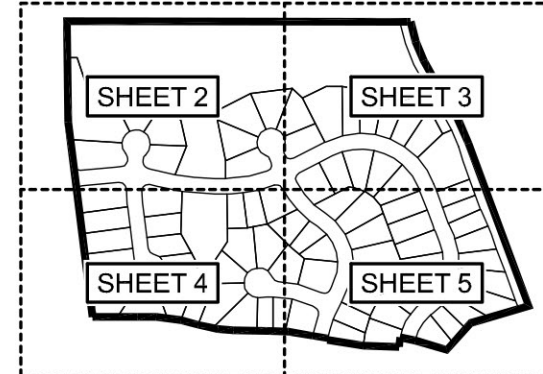


INDEX LEGEND
 LOCATION: SEC 32-T79N-R27W, SE1/4 SE1/4
 SEC 33-T79N-R27W, SW1/4 SW1/4
 REQUESTOR: CRAMER AND ASSOCIATES, INC
 PROPRIETOR: CRAMER AND ASSOCIATES, INC
 3100 S.W. BROOKSIDE DRIVE
 GRIMES, IOWA 50111
 SURVEYOR: LOUIS M. KELEHAN
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

SHEET INDEX



SOUTHBRIDGE PLAT 2

FINAL PLAT

OWNER / DEVELOPER

CRAMER AND ASSOCIATES, INC
 3100 S.W. BROOKSIDE DRIVE
 GRIMES, IOWA 50111

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

ZONING

R-1 (HIGH DENSITY) SINGLE-FAMILY
 RESIDENTIAL DISTRICT

BULK REGULATIONS

- 25' FRONT YARD SETBACK
- 25' REAR YARD SETBACK
- 7'/15' SIDE YARD SETBACK
- 65' MIN. LOT WIDTH
- 8,000 SF MIN. LOT AREA



PLAT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL BEING IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SOUTHBRIDGE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ADEL; THENCE SOUTH 73°40'29" WEST ALONG THE NORTHERLY LINE OF SAID SOUTHBRIDGE PLAT 1, A DISTANCE OF 233.56 FEET; THENCE SOUTH 41°38'41" WEST CONTINUING ALONG SAID NORTHERLY LINE, 139.33 FEET; THENCE NORTH 73°44'04" WEST CONTINUING ALONG SAID NORTHERLY LINE, 126.69 FEET; THENCE NORTH 78°34'31" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 230.00 FEET, WHOSE ARC LENGTH IS 36.82 FEET AND WHOSE CHORD BEARS SOUTH 6°50'17" WEST, 36.79 FEET; THENCE NORTH 87°44'55" WEST CONTINUING ALONG SAID NORTHERLY LINE, 137.71 FEET; THENCE NORTH 81°28'00" WEST CONTINUING ALONG SAID NORTHERLY LINE, 139.87 FEET; THENCE NORTHERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 7.16 FEET AND WHOSE CHORD BEARS NORTH 9°07'09" EAST, 7.16 FEET; THENCE NORTH 80°17'43" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET; THENCE NORTH 81°05'44" WEST CONTINUING ALONG SAID NORTHERLY LINE, 95.94 FEET; THENCE NORTH 86°46'46" WEST CONTINUING ALONG SAID NORTHERLY LINE, 75.10 FEET; THENCE NORTH 88°58'07" WEST CONTINUING ALONG SAID NORTHERLY LINE, 135.00 FEET; THENCE NORTH 84°55'38" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.50 FEET; THENCE NORTH 78°46'35" WEST CONTINUING ALONG SAID NORTHERLY LINE, 77.58 FEET; THENCE NORTH 74°39'02" WEST CONTINUING ALONG SAID NORTHERLY LINE, 70.37 FEET; THENCE NORTH 83°02'44" WEST CONTINUING ALONG SAID NORTHERLY LINE, 73.64 FEET; THENCE SOUTH 89°48'58" WEST CONTINUING ALONG SAID NORTHERLY LINE, 171.92 FEET TO THE NORTHWEST CORNER OF SAID SOUTHBRIDGE PLAT 1; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 169 AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 2904.90 FEET, WHOSE ARC LENGTH IS 3.26 FEET AND WHOSE CHORD BEARS NORTH 7°01'49" WEST, 3.26 FEET; THENCE NORTH 7°09'41" WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 756.66 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32; THENCE NORTH 0°38'11" WEST ALONG SAID WEST LINE, 390.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32; THENCE SOUTH 89°54'32" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF 1314.93 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32; THENCE NORTH 89°33'45" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, A DISTANCE OF 11.40 FEET TO THE CENTERLINE OF OLD PORTLAND ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 636.70 FEET, WHOSE ARC LENGTH IS 238.64 FEET AND WHOSE CHORD BEARS SOUTH 22°11'11" EAST, 237.24 FEET; THENCE SOUTH 32°55'25" EAST CONTINUING ALONG SAID CENTERLINE, 75.46 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 955.00 FEET, WHOSE ARC LENGTH IS 209.50 FEET AND WHOSE CHORD BEARS SOUTH 26°38'21" EAST, 209.08 FEET; THENCE SOUTH 20°21'16" EAST CONTINUING ALONG SAID CENTERLINE, 669.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.25 ACRES (1,840,249 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

