

INDEX LEGEND

LOCATION: PT. GOV'T LOTS 11, 12, 13 & 14 SEC 6-78-27 CITY OF ADEL, DALLAS COUNTY, IOWA
REQUESTOR: CRAMER & ASSOCIATES
PROPRIETOR: CRAMER & ASSOCIATES 3100 BROOKSIDE DRIVE GRIMES, IOWA 50111

SURVEYOR: LOUIS M. KELEHAN
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PH:515-369-4400

SOUTHBRIDGE PLAT 8

FINAL PLAT

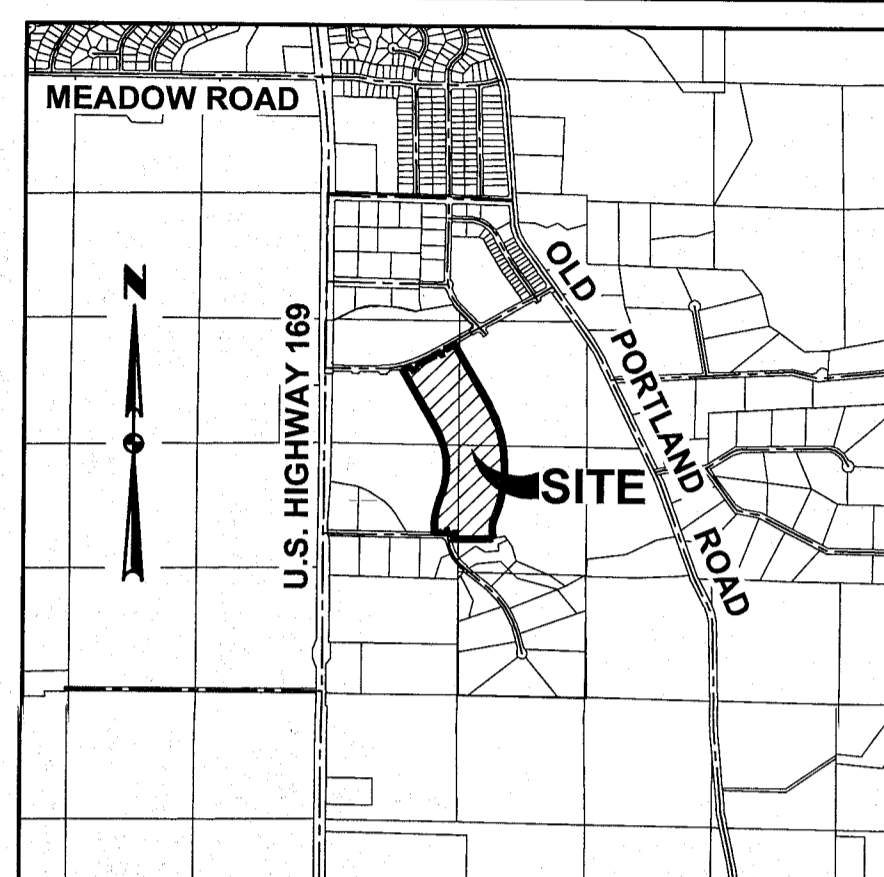
Doc ID: 00897366023 Type: PLAT
Recorded: 01/12/2023 at 08:05:00 AM
File Amt: \$117.00 Page 1 of 23
Dallas County Iowa
Relias Arnold RECORDER
File#
BK 2023 pg 159

CITY OF ADEL
301 S. 10th
P.O. Box 248
ADEL, IA 50003-0248

APPROVE

Slide G241-244
[Signature]

