

RECORDER'S
STAMP

FINAL PLAT

HERITAGE HILLS PLAT 10

INDIANOLA, IOWA

DILIGENT, C/O PEOPLES CO., 12119 STRATFORD DRIVE, SUITE B, CLIVE IA 50325

INDEX LEGEND					
COUNTY:	WARREN	SECTION	TOWNSHIP	RANGE	¼ ¼ ¼
ALIQUOT PART:		13	76	24	SW SE
		13	76	24	SW SW
CITY: INDIANOLA					
PROPRIETOR (S): ROBERT DOWNING REVOCABLE TRUST, ETAL					
REQUESTED BY: DILIGENT, C/O PEOPLES CO					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS #18381					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS RETURN TO: 2400 86TH STREET, URBANDALE, IA 50322					

LAND AREA

2.65 AC. SW¼ SW¼
3.05 AC. SE¼ SW¼
5.70 AC. TOTAL AREA

PROPERTY OWNER / APPLICANT:

DILIGENT
C/O PEOPLES CO
12119 STRATFORD DRIVE
SUITE B
CLIVE IA 50325

ZONING/LAND USE

RESTRICTED R-5 PLANNED RESIDENTIAL (JAN 29, 2002)

SETBACKS:

FRONT - 25'
SIDE - 8' MINIMUM
REAR - 30'

LAND AREA

2.65 AC. SW¼ SW¼
3.05 AC. SE¼ SW¼
5.70 AC. TOTAL AREA

FLOOD ZONE

ZONE 'X'
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER
19181C0164F, REVISED 11-16-2018.

LEGAL DESCRIPTION

PARCEL 'E', S1/2, SW1/4, SECTION 13-76-24, AND OFFICIAL PLAT RECORDED WITH INSTRUMENT NUMBER 2020-00870 IN THE OFFICE OF THE WARREN COUNTY RECORDER, CITY OF INDIANOLA, WARREN COUNTY, IOWA, SAID PARCEL CONTAINING 5.70 ACRES MORE OR LESS.

LEGEND

▲	FOUND SECTION CORNERS
●	FOUND CORNERS (¾" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (¾" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
---	PLAT BOUNDARY
---	EXISTING PROPERTY LINES
---	PROPOSED LOTS
---	EASEMENT LINES
---	BUILDING SETBACK LINES (B.S.L.)
---	CENTERLINE STREET
D.	DEEDED BEARINGS & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.M.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT



VICINITY SKETCH NORTH
SCALE: 1"=1000'

Sheet List Table

SHEET NUMBER	SHEET TITLE
01	FINAL PLAT COVER SHEET
02	FINAL PLAT

BASIS OF BEARINGS

THE PLAT OF SURVEY BEARINGS ARE BASED ON THE NORTH LINE OF SE¼, SW¼ OF SECTION 13-76-24 ASSUMED AS S89°03'20"E.

NOTES

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- 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.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
- LOT 'A' IS TO BE DEDICATED TO THE CITY OF INDIANOLA FOR PUBLIC STREET RIGHT-OF-WAY.
- ALL UTILITIES INDICATED ON PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.
- THE EXISTING PUBLIC SANITARY SEWER EASEMENT WAS TRANSCRIBED FROM THE HERITAGE HILLS PLATS 5 & 7 PUBLIC IMPROVEMENT DRAWINGS.
- PUBLIC UTILITY EASEMENTS SHALL CONVEY TO THE CITY, ITS SUCCESSORS AND ASSIGNS, THE PERPETUAL RIGHT WITHIN THE AREAS SHOWN ON THE PLAT AND DESCRIBED IN THE EASEMENT, TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ELECTRIC LINES CONSISTING OF POLES, WIRES, CABLES, CONDUITS, FIXTURES, ANCHORS AND OTHER SIMILAR EQUIPMENT, INCLUDING THE RIGHT TO TRIM OR REMOVE TREES WITHIN SUCH AREAS WHERE NECESSARY TO SECURE A CLEARANCE OF 4 FEET FROM THE WIRES OR POLES, TOGETHER WITH THE RIGHT TO EXTEND TO ANY TELEPHONE, TELEGRAPH, ELECTRIC OR POWER COMPANY, THE RIGHT TO USE SEPARATELY OR JOINTLY WITH THE CITY, THE AREAS INCLUDED IN THE EASEMENT FOR THE PURPOSES ABOVE ENUMERATED.

