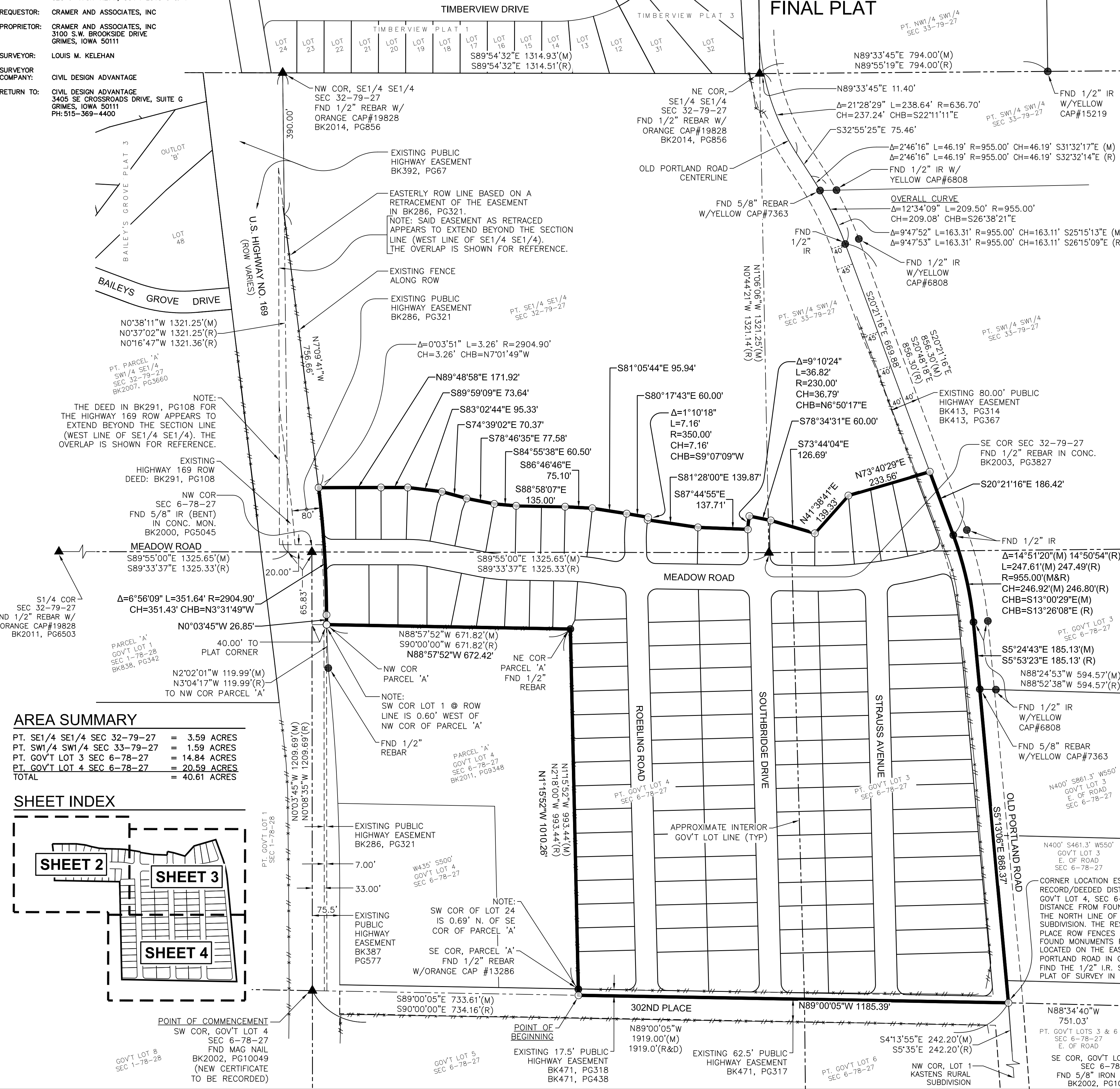


SOUTHBRIDGE PLAT 1

INDEX LEGEND
 LOCATION: SEC 32-179N-R27W, SE1/4 SE1/4
 SEC 33-179N-R27W, SW1/4 SW1/4
 SEC 6-178N-R27W, GOVT LOTS 3 & 4
 REQUESTOR: CRAMER AND ASSOCIATES, INC
 PROPRIETOR: CRAMER AND ASSOCIATES, INC
 3100 S.W. BROOKSIDE DRIVE
 GRIMES, IOWA 50111
 SURVEYOR: LOUIS M. KELEHAN
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400



OWNER / DEVELOPER

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

ZONING

R-1 (HIGH DENSITY) SINGLE-FAMILY RESIDENTIAL DISTRICT

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

BULK REGULATIONS

- 25' FRONT YARD SETBACK
- 25' REAR YARD SETBACK
- 7'/15' SIDE YARD SETBACK
- 65' MIN. LOT WIDTH
- 8,000 SF MIN. LOT AREA

PLAT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND A PART OF GOVERNMENT LOTS 3 AND 4 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL BEING IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 89°00'05" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 733.61 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2011, PAGE 9348 BEING A PART OF SAID GOVERNMENT LOT 4; THENCE NORTH 11°52' WEST ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL 'A' AND ALONG SAID EAST LINE OF PARCEL 'A', A DISTANCE OF 1010.26 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 88°57'52" WEST ALONG THE NORTH LINE OF SAID PARCEL 'A' AND WESTERLY EXTENSION THEREOF, 672.42 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 169; THENCE NORTH 0°03'45" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 26.85 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 2904.90 FEET, WHOSE ARC LENGTH IS 351.64 FEET AND WHOSE CHORD BEARS NORTH 3°31'49" WEST, 351.43 FEET; THENCE NORTH 89°48'58" EAST, 171.92 FEET; THENCE SOUTH 89°59'09" EAST, 