VICINITY MAP



ADEL, IOWA

PLAT DESCRIPTION

A PART OF GOVERNMENT LOTS 11, 12, 13 AND 14 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 15B, SOUTHBRIDGE PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ADEL; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID SOUTHBRIDGE PLAT 4 AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1280.00 FEET, WHOSE ARC LENGTH IS 124.66 FEET AND WHOSE CHORD BEARS SOUTH 81°36'42" WEST, 124.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1280.00 FEET, WHOSE ARC LENGTH IS 140.29 FEET AND WHOSE CHORD BEARS SOUTH 87°32'29" WEST, 140.22 FEET; THENCE NORTH 89°19'08" WEST CONTINUING ALONG SAID NORTHERLY LINE, 268.97 FEET; THENCE NORTH 00°40'52" EAST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET; THENCE NORTH 89°19'08" WEST CONTINUING ALONG SAID NORTHERLY LINE, 12.59 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 44°19'08" WEST, 35.36 FEET; THENCE NORTH 89°19'08" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS SOUTH 45°40'52" WEST, 35.36 FEET; THENCE NORTH 89°19'08" WEST CONTINUING ALONG SAID NORTHERLY LINE, 75.00 FEET; THENCE NORTH 00°40'52" EAST, 95.28 FEET; THENCE NORTH 00°40'52" EAST, 23.62 FEET; THENCE NORTH 05°01'18" EAST, 58.91 FEET; THENCE NORTH 09°05'23" EAST, 58.89 FEET; THENCE NORTH 13°30'47" EAST, 58.89 FEET; THENCE NORTH 17°56'11" EAST, 58.89 FEET; THENCE NORTH 21°08'59" EAST, 26.67 FEET; THENCE NORTH 21°14'42" EAST, 25.94 FEET; THENCE NORTH 18°35'06" EAST, 50.19 FEET; THENCE NORTH 15°04'40" EAST, 50.19 FEET; THENCE NORTH 11°34'13" EAST, 50.19 FEET; THENCE NORTH 08°03'47" EAST, 50.19 FEET; THENCE NORTH 04°33'20" EAST, 50.19 FEET; THENCE NORTH 01°02'54" EAST, 50.19 FEET; THENCE NORTH 02°27'32" WEST, 50.19 FEET; THENCE NORTH 05°57'59" WEST, 50.19 FEET; THENCE NORTH 09°28'25" WEST, 50.19 FEET; THENCE NORTH 13°16'24" WEST, 58.55 FEET; THENCE NORTH 17°24'57" WEST, 60.00 FEET; THENCE NORTH 21°32'51" WEST, 58.23 FEET; THENCE NORTH 25°19'16" WEST, 49.76 FEET; THENCE NORTH 28°30'16" WEST, 41.34 FEET; THENCE NORTH 29°56'56" WEST, 715.20 FEET TO THE SOUTHERLY LINE OF SOUTHBRIDGE PLAT 7, AN OFFICIAL PLAT IN SAID CITY OF ADEL; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 82.58 FEET AND WHOSE CHORD BEARS NORTH 74°06'02" EAST, 82.56 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 34.14 FEET AND WHOSE CHORD BEARS SOUTH 69°04'21" EAST, 31.55 FEET; THENCE SOUTH 29°56'56" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 16.89 FEET; THENCE NORTH 60°03'04" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 41.76 FEET AND WHOSE CHORD BEARS NORTH 17°54'14" EAST, 37.07 FEET; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 102.57 FEET AND WHOSE CHORD BEARS NORTH 62°54'14" EAST, 102.53 FEET; THENCE NORTH 60°03'04" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 85.11 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS SOUTH 74°56'56" EAST, 35.36 FEET; THENCE NORTH 60°03'04" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 15°03'04" EAST, 35.36 FEET; THENCE NORTH 60°03'04" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 115.00 FEET; THENCE SOUTH 29°56'56" EAST, 633.58 FEET; THENCE SOUTH 29°32'13" EAST, 80.53 FEET; THENCE SOUTH 26°37'00" EAST, 84.06 FEET; THENCE SOUTH 23°13'28" EAST, 84.06 FEET; THENCE SOUTH 19°49'56" EAST, 84.06 FEET; THENCE SOUTH 16°26'25" EAST, 84.06 FEET; THENCE SOUTH 13°02'53" EAST, 84.06 FEET; THENCE SOUTH 09°39'21" EAST, 84.06 FEET; THENCE SOUTH 06°15'49" EAST, 84.06 FEET; THENCE SOUTH 02°52'18" EAST, 84.06 FEET; THENCE SOUTH 00°31'14" WEST, 84.06 FEET; THENCE SOUTH 03°54'46" WEST, 84.06 FEET; THENCE SOUTH 07°18'17" WEST, 84.06 FEET; THENCE SOUTH 10°41'49" WEST, 84.06 FEET; THENCE SOUTH 14°05'21" WEST, 84.06 FEET; THENCE SOUTH 17°28'53" WEST, 84.06 FEET; THENCE SOUTH 20°41'59" WEST, 79.28 FEET; THENCE SOUTH 10°26'05" WEST, 55.23 FEET; THENCE SOUTH 00°40'52" WEST, 87.96 FEET; THENCE SOUTH 05°35'55" EAST, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.51 ACRES (1,198,432 SQUARE FEET).