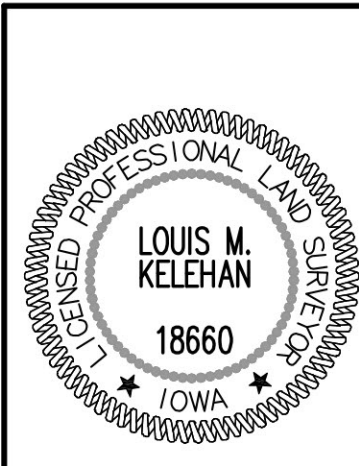
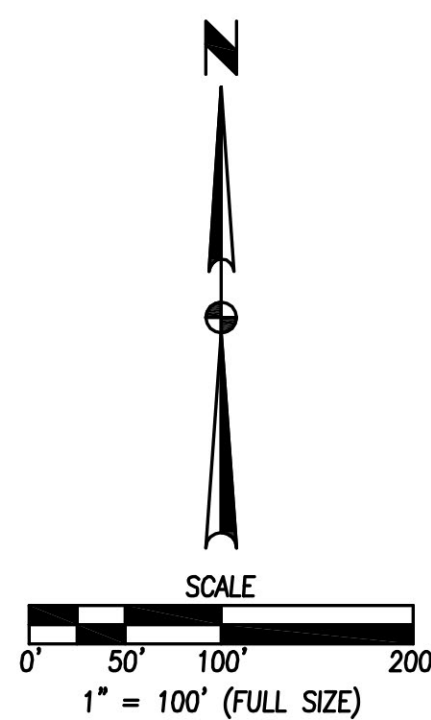
1. NO LOTS SHALL HAVE DIRECT ACCESS TO OLD PORTLAND ROAD OR HIGHWAY 169.
2. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
3. REFER TO SEPARATE RECORDED DOCUMENT FOR ALL MINIMUM PROTECTION ELEVATIONS (MPE'S).
4. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

DATE OF SURVEY

FIELDWORK: AUGUST, 2017

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#18660 (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 (GAS, PUE & ELECTRIC)	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



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.

