

# SOUTHBRIDGE PLAT 4

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: PT GOV'T LOTS 13, 14, 19 & 20  
 SEC 6-78-27  
 CITY OF ADEL, DALLAS COUNTY, IOWA  
 REQUESTOR: CRAMER & ASSOCIATES  
 PROPRIETOR: CRAMER & ASSOCIATES  
 3100 BROOKSIDE DRIVE  
 GRIMES, IOWA 50111  
 SURVEYOR: LOUIS M. KELEHAN  
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

**OWNER / DEVELOPER**

CRAMER & ASSOCIATES  
 3100 BROOKSIDE DRIVE  
 GRIMES, IA 50111  
 CONTACT: ROBERT CRAMER

**ZONING**

EXISTING: A-2 AGRICULTURE/ESTATES DISTRICT

**ENGINEER / SURVEYOR**

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

**BULK REGULATIONS**

MIN. LOT AREA: 3 ACRES  
 MIN. LOT WIDTH: 200 FEET  
 FRONT YARD SETBACK: 50 FEET  
 SIDE YARD SETBACK: 50 FEET  
 REAR YARD SETBACK: 50 FEET

**PLAT DESCRIPTION**

A PART OF GOVERNMENT LOTS 13, 14, 19 AND 20 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 19; THENCE NORTH 00°25'07" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 19, A DISTANCE OF 1227.88 FEET TO THE NORTHEAST CORNER OF LOT 3, MONDO SUBDIVISION, AN OFFICIAL PLAT IN SAID CITY OF ADEL; THENCE NORTH 89°19'08" WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 1393.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT ALSO BEING ON THE WEST LINE OF SAID GOVERNMENT LOT 20; THENCE NORTH 00°04'02" WEST ALONG SAID WEST LINE AND THE WEST LINE OF SAID GOVERNMENT LOT 13, A DISTANCE OF 996.93 FEET; THENCE NORTH 89°55'58" EAST, 63.84 FEET; THENCE SOUTH 80°13'12" EAST, 277.64 FEET; THENCE SOUTH 67°50'56" EAST, 138.09 FEET; THENCE SOUTH 56°30'43" EAST, 186.48 FEET; THENCE SOUTH 45°47'57" EAST, 90.72 FEET; THENCE SOUTH 35°53'53" EAST, 87.69 FEET; THENCE SOUTH 32°57'35" EAST, 227.38 FEET; THENCE SOUTH 89°19'08" EAST, 361.34 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 45°40'52" EAST, 35.36 FEET; THENCE SOUTH 89°19'08" EAST, 60.