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. STREET LOTS 'A' AND 'B' TO BE DEDICATED TO THE CITY OF ADEL AND SHALL BE USED AS PUBLIC STREET RIGHT-OF-WAY.

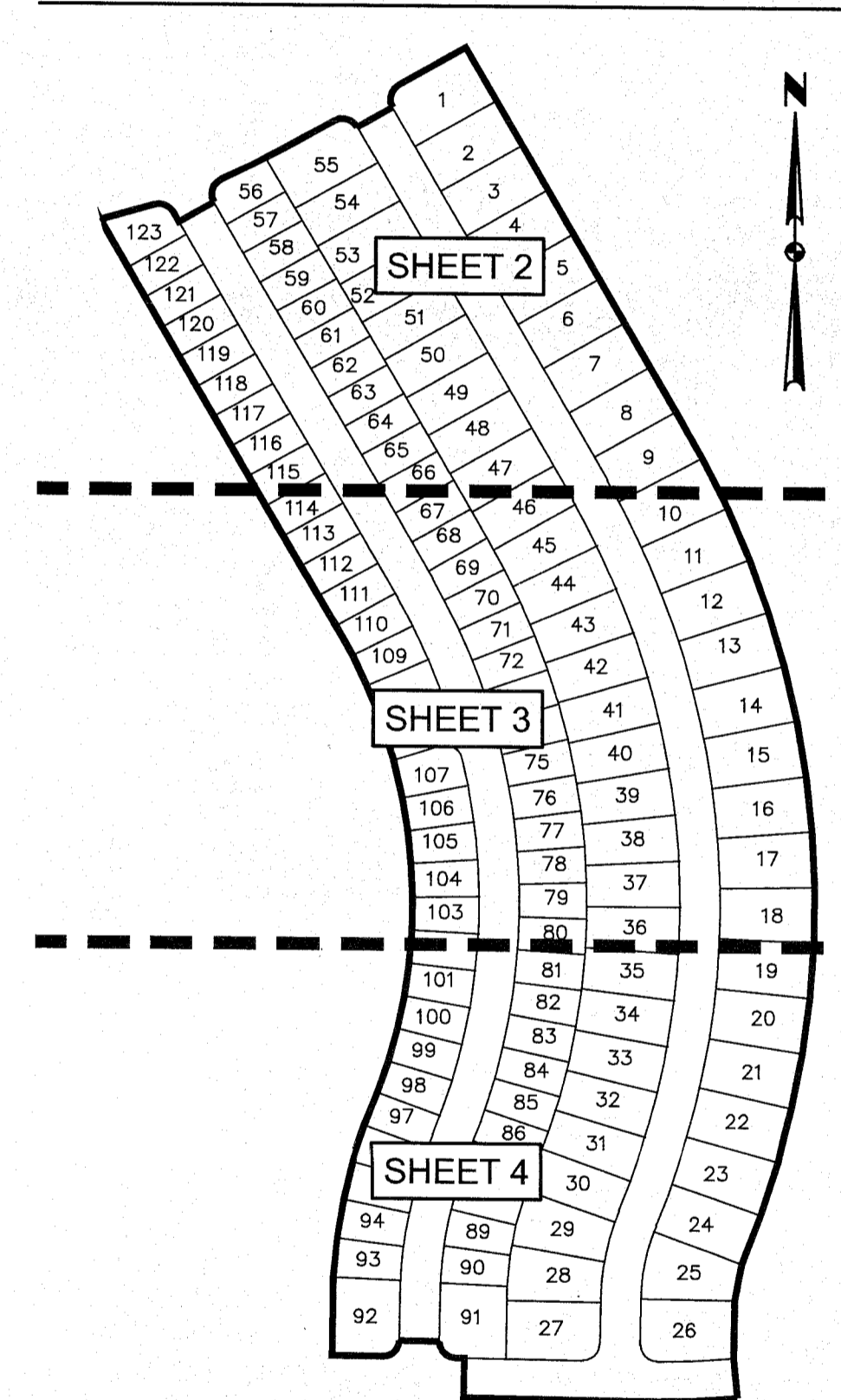
CURVE DATA

Table with columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Lists curve data for curves C1 through C95.

