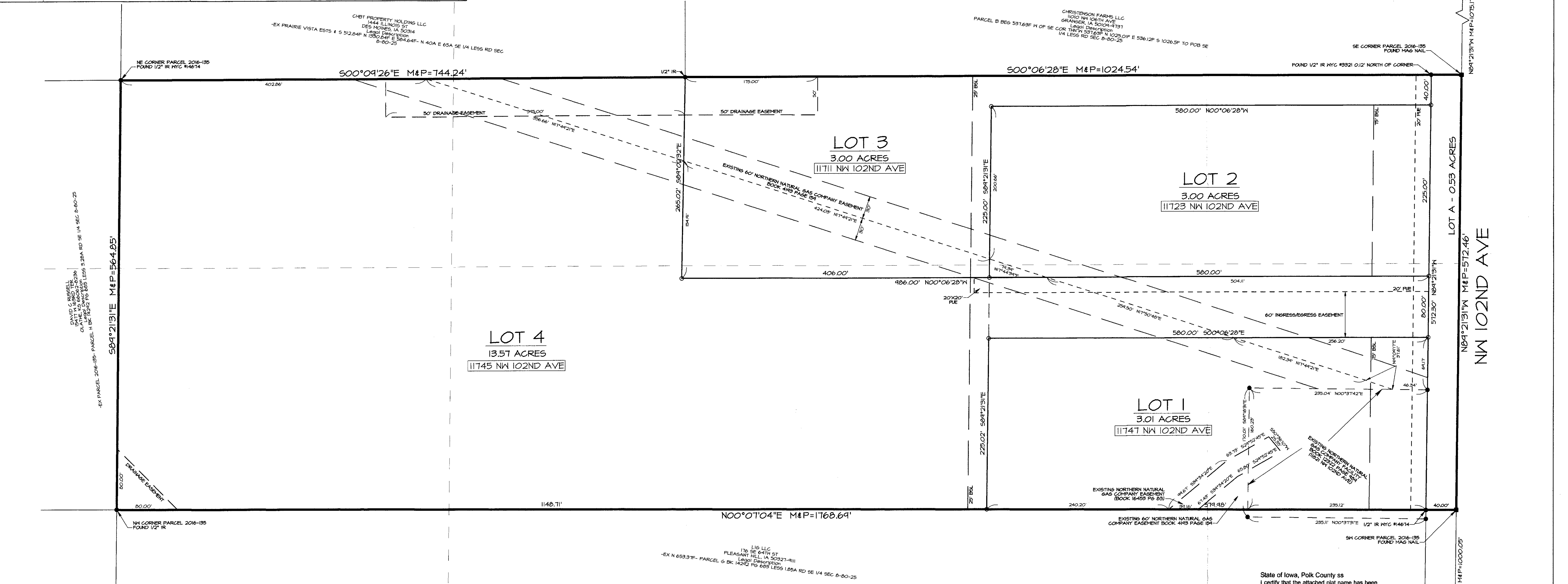


INDEX LEGEND
LOCATION: NW 102ND AVE
GRANGER, IA
PARCEL 2016-135
SECTION 8-80-25
REGRESTOR: JOSH UHLMAN
PROPRIETOR: JOSH UHLMAN
SURVEYOR: GREGORY L ROSS, IA PLS NO. 13286
COMPANY: ASSOCIATED ENGINEERING COMPANY OF IOWA
1830 SE PRINCETON DR, SUITE M
GRIMES, IA 50111
RETURN TO: ASSOCIATED ENGINEERING COMPANY OF IOWA
1830 SE PRINCETON DR, SUITE M
GRIMES, IA 50111

Doc ID: 03223700001 Type: PLT
Kind: PLAT
Recorded: 08/24/2017 at 02:05:57 PM
Fee Amt: \$32.00 Page 1 of 1
Local Description:
Polk County Iowa
JULIE H. HAGERTY RECORDER
File# 2017-00016527
Bk 16619 Pg 11

FINAL PLAT
HARVEST POINTE ESTATES
SHEET 1 OF 1



OWNER/DEVELOPER

JOSH & TRACY UHLMAN
33205 165TH ST.
MADRID, IA 50156
515-537-4310

LEGAL DESCRIPTION

PARCEL 2016-135 IN SECTION 8, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH PM.
POLK COUNTY, IOWA, AS RECORDED IN BOOK 16078, PAGE 80 AT THE POLK COUNTY IOWA
RECORDER'S OFFICE.

SAID PARCEL CONTAINS 23.10 ACRES, MORE OR LESS, INCLUDING 0.53 ACRES OF ROAD
RIGHT OF WAY.