73.64 FEET; THENCE SOUTH 83°02'44" EAST, 95.33 FEET; THENCE SOUTH 74°39'02" EAST, 70.37 FEET; THENCE SOUTH 78°46'35" EAST, 77.58 FEET; THENCE SOUTH 84°55'38" EAST, 60.50 FEET; THENCE SOUTH 88°58'07" EAST, 135.00 FEET; THENCE SOUTH 86°46'46" EAST, 75.10 FEET; THENCE SOUTH 81°05'44" EAST, 95.94 FEET; THENCE SOUTH 80°17'43" EAST, 60.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 7.16 FEET AND WHOSE CHORD BEARS SOUTH 9°07'09" WEST, 7.16 FEET; THENCE SOUTH 81°28'00" EAST, 139.87 FEET; THENCE SOUTH 87°44'55" EAST, 137.71 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 230.00 FEET, WHOSE ARC LENGTH IS 36.82 FEET AND WHOSE CHORD BEARS NORTH 6°50'17" EAST, 36.79 FEET; THENCE SOUTH 78°34'31" EAST, 60.00 FEET; THENCE SOUTH 73°44'04" EAST, 126.69 FEET; THENCE NORTH 41°38'41" EAST, 139.33 FEET; THENCE NORTH 73°40'29" EAST, 233.56 FEET TO THE CENTERLINE OF OLD PORTLAND ROAD; THENCE SOUTH 20°21'16" EAST ALONG SAID CENTERLINE, 186.42 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 955.00 FEET, WHOSE ARC LENGTH IS 247.61 FEET AND WHOSE CHORD BEARS SOUTH 13°00'29" EAST, 246.92 FEET; THENCE SOUTH 5°24'43" EAST CONTINUING ALONG SAID CENTERLINE, 185.13 FEET; THENCE SOUTH 5°13'06" EAST CONTINUING ALONG SAID CENTERLINE, 868.37 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 89°00'05" WEST ALONG SAID SOUTH LINE, 1185.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.61 ACRES (1,769,173 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. NO LOTS SHALL HAVE DIRECT ACCESS TO OLD PORTLAND ROAD OR HIGHWAY 169.
2. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
3. ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
4. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
5. OUTLOT "Y" AND OUTLOT "Z" TO BE DEEDED TO THE CITY OF ADEL.