BENCHMARKS

BM #1 - ARROW ON HYDRANT ON EAST SIDE OF COUNTRY CLUB DRIVE ACROSS THE STREET FROM 600 SCENIC VALLEY DRIVE.
ELEVATION.....860.910

BM #2 - ARROW ON HYDRANT ON NORTH SIDE OF SCENIC VALLEY DRIVE BETWEEN LOT 6 & 'OUTLOT 'Y'.
ELEVATION.....865.150

CLOSURE TABLE

NORTH: 504271.0405'	EAST: 1620173.9123'
SEGMENT #1 : LINE COURSE: S89°03'20"E NORTH: 504273.2633'	LENGTH: 229.16' EAST: 1620403.012'
SEGMENT #2 : LINE COURSE: S89°03'20"E NORTH: 504268.1480'	LENGTH: 310.34' EAST: 1620713.3990'
SEGMENT #3 : LINE COURSE: S20°04'30"W NORTH: 504108.7881'	LENGTH: 159.36' EAST: 1620713.1904'
SEGMENT #4 : CURVE LENGTH: 53.57' RADIUS: 1030.00' DELTA: 002°58'41" TANGENT: 26.74' CHORD: 53.56' COURSE: S76°13'33"W COURSE IN: S12°17'04"E COURSE OUT: N15°15'51"W RP NORTH: 503102.3716' EAST: 1620432.3385' END NORTH: 504096.0357' EAST: 1620661.1707'	
SEGMENT #5 : LINE COURSE: S15°17'58"E NORTH: 504038.1621'	LENGTH: 60.00' EAST: 1620671.0025'
SEGMENT #6 : CURVE LENGTH: 17.12' RADIUS: 910.00' DELTA: 001°02'48" TANGENT: 8.86' CHORD: 17.12' COURSE: N75°15'41"E COURSE IN: S15°15'43"E COURSE OUT: N14°12'55"W RP NORTH: 503102.3716' EAST: 1620432.3385' END NORTH: 504042.6102' EAST: 1620694.1395'	
SEGMENT #7 : LINE COURSE: S14°20'54"E NORTH: 503906.3391'	LENGTH: 140.72' EAST: 1620129.0122'
SEGMENT #8 : LINE COURSE: S65°56'21"W NORTH: 503101.8316'	LENGTH: 486.89' EAST: 1620284.4266'
SEGMENT #9 : LINE COURSE: N24°44'01"W NORTH: 503959.4204'	LENGTH: 271.00' EAST: 1620168.5298'
SEGMENT #10 : LINE COURSE: N00°59'02"E NORTH: 504271.0435'	LENGTH: 317.67' EAST: 1620173.9846'
PERIMETER: 2052.42' AREA: 248223.30 SQ. FT. ERROR CLOSURE: 0.0126' COURSE: N76°00'58"E ERROR NORTH: 0.00305' EAST: 0.01226'	
PRECISION 1: 162890.48	

PROJECT MANAGER:

PAUL CLAUSEN, P.E. #23712
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
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PROFESSIONAL LAND SURVEYOR:

JEFFREY A. GADDIS, PLS #18381
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UTILITIES

WATER: INDIANOLA MUNICIPAL SERVICES
SANITARY: CITY OF INDIANOLA



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.
	DATE: June 11, 2020 BY: JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE OF LICENSE RENEWAL: DATE 19 DECEMBER 31, 2020 PAGES OR SHEETS COVERED BY THIS SEAL: _____ SHEETS 1 - 2