LEGEND

Legend table with columns: FOUND, SET. Defines symbols for section corner, rebar, measured bearing, recorded bearing, deeded bearing, public utility easement, curve arc length, lot address, centerline, section line, easement line, building setback line, and plat boundary.

SHEET INDEX



OWNER / DEVELOPER

CRAMER AND ASSOCIATES, INC.
3100 S.W. BROOKSIDE DRIVE
GRIMES, IOWA 50111

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

FIELDWORK: MARCH, 2022

AREA SUMMARY

Table showing area summary for lots 11, 12, 13, 14 and total area of 27.51 acres.

ZONING

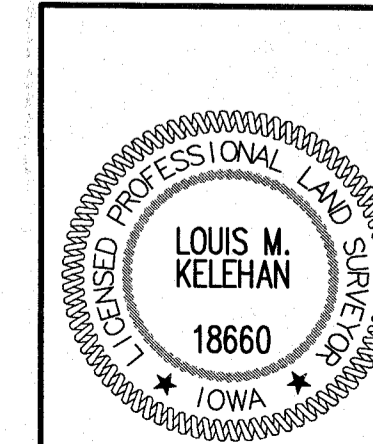
LOTS 1-55
R-1 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

LOTS 56-123
SOUTHBRIDGE P.U.D.

BULK REGULATIONS

LOTS 1-55
25' FRONT YARD SETBACK
25' REAR YARD SETBACK
15' TOTAL SIDE YARD SETBACK
7' MIN. SIDE YARD SETBACK ON ONE SIDE

LOTS 56-123
15' FRONT YARD SETBACK
20' REAR YARD SETBACK
5' SIDE YARD SETBACK ON EACH SIDE
R-4 MULTI-FAMILY RESIDENTIAL DISTRICT UNDERLYING ZONING



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.
[Signature] 12/28/22
LOUIS M. KELEHAN, P.L.S. DATE
LICENSE NUMBER 18660
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 - 4

Vertical sidebar containing project title 'SOUTHBRIDGE PLAT 8 FINAL PLAT', company logo 'CIVIL DESIGN ADVANTAGE', contact information '4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400', and sheet number '1/4'.

FILE: H:\2023\12072555\12072555-FINAL PLAT.DWG DATE PLOTTED: 12/28/2022 10:06 AM COMMENT: END
DATE: 12/28/22
PLOTTER: LOUIS KELEHAN

SOUTHBRIDGE PLAT 8

FINAL PLAT

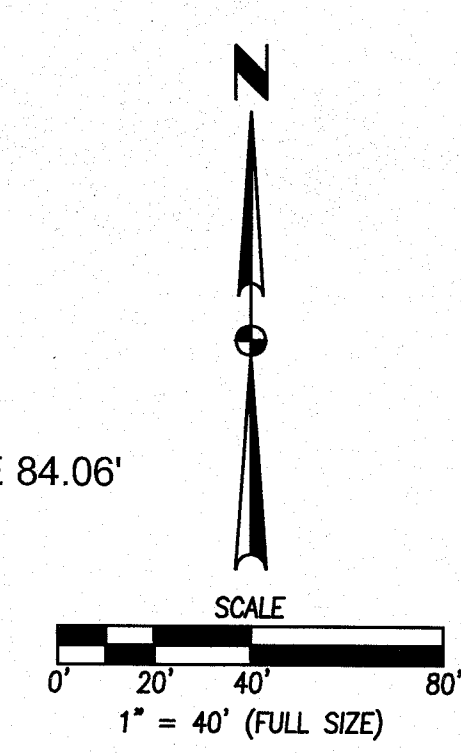
CITY OF ADEL
301 S. 10th
P.O. Box 248
ADEL, IA 50603-0248

APPROVED

Stuedel



SEE SHEET 3



FILE: H:\2107555\2107555-FINAL PLAT.DWG
DATE PLOTTED: 12/28/2022 10:06 AM
COMMENTS: DATE PLOTTED: 12/28/2022 10:06 AM
PLOT BY: LOUIS REEBMAN TECH

DATE	12/28/22
REVISIONS	
SIGNED SUBMITTAL	10/07/22
ADDRESSES: SIDE YARD PUE	07/13/22
ENGINEER:	ADDEL, IOWA
TECH:	
REVIEW:	

