

CREEKVIEW ESTATES PLAT 2

FINAL PLAT

INDEX LEGEND
 LOCATION: OUTLOT 'Q', CREEKVIEW ESTATES PLAT 1
 POLK CITY, POLK COUNTY, IOWA
 REQUESTOR: NORTH POLK DEVELOPMENT
 2280 WOODLANDS PARKWAY
 CLIVE, IA 50325
 PROPRIETOR: NORTH POLK DEVELOPMENT
 2280 WOODLANDS PARKWAY
 CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROONER
 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

NORTH POLK DEVELOPMENT
 CONTACT: BRUCE GATES
 2280 WOODLANDS PARKWAY
 CLIVE, IA 50325

ENGINEER / SURVEYOR

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

PLAT DESCRIPTION

OUTLOT 'Q', CREEKVIEW ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA CONTAINING 4.46 ACRES (194,453 SQUARE FEET.)

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

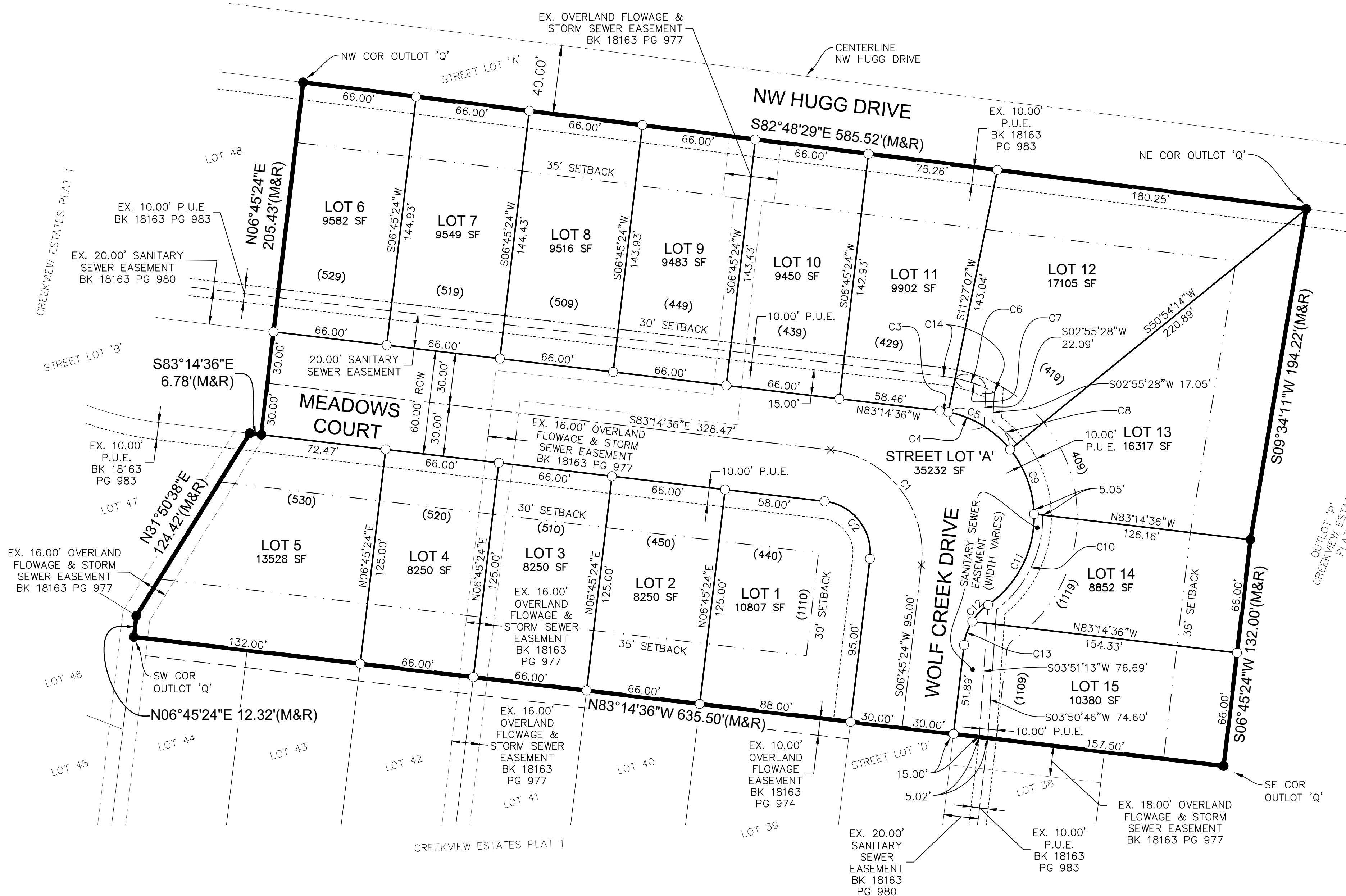
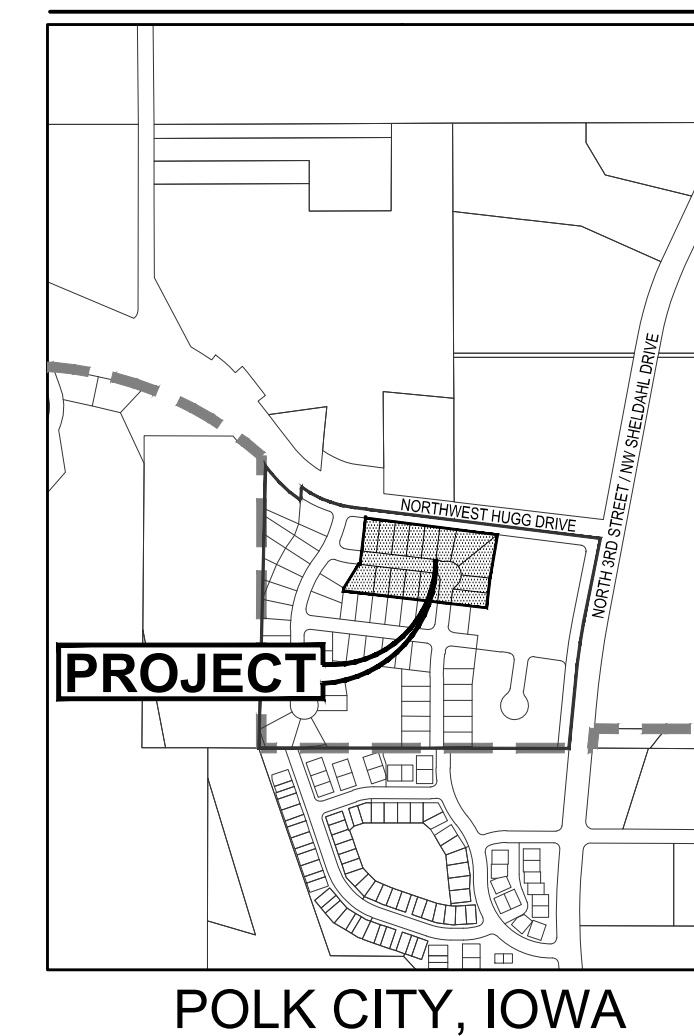
NOTES

