	755.00'	66.72'	N43°53'02"E	66.70'
C38	15°37'59"	105.00'	28.65'	S83°42'37"E	28.56'	C84	5°16'44"	755.00'	69.56'	S29°49'56"W	69.53'
C39	90°00'00"	25.00'	39.27'	S46°31'37"E	35.36'	C85	85°33'32"	20.00'	29.87'	S10°18'28"E	27.17'
C40	23°32'30"	85.00'	34.92'	S13°17'52"E	34.68'	C86	1°23'52"	690.00'	16.83'	S22°44'53"W	16.83'
C41	31°56'15"	85.00'	47.38'	S41°02'14"E	46.77'	C87	24°41'57"	45.00'	19.40'	S79°10'38"E	19.25'
C42	30°13'56"	85.00'	44.85'	S72°07'19"E	44.33'	C88	23°16'33"	86.50'	35.14'	N41°26'57"W	34.90'
C43	4°17'20"	85.00'	6.36'	S89°22'57"E	6.36'	C89	13°56'53"	303.00'	73.76'	N65°09'29"E	73.58'
C44	14°40'44"	85.00'	21.78'	N81°08'01"E	21.72'	C90	24°00'31"	25.00'	10.48'	S13°31'52"E	10.40'
C45	24°35'47"	85.00'	36.49'	N61°29'46"E	36.21'	C91	32°05'26"	37.50'	21.00'	S16°22'35"E	20.73'
C46	26°05'45"	85.00'	38.71'	N36°09'00"E	38.38'						

COMMENTS: ENGINEER: MICHAEL A. BROONER  
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 DATE PLOTTED: 8/17/2022 3:28 PM



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: 8-22-2022

LICENSE NUMBER 15980  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 THROUGH 4

**STONEBRIDGE PLAT 1**  
**FINAL PLAT**  
 ALTOONA, IOWA

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

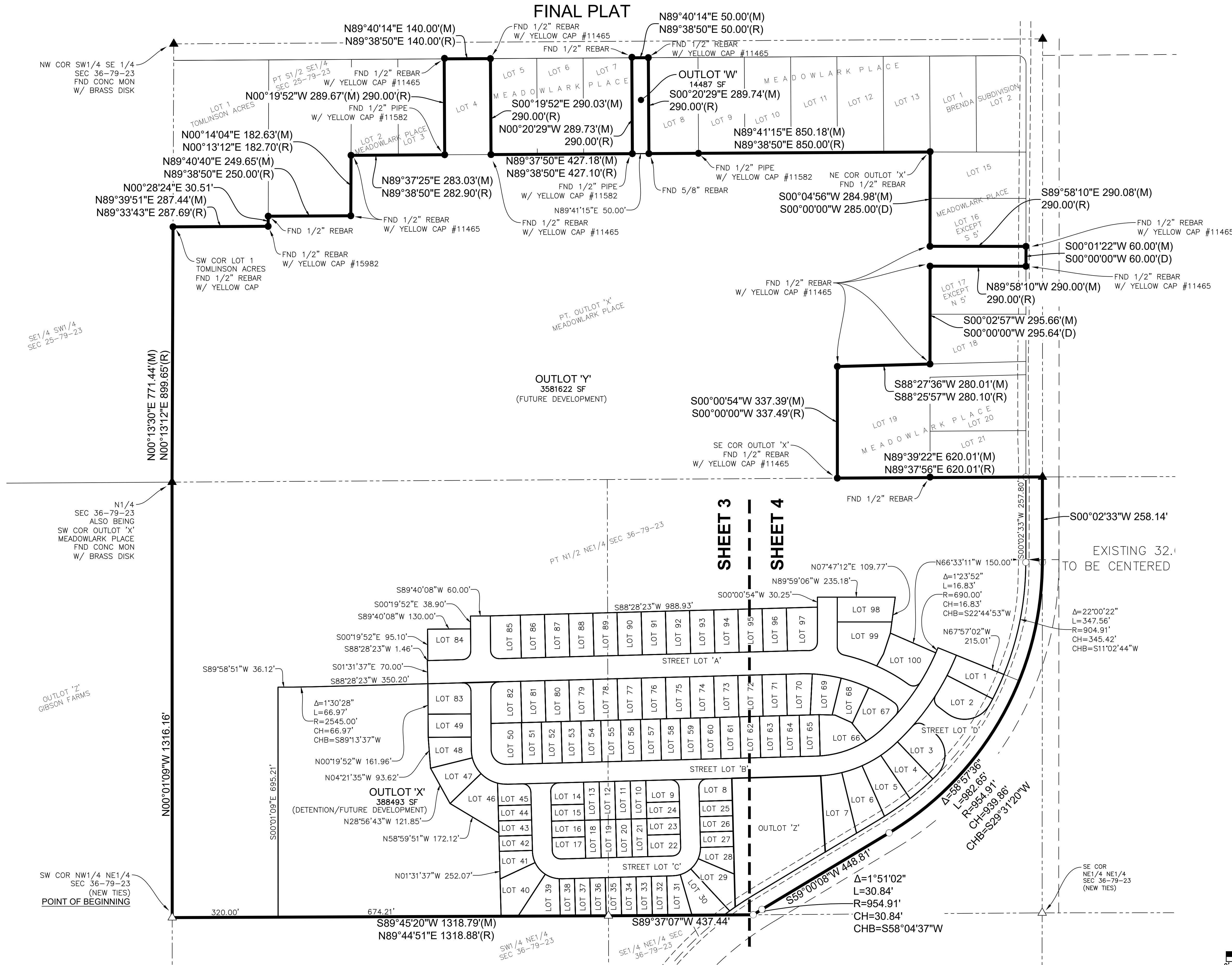
CIVIL DESIGN ADVANTAGE  
 ENGINEER:

TECH: REVIEW:

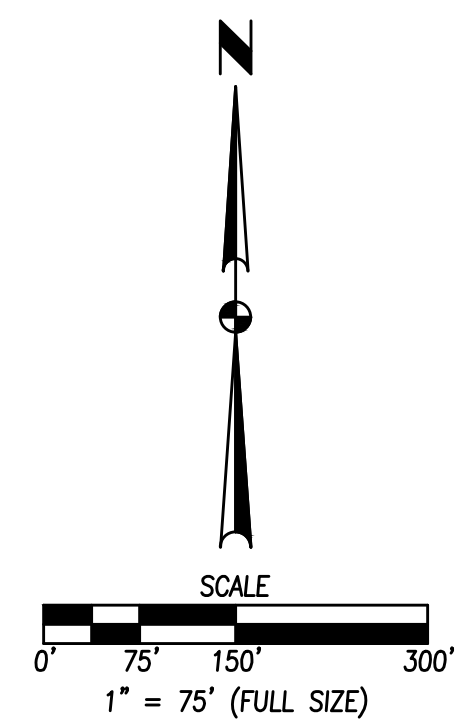
REVISIONS:

# STONEBRIDGE PLAT 1

## FINAL PLAT

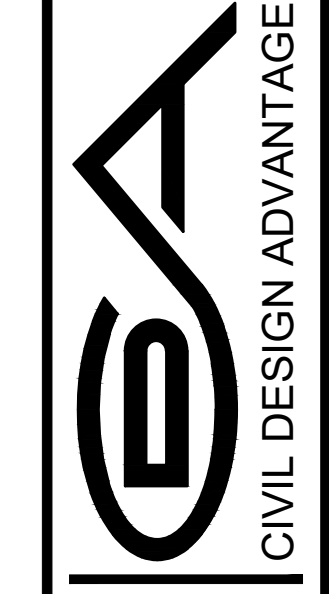


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 DRAWN BY: COLE MANDERNAK  
 CHECKED BY: [blank]  
 ENGINEER: [blank]



REVISIONS	DATE
CITY COMMENTS	08/11/22
CITY COMMENTS	07/18/22
ADDRESSES: ELECTRICAL EASEMENTS	06/17/22
ADDED PUE'S	03/09/22
PREPARED	11/29/21