DATE OF SURVEY

SEPTEMBER, 2016

LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)	▲	△
MEASURED BEARING & DISTANCE	M	○
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	(1234)
LOT ADDRESS		
CENTERLINE		
SECTION LINE		
EASEMENT LINE (GAS & PUE)		
EASEMENT LINE		
BUILDING SETBACK LINE		
FENCELINE		
PLAT BOUNDARY		

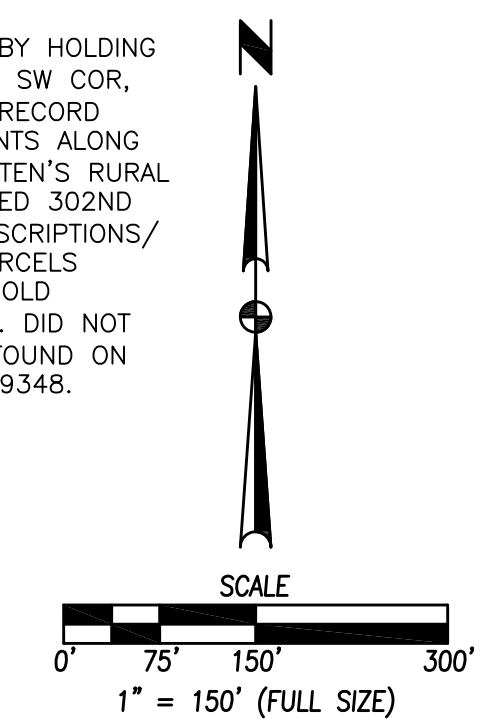
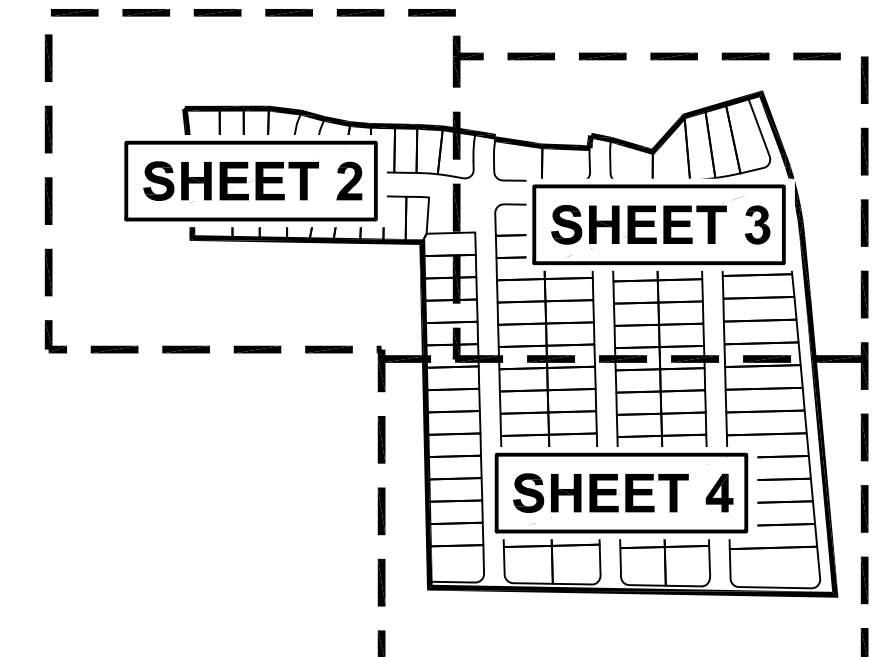
BENCHMARKS

