

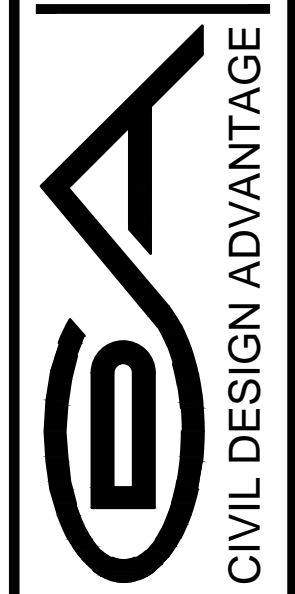
INDEX LEGEND
 LOCATION: PT SE1/4 SW1/4 SEC 27-81-23
 ELKHART, POLK COUNTY, IOWA
 REQUESTOR: KIMBERLEY DEVELOPMENT CORP
 PROPRIETOR: KIMBERLEY DEVELOPMENT CORP
 SURVEYOR: MIKE BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE,
 SUITE 6 GRIMES, IA. 50111
 PH: 515-369-4400

ELK RUN PLAT 3

FINAL PLAT

DATE	REVISIONS
10/13/20	
08/25/20	

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

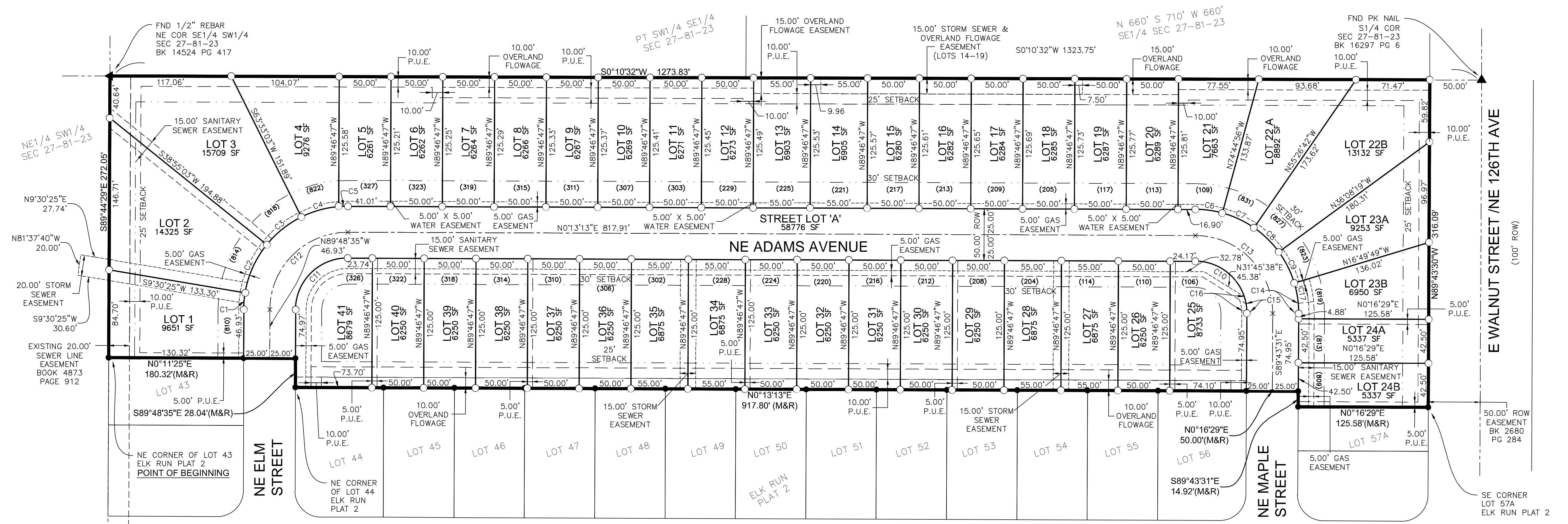


CIVIL DESIGN ADVANTAGE
 ELKHART, IOWA

ELK RUN PLAT 3

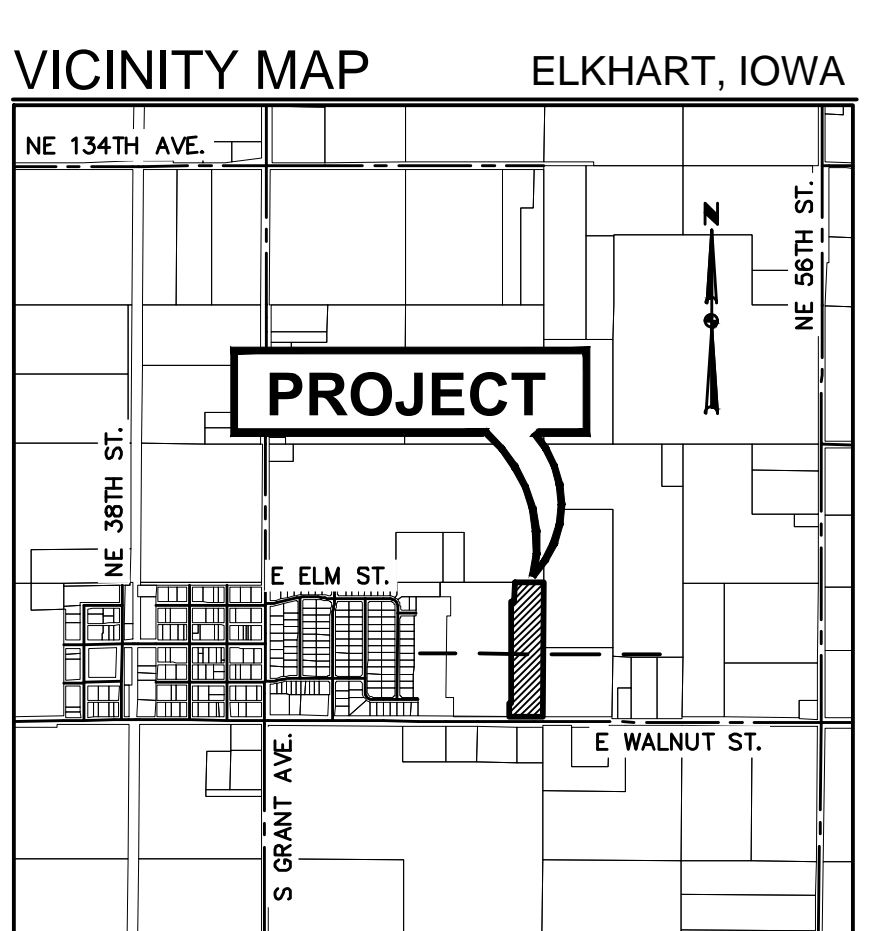
FINAL PLAT

1
1
1912624



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	9°19'00"	100.00'	16.26'	S85°09'05"E	16.24'
C2	29°24'38"	100.00'	51.33'	S65°47'16"E	50.77'
C3	24°38'00"	100.00'	42.99'	S38°45'57"E	42.66'
C4	21°30'50"	100.00'	37.55'	S15°41'32"E	37.33'
C5	5°09'20"	100.00'	9.00'	S2°21'27"E	9.00'
C6	15°01'50"	100.00'	26.23'	S7°44'09"W	26.16'
C7	19°18'15"	100.00'	33.69'	S24°54'11"W	33.53'
C8	19°18'23"	100.00'	33.70'	S44°12'30"W	33.54'
C9	19°18'29"	100.00'	33.70'	S63°30'56"W	33.54'
C10	90°03'16"	50.00'	78.59'	N45°14'51"E	70.74'
C11	90°01'48"	50.00'	78.57'	N44°47'41"W	70.73'
C12	90°01'48"	75.00'	117.85'	N44°47'41"W	106.09'
C13	90°03'16"	75.00'	117.88'	N45°14'51"E	106.12'
C14	5°48'19"	100.00'	10.13'	S87°22'20"W	10.13'
C15	10°43'26"	50.00'	9.36'	N84°54'46"E	9.34'
C16	19°02'03"	50.00'	16.61'	N80°45'28"E	16.53'
C17	17°06'18"	100.00'	29.85'	S81°43'20"W	29.74'



DATE OF SURVEY:
 AUGUST 20, 2020

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	---

ZONING:
 R-1(50)

BULK REGULATIONS:
 FRONT SETBACK: 30'
 REAR SETBACK: 25'
 SIDE SETBACK: 5'
 MIN. LOT WIDTH: 50'