- 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 EXHIBIT WHICH SHALL BE RECORDED WITH THE FINAL PLAT.
- NO LOT WITHIN THIS PLAT SHALL BE PERMITTED TO HAVE A DRIVEWAY OFF NW HUGG DRIVE.
- NO LOT WITHIN THIS PLAT SHALL BE PERMITTED MORE THAN ONE DRIVEWAY.
- NO LOT WITHIN THIS PLAT SHALL BE PERMITTED TO HAVE AN INDIVIDUAL MAILBOX.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITY, INCLUDING ASSOCIATED PRIVATE STORM SEWERS, LOCATED IN CREEKVIEW ESTATES PLAT 1.
- THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE DRAINAGE OBSTRUCTIONS FROM OVERLAND FLOWAGE EASEMENT AREAS.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EMBANKMENTS, INCLUDING REPAIR OF ANY DAMAGE DUE TO EROSION, WITHIN ALL DETENTION EASEMENTS OR OVERLAND FLOWAGE EASEMENTS.
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR SNOW REMOVAL AND SIDEWALK REPAIR AT THE CLUSTER MAILBOX ADJACENT TO THEIR LOT, IF ANY.
- LOT A SHALL BE DEDICATED TO THE CITY OF POLK CITY FOR STREET RIGHTS-OF-WAY.
- IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (P.U.E.) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN, OR STORM SEWER, THE USE OF THE P.U.E. IS SUBORDINATE TO THE USE OF THE DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE P.U.E. THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES MUST RELOCATE WITHOUT EXPENSE OF THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE P.U.E. IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.

