

JORDAN LEA PLAT

FINAL PLAT

URBANDALE, IA

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@cecclac.com



Doc ID: 008273630020 Type: PLAT
 Recorded: 11/25/2020 at 12:44:18 PM
 Fee Amt: \$102.00 Page 1 of 20
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
BK 2020 PG 33574

Slide F288-293



VICINITY SKETCH SCALE: 1" = 1000'

SHEET INDEX

SHEET #	SHEET TITLE
1	COVER
2	NORTH GEOMETRIC PLAN
3	SOUTH GEOMETRIC PLAN
4	NORTH EASEMENT PLAN
5	SOUTH EASEMENT PLAN
6	EASEMENT DETAILS

LEGAL DESCRIPTION
 OUTLOT W, ROBEL ESTATES PLAT I, AN OFFICIAL PLAT, CITY OF URBANDALE, DALLAS COUNTY, IOWA RECORDED IN BOOK 2014, PAGE 1664 OF THE DALLAS COUNTY RECORDER'S OFFICE AND CONTAINING 22.630 ACRES MORE OR LESS.

- UTILITY CONTACT INFORMATION**
- CITY OF URBANDALE ENGINEERING - TYLER CASEY
 EMAIL: TCASEY@URBANDALE.ORG
 PH: 515-276-3950
 GAS
 SANITARY SEWER
 STORM SEWER
 - CITY OF URBANDALE WATER UTILITY - GAIL PALMER
 PH: 515-276-3940
 WATER MAIN
 - MID-AMERICAN ENERGY - HOLLY CONAWAY
 PH: 515-242-3402
 GAS
 ELECTRIC
 - MEDIACOM - PAUL MAY
 PH: 515-246-2252
 FIBER OPTIC
 CABLE
 - CENTURY LINK - ANGELA BACH
 PH: 515-263-7520

INDEX LEGEND

CITY: URBANDALE
SUBDIVISION: ROBEL ESTATES PLAT I
LOTS: OUTLOT W
PROPRIETOR (S): JORDAN LEA LLC
REQUESTED BY: JORDAN LEA LLC
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC. RETURN TO: 2400 86TH STREET, URBANDALE, IA 50322

PROFESSIONAL LAND SURVEYOR:
 CIVIL ENGINEERING CONSULTANTS
 ATTN: JEFFREY A. GADDIS, PLS #18381
 2400 86TH STREET, SUITE #12
 URBANDALE, IA 50322
 PHONE: 515-276-4884 EXT 21
 FAX: 515-276-7084
 EMAIL: JAGADDIS@CECLAC.COM

PROJECT MANAGER:
 CIVIL ENGINEERING CONSULTANTS
 ATTN: ED ARP
 2400 86TH STREET, SUITE #12
 URBANDALE, IA 50322
 PHONE: 515-276-4884 EXT 13
 FAX: 515-276-7084
 EMAIL: ARP@CECLAC.COM

PROPERTY OWNERS:
 JORDAN LEA, LLC
 6205 MILLS CIVIC PKWY
 WEST DES MOINES, IOWA 50266
 ATTN: JAKE RIED (515) 261-4001 EXT. 2
 jake@neighborhoodplanners.com

APPLICANT:
 JORDAN LEA, LLC
 6205 MILLS CIVIC PKWY
 WEST DES MOINES, IOWA 50266
 ATTN: JAKE RIED (515) 261-4001 EXT. 2
 jake@neighborhoodplanners.com

LAND AREA
 22.630 ACRES
 986,29 SQUARE FEET

ZONING
 ROBEL PROPERTY PUD
 UNDERLYING ZONING: R-15 SINGLE-FAMILY DETACHED

BULK REQUIREMENTS
 R-15 MINIMUM BULK REQUIREMENTS:
 LOTS 8-14, 32-38, 45-50, 52-57
 MIN. LOT AREA - 4,375 S.F.
 MIN. LOT WIDTH - 75'
 MIN. FRONT YARD SETBACK - 30'
 (35' ADJACENT TO LOTS A1-F)
 MIN. REAR YARD SETBACK - 30'
 MIN. SIDE YARD SETBACK - 5'

LOTS 1-7, 15-31, 34-44, 51
 MIN. LOT AREA - 8,000 S.F.
 MIN. LOT WIDTH - 65'
 MIN. FRONT YARD SETBACK - 30'
 (35' ADJACENT TO LOTS A1-F)
 MIN. REAR YARD SETBACK - 30'
 MIN. SIDE YARD SETBACK - 5'

LEGEND

---	PROPERTY BOUNDARY
---	EXISTING LOT LINES
---	EXISTING LOT LINES
---	ORIGINAL LOT LINES
---	SECTION LINES
---	EASEMENT LINES
---	CENTER LINE
---	BUILDING SETBACK LINE
▲	FOUND SECTION CORNER (1/4" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
△	SET SECTION CORNER (1/4" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
●	FOUND PROPERTY CORNER
○	SET PROPERTY CORNER (1/4" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARINGS & DISTANCE
P.	PREVIOUSLY RECORDED BEARINGS & DISTANCE
D.	DEEDED BEARINGS & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
P.O.R.	POINT OF REFERENCE
P.O.B.	POINT OF BEGINNING
413	ADDRESS
M.O.E.	MINIMUM OPENING ELEVATION
M.B.E.	MINIMUM BASEMENT ELEVATION