 BI-ATTACHED MIN. LOT WIDTH: 42.5'

PART 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:

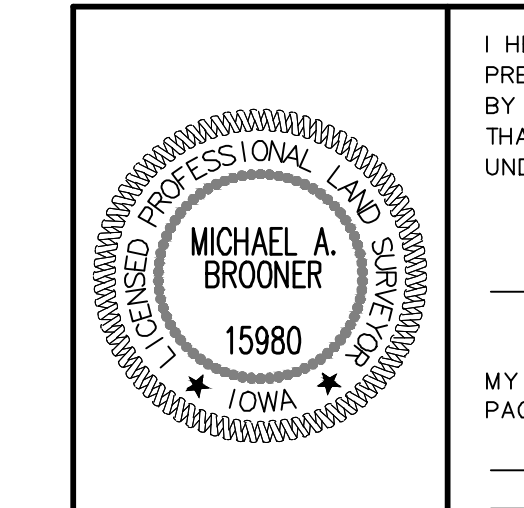
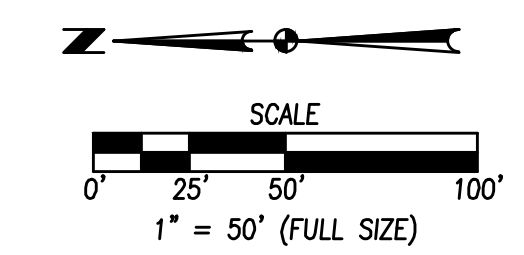
BEGINNING AT THE NORTHEAST CORNER OF LOT 43, ELK RUN PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°44'29" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 272.05 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°10'32" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1273.83 FEET TO THE NORTH RIGHT OF WAY LINE OF E WALNUT STREET; THENCE NORTH 89°43'30" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 316.09 FEET TO THE SOUTHEAST CORNER OF LOT 57A, SAID ELK RUN PLAT 2; THENCE NORTH 00°16'29" EAST ALONG THE EASTERLY LINE OF SAID ELK RUN PLAT 2, A DISTANCE OF 125.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 57A; THENCE SOUTH 89°43'31" EAST CONTINUING ALONG SAID EASTERLY LINE, 14.92 FEET; THENCE NORTH 00°16'29" EAST CONTINUING ALONG SAID EASTERLY LINE, 50.00 FEET; THENCE NORTH 00°13'13" EAST CONTINUING ALONG SAID EASTERLY LINE, 917.80 FEET TO THE NORTHEAST CORNER OF LOT 44, SAID ELK RUN PLAT 2; THENCE SOUTH 89°48'35" EAST CONTINUING ALONG SAID EASTERLY LINE, 28.04 FEET; THENCE NORTH 00°11'25" EAST CONTINUING ALONG SAID EASTERLY LINE, 180.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.71 ACRES (379,611 SQUARE FEET). THE PROPERTY 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.
- 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

OWNER/DEVELOPER: KIMBERLEY DEVELOPMENT
 2785 N. ANKENY BLVD.
 ANKENY, IA 50023



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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET