

SOUTHBRIDGE PLAT 9

FINAL PLAT

INDEX LEGEND

LOCATION: LOTS 37-44, 51, 52, 54, PT LOTS 53 & 55, SOUTHBRIDGE PLAT 3
ADEL, DALLAS COUNTY, IA

REQUESTOR: CRAMER AND ASSOCIATES, INC

PROPRIETOR: CRAMER AND ASSOCIATES, INC
3100 SW BROOKSIDE DR
GRIMES, IA 50111

METRO WEST HOMES, LC
8201 NW 114TH STREET
GRIMES, IA 50111

SURVEYOR: LOUIS M. KELEHAN

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

OWNER / DEVELOPER
(EXISTING LOTS 37-40, 42-44, 51-54)

CRAMER AND ASSOCIATES, INC
3100 SW BROOKSIDE DR
GRIMES, IA 50111

OWNER / DEVELOPER
(EXISTING LOT 41)

METRO WEST HOMES, LC
8201 NW 114TH STREET
GRIMES, IA 50111

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

SOUTHBRIDGE P.U.D. (AREA A)

BULK REGULATIONS

AREA A (LOTS 1-5 & 8-11)

- 20' FRONT YARD SETBACK EXCEPT ON COMMON PLACE.
- 0' FRONT YARD SETBACK ON COMMON PLACE
- 30' REAR YARD SETBACK WHEN ADJACENT TO RESIDENTIALLY ZONED PROPERTY; OTHERWISE NONE REQUIRED.
- 0' SIDE YARD SETBACK
- C-3 HIGHWAY COMMERCIAL DISTRICT UNDERLYING ZONING

AREA B (LOTS 6-7)

- 20' FRONT YARD SETBACK
- 30' REAR YARD SETBACK WHEN ADJACENT TO RESIDENTIALLY ZONED PROPERTY; OTHERWISE NONE REQUIRED.
- 20' SIDE YARD SETBACK WHEN ADJACENT TO A STREET;
- 30' SIDE YARD SETBACK WHEN ADJACENT TO RESIDENTIALLY ZONED PROPERTY; OTHERWISE NONE REQUIRED.
- C-1 GENERAL COMMERCIAL DISTRICT UNDERLYING ZONING

DATE OF SURVEY

MARCH 3, 2023

PLAT DESCRIPTION

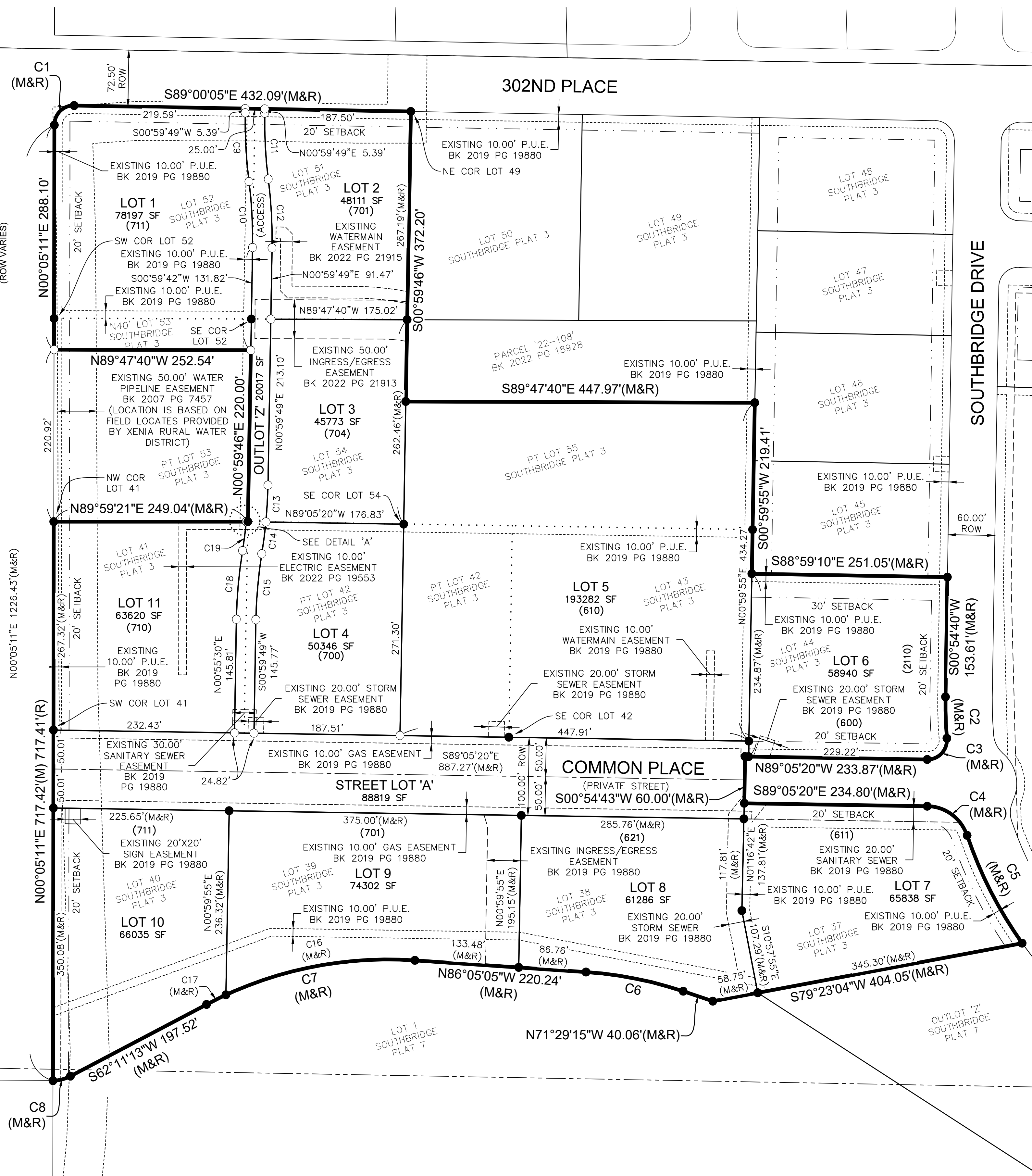
LOTS 37 THROUGH 44, 51, 52, 54, THE NORTH 40 FEET OF LOT 53, AND LOT 55 EXCEPT PARCEL '22-108' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 18928, ALL IN SOUTHBRIDGE PLAT 3, AN OFFICIAL PLAT IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND CONTAINING 21.00 ACRES (914,595 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