APPROVED
 CITY OF URBANDALE
 P. & Z. #72020 C.C. #7282020
 BY: *Kristi A. B...*
 DEPT. OF COMMUNITY DEVELOPMENT

- NOTES:**
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR.
 - THE FINAL PLAT BEARINGS WERE DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD(83/2011) SOUTH ZONE GRID NORTH.
 - THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1/10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1/5000 FOR INDIVIDUAL LOTS.
 - THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
 - MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
 - THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER.
 - NO LOT SHALL HAVE DIRECT ACCESS TO WATERFORD ROAD.
 - LOT 'A' - LOT 'F' IS TO BE DEDICATED TO THE CITY OF URBANDALE FOR PUBLIC STREET PURPOSES.
 - OUTLOT 'W' IS TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION FOR STORM WATER DETENTION PURPOSES.
 - IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES MUST RELOCATE WITHOUT EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE IS SUBORDINATE IN PRIORITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.
 - NO FENCES SHALL BE ALLOWED WITHIN THE 50-FOOT LANDSCAPE AREA ALONG WATERFORD ROAD.
 - ALL FUTURE DRIVEWAYS TO BE LOCATED SO AS TO NOT CONFLICT WITH MANHOLE AND INTAKE STRUCTURES.
 - MAINTENANCE OF ALL DRAIN TILE LINES IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

BENCHMARK
 CITY BENCHMARK #91
 IN THE CITY OF URBANDALE, DALLAS COUNTY IOWA, LOCATED AT THE SE CORNER OF WATERFORD ROAD (260TH STREET) AND 156TH STREET, SE OF THE SE CORNER OF SECTION II, T-74-N, R-26-W.
 MONUMENT: TOP OF REBAR SET IN A CONCRETE FOOTING.
 ELEVATION: (URBANDALE DATUM) 161.42 FT, REVISED NOVEMBER 28, 2005 (5665) 935.44 FT

CITY BENCHMARK #94
 IN THE CITY OF URBANDALE, DALLAS COUNTY IOWA, LOCATED AT THE WEST SIDE OF 156TH STREET, WEST OF THE WEST V4 CORNER OF SECTION 13, T-74-N, R-26-W.
 MONUMENT: ALUMINUM MARKER STAMPED B.M. 84, SET IN TOP OF CONCRETE POST.
 ELEVATION: (URBANDALE DATUM) 151.82 FT, REVISED FEBRUARY 13, 2002 (5665) 91.23 FT

CERTIFICATION

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.