1. DALLAS COUNTY GPS CONTROL #G122 @ NE CORNER OF MEADOW ROAD AND HIGHWAY 169. ELEVATION=967.70

AREA SUMMARY

PT. SE1/4 SE1/4 SEC 32-79-27	= 3.59 ACRES
PT. SW1/4 SW1/4 SEC 33-79-27	= 1.59 ACRES
PT. GOVT LOT 3 SEC 6-78-27	= 14.84 ACRES
PT. GOVT LOT 4 SEC 6-78-27	= 20.59 ACRES
TOTAL	= 40.61 ACRES

SHEET INDEX



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.

LOUIS M. KELEHAN
 LICENSED PROFESSIONAL LAND SURVEYOR
 18660

DATE: _____

LICENSE RENEWAL DATE IS DECEMBER 31, 2017
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1-5

PRELIMINARY
NOT FOR CONSTRUCTION

SOUTHBRIDGE PLAT 1
FINAL PLAT

DATE: _____

REVISIONS: _____

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

TECH: _____

ENGINEER: _____

ADEL, IOWA

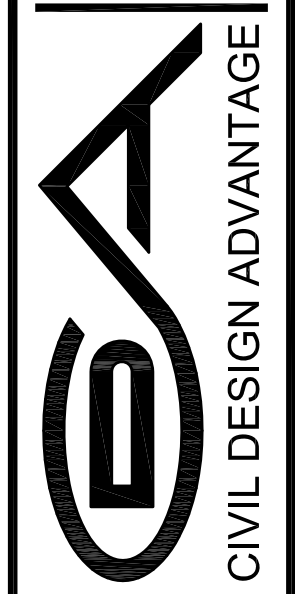
1 / 5
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SOUTHBRIDGE PLAT 1