Louis M. Kelehan 10/15/19
 LOUIS M. KELEHAN, P.L.S. DATE

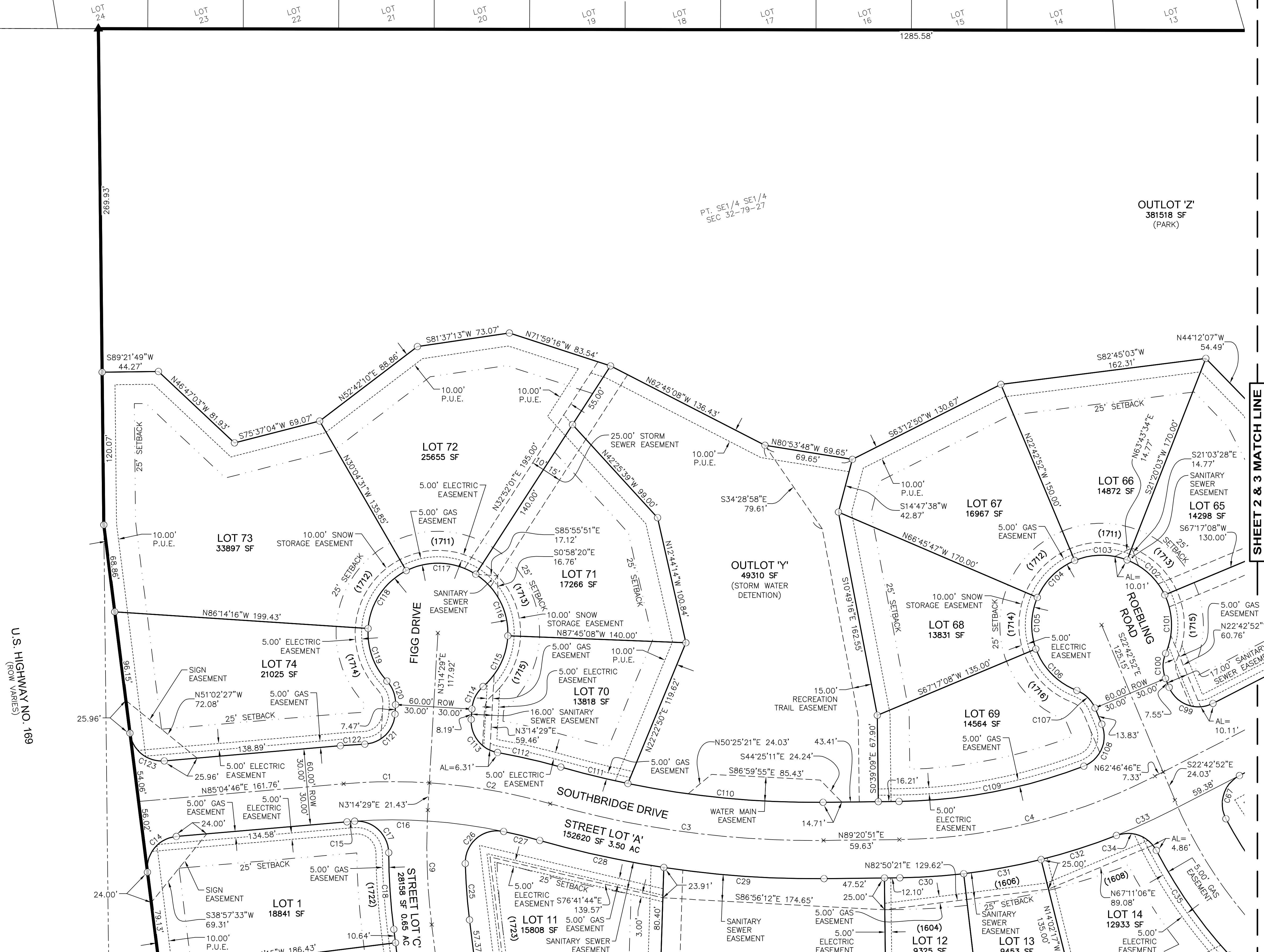
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 - 6

DATE: 10/15/19
 REVISIONS:
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: ENGINEER:
 CIVIL DESIGN ADVANTAGE
 ADEL, IOWA
SOUTHBRIDGE PLAT 2
FINAL PLAT
 1/6
 1711.603

SOUTHBRIDGE PLAT 2

FINAL PLAT

TIMBERVIEW PLAT 1



U.S. HIGHWAY NO. 169
(ROW VARIES)