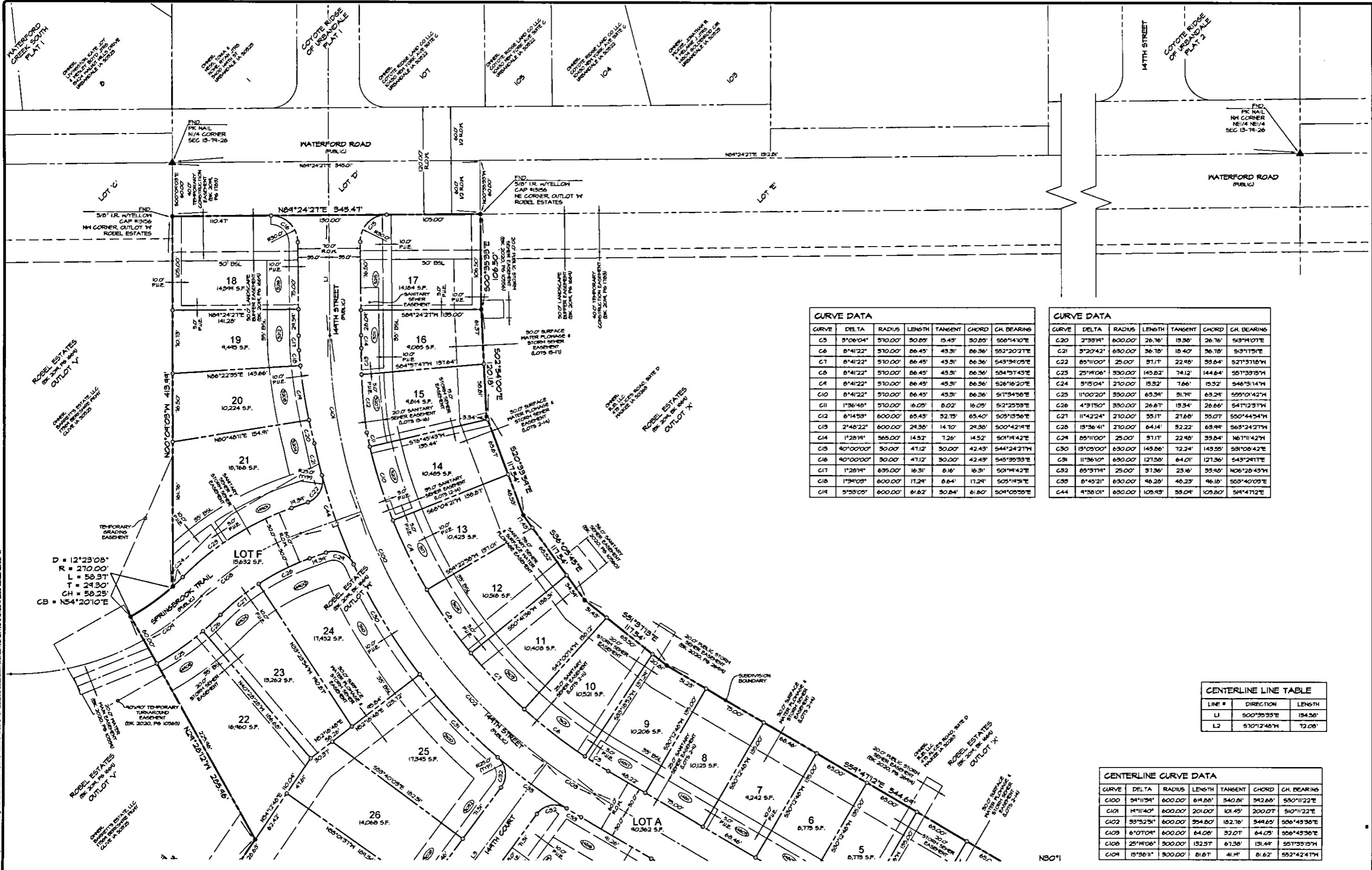
JEFFREY A. GADDIS
 18381
 IOWA

11/23/2020
 DATE
 MY LICENSE EXPIRES ON 12/31/2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 - 6

DATE	1ST SUBMIT	06/23/2020	REVISIONS	COMMENTS
	2ND SUBMIT	10/23/2020	1	
	3RD SUBMIT	11/23/2020	2	
	DATE OF SURVEY		3	
	DESIGNED BY	MH	4	
	DRAWN BY	CM	5	
			6	

JORDAN LEA PLAT I
 URBANDALE, IOWA
 COVER

SHEET
 OF 6
 A-1490



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C3	3°08'04"	570.00'	30.85'	15.43'	30.85'	S58°14'10"E
C6	8°41'22"	570.00'	66.45'	43.31'	66.36'	S52°20'21"E
C7	8°41'22"	570.00'	66.45'	43.31'	66.36'	S43°34'05"E
C8	8°41'22"	570.00'	66.45'	43.31'	66.36'	S34°51'43"E
C4	8°41'22"	570.00'	66.45'	43.31'	66.36'	S26°16'20"E
C10	8°41'22"	570.00'	66.45'	43.31'	66.36'	S17°34'58"E
C11	1°36'48"	570.00'	16.05'	8.02'	16.05'	S12°25'53"E
C12	6°14'53"	600.00'	65.43'	32.75'	65.40'	S05°15'56"E
C19	2°48'22"	600.00'	24.36'	14.10'	24.36'	S00°42'14"E
C14	1°28'14"	365.00'	14.52'	7.26'	14.52'	S01°14'42"E
C15	40°00'00"	30.00'	47.12'	30.00'	42.43'	S44°24'21"W
C16	40°00'00"	30.00'	47.12'	30.00'	42.43'	S45°35'33"E
C17	1°28'14"	635.00'	16.31'	8.16'	16.31'	S01°14'42"E
C18	1°34'03"	600.00'	17.24'	8.64'	17.24'	S05°14'51"E
C19	5°53'05"	600.00'	61.62'	30.84'	61.60'	S04°05'58"E

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C20	2°33'14"	600.00'	26.76'	13.38'	26.76'	S13°11'01"E
C21	3°20'42"	630.00'	36.78'	18.40'	36.78'	S13°17'51"E
C22	85°11'00"	25.00'	51.17'	22.98'	33.64'	S21°31'18"W
C23	25°14'06"	330.00'	145.82'	74.12'	144.64'	S51°33'15"W
C24	3°15'04"	210.00'	15.52'	7.66'	15.32'	S46°31'14"W
C25	11°00'20"	330.00'	63.34'	31.74'	63.24'	S55°01'42"W
C26	4°31'50"	330.00'	26.67'	13.34'	26.66'	S47°12'51"W
C27	11°42'24"	210.00'	35.11'	21.66'	35.07'	S50°44'54"W
C28	13°36'41"	210.00'	64.14'	32.22'	63.94'	S63°24'21"W
C29	85°11'00"	25.00'	51.17'	22.98'	33.64'	N61°11'42"W
C30	13°03'00"	630.00'	143.86'	72.24'	143.55'	S31°08'42"E
C31	11°36'10"	630.00'	127.58'	64.01'	127.36'	S43°24'11"E
C32	85°31'14"	25.00'	51.36'	23.16'	33.46'	N06°28'43"W
C33	8°45'21"	630.00'	46.28'	46.23'	46.18'	S63°40'09"E
C44	4°38'01"	630.00'	105.93'	53.04'	105.80'	S14°47'12"E

CENTERLINE LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S00°35'33"E	134.50'
L2	S70°12'48"W	72.08'

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	54°11'34"	600.00'	619.88'	340.81'	542.88'	S30°11'22"E
C101	14°11'40"	600.00'	201.00'	101.45'	200.07'	S10°11'22"E
C102	53°32'51"	600.00'	354.80'	182.76'	344.65'	S56°43'38"E
C103	6°07'04"	600.00'	64.08'	32.07'	64.05'	S56°43'38"E
C108	25°14'06"	300.00'	152.57'	67.38'	131.44'	S57°33'15"W
C104	15°38'11"	300.00'	81.67'	41.14'	81.62'	S52°42'41"W

