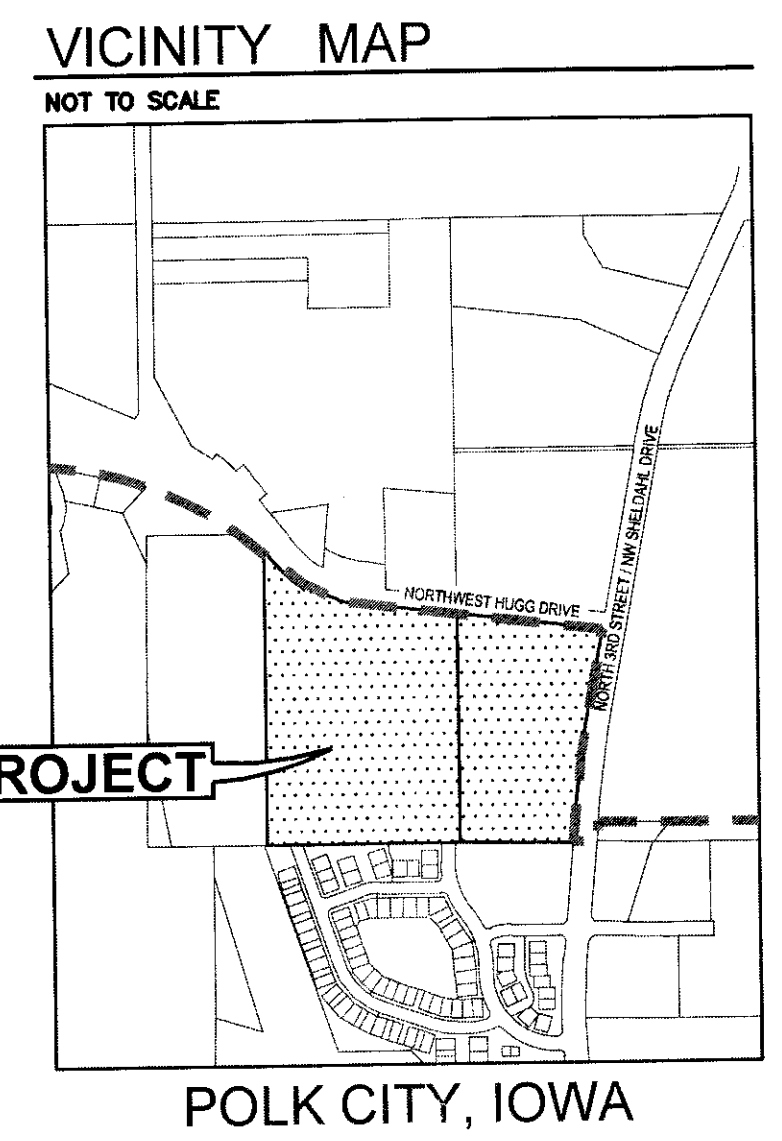


CREEKVIEW ESTATES PLAT 1

FINAL PLAT

INDEX LEGEND
 LOCATION: SEC 36-81-25, PT SW1/4 NW1/4
 SEC 36-81-25, PT SE1/4 NW1/4
 REQUESTOR: NORTH POLK DEVELOPMENT LLC
 PROPRIETOR: NORTH POLK DEVELOPMENT LLC
 2208 WOODLANDS PKWY
 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

Doc ID: 05799060015 Type: PLT
 Kind: PLAT
 Recorded: 10/30/2020 at 02:28:57 PM
 Fee Amt: \$87.00 Page 1 of 15
 Polk County Iowa
 JULIE M. HARGETY RECORDER
 JUL 14 2020-09:49:05
 Bk 18163 pg 906920