CURVE DATA

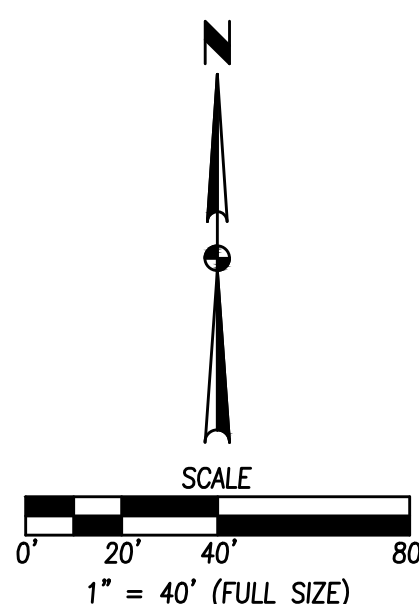
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	60.00'	94.25'	S38°14'36"E	84.85'
C2	90°00'00"	30.00'	47.12'	S38°14'36"E	42.43'
C3	4°42'19"	62.00'	5.09'	N80°54'02"W	5.09'
C4	20°38'07"	62.00'	22.33'	N68°13'49"W	22.21'
C5	39°27'07"	62.00'	42.69'	N58°49'19"W	41.85'
C6	13°05'32"	82.00'	18.74'	S72°00'08"E	18.70'
C7	16°54'10"	82.00'	24.19'	S70°05'48"E	24.10'
C8	16°16'26"	67.00'	19.03'	S47°13'59"E	18.97'
C9	37°30'22"	62.00'	40.59'	N20°20'35"W	39.86'
C10	54°05'31"	67.00'	63.25'	S26°04'58"W	60.93'
C11	56°48'20"	62.00'	61.47'	N26°48'46"E	58.98'
C12	23°09'13"	33.00'	13.34'	N43°38'19"E	13.24'
C13	25°18'19"	33.00'	14.57'	N19°24'33"E	14.46'
C14	21°35'28"	82.00'	30.90'	N72°26'26"W	30.72'

VICINITY MAP



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (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)	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



BULK REGULATIONS

R-2 REGULATIONS SHALL APPLY:

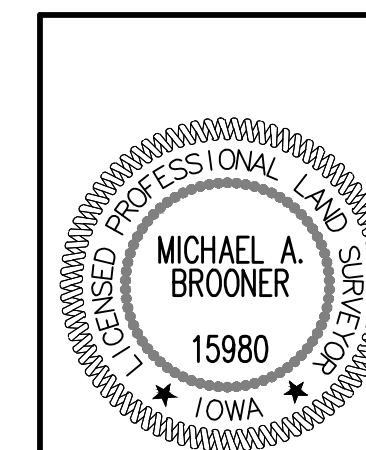
MINIMUM LOT AREA	= 8,000 SF
MINIMUM LOT WIDTH	= 65 FT
SETBACKS:	
FRONT YARD	= 30 FT
REAR YARD	= 35 FT
SIDE YARD	= 8 FT

DATE OF SURVEY

JUNE 18, 2021

ZONING

EXISTING: R-2



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.

MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

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

REVISIONS: _____ DATE: _____

REVISED PER LETTER DATED 11-11-21 11/05/21
 FIRST SUBMITTAL 11/02/21

ENGINEER: _____ REVIEW: _____

TECH: _____

CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA

CREEKVIEW ESTATES PLAT 2
FINAL PLAT

2101.048