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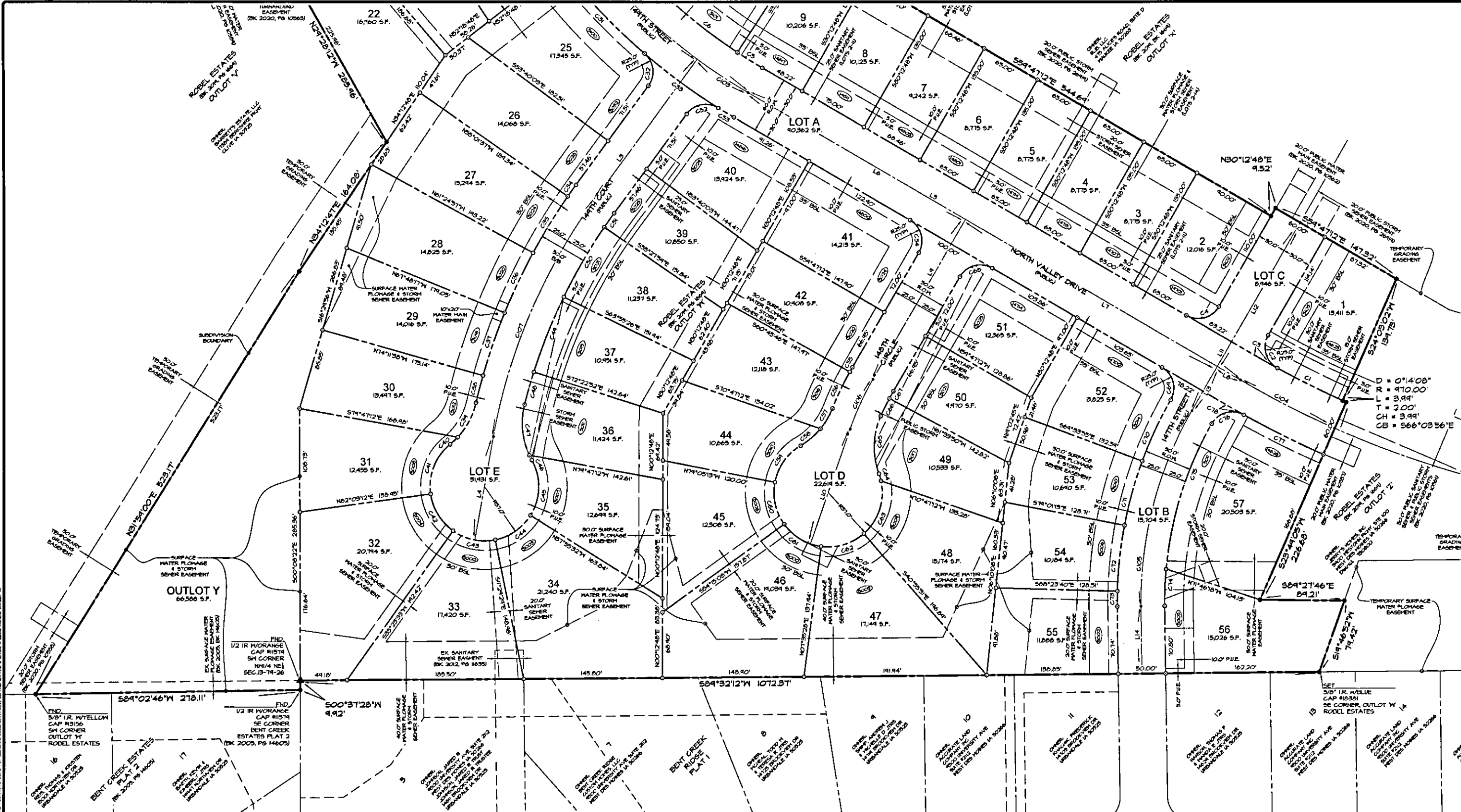
REVISIONS

NO.	DATE	BY	REVISIONS
1	06/12/2020		
2	10/23/2020		
3	11/27/2020		
4			
5			
6			

DATE: 1ST SUBMIT 06/12/2020
 2ND SUBMIT 10/23/2020
 3RD SUBMIT 11/27/2020
 DATE OF SURVEY: 11/14/19
 DESIGNED BY: MHH
 DRAWN BY: CH

JORDAN LEA PLAT 1
 URBANDALE, IOWA
 NORTH GEOMETRIC PLAN

SHEET
 2
 NORTH
 SCALE: 1"=50'
 A-1940



Civil Engineering Consultants, Inc.
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 515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com



DATE	REVISIONS	COMMENTS
06/12/2020	1	DATE OF SURVEY
10/23/2020	2	DESIGNED BY
11/2/2020	3	DRAWN BY
	4	
	5	
	6	

JORDAN LEA PLAT I
 URBANDALE, IOWA

SOUTH GEOMETRIC PLAN
 NORTH
 SCALE: 1"=50'
 A-1990

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	4°32'14"	910.00'	76.81'	38.43'	76.71'	S63°40'45"E
C2	41°31'26"	25.00'	39.48'	23.72'	35.85'	N3°55'55"W
C3	1°37'26"	910.00'	21.41'	13.75'	21.41'	S60°33'53"E
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	N3°12'48"E
C34	1°21'34"	625.00'	14.83'	7.41'	14.83'	N85°34'10"E
C35	6°23'20"	625.00'	64.64'	34.88'	64.66'	N81°46'43"E
C36	6°23'20"	625.00'	64.64'	34.88'	64.66'	N25°23'25"E
C37	6°23'20"	625.00'	64.64'	34.88'	64.66'	N19°00'09"E
C38	2°40'45"	625.00'	24.23'	14.62'	24.22'	N14°28'00"E
C39	29°45'45"	80.00'	41.56'	21.26'	41.04'	N28°00'30"E
C40	7°52'47"	80.00'	11.00'	5.51'	10.99'	N46°44'46"E
C41	56°42'51"	51.00'	56.41'	32.06'	35.84'	N21°24'41"E
C42	46°34'34"	51.00'	46.42'	24.56'	43.15'	N81°16'37"W