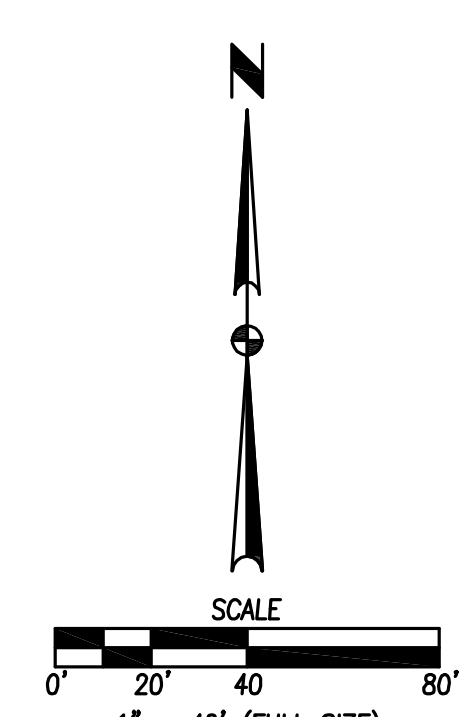
BAILEY'S GROVE PLAT 3

BAILEYS GROVE DRIVE

LOT 48

SHEET 2 & 3 MATCH LINE

SHEET 2 & 4 MATCH LINE

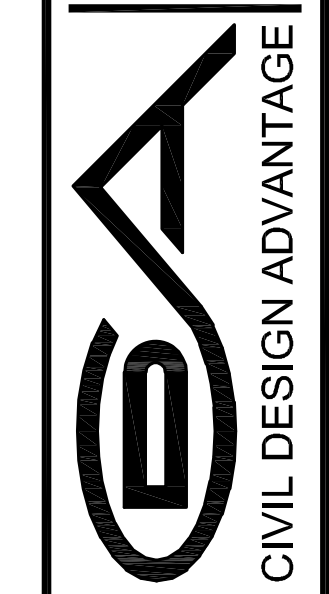


NOTE:
REFER TO SHEET 6
FOR CURVE DATA.

