

# MEADOW VISTA SOUTH PLAT 2

## FINAL PLAT

### ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DR, SUITE G  
GRIMES, IOWA 50111

### ZONING:

PROPOSED: PUD W/ UNDERLYING R-2 SINGLE  
FAMILY RESIDENTIAL DISTRICT

### OWNER/DEVELOPER:

MVS PARTNERS LLC  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IA 50325

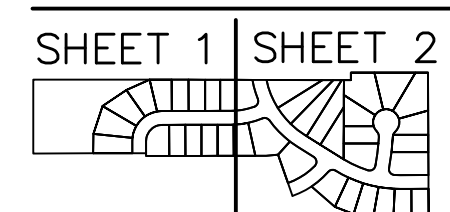
### BULK REGULATIONS:

FRONT YARD SETBACK = 30' - LOTS 1-31 AND 38-73  
= 35' - LOTS 32-37  
SIDE YARD SETBACK = 5' (10' TOTAL) - LOTS 39-43  
= 7' (14' TOTAL) - LOTS 1-38  
AND 44-73  
REAR YARD SETBACK = 35'

### BENCHMARKS:

CP #8: BRASS DISC IN CONCRETE 34.2' WEST OF TRAFFIC SIGNAL BOX, 54.1' NORTH OF NW CORNER OF EAGLE RIDGE SIGN AND 21.7' NORTH OF THE FACE OF "ONE WAY" SIGN AT THE SW CORNER OF THE INTERSECTION OF 8TH STREET SW & SCENIC VIEW BLVD.  
ELEV=948.746  
CP #11: BRASS DISC IN CONCRETE 60.7' SE OF A MAILBOX POST, 108.0' NE OF "35 MPH SPEED LIMIT" SIGN AND 18.2' NORTH OF DRIVE CENTERLINE EAST OF 56TH STREET AND NORTH OF HIGHWAY 65.  
ELEV=913.85