- 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 ENGINEERING EXHIBIT FOR ANY ELEVATION RESTRICTIONS.
 3. OUTLOTS R-W WILL BE INDIVIDUALLY, PERMANENTLY TIED TO LOTS 1-6 AT THE TIME OF FINAL PLATTING.
 4. OUTLOTS X AND Y WILL BE INDIVIDUALLY, PERMANENTLY TIED TO LOTS 14 AND 15 AT THE TIME OF FINAL PLATTING.
 5. NO LOTS WITHIN THIS PLAT SHALL BE PERMITTED TO HAVE A DRIVEWAY OFF NW HUGG DRIVE OR N 3RD STREET.
 6. OUTLOT Z WILL BE OWNED BY THE HOMEOWNER'S ASSOCIATION.
 7. NO LOT WITHIN THIS PLAT SHALL BE PERMITTED TO HAVE AN INDIVIDUAL MAILBOX.
 8. NO LOT WITHIN THIS PLAT SHALL BE PERMITTED MORE THAN ONE DRIVEWAY.
 9. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE DRAINAGE OBSTRUCTIONS FROM OVERLAND FLOWAGE EASEMENT AREAS.
 10. 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.
 11. THE PROPERTY OWNERS OF LOTS 19 AND 38 SHALL BE RESPONSIBLE FOR SNOW REMOVAL AND SIDEWALK REPAIR AT EACH CLUSTER MAILBOX ADJACENT TO THEIR LOT.
 12. LOTS A, B, C, D SHALL BE DEDICATED TO THE CITY OF POLK CITY FOR STREET RIGHTS-OF-WAY.
 13. THE FLOODPLAIN DEPICTED ON THIS FINAL PLAT IS BASED ON AS-BUILT SURVEY COMPLETED BY CIVIL DESIGN ADVANTAGE AND BASE FLOOD ELEVATIONS IN ACCORDANCE WITH THE BIG CREEK/WOLF CREEK STUDY DATED OCTOBER 25, 2018.

ENGINEER / SURVEYOR

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

OWNER / DEVELOPER

NORTH POLK DEVELOPMENT, LLC
 CONTACT: BRUCE GATES
 2208 WOODLANDS PARKWAY
 CLIVE, IA 50325

ZONING

R-2
 AND
 FLOODPLAIN OVERLAY DISTRICT

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

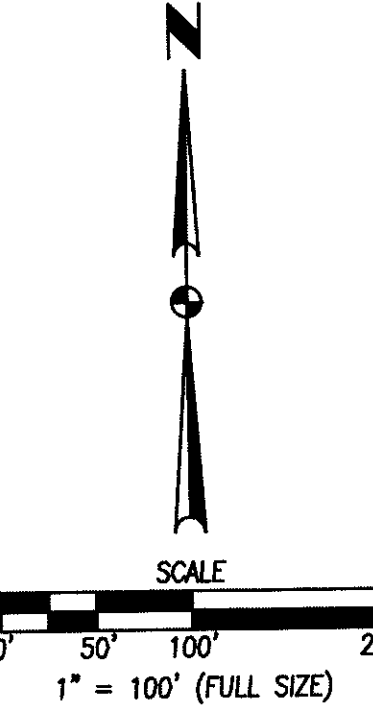
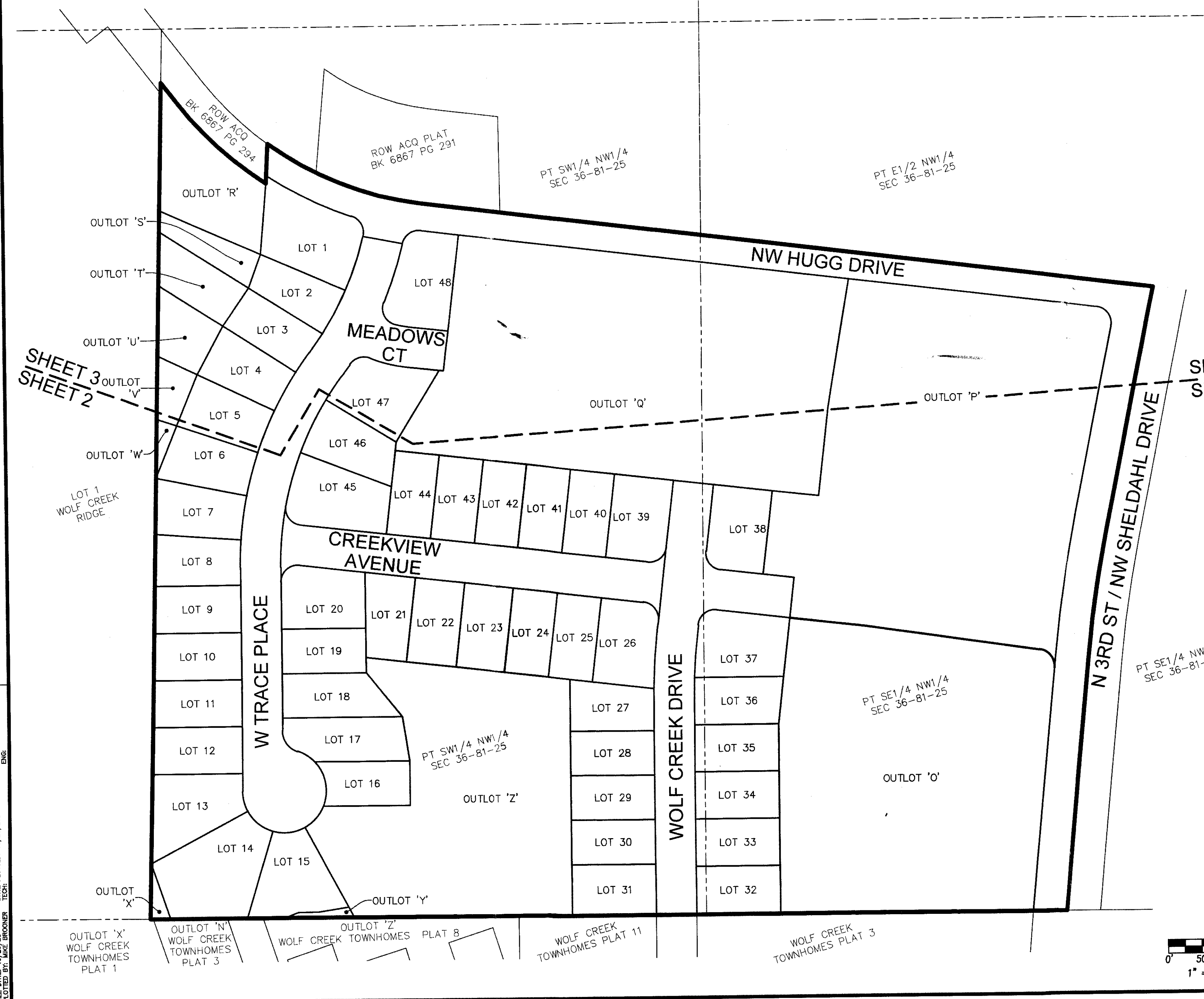
JUNE 10, 2020