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



ALTOONA, IOWA

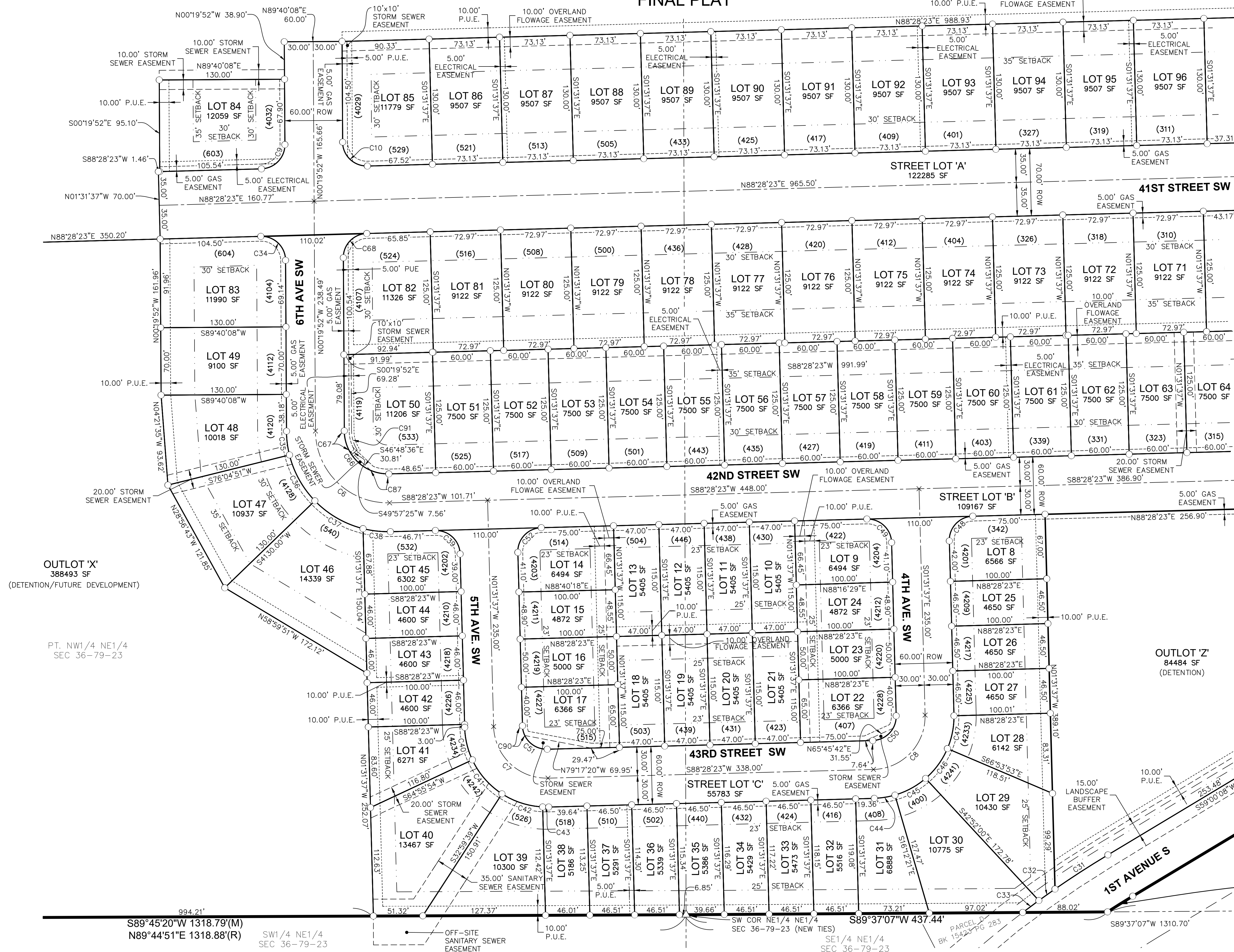
# STONEBRIDGE PLAT 1

## FINAL PLAT

# STONEBRIDGE PLAT 1

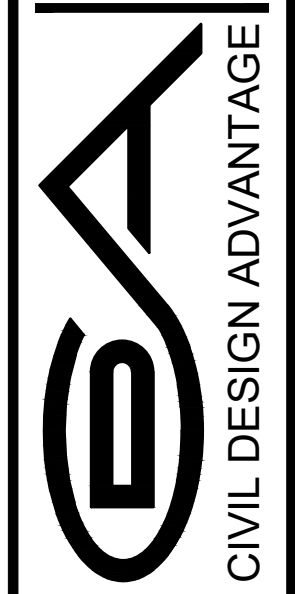
## FINAL PLAT

NE1/4 NE1/4  
SEC 36-79-23



REVISIONS	DATE
CITY COMMENTS	08/11/23
CITY COMMENTS	07/18/23
ADDRESSES, ELECTRICAL EASEMENTS	06/17/22
ADDED P.U.E.'S	03/09/22
PREPARED	11/29/21

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



CIVIL DESIGN ADVANTAGE  
ALTOONA, IOWA

**STONEBRIDGE PLAT 1**  
**FINAL PLAT**

3  
4

1710.595

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