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS SOUTH 44°19'08" EAST, 35.36 FEET; THENCE SOUTH 89°19'08" EAST, 12.59 FEET; THENCE SOUTH 00°40'52" WEST, 60.00 FEET; THENCE SOUTH 89°19'08" EAST, 268.97 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1280.00 FEET, WHOSE ARC LENGTH IS 264.95 FEET AND WHOSE CHORD BEARS NORTH 84°45'05" EAST, 264.47 FEET; THENCE SOUTH 36°43'12" EAST, 129.96 FEET; THENCE SOUTH 15°30'07" EAST, 154.16 FEET; THENCE SOUTH 67°23'40" EAST, 376.00 FEET; THENCE SOUTH 55°07'55" EAST, 198.03 FEET; THENCE NORTH 60°54'10" EAST, 240.03 FEET TO THE SOUTHWEST CORNER OF PARCEL 19-79 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2020, PAGE 1102 BEING A PART OF GOVERNMENT LOTS 15 AND 18 IN SAID SECTION 6, SAID POINT ALSO BEING ON THE EAST LINE OF SAID GOVERNMENT LOT 19; THENCE SOUTH 00°41'58" EAST ALONG SAID EAST LINE, 1293.85 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 19; THENCE NORTH 89°13'19" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 19, A DISTANCE OF 1326.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.84 ACRES (2,911,422 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	46°37'48"	500.00'	406.92'	S28°23'03"E	395.79'	C14	63°34'04"	55.00'	61.02'	S05°49'27"E	57.94'
C2	37°17'29"	1000.00'	650.86'	S33°03'13"E	639.43'	C15	91°46'57"	55.00'	88.10'	S83°29'57"E	78.98'
C3	79°05'03"	25.00'	34.51'	S49°46'36"E	31.83'	C16	100°22'10"	55.00'	96.35'	N00°25'30"E	84.49'
C4	16°14'28"	530.00'	150.23'	S18°21'18"E	149.73'	C17	5°00'56"	55.00'	4.81'	N52°16'04"W	4.81'
C5	6°15'35"	530.00'	57.90'	S29°36'19"E	57.87'	C18	40°22'03"	50.00'	35.23'	N34°35'30"W	34.50'
C6	7°44'59"	530.00'	71.69'	S36°36'36"E	71.63'	C19	0°39'04"	1030.00'	11.71'	N14°44'00"W	11.71'
C7	25°13'25"	530.00'	233.33'	S39°05'15"E	231.45'	C20	15°44'00"	1030.00'	282.84'	N22°55'32"W	281.95'
C8	0°51'54"	530.00'	8.00'	N51°16'00"W	8.00'	C21	16°50'44"	1030.00'	302.83'	N39°12'55"W	301.74'
C9	17°31'40"	970.00'	296.74'	N42°56'07"W	295.59'	C22	4°03'40"	1030.00'	73.01'	N49°40'07"W	72.99'
C10	2°46'22"	970.00'	46.94'	N35°33'28"W	46.94'	C23	14°58'55"	470.00'	122.90'	N44°12'30"W	122.55'
C11	0°54'55"	970.00'	15.49'	N33°42'50"W	15.49'	C24	5°37'02"	470.00'	46.08'	S39°31'33"E	46.06'
C12	19°45'49"	970.00'	334.59'	S24°17'23"E	332.93'	C25	23°44'15"	470.00'	194.72'	N24°50'54"W	193.33'
C13	40°22'03"	50.00'	35.23'	S05°46'33"W	34.50'	C26	103°39'39"	25.00'	45.23'	N38°51'03"E	39.31'