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°40'52"	900.00'	104.95'	S3°24'58"W	104.89'	C26	90°00'00"	25.00'	39.27'	S38°14'36"E	35.36'
C2	4°29'52"	500.00'	39.25'	N2°15'59"E	39.24'	C27	5°22'47"	930.00'	87.32'	S4°04'01"W	87.29'
C3	32°28'37"	500.00'	283.41'	N20°45'14"E	279.64'	C28	1°18'05"	930.00'	21.13'	S0°43'35"W	21.13'
C4	7°52'03"	500.00'	68.66'	N33°03'30"E	68.60'	C29	2°25'00"	870.00'	36.69'	N1°17'02"E	36.69'
C5	15°48'57"	500.00'	138.02'	N21°13'00"E	137.58'	C30	4°15'52"	870.00'	64.75'	N4°37'28"E	64.74'
C6	22°22'05"	150.00'	58.56'	S72°03'34"E	58.19'	C31	90°00'00"	25.00'	39.27'	N51°45'24"E	35.36'
C7	15°35'54"	517.47'	140.88'	S64°10'41"E	140.44'	C32	90°00'00"	25.00'	39.27'	N38°14'36"W	35.36'
C8	85°24'45"	25.00'	37.27'	S29°16'16"E	33.91'	C33	90°00'00"	25.00'	39.27'	S51°45'24"W	35.36'
C9	10°22'09"	470.00'	85.06'	S18°37'11"W	84.94'	C34	94°34'07"	25.00'	41.26'	N35°57'33"W	36.74'
C10	8°59'39"	470.00'	73.78'	S28°18'05"W	73.70'	C35	9°54'46"	470.00'	81.32'	N16°16'54"E	81.21'
C11	4°11'37"	470.00'	34.40'	S34°53'43"W	34.39'	C36	10°36'21"	470.00'	87.00'	N26°32'28"E	86.88'
C12	3°49'22"	530.00'	35.36'	S35°04'51"W	35.35'	C37	5°08'54"	470.00'	42.23'	N34°25'05"E	42.22'
C13	7°07'52"	530.00'	65.96'	S29°36'14"W	65.92'	C38	2°18'13"	530.00'	21.31'	N35°50'25"E	21.31'
C14	7°10'00"	530.00'	66.29'	S22°27'18"W	66.25'	C39	78°15'48"	25.00'	34.15'	N73°49'13"E	31.56'
C15	7°10'00"	530.00'	66.29'	S15°17'19"W	66.25'	C40	16°11'43"	180.00'	50.88'	S75°08'44"E	50.71'
C16	7°10'00"	530.00'	66.29'	S8°07'19"W	66.25'	C41	9°10'56"	120.00'	19.23'	N78°39'08"W	19.21'
C17	4°31'15"	530.00'	41.82'	S2°16'41"W	41.81'	C42	97°14'18"	25.00'	42.43'	N25°26'31"W	37.52'
C18	27°49'33"	62.00'	30.11'	S13°53'43"E	29.82'	C43	9°58'51"	530.00'	92.33'	N18°11'13"E	92.21'
C19	45°15'04"	62.00'	48.97'	S50°26'02"E	47.70'	C44	83°59'44"	25.00'	36.65'	N55°11'39"E	33.46'
C20	45°24'59"	62.00'	49.15'	N84°13'56"E	47.87'	C45	94°12'16"	25.00'	41.10'	S35°42'21"E	36.63'
C21	39°48'32"	62.00'	43.08'	N41°37'11"E	42.22'	C46	5°42'03"	1960.00'	195.02'	S8°32'45"W	194.94'
C22	65°42'34"	62.00'	71.10'	N11°08'23"W	67.27'	C47	87°16'08"	25.00'	38.08'	S37°56'21"E	34.50'
C23	26°56'34"	62.00'	29.15'	N57°27'57"W	28.89'	C48	1°40'12"	970.00'	28.27'	S82°24'30"E	28.27'
C24	70°57'17"	33.00'	40.87'	N35°27'35"W	38.31'						
C25	96°44'21"	25.00'	42.21'	N48°23'14"E	37.37'						