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

ESA
CIVIL DESIGN ADVANTAGE

SOUTHBRIDGE PLAT 8

FINAL PLAT

24
2107.555

SOUTHBRIDGE PLAT 8

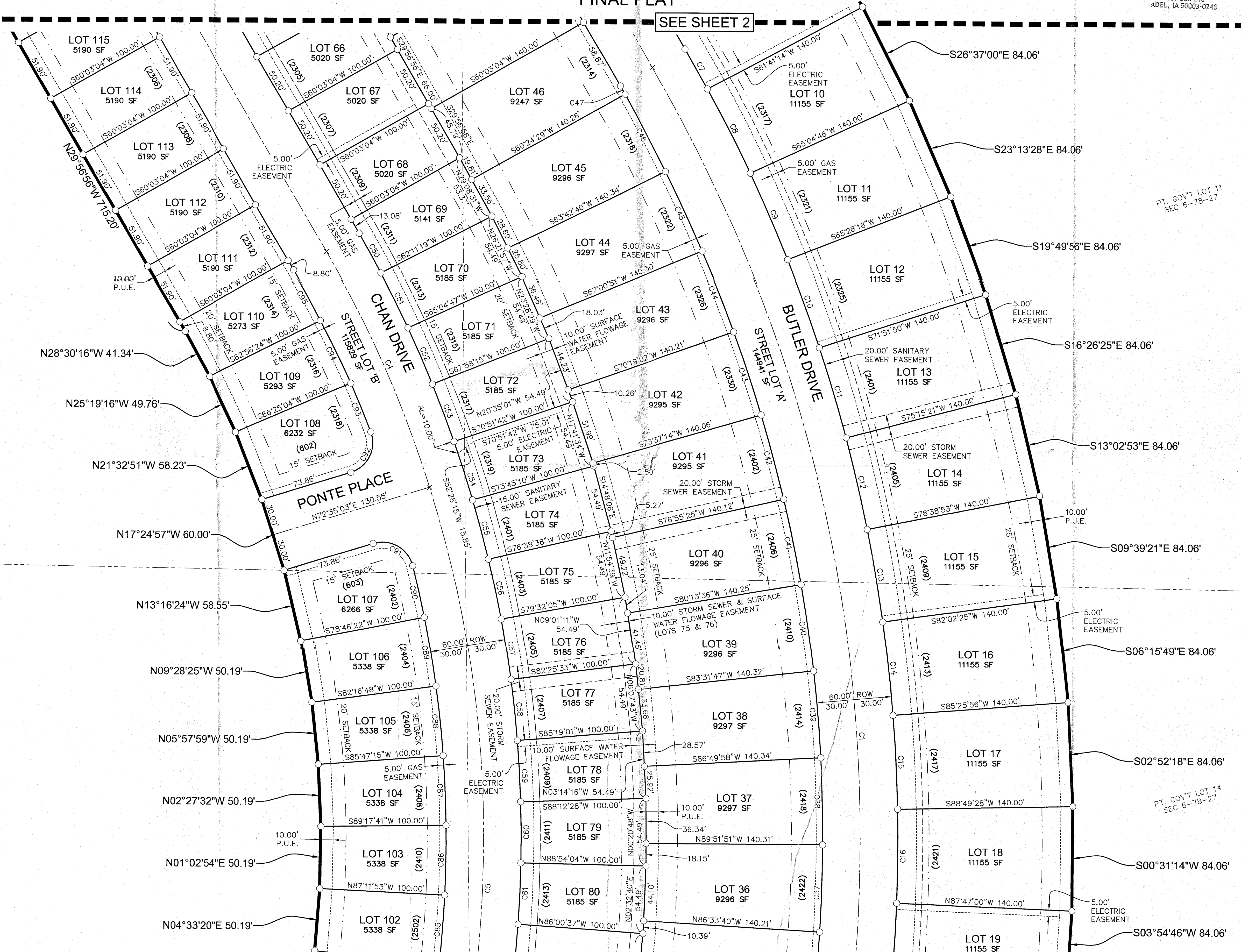
FINAL PLAT

CITY OF ADEL
301 S. 10th
P.O. Box 248
ADEL, IA 50003-0248

APPROVED

SEE SHEET 2

SEE SHEET 4

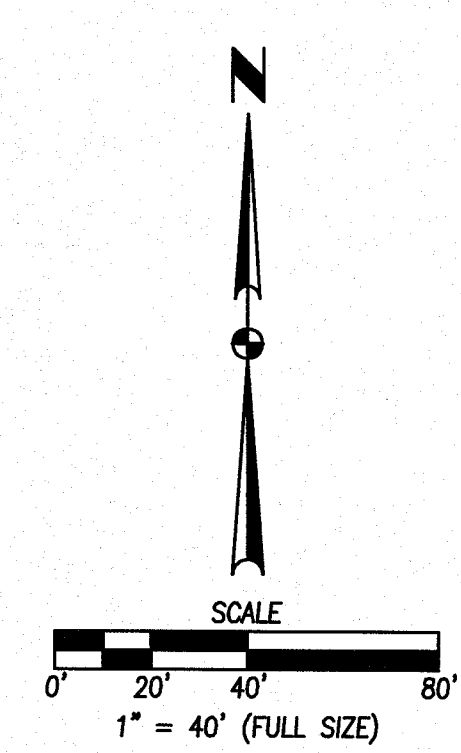


PT. GOV'T LOT 12
SEC 6-78-27

PT. GOV'T LOT 11
SEC 6-78-27

PT. GOV'T LOT 13
SEC 6-78-27

PT. GOV'T LOT 14
SEC 6-78-27



REF: PL 2107.555 (2017) 2555-FINAL PLAT.DWG
FILE DATE: 12/29/22
DATE PLOTTED: 12/29/2022 10:06 AM
PLOTTED BY: LOUIS REEDMAN

DATE	12/28/22
REVISIONS	
SIGNED SUBMITTAL	10/07/22
ADDRESSES: SIDE YARD PUE	07/13/22
FIRST SUBMITTAL	

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

TECH: REVIEW:
ENGINEER:

CIVIL DESIGN ADVANTAGE
ADEL, IOWA

SOUTHBRIDGE PLAT 8

FINAL PLAT

3 / 4
2107.555

SOUTHBRIDGE PLAT 8

FINAL PLAT

CITY OF ADEL