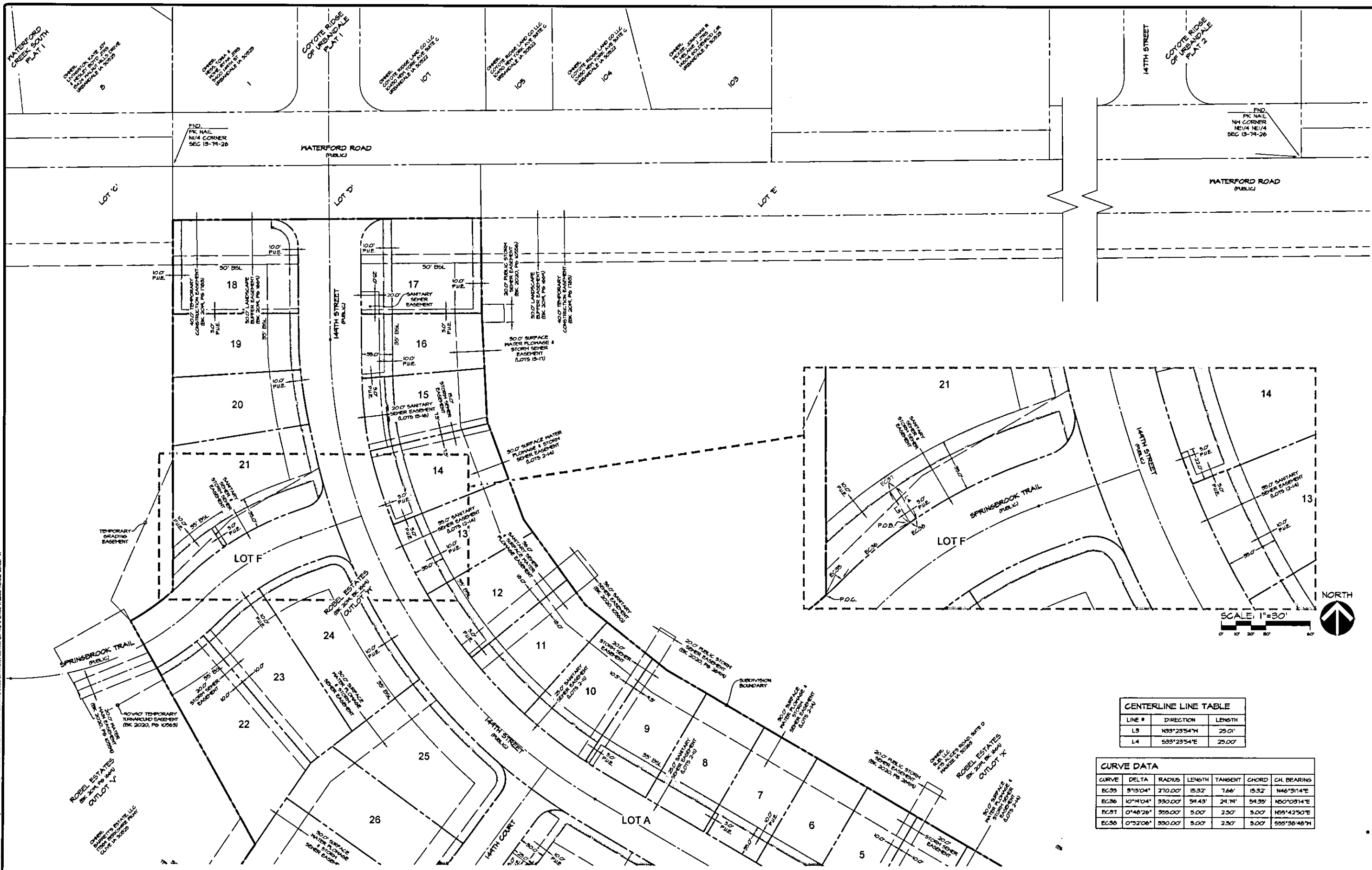
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C43	46°53'02"	51.00'	46.64'	24.72'	43.35'	N78°02'56"W
C44	46°26'03"	51.00'	46.19'	24.43'	44.94'	S55°17'30"W
C45	61°05'14"	51.00'	60.71'	33.63'	51.43'	S01°31'51"W
C46	41°05'36"	80.00'	51.72'	28.66'	51.72'	S26°57'44"E
C47	38°54'45"	80.00'	54.43'	28.33'	53.40'	S05°24'56"E
C48	3°32'13"	575.00'	35.50'	17.75'	35.44'	S15°51'01"W
C49	8°21'26"	575.00'	84.86'	42.51'	84.80'	S21°50'51"W
C50	6°21'26"	575.00'	84.86'	42.51'	84.80'	S30°18'18"W
C51	1°41'56"	575.00'	18.05'	9.03'	18.05'	S35°25'54"W
C52	85°37'14"	25.00'	31.36'	23.16'	33.48'	S74°08'36"W
C53	1°44'28"	630.00'	14.15'	7.17'	14.14'	S68°54'56"E
C54	40°00'00"	25.00'	39.27'	25.00'	35.36'	N14°41'24"W
C55	0°56'34"	325.00'	5.54'	2.77'	5.54'	N24°43'31"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C56	7°21'38"	325.00'	42.32'	21.16'	42.29'	N25°30'25"E
C57	17°57'14"	80.00'	25.07'	12.84'	24.47'	N80°45'15"E
C58	8°42'34"	80.00'	27.32'	13.60'	27.34'	N49°35'14"E
C59	48°31'41"	51.00'	48.28'	25.64'	46.85'	N85°10'40"E
C60	46°34'34"	51.00'	46.42'	24.56'	43.15'	N12°25'03"W
C61	46°34'34"	51.00'	46.42'	24.56'	43.15'	N84°04'42"W
C62	48°30'34"	51.00'	48.27'	25.64'	46.84'	S73°19'54"W
C63	6°28'35"	51.00'	61.16'	33.40'	58.27'	S18°20'11"W
C64	7°52'44"	51.00'	7.84'	3.93'	7.83'	S16°20'28"E
C65	44°25'31"	80.00'	62.05'	32.67'	60.44'	S01°55'55"W
C66	41°17'24"	275.00'	20.80'	10.30'	20.59'	S26°17'26"W
C67	1°46'38"	275.00'	6.53'	3.27'	6.53'	S24°19'29"W
C68	40°00'00"	25.00'	39.27'	25.00'	35.36'	S73°12'48"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C69	84°47'23"	25.00'	39.18'	24.91'	35.29'	N14°53'30"W
C70	4°34'06"	425.00'	70.98'	35.51'	70.89'	N25°13'08"E
C71	4°27'18"	425.00'	70.13'	35.15'	70.05'	N15°42'26"E
C72	4°22'21"	425.00'	64.53'	34.84'	64.46'	N06°17'33"E
C73	2°08'54"	425.00'	15.84'	7.93'	15.84'	N00°32'05"E
C74	3°54'53"	375.00'	38.71'	19.37'	38.70'	S02°25'13"W
C75	24°56'08"	375.00'	181.02'	81.77'	181.74'	S17°40'44"W
C76	84°03'01"	25.00'	38.86'	24.54'	35.06'	S14°30'18"W
C77	5°12'44"	1030.00'	43.12'	21.56'	43.84'	S63°34'35"E
C78	1°10'54"	1030.00'	21.27'	10.63'	21.21'	S60°22'42"E