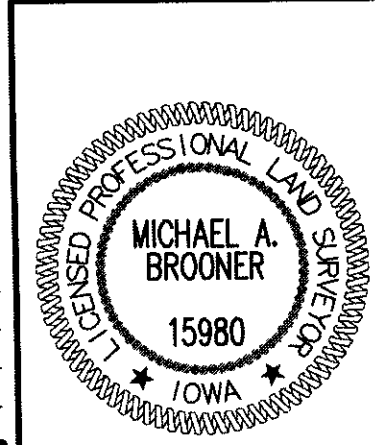
PLAT DESCRIPTION

THE SOUTH 20.34 ACRES OF THE EAST 25 ACRES OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING SOUTH OF THE PUBLIC HIGHWAY, OVER AND ACROSS SAID 25 ACRES, A/K/A LOT 1 LYING SOUTH OF HUGG DRIVE, P. WERUMS SUBDIVISION, POLK COUNTY, IOWA, LOCALLY KNOWN AS 12370 NW HUGG DRIVE, POLK CITY, IOWA,
 AND
 THE SOUTHWEST 12.69 ACRES OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EASEMENTS OF RECORD.
 ALL CONTAINING 33.46 ACRES (1,457,617 SQUARE FEET).



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	(1234)
LOT ADDRESS		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		
FLOODPLAIN LINE		



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 10-26-2020
 MICHAEL A. BROONER, P.L.S. DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 3