**LEGEND**

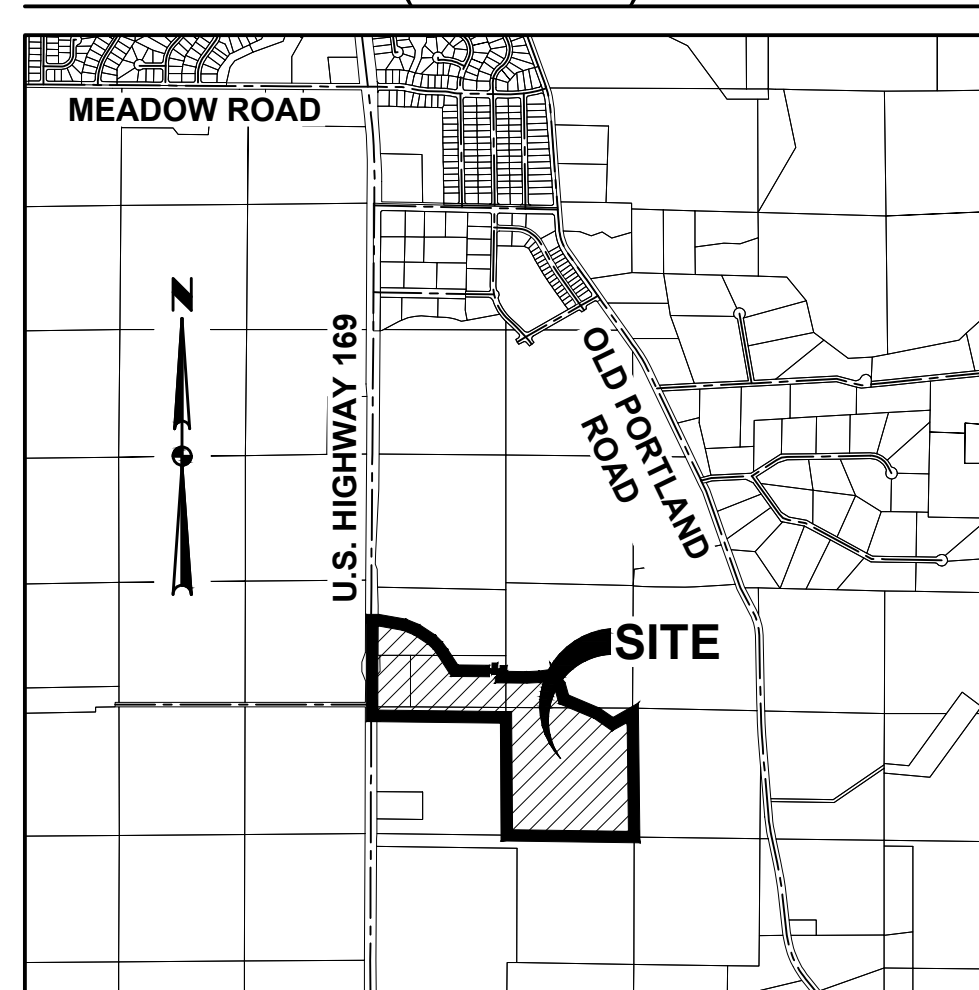
SECTION CORNER AS NOTED  
 1/2" REBAR, YELLOW PLASTIC CAP #18660  
 (UNLESS OTHERWISE NOTED)  
 MEASURED BEARING & DISTANCE  
 RECORDED BEARING & DISTANCE  
 DEEDED BEARING & DISTANCE  
 PUBLIC UTILITY EASEMENT  
 CURVE ARC LENGTH  
 LOT ADDRESS  
 CENTERLINE  
 SECTION LINE  
 EASEMENT LINE  
 BUILDING SETBACK LINE  
 PLAT BOUNDARY

FOUND	SET
▲	△
●	○
M	
R	
D	
P.U.E.	
AL	
(1234)	

**NOTES**

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- LOT 6A SHALL BE CONVEYED TO AND OWNED BY THE SAME OWNER AS LOT 6.
- LOT 7A SHALL BE CONVEYED TO AND OWNED BY THE SAME OWNER AS LOT 7.
- LOT 13A SHALL BE CONVEYED TO AND OWNED BY THE SAME OWNER AS LOT 13.
- LOT 14A SHALL BE CONVEYED TO AND OWNED BY THE SAME OWNER AS LOT 14.
- LOTS 15A AND 15B SHALL BE CONVEYED TO AND OWNED BY THE SAME OWNER AS LOT 15.
- A SURFACE WATER FLOWAGE EASEMENT COVERS ALL OF LOTS 6A, 7A, 13A, 14A AND 15A.
- EFFECTIVE DATE OF FEMA FLOOD HAZARD SHOWN ON PLAT IS DECEMBER 7, 2018 AS SHOWN ON FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, IOWA, MAP NUMBER 19049C0310F.

**VICINITY MAP (1"=2000')**



ADEL, IOWA

**DATE OF SURVEY**

FIELDWORK: AUGUST, 2020

**AREA SUMMARY**

GOV'T LOT 13 SEC 6-78-27	= 20.39 ACRES
GOV'T LOT 14 SEC 6-78-27	= 5.11 ACRES
GOV'T LOT 19 SEC 6-78-27	= 38.93 ACRES
GOV'T LOT 20 SEC 6-78-27	= 2.41 ACRES
<b>TOTAL</b>	<b>= 66.84 ACRES</b>