### SHEET LEGEND



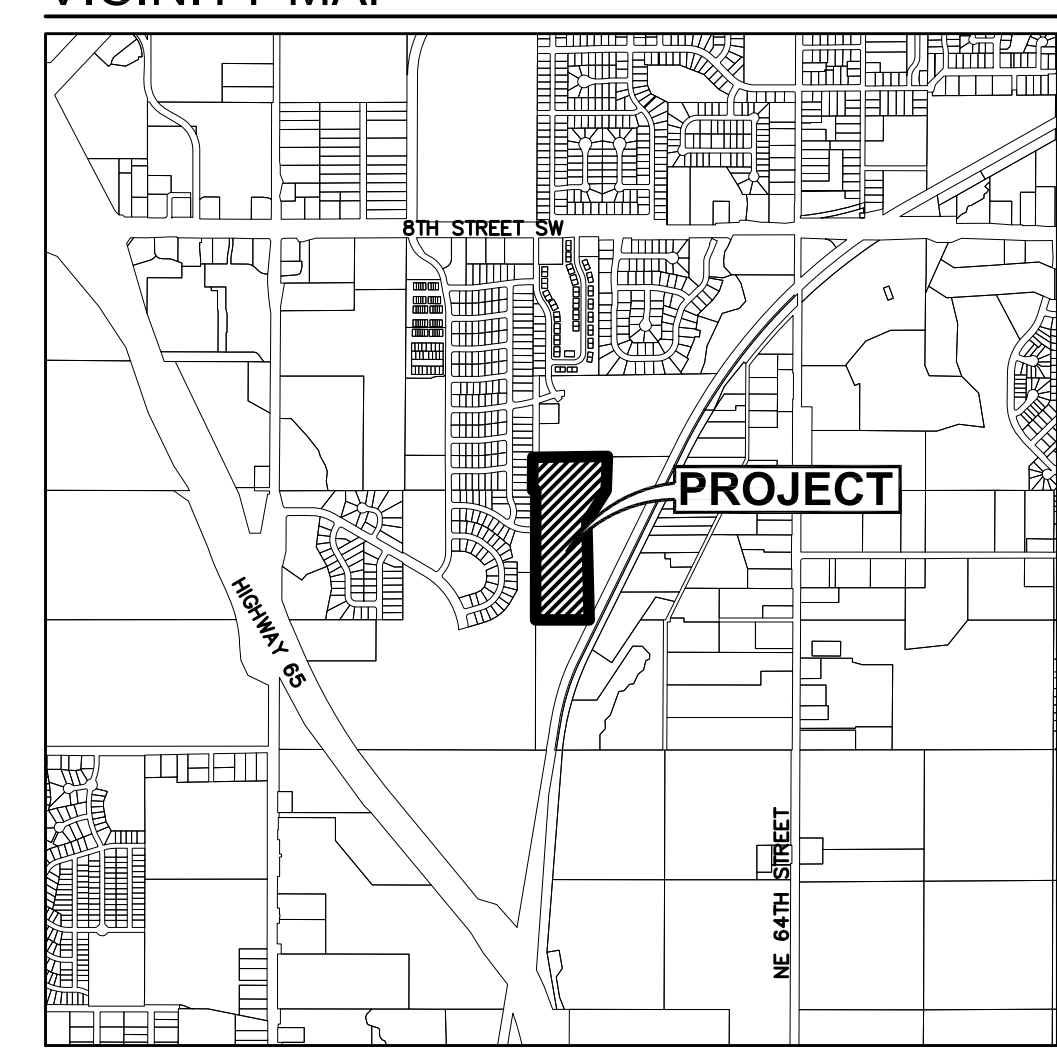
### CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	
C1	5°54'58"	130.00'	13.42'	N87°02'31"W	13.42'	C17	2°02'22"	370.00'	13.17'	N77°21'00"E	13.17'	C33	6°52'38"	530.00'	63.62'	S28°18'59"W	63.58'	C49	3°40'54"	1030.00'	66.19'	S85°10'01"E	66.18'	
C2	24°29'36"	130.00'	55.57'	N71°50'14"W	55.15'	C18	20°27'46"	370.00'	132.14'	N68°08'18"E	131.44'	C34	14°10'52"	470.00'	116.33'	N24°10'53"E	116.03'	C50	16°04'40"	33.00'	9.26'	S78°58'08"E	9.23'	
C3	24°29'36"	130.00'	55.57'	N47°20'38"W	55.15'	C19	76°53'46"	25.00'	33.55'	S16°00'02"W	31.09'	C35	7°25'23"	530.00'	68.66'	S21°09'58"W	68.62'	C51	27°46'51"	33.00'	16.00'	S57°02'22"E	15.84'	
C4	89°51'44"	100.00'	156.84'	S45°04'08"E	141.25'	C20	47°11'50"	400.00'	329.50'	N55°40'05"E	320.26'	C36	7°25'23"	530.00'	68.66'	S13°44'36"W	68.62'	C52	62°28'02"	57.00'	62.14'	S74°22'57"E	59.11'	
C5	89°51'44"	70.00'	109.79'	S45°04'08"E	98.88'	C21	13°51'50"	370.00'	89.53'	N50°58'30"E	89.31'	C37	7°34'36"	530.00'	70.09'	S6°14'36"W	70.04'	C53	43°52'16"	57.00'	43.64'	N52°26'53"E	42.59'	
C6	25°11'57"	130.00'	57.18'	N22°29'51"W	56.72'	C22	29°00'29"	400.00'	202.51'	N46°34'25"E	200.36'	C38	2°40'31"	530.00'	24.75'	S1°07'03"W	24.75'	C54	7°33'39"	57.00'	7.52'	S34°17'35"W	7.52'	
C7	9°45'37"	130.00'	22.15'	N5°01'04"W	22.12'	C23	17°08'00"	430.00'	128.59'	S45°52'55"W	128.11'	C39	10°14'08"	500.00'	89.32'	N4°53'51"E	89.20'	C55	43°52'16"	57.00'	43.64'	N8°34'38"E	42.59'	
C8	3°35'22"	303.00'	18.98'	N1°55'56"W	18.98'	C24	11°58'25"	370.00'	77.32'	N38°03'23"E	77.18'	C40	32°17'23"	500.00'	281.78'	N15°55'29"E	278.07'	C56	43°52'16"	57.00'	43.64'	N35°17'38"W	42.59'	
C9	1°57'51"	363.00'	12.44'	S1°07'11"E	12.44'	C25	5°14'44"	430.00'	39.37'	S34°41'32"W	39.35'	C41	22°03'15"	500.00'	192.46'	N21°02'33"E	191.27'	C57	49°51'36"	57.00'	49.60'	N82°09'34"W	48.05'	
C10	10°04'08"	363.00'	63.79'	S7°08'11"E	63.71'	C26	102°20'38"	25.00'	44.66'	S83°14'29"W	38.95'	C42	96°53'36"	25.00'	42.28'	N31°21'21"W	37.42'	C58	27°09'01"	57.00'	27.01'	S59°20'07"W	26.76'	
C11	16°17'21"	303.00'	86.14'	N11°52'18"W	85.85'	C27	26°23'03"	303.00'	139.53'	N32°23'40"W	138.30'	C43	14°11'58"	470.00'	116.48'	N9°59'28"E	116.18'	C59	47°27'32"	33.00'	27.33'	S69°29'23"W	26.56'	
C12	28°47'05"	333.00'	167.30'	S14°31'48"E	165.54'	C28	0°49'15"	363.00'	5.20'	N33°19'00"W	5.20'	C44	97°18'22"	25.00'	42.46'	N51°32'40"E	37.54'	C60	1°36'19"	970.00'	27.18'	N85°58'42"W	27.17'	
C13	10°16'36"	363.00'	65.11'	S17°18'33"E	65.02'	C29	37°57'57"	333.00'	220.66'	N38°11'07"W	216.64'	C45	3°06'42"	470.00'	25.53'	N1°20'08"E	25.52'							
C14	91°32'17"	25.00'	39.94'	N65°47'07"W	35.83'	C30	15°23'39"	363.00'	97.53'	S41°25'26"E	97.24'	C46	3°31'25"	1030.00'	63.35'	S81°33'51"E	63.34'							
C15	11°35'27"	430.00'	86.99'	S74°14'28"W	86.84'	C31	80°52'33"	25.00'	35.29'	S8°40'59"E	32.43'	C47	5°22'24"	970.00'	90.97'	N82°29'21"W	90.94'							
C16	18°11'21"	400.00'	126.98'	N70°10'20"E	126.45'	C32	0°47'51"	470.00'	6.54'	N31°40'15"E	6.54'	C48	10°11'52"	1000.00'	177.98'	N84°54'04"W	177.75'							

