

**INDEX LEGEND**

LOCATION: LOT 36, SOUTHBRIDGE PLAT 3, ADEL, DALLAS COUNTY, IOWA  
 REQUESTOR: CRAMER & ASSOCIATES  
 PROPRIETOR: CRAMER & ASSOCIATES 3100 BROOKSIDE DRIVE GRIMES, IA 50111  
 SURVEYOR: MICHAEL A. BROONER  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400

# SOUTHBRIDGE PLAT 5 FINAL PLAT

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°10'09"	25.00'	38.91'	S43°40'25"E	35.10'
C2	24°50'50"	34.50'	14.96'	N79°19'06"E	14.84'
C3	6°40'10"	45.83'	5.33'	N71°25'51"E	5.33'
C4	48°37'22"	45.00'	38.19'	S80°54'02"E	37.05'
C5	51°16'54"	45.00'	40.28'	S30°56'55"E	38.95'
C6	7°26'54"	34.50'	4.48'	S09°01'54"E	4.48'
C7	16°46'32"	34.50'	10.10'	S21°08'37"E	10.07'
C8	1°26'54"	1750.00'	44.24'	S30°15'20"E	44.24'
C9	1°42'01"	1750.00'	51.93'	S31°49'48"E	51.93'
C10	1°42'01"	1750.00'	51.93'	S33°31'49"E	51.93'
C11	1°22'22"	1750.00'	41.93'	S35°04'00"E	41.93'
C12	84°11'44"	25.00'	36.74'	S77°51'03"E	33.52'
C13	95°48'16"	25.00'	41.80'	N12°08'57"E	37.10'
C14	0°19'11"	1810.00'	10.10'	N35°35'36"W	10.10'
C15	1°34'58"	1810.00'	50.00'	N34°38'31"W	50.00'
C16	1°53'16"	1810.00'	59.64'	N32°54'24"W	59.64'
C17	1°38'54"	1810.00'	52.07'	N31°08'19"W	52.07'
C18	0°46'59"	1810.00'	24.73'	N29°55'22"W	24.73'
C19	58°43'36"	25.00'	25.62'	N58°53'41"W	24.52'
C20	90°49'51"	25.00'	39.63'	S46°19'35"W	35.61'



$\Delta=5^{\circ}54'31''$   
 $L=48.47'$   
 $R=470.00'$   
 $CH=48.45'$   
 $CHB=N02^{\circ}02'36''W$   
 M&R

$\Delta=44^{\circ}35'42''$   
 $L=26.85'$   
 $R=34.50'$   
 $CH=26.18'$   
 $CHB=N27^{\circ}17'42''W$   
 M&R

$\Delta=75^{\circ}23'57''$   
 $L=67.11'$   
 $R=51.00'$   
 $CH=62.38'$   
 $CHB=N11^{\circ}53'35''W$   
 M&R

$\Delta=44^{\circ}35'42''$   
 $L=26.85'$   
 $R=34.50'$   
 $CH=26.18'$   
 $CHB=N03^{\circ}30'33''E$   
 M&R

$\Delta=6^{\circ}39'39''$   
 $L=54.64'$   
 $R=470.00'$   
 $CH=54.61'$   
 $CHB=N22^{\circ}07'08''W$   
 M&R

$\Delta=23^{\circ}13'19''$   
 $L=190.49'$   
 $R=470.00'$   
 $CH=189.19'$   
 $CHB=N37^{\circ}03'37''W$   
 M&R

$\Delta=5^{\circ}07'26''$   
 $L=181.54'$   
 $R=2030.00'$   
 $CH=181.48'$   
 $CHB=N46^{\circ}06'33''W$   
 M&R

$\Delta=76^{\circ}24'05''$   
 $L=66.67'$   
 $R=50.00'$   
 $CH=61.84'$   
 $CHB=N81^{\circ}44'53''W$   
 M&R

**OWNER / DEVELOPER**

CRAMER & ASSOCIATES  
 3100 BROOKSIDE DRIVE  
 GRIMES, IA 50111

**ENGINEER / SURVEYOR**

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

**ZONING**

SOUTHBRIDGE PUD

**BULK REGULATIONS**

15' FRONT YARD SETBACK  
 20' REAR YARD SETBACK  
 5' SIDE YARD SETBACK ON EACH SIDE

**DATE OF SURVEY**

JANUARY 11, 2021

**PLAT DESCRIPTION**

LOT 36, SOUTHBRIDGE PLAT 3, AN OFFICIAL PLAT IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND CONTAINING 9.71 ACRES (423,150 SQUARE FEET).

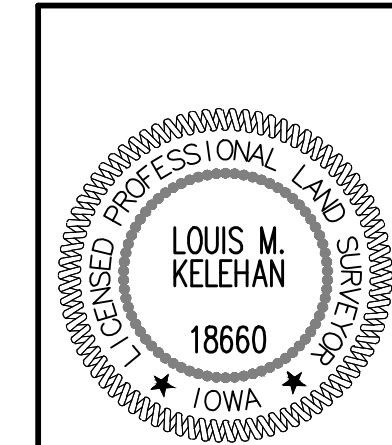
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**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.

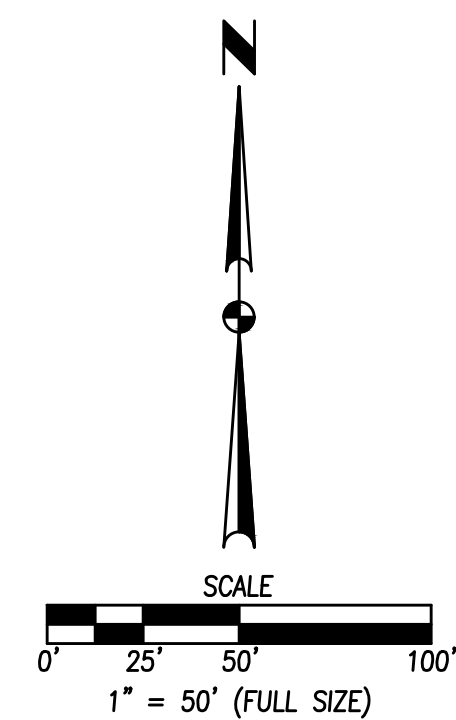
**LEGEND**

	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.

LOUIS M. KELEHAN, P.L.S. DATE \_\_\_\_\_  
 LICENSE NUMBER 18660  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
 PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_  
 THIS SHEET \_\_\_\_\_



FILE: H:\2020\208432\DWG\208432-FINAL PLATING  
 COMMENT: REVISION: 5/11/2021 9:03 AM  
 PLOTTED BY: 2020 MANDERBACH

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

ENGINEER: \_\_\_\_\_ REVIEW: \_\_\_\_\_  
 TECH: \_\_\_\_\_

**SOUTHBRIDGE PLAT 5**  
**FINAL PLAT**

ADEL, IOWA

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