FILE: H:\2017\1711603\DWG\1711603-FINAL-PLAT.DWG
DATE: 10/16/19 DATE PLOTTED: 10/16/2019 3:14 PM

REVISIONS	DATE
SIGNED SUBMITTAL	10/15/19
FIRST SUBMITTAL	08/09/19

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



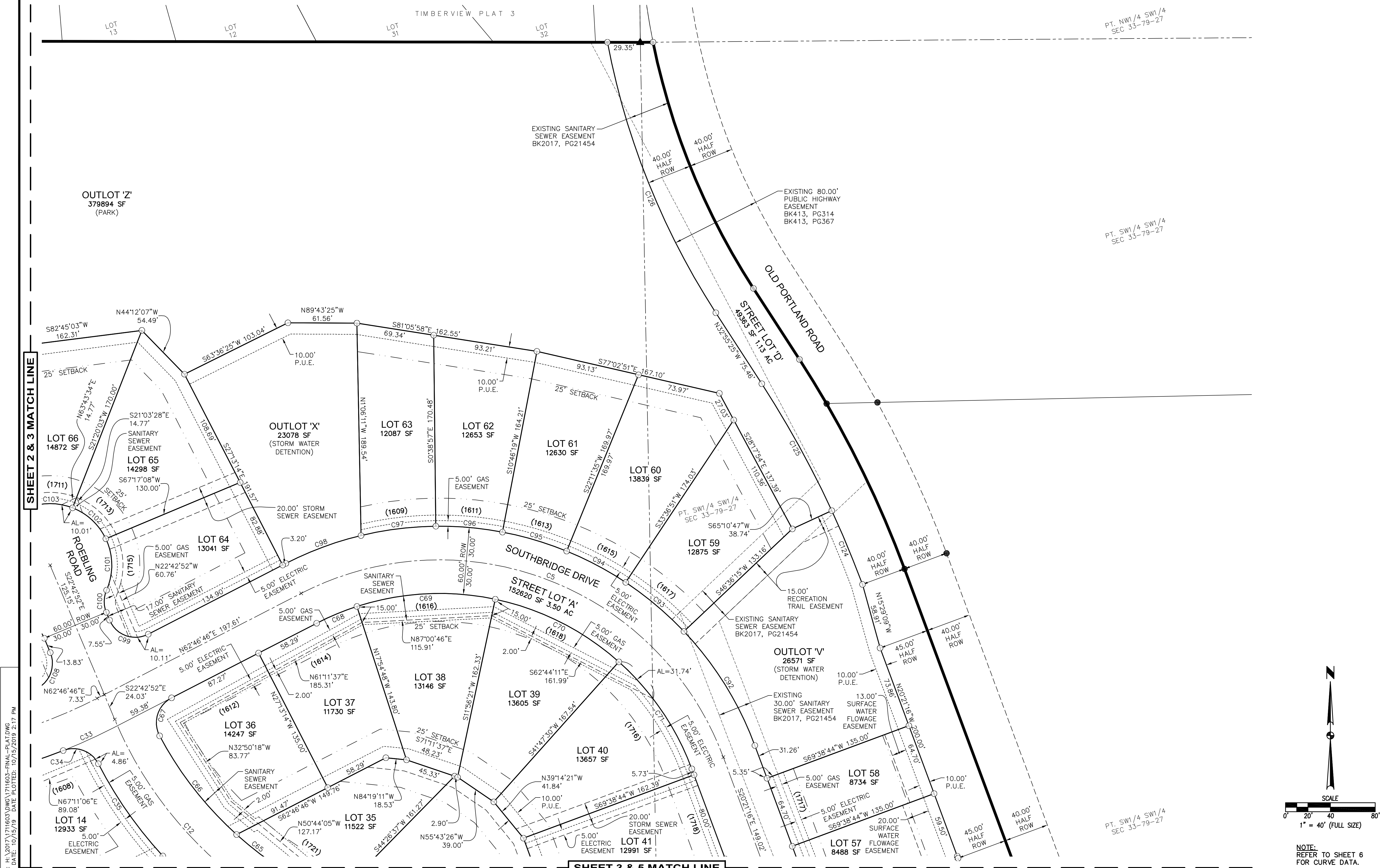
ADEL, IOWA

SOUTHBRIDGE PLAT 2

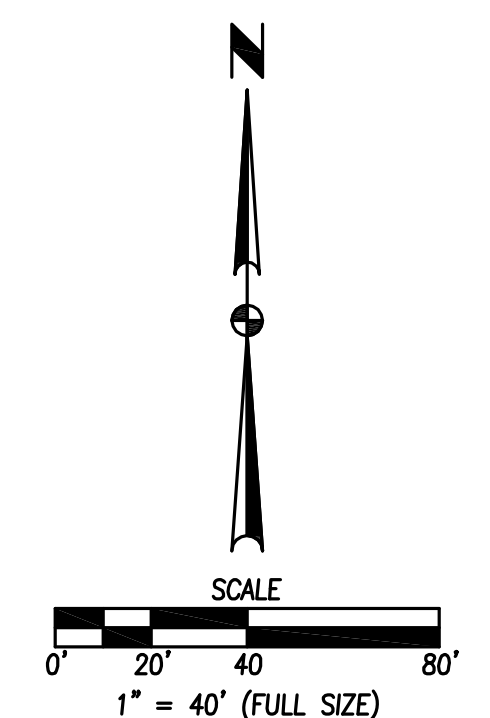
FINAL PLAT

SOUTHBRIDGE PLAT 2

FINAL PLAT



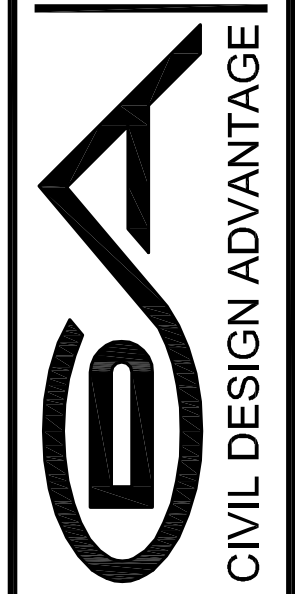
FILE: H:\2017\1711603\DWG\1711603-FINAL-PLAT.DWG
 DATE: 10/15/19 DATE PLOTTED: 10/15/2019 2:17 PM



NOTE:
 REFER TO SHEET 6
 FOR CURVE DATA.