### PLAT DESCRIPTION:

A PART OF LOT 1, THE OFFICIAL PLAT OF NW1/4 OF THE SE1/4 SECTION 23, TOWNSHIP 79 NORTH, RANGE 23 WEST, AN OFFICIAL PLAT AND A PART OF LOT 2, THE OFFICIAL PLAT OF THE NE 1/4 OF SECTION 23, TOWNSHIP 79 NORTH, RANGE 23 WEST, AN OFFICIAL PLAT A PART OF LOT 'E', MEADOW VISTA ESTATES PLAT 1, AN OFFICIAL PLAT ALL IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THE OFFICIAL PLAT OF NW1/4 OF THE SE1/4 SECTION 23, TOWNSHIP 79 NORTH, RANGE 23 WEST; THENCE NORTH 00°10'46" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 1319.41 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND ALSO BEING THE CENTER OF SAID SECTION 23, TOWNSHIP 79, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND ALSO BEING THE SOUTHEAST CORNER OF LOT 'E', MEADOW VISTA ESTATES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°46'49" WEST ALONG THE SOUTH LINE OF SAID LOT 'E', 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 'E', THENCE NORTH 00°00'47" EAST ALONG THE WEST LINE OF SAID LOT 'E', A DISTANCE OF 334.62 FEET; THENCE NORTH 89°46'47" EAST ALONG THE SOUTH LINE OF BARTELS ACRES, AN OFFICIAL PLAT AND THE WESTERLY EXTENSION THEREOF, 643.82 FEET; THENCE SOUTH 00°06'10" EAST, 155.05 FEET; THENCE SOUTH 06°19'14" WEST, 86.74 FEET; THENCE SOUTH 13°44'37" WEST, 86.74 FEET; THENCE SOUTH 21°09'59" WEST, 86.74 FEET; THENCE SOUTH 40°45'10" WEST, 134.71 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 363.00 FEET, WHOSE ARC LENGTH IS 92.02 FEET AND WHOSE CHORD BEARS SOUTH 26°27'53" EAST, 91.77 FEET; THENCE SOUTH 70°47'51" WEST, 190.00 FEET; THENCE SOUTH 05°00'57" EAST, 52.79 FEET; THENCE SOUTH 00°08'16" EAST, 520.43 FEET; THENCE SOUTH 00°00'00" WEST, 60.00 FEET; THENCE NORTH 90°00'00" WEST, 12.18 FEET; THENCE SOUTH 00°00'00" WEST, 370.69 FEET TO THE SOUTH LINE OF SAID LOT 1, THE OFFICIAL PLAT OF NW1/4 OF THE SE1/4 SECTION 23, TOWNSHIP 79 NORTH, RANGE 23 WEST; THENCE NORTH 89°55'19" WEST ALONG SAID SOUTH LINE, 321.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.02 ACRES (698,040 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### VICINITY MAP