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



DATE:	REVISIONS	COMMENTS
MAY 08, 2020	1	2020-06-02
	2	2020-06-12
	3	
	4	
	5	
	6	

DATE OF SURVEY: JUNE 08, 2019
DESIGNED BY: PC
DRAWN BY: MEH

HERITAGE HILLS PLAT 10
INDIANOLA, IOWA
COVER

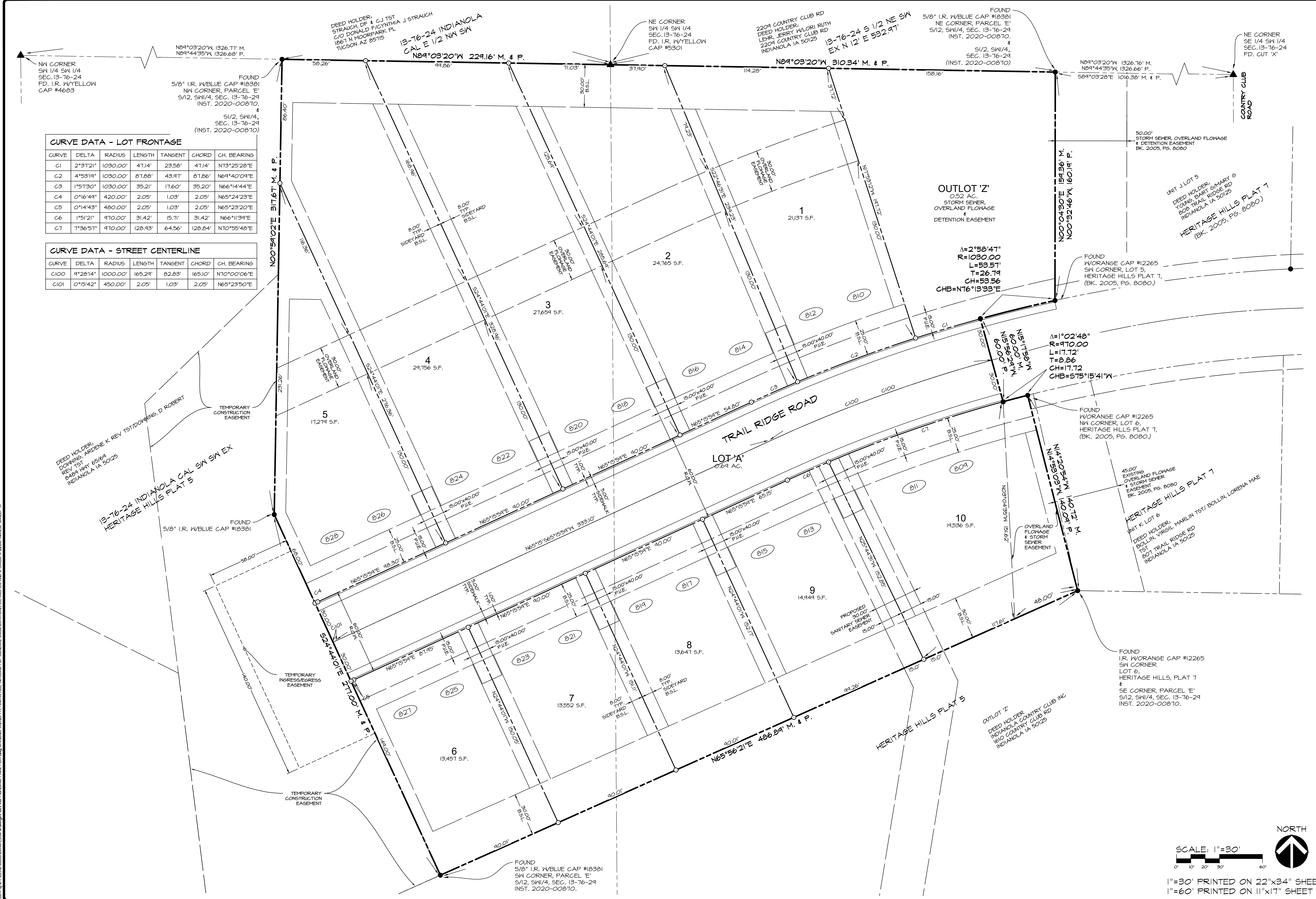
SHEET
01
OF 02

CURVE DATA - LOT FRONTAGE

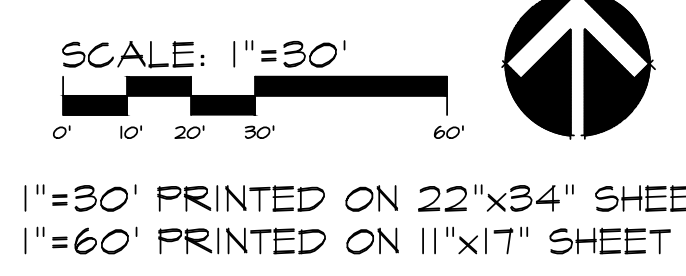
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	2°37'21"	1030.00'	41.14'	23.58'	41.14'	N73°25'28"E
C2	4°53'19"	1030.00'	81.88'	43.91'	81.86'	N69°40'04"E
C3	1°51'30"	1030.00'	35.21'	17.60'	35.20'	N66°14'44"E
C4	0°16'49"	420.00'	2.05'	1.03'	2.05'	N65°24'23"E
C5	0°14'43"	480.00'	2.05'	1.03'	2.05'	N65°23'20"E
C6	1°51'21"	470.00'	31.42'	15.71'	31.42'	N66°11'34"E
C7	7°36'57"	470.00'	128.43'	64.56'	128.84'	N70°55'48"E

CURVE DATA - STREET CENTERLINE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	9°28'14"	1000.00'	165.24'	82.83'	165.10'	N70°00'06"E
C101	0°15'42"	450.00'	2.05'	1.03'	2.05'	N65°23'50"E



PLOT: 9\FE-FILE-ADD-00000000_001.dwg
 DATE: 05/06/2020 10:00:00 AM
 USER: JEFFREY.MARTIN
 PLOT: 10
 SCALE: 1"=30'
 SHEET: 02 OF 02
 DATE: 05/06/2020



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CEC

REVISIONS

NO.	DATE	REVISIONS
1	2020-06-02	
2	2020-06-12	
3		
4		
5		
6		

COMMENTS

HERITAGE HILLS PLAT 10
 INDIANOLA, IOWA

FINAL PLAT

SHEET **02** OF 02
 E-8140