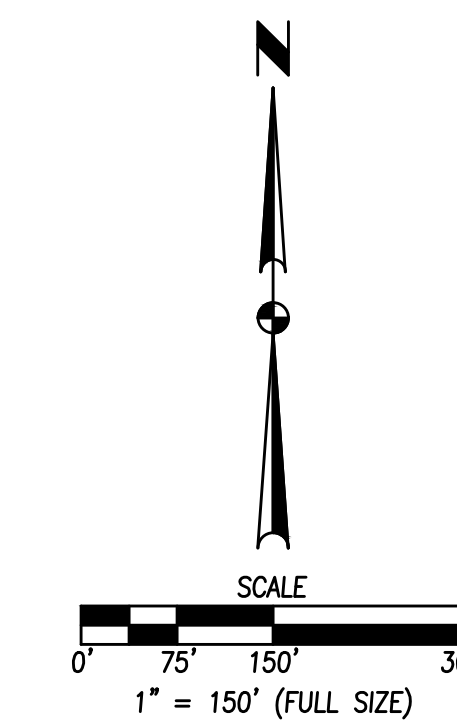
PT. NW1/4 SW1/4  
 SEC 6-78-27

POINT OF BEGINNING  
 SW COR, GOV'T LOT 19, SEC 6-78-27  
 FND 3/8" REBAR W/YELLOW CAP #3321  
 BK2018, PG2757

NE1/4 SW1/4  
 SEC 6-78-27

SE COR, GOV'T LOT 19, SEC 6-78-27  
 FND 1/2" REBAR W/YELLOW CAP #18660  
 BK2018, PG2758

PT. GOV'T  
 LOT 18  
 SEC 6-78-27



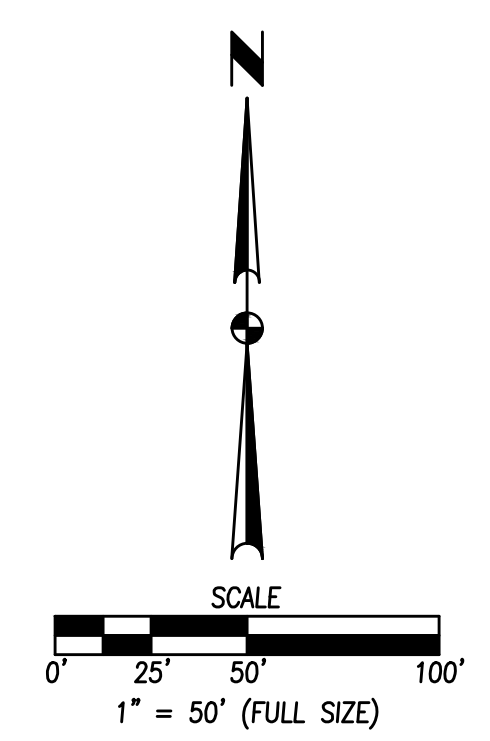
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
 LOUIS M. KELEHAN, P.L.S.  
 LICENSE NUMBER 18660  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 - 4

SOUTHBRIDGE PLAT 4  
 FINAL PLAT  
 ADEL, IOWA  
 CIVIL DESIGN ADVANTAGE  
 ENGINEER:  
 TECH:  
 REVIEW:  
 3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 DATE: 05/28/21  
 REVISIONS:  
 FIRST SUBMITTAL

FILE: H:\VOR\PROJ7\WV\PLAT 4-LARGE LOTS\B10577-FINAL PLAT.DWG  
 DATE PLOTTED: 9/19/2021 9:13 AM  
 PLOTTED BY: BOB MANDERNA  
 TECH:

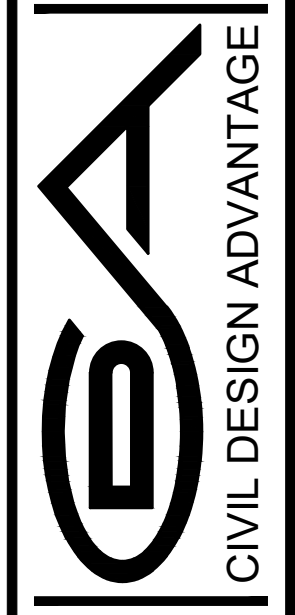
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REVISIONS	DATE