FINAL PLAT

DATE	
REVISIONS	
FIRST SUBMITTAL	6-19-17

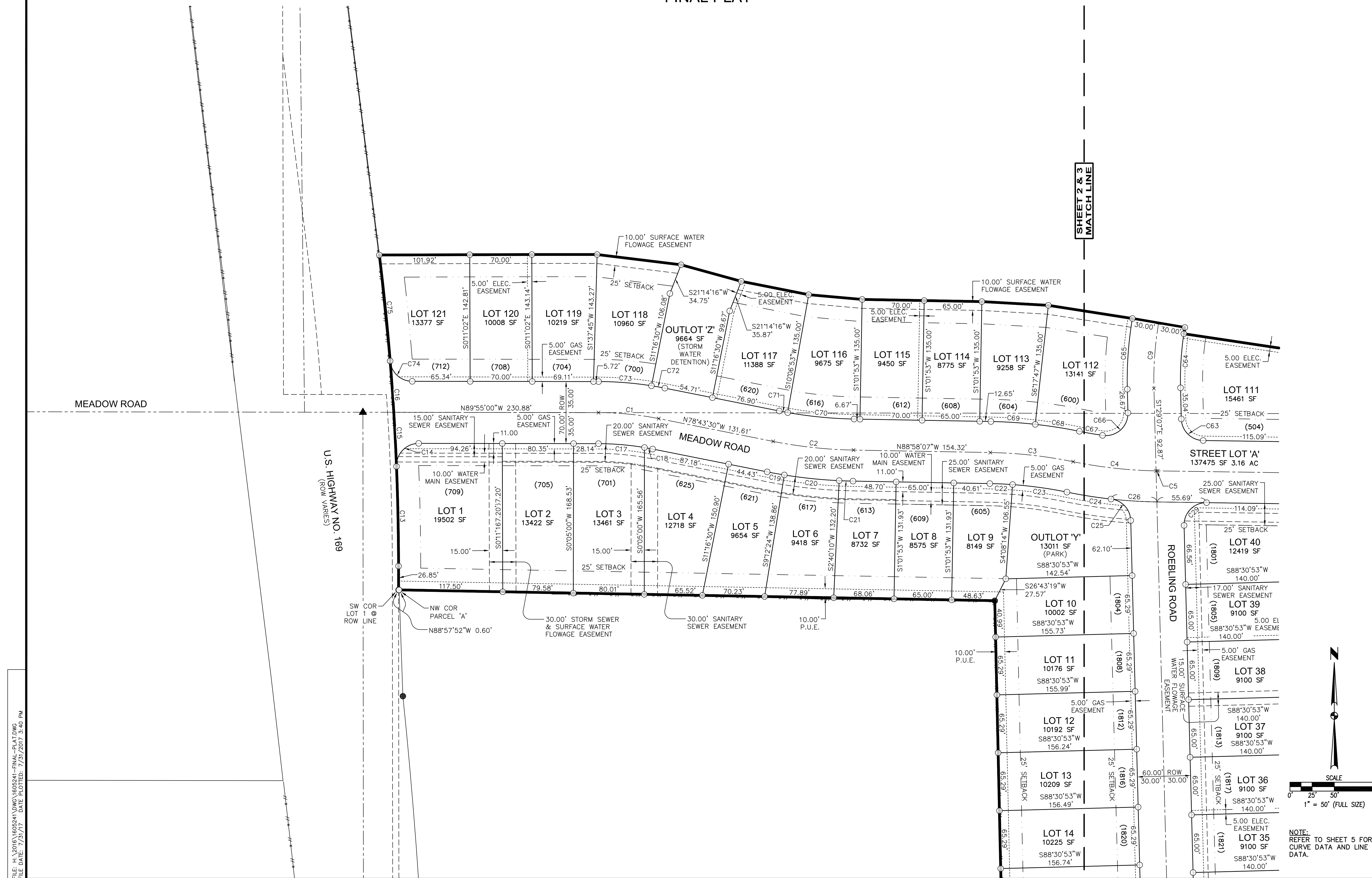
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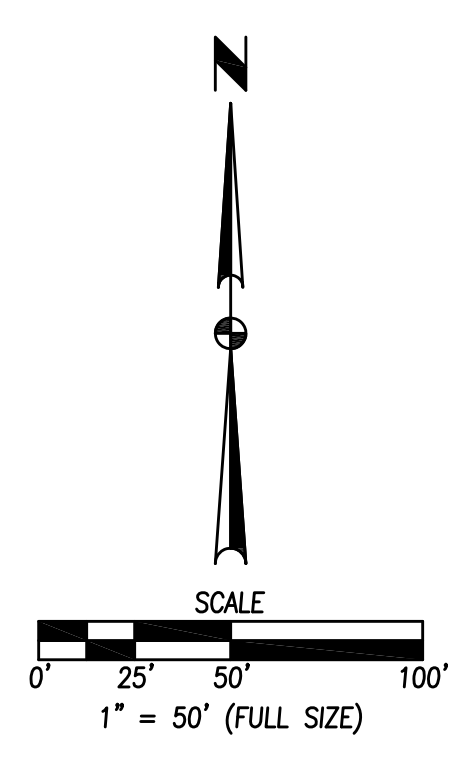
CIVIL DESIGN ADVANTAGE
 ADEL, IOWA