SEE SHEET 2

### NOTE

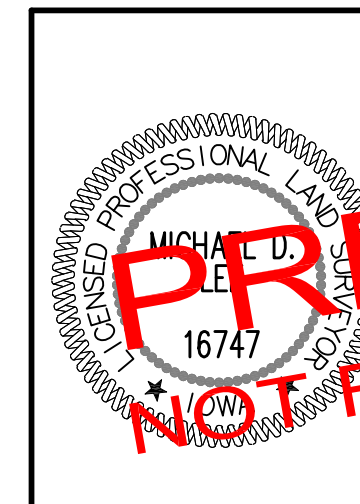
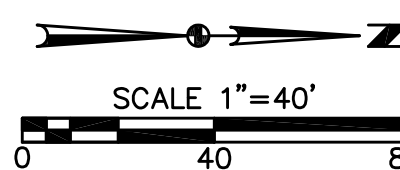
- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- ROW VACATION RECORDED IN BOOK 16046 PAGE 885-888
- ADJACENT PLAT OF SURVEY RECORDED IN BOOK 8388 PG 600

### LEGEND:

FOUND	SET	
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

### AREA SUMMARY:

PT LOT 2, NE 1/4:	4.66 AC (202,932 SF)
PT LOT 1, NW 1/4 SE1/4:	11.11 AC (484,065 SF)
PT LOT 'E', MEADOW VISTA ESTATES PLAT 1:	0.25 AC (11,043 SF)
TOTAL:	16.02 AC (698,040 SF)



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.  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
MICHAEL J. LESCH, LICENSE #16747, DATE \_\_\_\_\_  
LICENSE RENEWAL DATE IS DECEMBER 31, 2016  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEET 1 AND 2

DATE: 06/24/16  
REVISIONS:  
SECOND SUBMITTAL  
FIRST SUBMITTAL  
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410  
TECH:  
ENGINEER:  
ALTOONA, IOWA  
CIVIL DESIGN ADVANTAGE  
**MEADOW VISTA SOUTH PLAT 2**  
**FINAL PLAT**  
1  
2  
1511.578