REVISIONS	DATE
SIGNED SUBMITTAL	10/15/19
FIRST SUBMITTAL	08/09/19

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



ADEL, IOWA

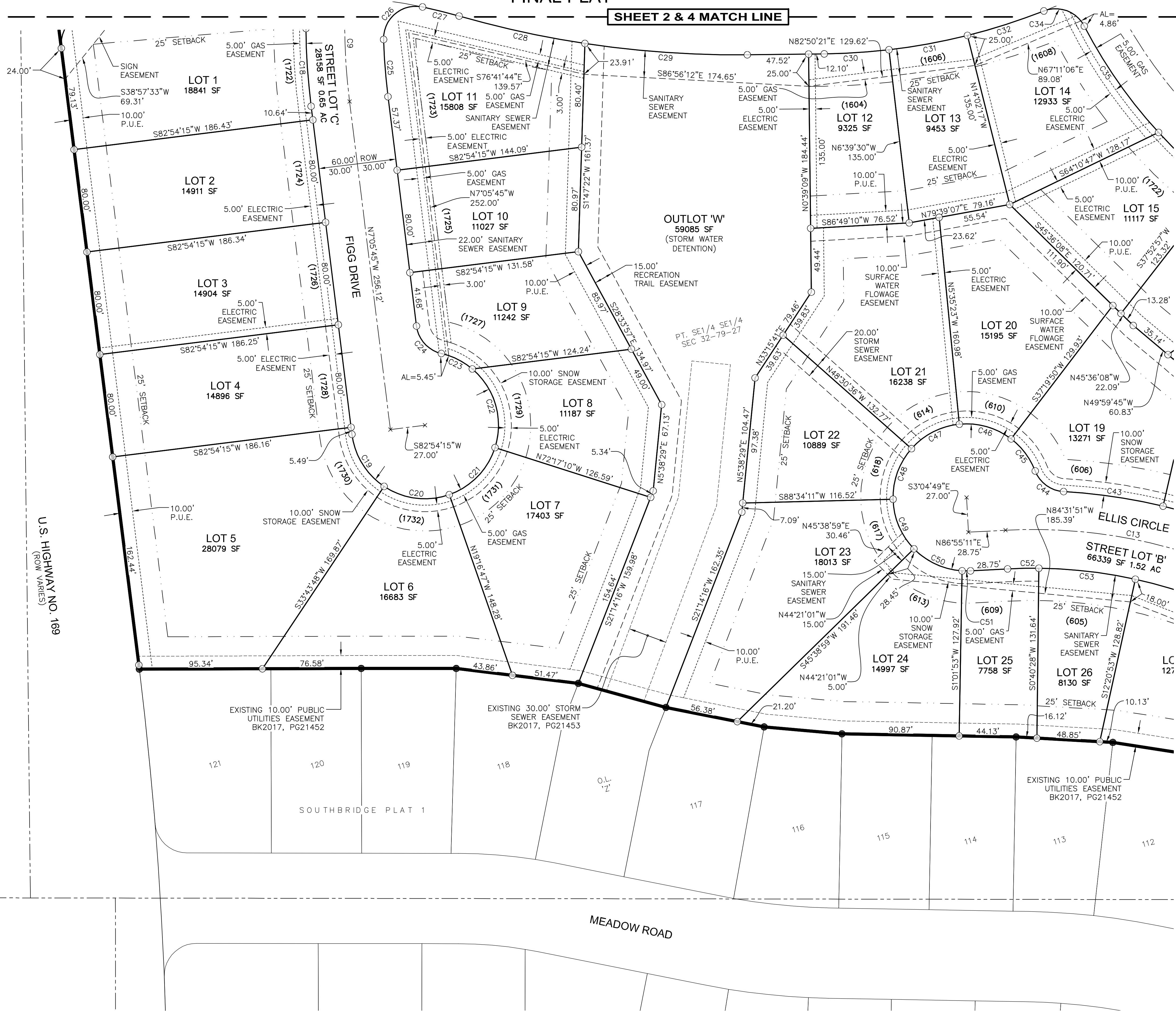
SOUTHBRIDGE PLAT 2

FINAL PLAT

SOUTHBRIDGE PLAT 2

FINAL PLAT

SHEET 2 & 4 MATCH LINE



SHEET 4 & 5 MATCH LINE

REVISIONS	DATE
	10/15/19
	08/09/19

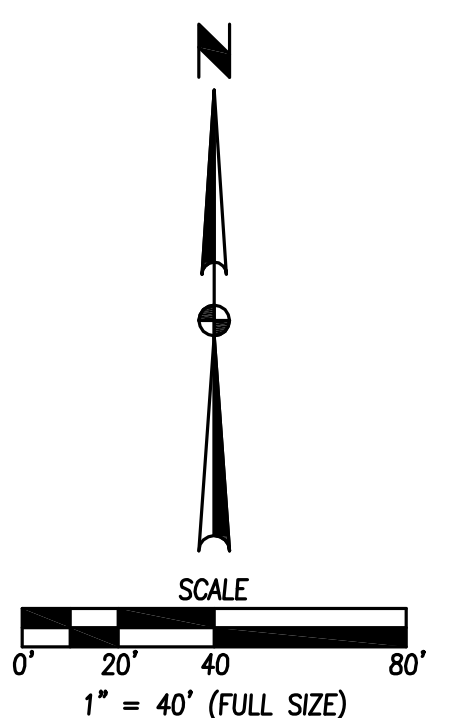
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



CIVIL DESIGN ADVANTAGE
ADEL, IOWA

SOUTHBRIDGE PLAT 2