SOUTHBRIDGE PLAT 1

FINAL PLAT



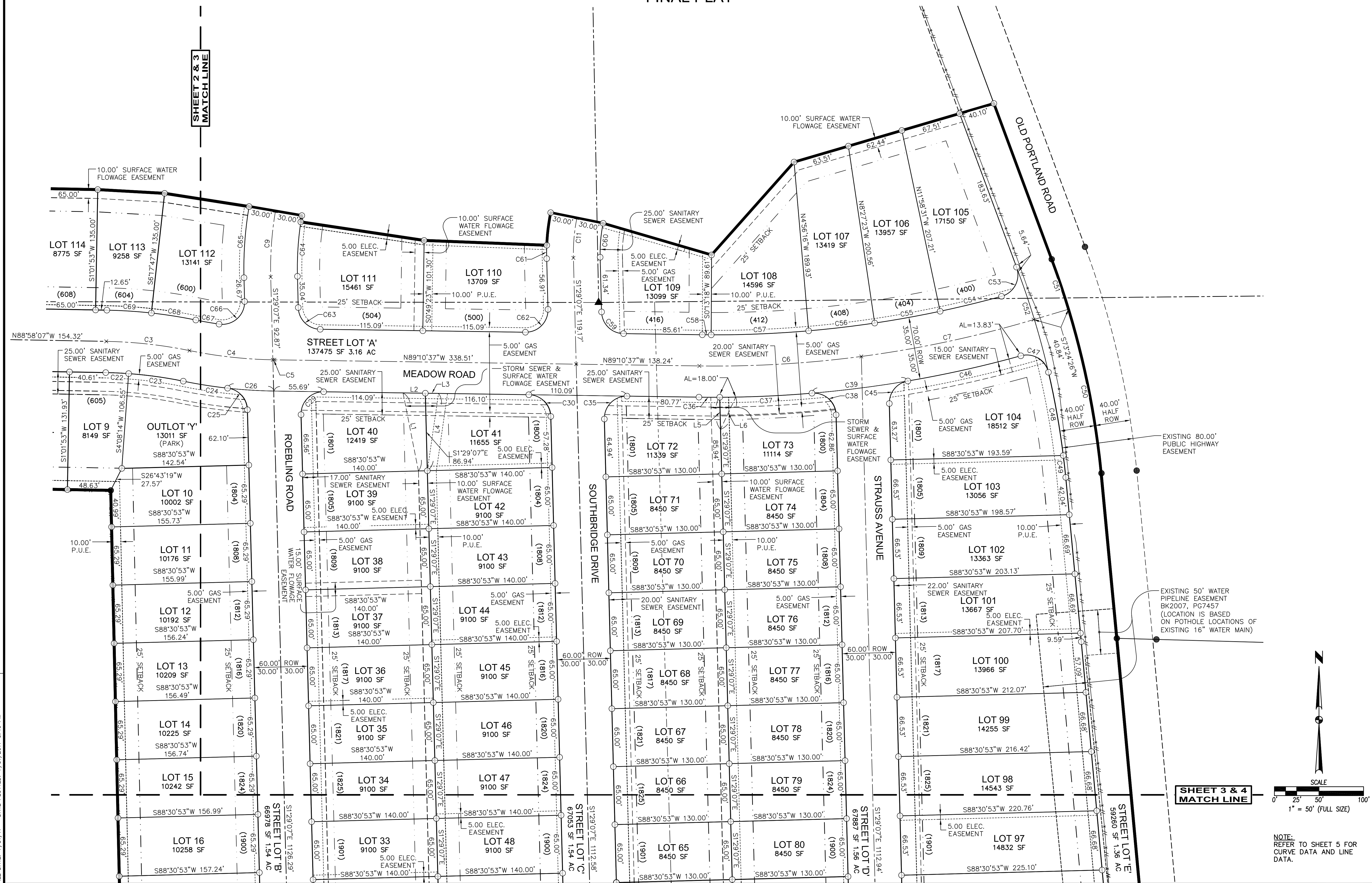
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NOTE: REFER TO SHEET 5 FOR CURVE DATA AND LINE DATA.