LINE #	DIRECTION	LENGTH
L3	N56°19'57"E	182.06'
L4	N10°12'48"E	110.24'
L5	S59°47'12"E	549.90'
L6	S59°47'12"E	264.71'
L7	S59°47'12"E	307.51'
L8	S59°47'12"E	28.22'
L9	N80°12'48"E	143.45'
L10	N18°12'48"E	121.37'
L11	N80°12'48"E	227.87'
L12	S30°12'48"W	174.52'
L13	S30°12'48"W	53.35'
L14	N00°32'14"W	64.66'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C103	8°10'04"	600.00'	64.08'	32.07'	64.05'	S56°43'38"E
C104	8°23'48"	1000.00'	111.64'	55.86'	111.58'	S62°34'06"E
C105	30°45'01"	400.00'	214.68'	104.94'	212.11'	N14°50'17"E
C106	11°00'00"	300.00'	51.60'	25.80'	51.51'	N24°42'48"E
C107	26°07'04"	600.00'	273.52'	136.76'	271.16'	N23°16'22"E

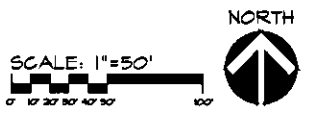
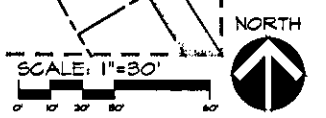


CENTERLINE LINE TABLE

LINE #	DIRECTION	LENGTH
L3	N89°23'54"W	25.01'
L4	S33°23'54"E	25.00'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC95	9°15'04"	270.00'	15.32'	7.66'	15.32'	N46°31'14"E
EC26	10°14'04"	330.00'	54.43'	24.71'	54.35'	N50°09'14"E
EC91	0°48'26"	355.00'	5.00'	2.50'	5.00'	N59°42'50"E
EC38	0°52'08"	330.00'	5.00'	2.50'	5.00'	S55°58'48"W