FINAL PLAT

4
6
1711.603



NOTE:
REFER TO SHEET 6
FOR CURVE DATA.

FILE: H:\2017\1711603\DWG\1711603-FINAL-PLAT.DWG
FILE DATE: 10/15/19 DATE PLOTTED: 10/15/2019 2:17 PM

PT. PARCEL 'A'
SW 1/4 SE 1/4
SEC 32-79-27
BK 2007, PG 3660

U.S. HIGHWAY NO. 169
(ROW VARIES)

SOUTHBRIDGE PLAT 1

MEADOW ROAD

STREET LOT 'B'
66339 SF 1.52 AC

EXISTING 10.00' PUBLIC
UTILITIES EASEMENT
BK2017, PG21452

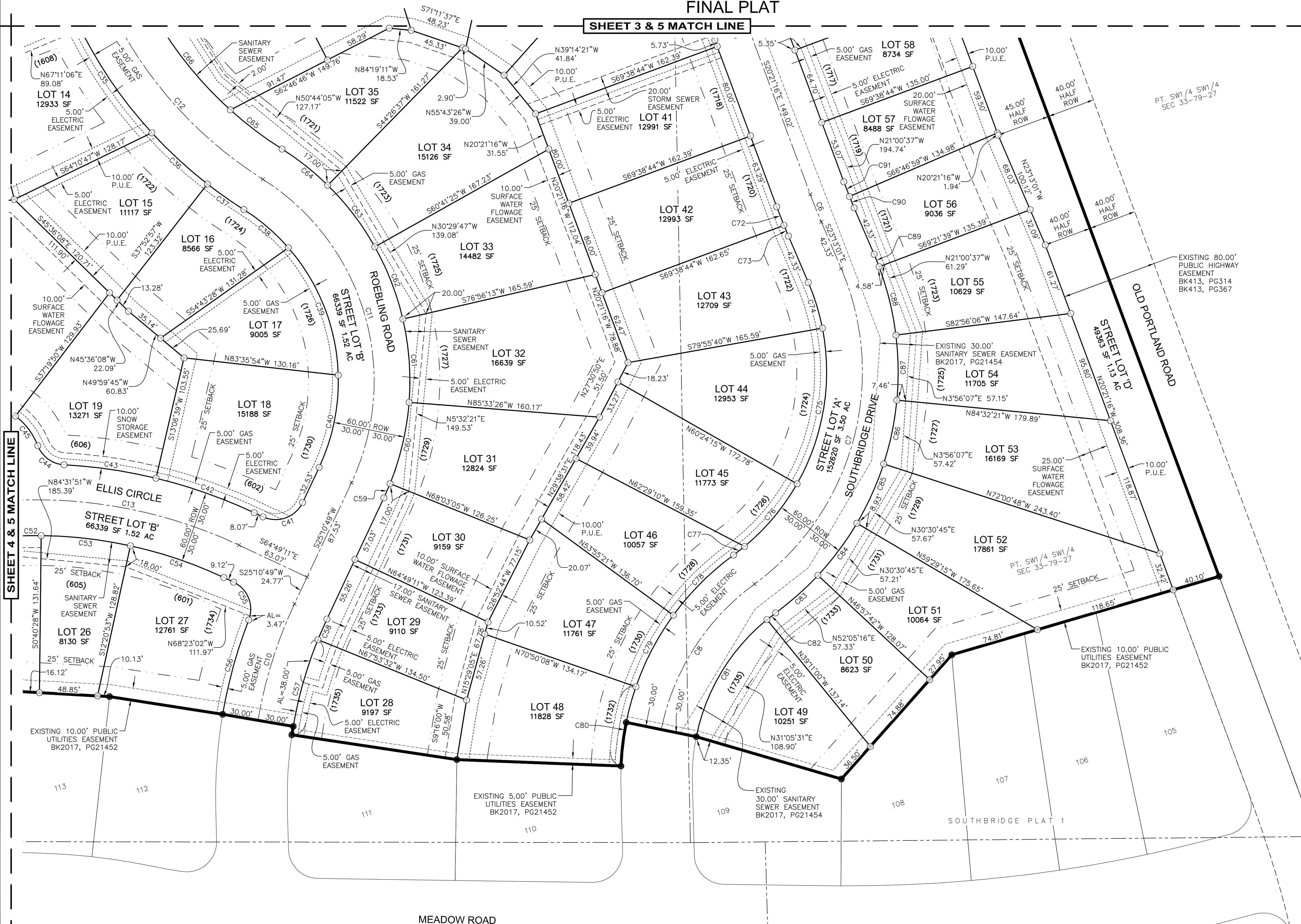
EXISTING 30.00' STORM
SEWER EASEMENT
BK2017, PG21453