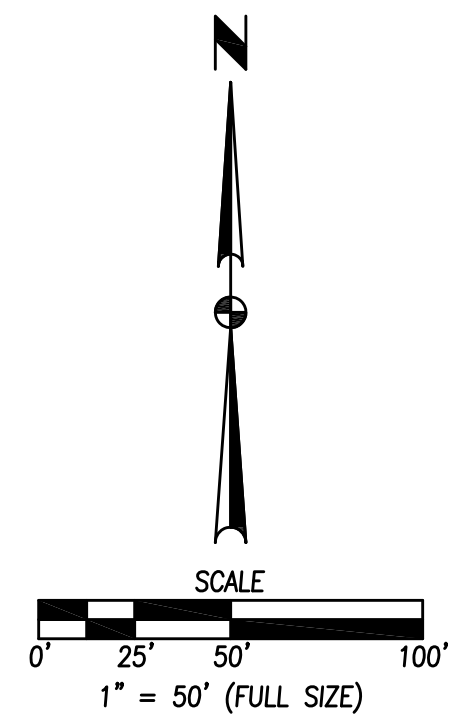
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FINAL PLAT



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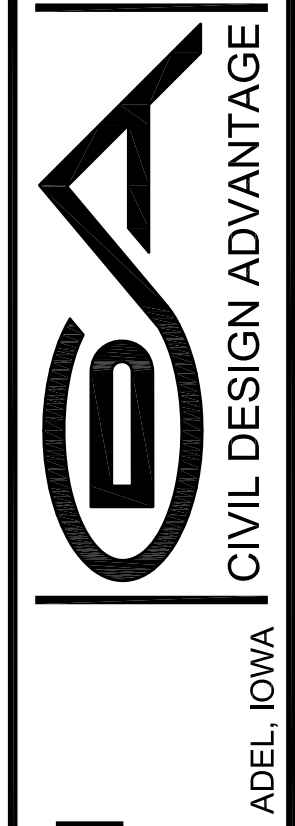
SHEET 3 & 4
MATCH LINE



NOTE:
REFER TO SHEET 5 FOR
CURVE DATA AND LINE
DATA.