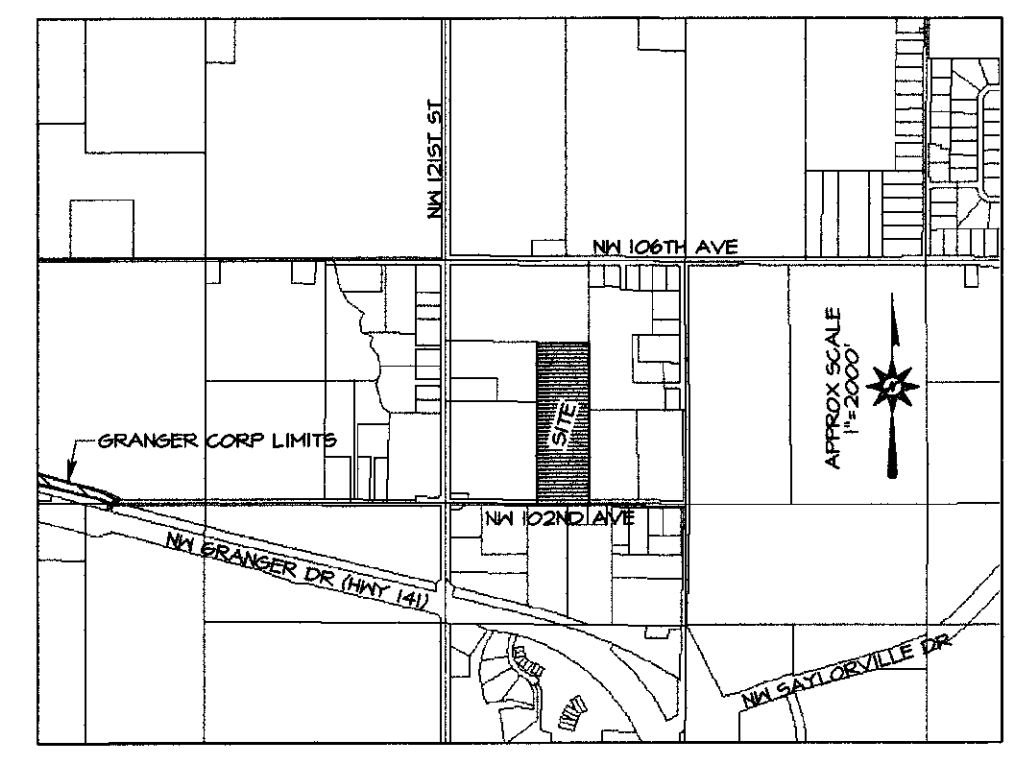
BULK REGULATIONS

FRONT SETBACK: 75'
SIDE SETBACK: 25'
REAR SETBACK: 75'

NOTES

- 1. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY
STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL
RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
2. STORM RUNOFF, DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER
EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER
THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR
THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
(A) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT
RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE
FACILITIES OR PROPERTY OWNERS.
(B) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY
RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS
IN SUCH A MANNER AS TO 'NOT':
(a) DAMAGE DOWN STREAM PROPERTY.
(b) RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
(c) CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
(C) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED
TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM
RUNOFF GENERATED ONSITE OR OFF SITE.
(D) INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF
TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM
PROPERTY.
3. RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF
THIS PLAT WILL BE AT THE DEVELOPER'S EXPENSE.
4. ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
5. UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
6. SEWER SYSTEM: LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS
MAY BE REQUIRED.
7. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY
BE REQUIRED, INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
8. THE INDIVIDUAL OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENT
ON THEIR PROPERTY.
9. DRAINAGE EASEMENT CROSSING: ANY CULVERTS TO BE USED FOR CROSSING DRAINAGE
EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
10. SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE
DISTURBED, MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
11. ZONING: ESTATE RESIDENTIAL
12. WATER: XENIA RURAL WATER DISTRICT.
13. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE
BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
14. LOT A SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.
15. ACCESS TO LOTS 1 & 4 SHALL BE RESTRICTED TO THE 60' INGRESS/EGRESS EASEMENT ON LOT 4.
16. GAS EASEMENT LOCATIONS WERE DETERMINED FROM THE SURVEY LOCATED IN BK 16078 PG 80.
17. REFER TO THE RECORDED ENCROACHMENT AGREEMENT RECORDED IN BOOK 16543 PAGE 76
WHICH OUTLINES RESTRICTIONS REGARDING DRIVEWAYS AND UTILITIE

VICINITY SKETCH



State of Iowa, Polk County ss
I certify that the attached plat name has been
approved as being unique to Polk County and
the plat has been entered of record in the
office of the Polk County Auditor
this 22 day of Aug 2017
JAMIE FITZGERALD, County Auditor
By: [Signature]

Final Plat - APPROVED

Project Number: 2017-05857
Date: 8/22/17
Roy County Chairperson, Board of Supervisors

CERTIFICATION

Survey certification stamp containing project details, dates, and signatures.

LEGEND

- FOUND 1/2" IR
○ SET 1/2" IR NW ORANGE CAP #3206
▲ SECTION CORNER FOUND AS NOTED
△ SECTION CORNER SET AS NOTED
M= MEASURED DISTANCE OR BEARING
P= RECORDED DISTANCE OR BEARING

ASSOCIATED ENGINEERING
AEC COMPANY OF IOWA
1830 SE PRINCETON DR, SUITE M GRIMES, IA 50111
Phone: (515) 253-3156 Fax: (515) 253-3157