301 S. 10th
P.O. Box 246
ADEL, IA 50003-0246

APPROVED
Stuebel

SEE SHEET 3



$\Delta=90^{\circ}00'00''$ L=39.27' R=25.00'
CH=35.36' CHB=S45°40'52"W
(M&R)

$\Delta=90^{\circ}00'00''$ L=39.27' R=25.00'
CH=35.36' CHB=N44°19'08"W
(M&R)

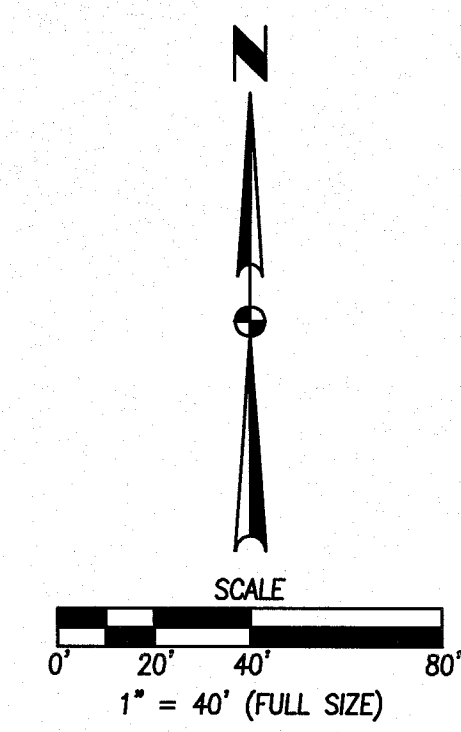
SOUTHBRIDGE DRIVE

N89°19'08"W 268.97'(M&R)

$\Delta=6^{\circ}16'47''$ L=140.29' R=1280.00'
CH=140.22' CHB=S87°32'29"W

EXISTING SANITARY SEWER EASEMENT BK2021, PG30991

POINT OF COMMENCEMENT NE COR, LOT 15B SOUTHBRIDGE PLAT 4
 $\Delta=11^{\circ}51'35''$
L=264.95'
R=1280.00'
CH=264.47'
CHB=S84°45'05"W
(M&R)



FILE: H:\2024\PROJECTS\WMS\WMS\WMS-FINAL PLAT 8.DWG
DATE PLOTTED: 12/29/2023 10:05 AM
COMMENTS:
ENG: LRS

DATE	REVISIONS
12/28/22	
10/07/22	
07/13/22	

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



ADEL, IOWA

SOUTHBRIDGE PLAT 8

FINAL PLAT

2107.555

ENGINEER: _____
TECH: _____
REVIEW: _____