DATE	6-19-17
REVISIONS	
ENGINEER	
TECH	
FIRST SUBMITTAL	

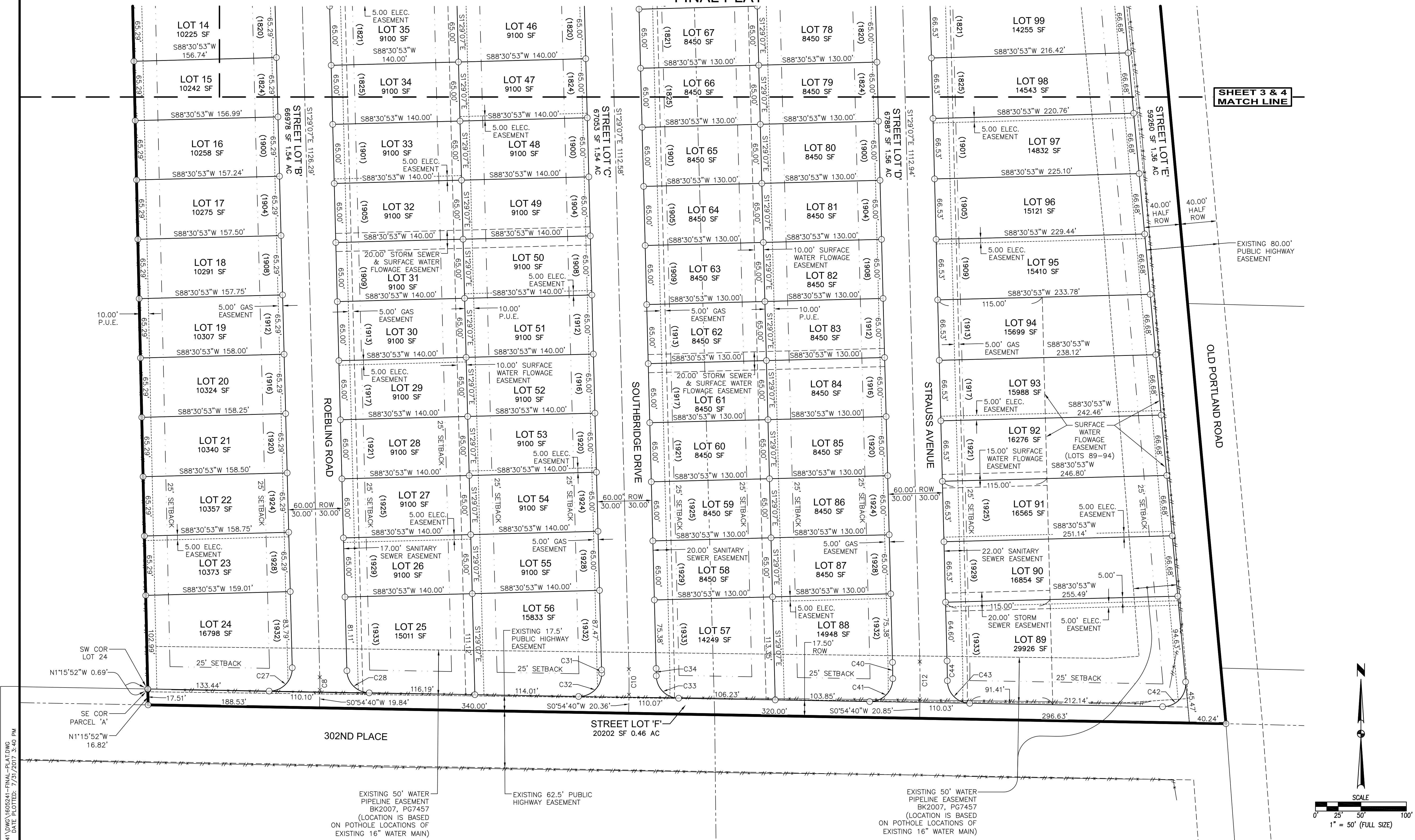
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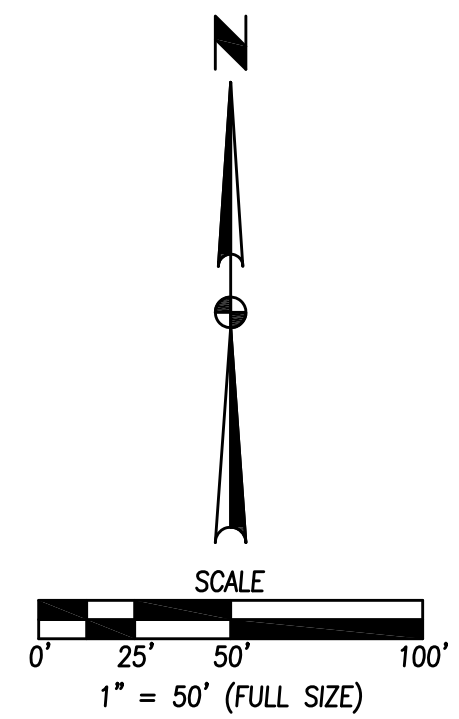
SOUTHBRIDGE PLAT 1
FINAL PLAT

SOUTHBRIDGE PLAT 1

FINAL PLAT



SHEET 3 & 4
MATCH LINE

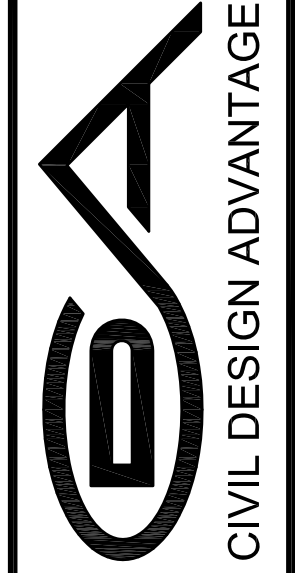


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DATE	6-19-17
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ADEL, IOWA

SOUTHBRIDGE PLAT 1 FINAL PLAT