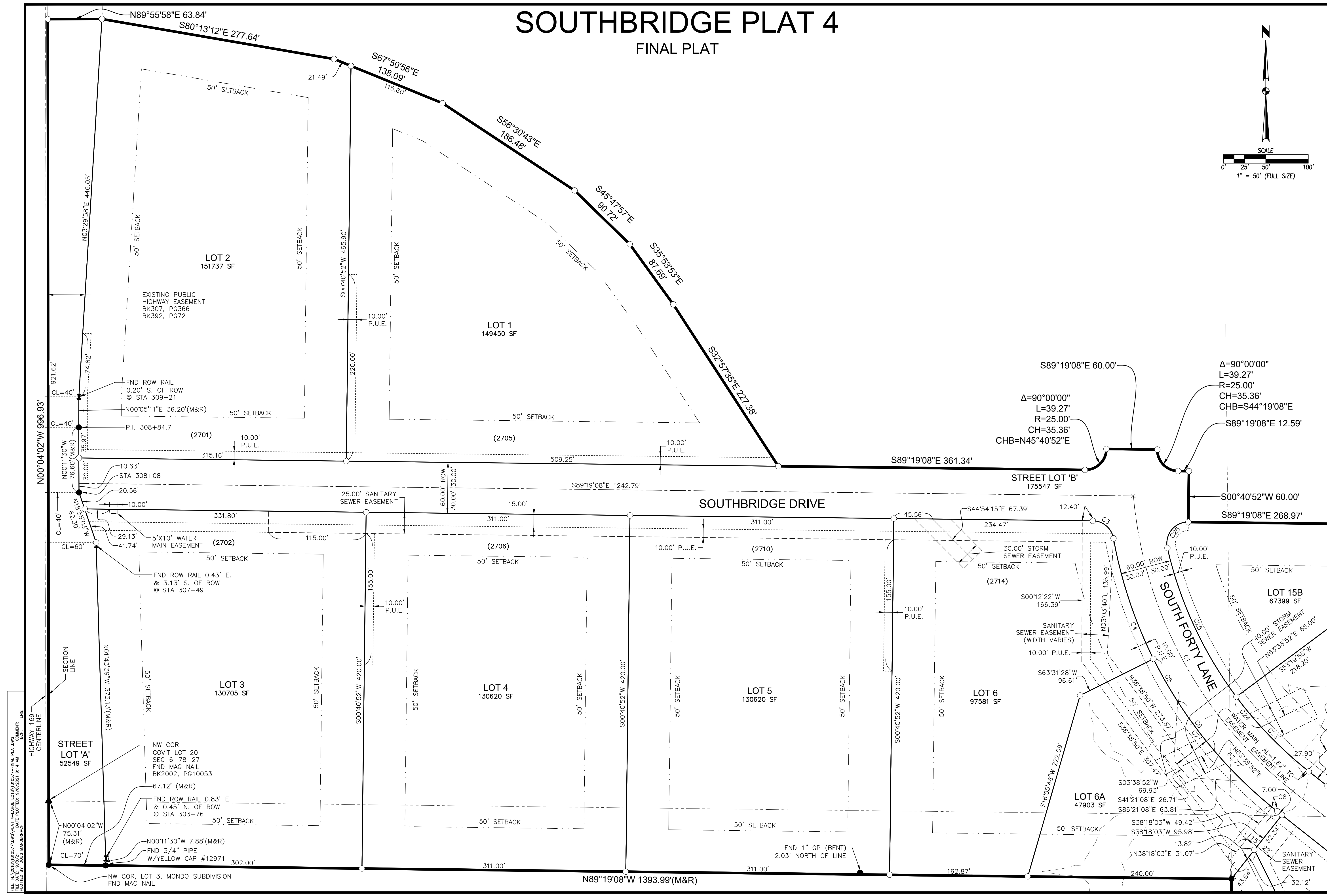
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ADDEL, IOWA