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

REVISIONS

NO.	DATE	DESCRIPTION

ENGINEER: JAE REVIEW: JAE TECH: JAE

CREEKVIEW ESTATES PLAT 1
FINAL PLAT

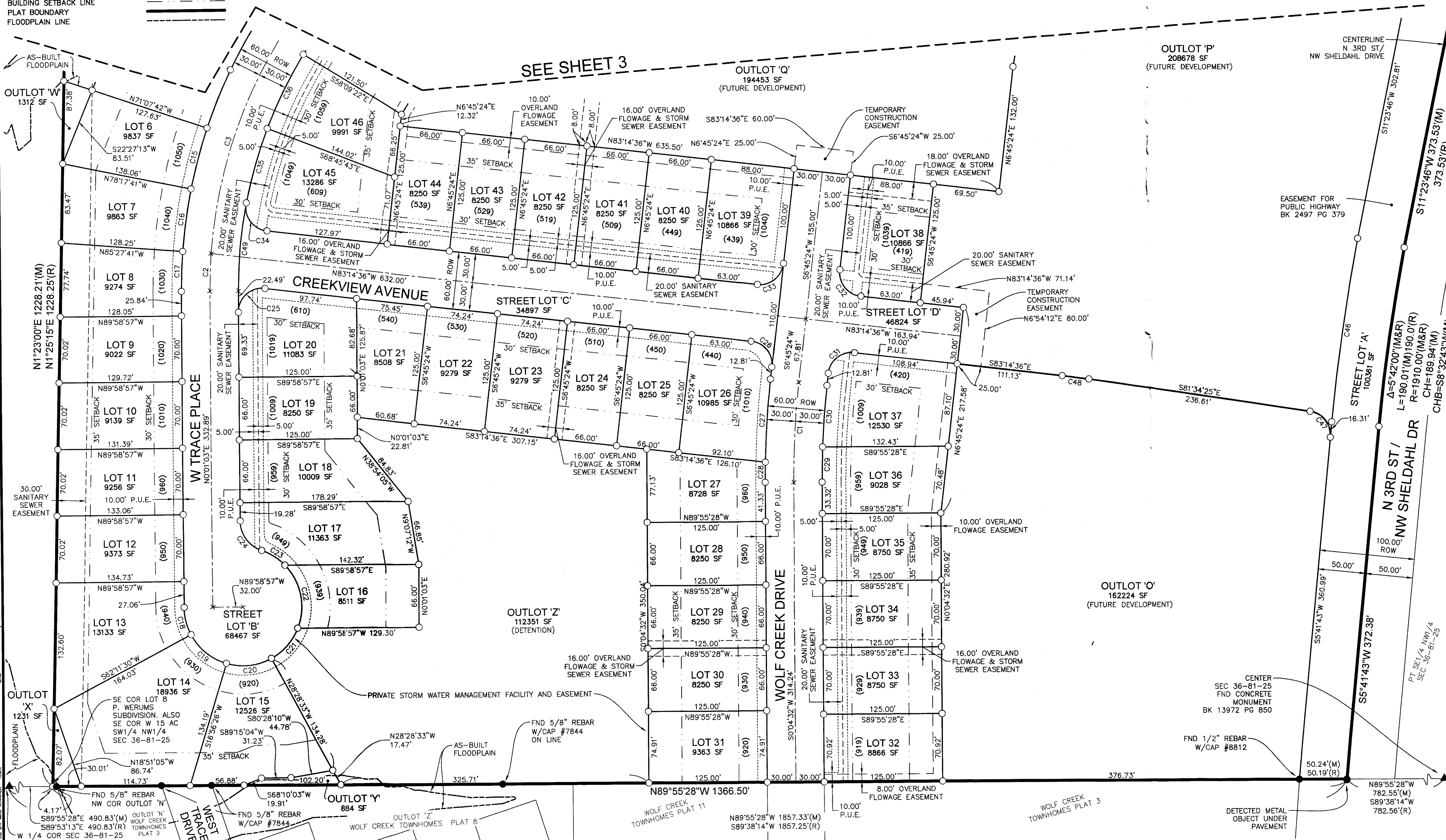
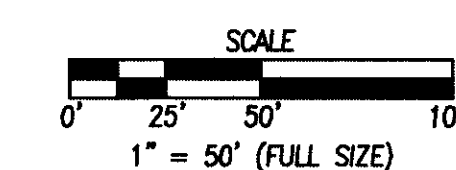
POLK CITY, IOWA

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CREEKVIEW ESTATES PLAT 1

FINAL PLAT

LEGEND		FOUND	SET
SECTION CORNER AS NOTED	▲	△	
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○	
MEASURED BEARING & DISTANCE	M	R	
RECORDED BEARING & DISTANCE	R	D	
DEDED BEARING & DISTANCE	D	P.U.E.	
PUBLIC UTILITY EASEMENT	AL		(1234)
CURVE ARC LENGTH			
LOT ADDRESS			
CENTERLINE			
SECTION LINE			
EASEMENT LINE			
BUILDING SETBACK LINE			
PLAT BOUNDARY			
FLOODPLAIN LINE			



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

CIVIL DESIGN ADVANTAGE
POLK CITY, IOWA

CREEKVIEW ESTATES PLAT 1

FINAL PLAT

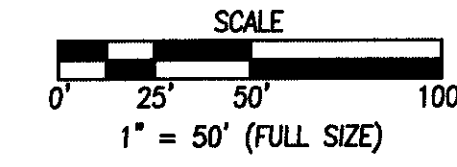
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CREEKVIEW ESTATES PLAT 1