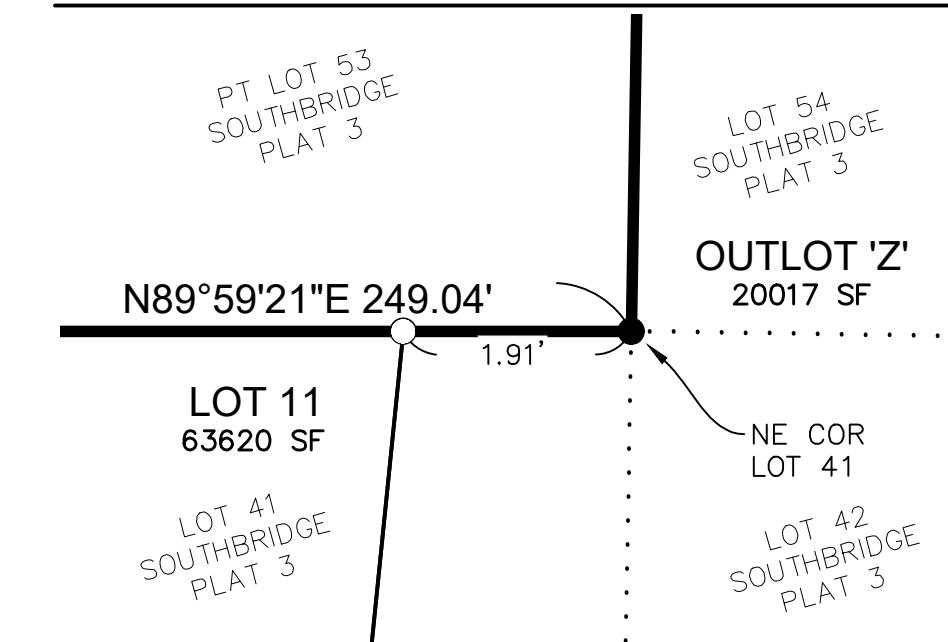
NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

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



DETAIL 'A'



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°54'44"	25.00'	39.67'	N45°32'33"E	35.64'
C2	5°46'16"	530.00'	53.39'	S01°58'28"E	53.36'
C3	95°46'16"	25.00'	41.79'	S43°01'32"W	37.09'
C4	70°26'41"	55.00'	67.62'	S53°52'00"E	63.44'
C5	16°51'25"	530.00'	155.93'	S27°04'22"E	155.37'
C6	14°35'50"	500.00'	127.38'	N78°47'10"W	127.04'
C7	31°43'41"	500.00'	276.88'	S78°03'04"W	273.36'
C8	26°44'41"	50.00'	23.34'	S75°33'34"W	23.13'
C9	8°16'38"	612.50'	88.48'	N03°08'30"W	88.41'
C10	8°16'38"	587.50'	84.87'	N03°08'30"W	84.80'
C11	8°16'38"	587.50'	84.87'	S03°08'30"E	84.80'
C12	8°16'38"	612.50'	88.48'	S03°08'30"E	88.41'
C13	4°25'14"	612.50'	47.26'	N03°12'26"E	47.24'
C14	3°51'24"	612.50'	41.23'	N07°20'45"E	41.22'
C15	8°16'38"	587.50'	84.87'	S05°08'08"W	84.80'
C16	28°32'34"	500.00'	249.08'	S79°38'38"W	246.52'
C17	3°11'07"	500.00'	27.80'	S63°46'47"W	27.79'
C18	8°16'38"	612.50'	88.48'	N05°08'08"E	88.41'
C19	3°39'41"	587.50'	37.54'	S07°26'37"W	37.54'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW PLASTIC 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		---
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.

PRELIMINARY

NOT FOR CONSTRUCTION

LOUIS M. KELEHAN, P.L.S.
18660
LICENSE NUMBER 18660
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

DATE: 03/03/23

REVISIONS:

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: ENGINEER:

CIVIL DESIGN ADVANTAGE

ADEL, IOWA

SOUTHBRIDGE PLAT 9

FINAL PLAT

1/1

1803.113