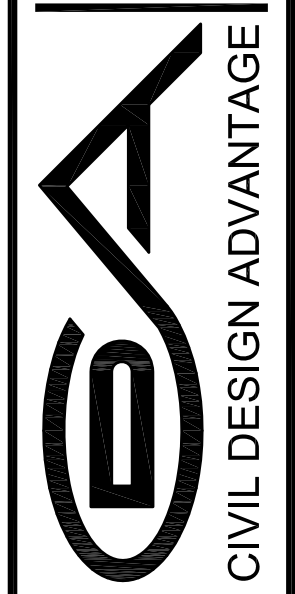


# MEADOW VISTA SOUTH PLAT 2

FINAL PLAT

DATE	
REVISIONS	
FIRST SUBMITTAL	05/23/16

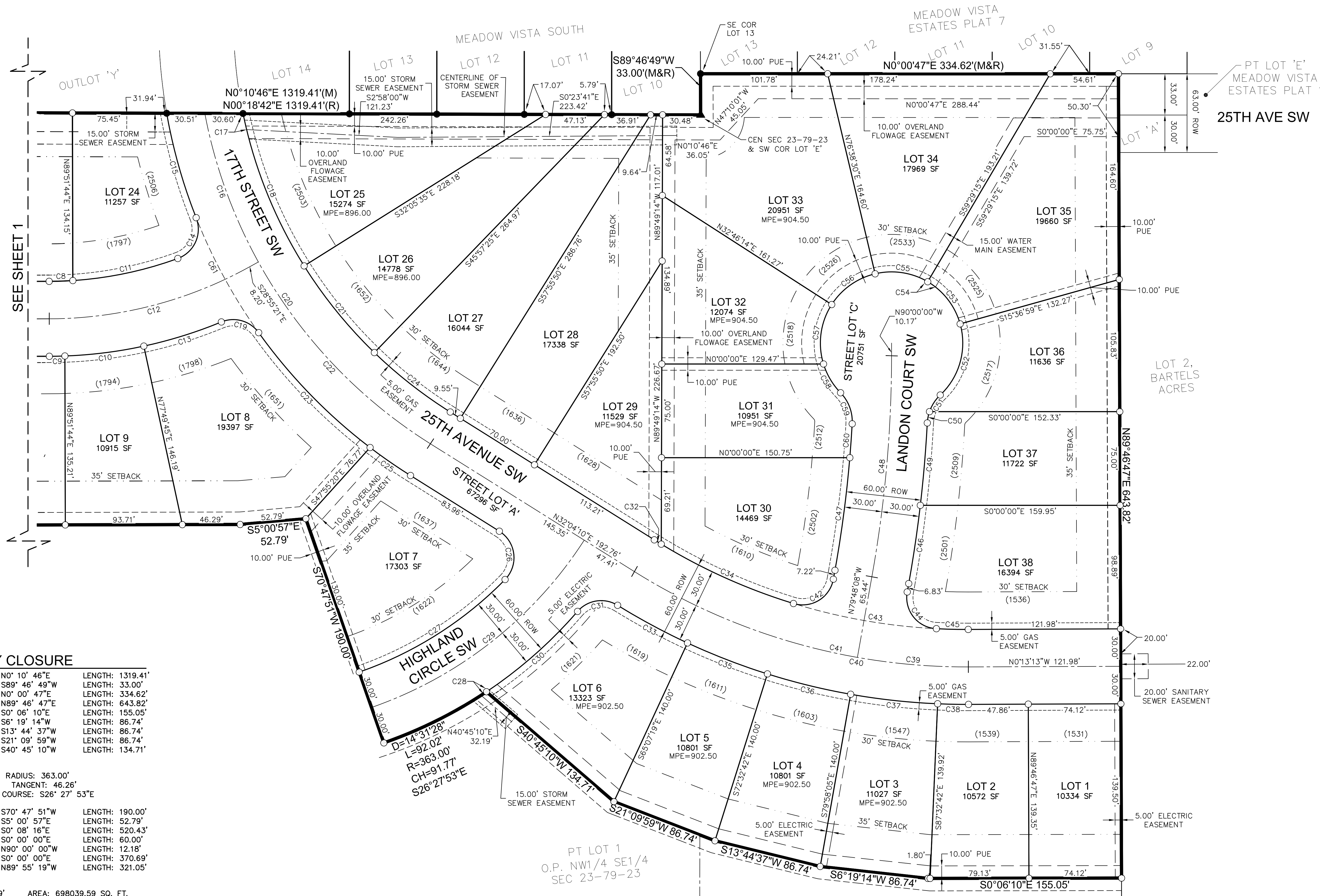
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410



ALTOONA, IOWA

MEADOW VISTA SOUTH PLAT 2  
FINAL PLAT

2  
1511.578



### BOUNDARY CLOSURE

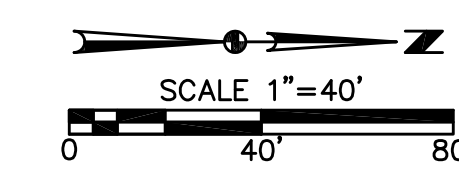
LINE:	COURSE: N0° 10' 46"E	LENGTH: 1319.41'
LINE:	COURSE: S89° 46' 49"W	LENGTH: 33.00'
LINE:	COURSE: N0° 00' 47"E	LENGTH: 334.62'
LINE:	COURSE: N89° 46' 47"E	LENGTH: 643.82'
LINE:	COURSE: S0° 06' 10"E	LENGTH: 155.05'
LINE:	COURSE: S6° 19' 14"W	LENGTH: 86.74'
LINE:	COURSE: S13° 44' 37"W	LENGTH: 86.74'
LINE:	COURSE: S21° 09' 59"W	LENGTH: 86.74'
LINE:	COURSE: S40° 45' 10"W	LENGTH: 134.71'

CURVE  
LENGTH: 92.02' RADIUS: 363.00'  
DELTA: 14°31'28" TANGENT: 46.26'  
CHORD: 91.77' COURSE: S26° 27' 53"E

LINE:	COURSE: S70° 47' 51"W	LENGTH: 190.00'
LINE:	COURSE: S5° 00' 57"E	LENGTH: 52.79'
LINE:	COURSE: S0° 08' 16"E	LENGTH: 520.43'
LINE:	COURSE: S0° 00' 00"E	LENGTH: 60.00'
LINE:	COURSE: N90° 00' 00"W	LENGTH: 12.18'
LINE:	COURSE: S0° 00' 00"E	LENGTH: 370.69'
LINE:	COURSE: N89° 55' 19"W	LENGTH: 321.05'

PERIMETER: 4499.99' AREA: 698039.59 SQ. FT.  
ERROR CLOSURE: 0.0078 COURSE: N68° 10' 20"W  
ERROR NORTH: 0.00291 EAST: -0.00728

PRECISION 1: 576889.74



FILE: H:\2015\1511578\1511578-FINAL PLAT.DWG COMMENT: ENCL: PLOTTED BY: ERIC OLSEN DATE: 6/27/2016 9:53 AM