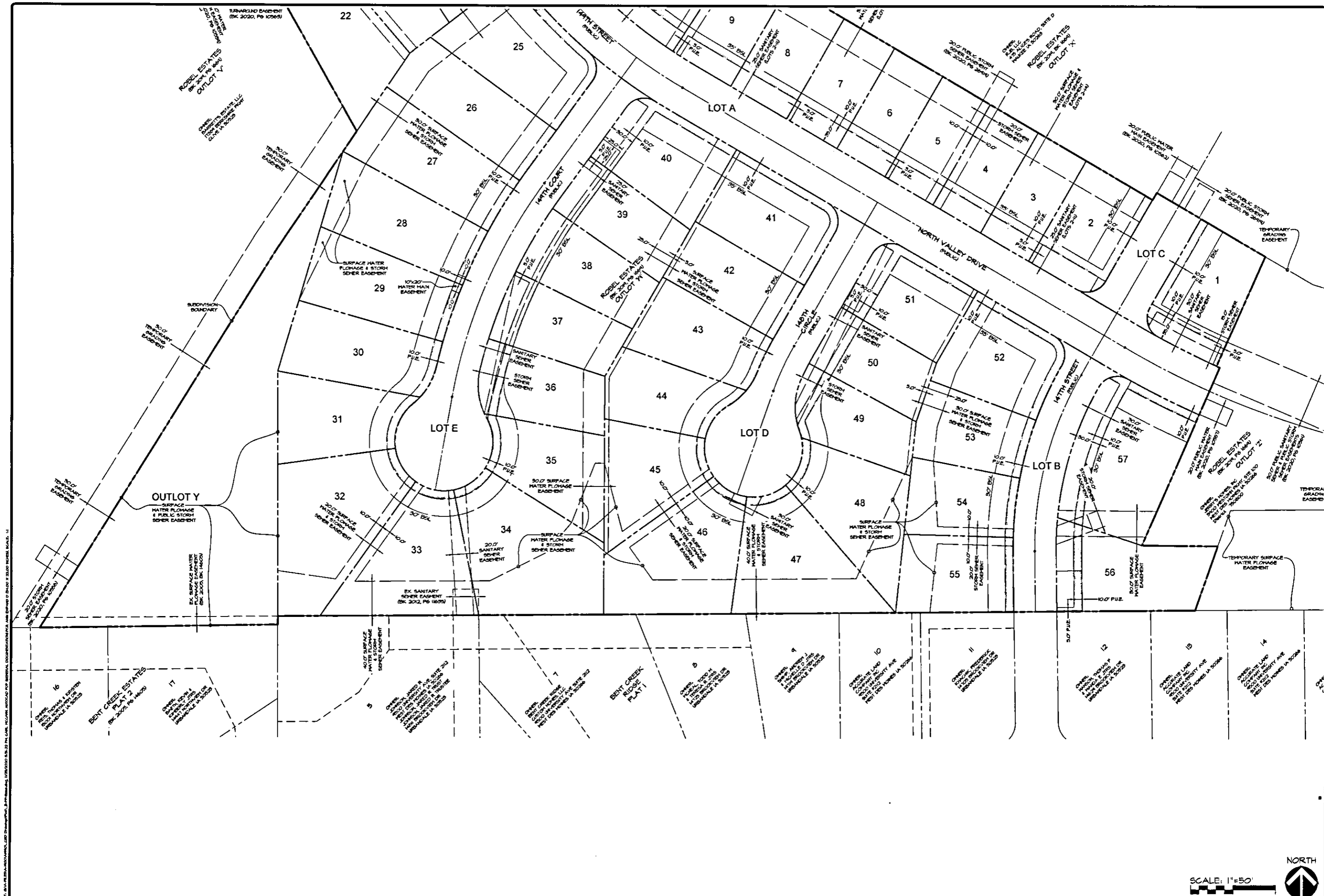
Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



DATE	1ST SUBMIT	06/12/2020	REVISIONS	COMMENTS
	2ND SUBMIT	10/29/2020	1	
	3RD SUBMIT	11/27/2020	2	
	DATE OF SURVEY		3	
	DESIGNED BY	MM	4	
	DRAWN BY	CH	5	
			6	

JORDAN LEA PLAT 1
 URANDALE, IOWA
 NORTH EASEMENT PLAN

SHEET
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 A-1840



JORDAN LEA PLAT 1
URBANDALE, IOWA
SOUTH EASEMENT PLAN

UT

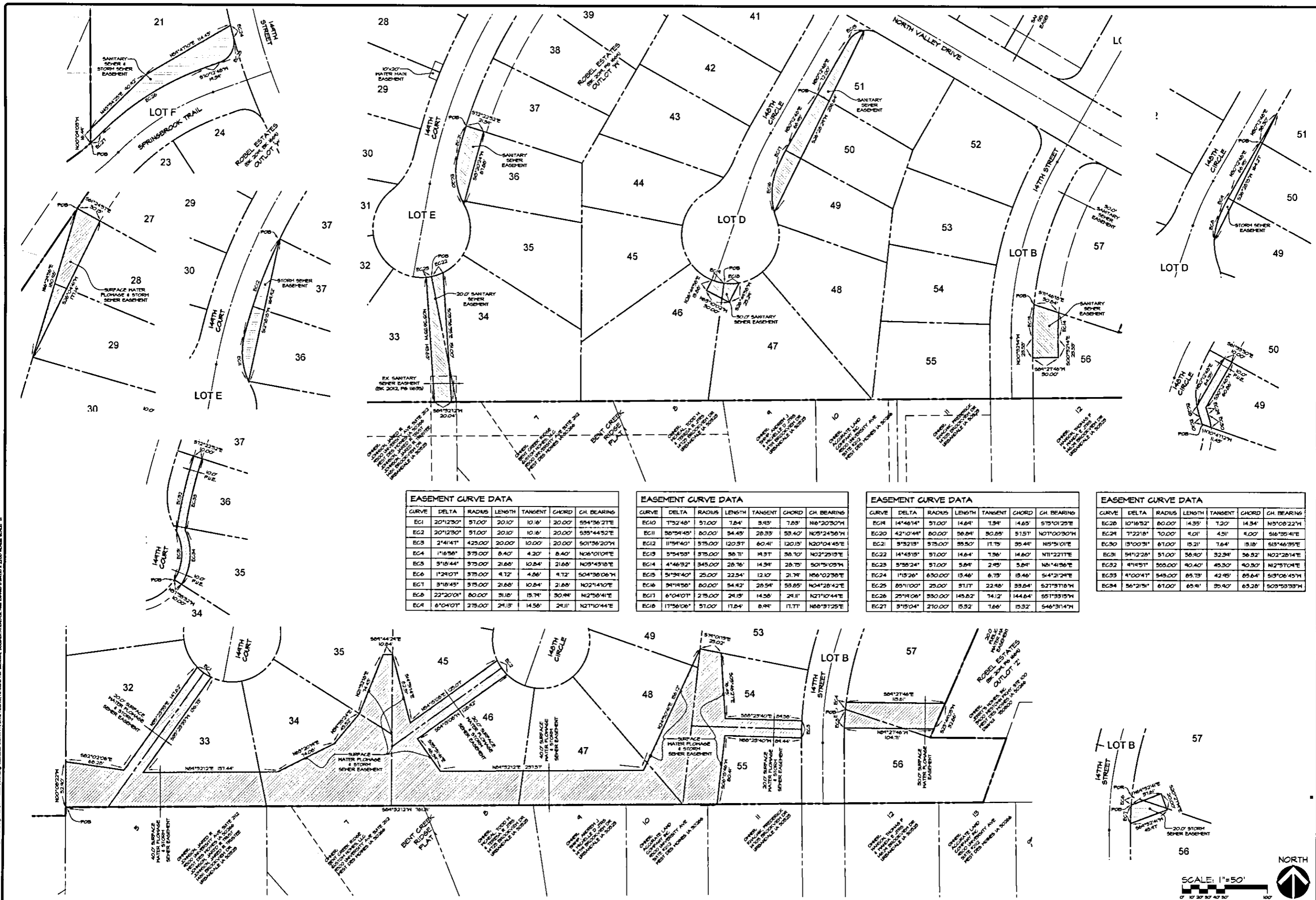
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NO.	DATE	REVISIONS	COMMENTS
1	06/12/2020	1	DATE: 1ST SUBMIT
2	10/23/2020	2	2ND SUBMIT
3	11/2/2020	3	3RD SUBMIT
4		4	DATE OF SURVEY:
5		5	DESIGNED BY: MHA
6		6	DRAWN BY: CH