FINAL PLAT

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)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	
FLOODPLAIN LINE	---	



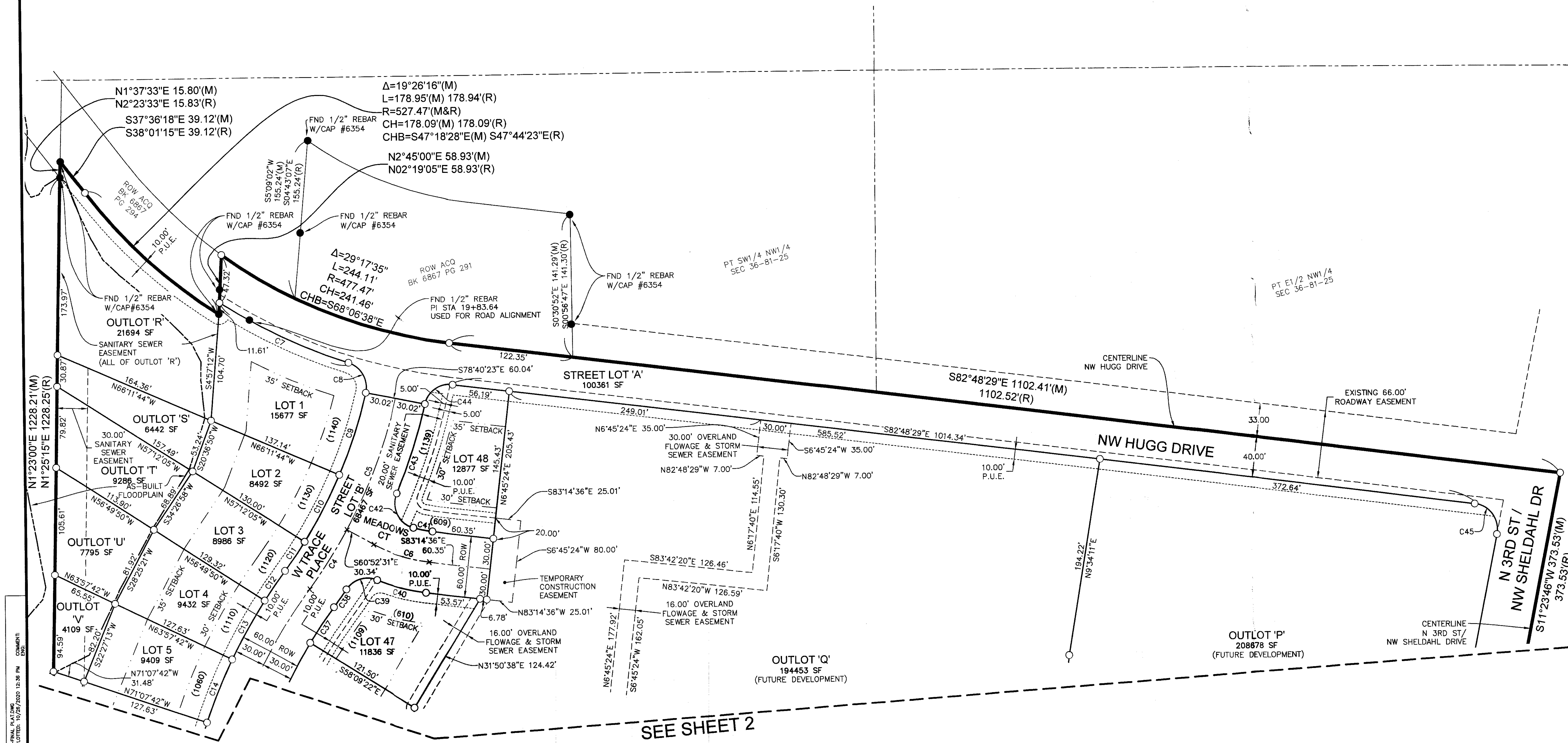
REVISIONS	DATE

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



CREEKVIEW ESTATES PLAT 1
FINAL PLAT

3
3
 1904.178



SEE SHEET 2

FILE: H:\000\10478\000\10478-FINAL PLATING.dwg
 DATE PLOTTED: 10/27/2020 10:38 PM
 PLOTTER: HP DesignJet T1100e
 USER: JACOBSON