EXISTING 10.00' PUBLIC
UTILITIES EASEMENT
BK2017, PG21452

SOUTHBRIDGE PLAT 2

FINAL PLAT

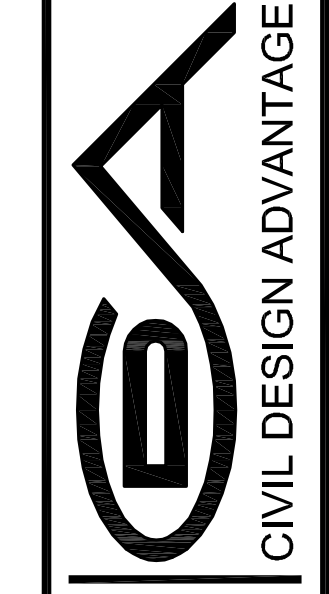
SHEET 3 & 5 MATCH LINE



FILE: H:\2017\1711603\DWG\1711603-FINAL-PLAT.DWG
DATE: 10/15/19 DATE PLOTTED: 10/15/2019 2:17 PM

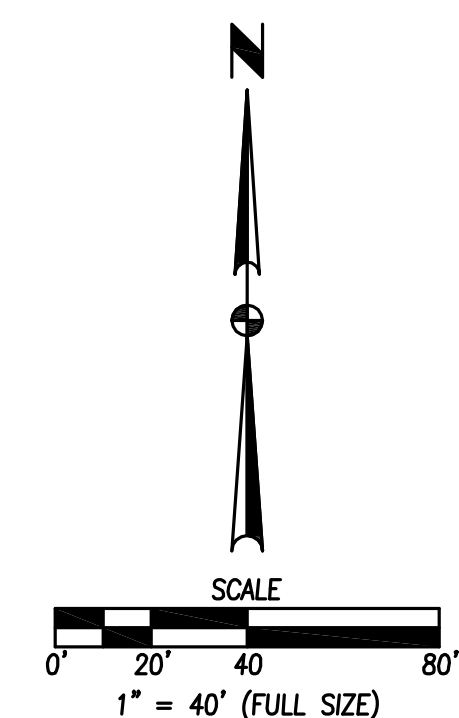
REVISIONS	DATE
	10/15/19
	08/09/19

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



ADEL, IOWA

SOUTHBRIDGE PLAT 2 FINAL PLAT



NOTE: REFER TO SHEET 6 FOR CURVE DATA.