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 Civil Engineering Consultants, Inc.
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EASEMENT CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC1	20°12'30"	57.00'	20.10'	10.16'	20.00'	S54°36'21"E
EC2	20°12'30"	57.00'	20.10'	10.16'	20.00'	S35°44'52"E
EC3	2°41'41"	425.00'	20.00'	10.00'	20.00'	S01°36'20"W
EC4	1°16'58"	375.00'	8.40'	4.20'	8.40'	N06°10'10"E
EC5	5°16'44"	375.00'	21.68'	10.84'	21.68'	N03°43'18"E
EC6	1°29'17"	375.00'	4.72'	4.86'	4.72'	S04°36'08"W
EC7	3°18'45"	375.00'	21.68'	10.84'	21.68'	N02°14'10"E
EC8	22°20'01"	80.00'	31.18'	15.74'	30.94'	N12°58'41"E
EC9	6°04'07"	275.00'	24.13'	14.58'	24.11'	N27°10'44"E

EASEMENT CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC10	1°52'48"	57.00'	7.84'	3.93'	7.83'	N16°20'30"W
EC11	58°59'45"	80.00'	54.45'	28.33'	53.40'	N05°24'56"W
EC12	11°54'40"	575.00'	120.97'	60.41'	120.15'	N20°04'45"E
EC13	5°54'58"	375.00'	38.71'	19.31'	38.10'	N02°29'13"E
EC14	4°46'32"	345.00'	28.76'	14.34'	28.75'	S01°51'03"W
EC15	5°13'40"	25.00'	22.54'	12.10'	21.74'	N06°02'38"E
EC16	34°19'58"	80.00'	54.42'	28.54'	53.85'	N04°28'42"E
EC17	6°04'07"	275.00'	24.13'	14.58'	24.11'	N27°10'44"E
EC18	17°56'06"	57.00'	17.84'	8.94'	17.77'	N58°31'25"E

EASEMENT CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC19	14°46'14"	57.00'	14.64'	7.34'	14.63'	S75°01'25"E
EC20	42°10'44"	80.00'	56.84'	30.28'	51.57'	N07°00'30"W
EC21	5°32'19"	575.00'	55.50'	11.75'	35.44'	N15°51'01"E
EC22	14°43'15"	57.00'	14.64'	7.36'	14.60'	N71°22'17"E
EC23	5°55'24"	57.00'	5.84'	2.95'	5.84'	N81°41'56"E
EC24	1°15'26"	630.00'	13.46'	6.75'	13.46'	S14°21'29"E
EC25	85°11'00"	25.00'	31.17'	22.98'	33.84'	S27°31'18"W
EC26	25°14'06"	530.00'	145.82'	74.12'	144.64'	S51°33'15"W
EC27	5°15'04"	270.00'	15.52'	7.86'	15.32'	S46°31'14"W

EASEMENT CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC28	10°16'52"	80.00'	14.35'	7.20'	14.34'	N15°08'22"W
EC29	7°22'18"	70.00'	9.01'	4.51'	9.00'	S16°35'41"E
EC30	13°00'31"	67.00'	15.21'	7.64'	15.18'	S13°46'35"E
EC31	54°12'28"	57.00'	38.40'	32.34'	38.32'	N02°28'14"E
EC32	4°14'51"	555.00'	40.40'	45.30'	40.30'	N12°57'04"E
EC33	4°00'47"	545.00'	85.73'	42.95'	85.64'	S15°08'45"W
EC34	56°21'51"	67.00'	65.91'	35.40'	65.28'	S03°53'33"W

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CEC

DATE	1ST SUBMIT	06/22/2020	REVISIONS	COMMENTS
	2ND SUBMIT	10/29/2020	1	
	3RD SUBMIT	11/2/2020	2	
			3	
			4	
			5	
			6	

DATE OF SURVEY: _____
DESIGNED BY: M44
DRAWN BY: CH

JORDAN LEA PLAT I
URBANDALE, IOWA
EASEMENT DETAILS

SHEET
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A-1940