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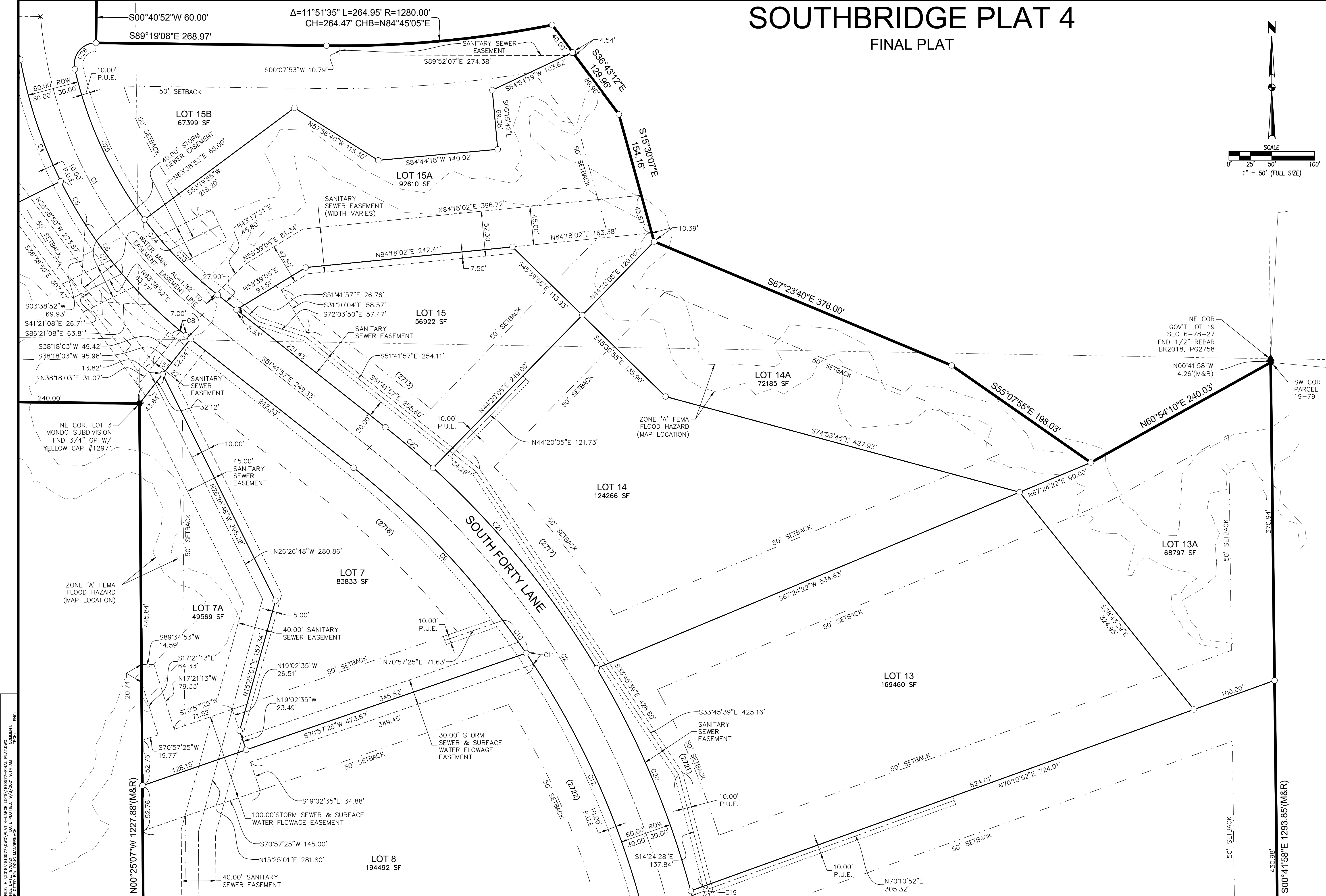
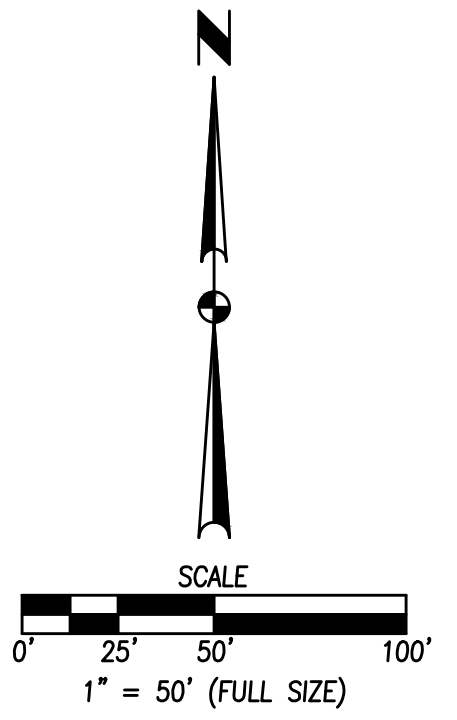
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 PLOTTED BY: BOB MANDERNACK  
 TECH: ENG.

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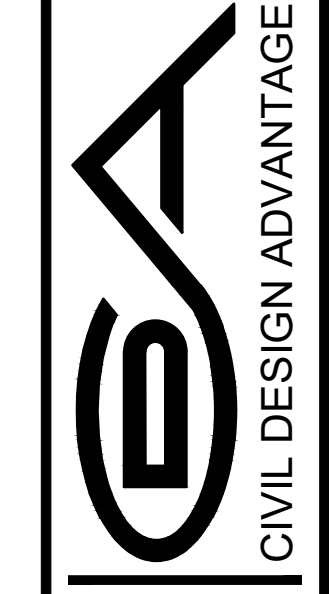


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 TECH: ENG.

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FIRST SUBMITTAL 05/28/21

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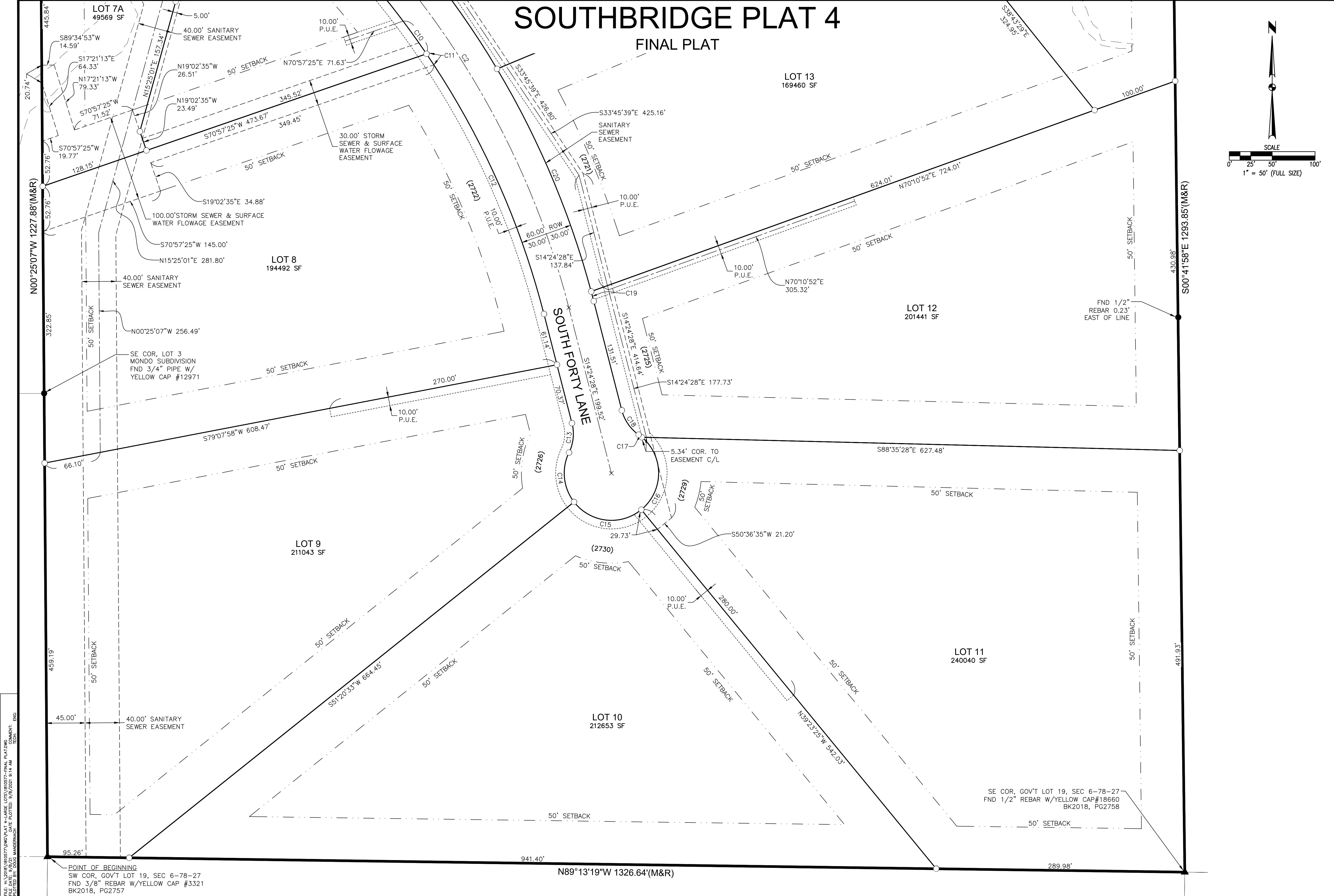
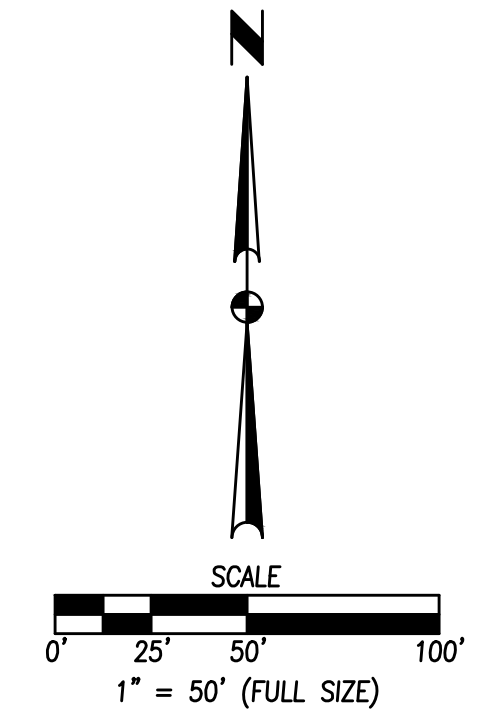
ADDEL, IOWA

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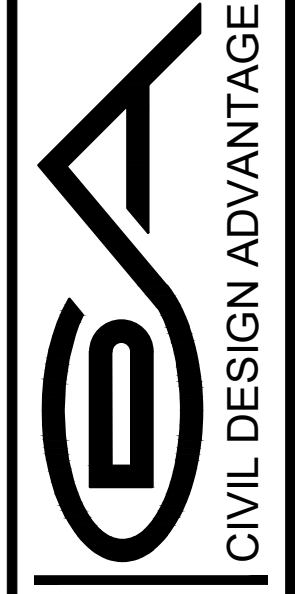
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 PLOTTED BY: BOGO WANDERLACH  
 TECH: ENG.

REVISIONS	DATE

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 ENGINEER:      TECH:      REVIEW:



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