

FINAL PLAT
WISTERIA HEIGHTS PLAT 4
 BONDURANT, IOWA



VICINITY SKETCH NO SCALE

PROPERTY OWNER:
 INTEGRITY LAND DEVELOPMENT, LLC.
 5155 CROSS CREEK LANE
 WAUKEE, IOWA 50263
 CONTACT: BRIAN CURNES
 515-771-4090

ZONING
 R-2

LEGAL DESCRIPTION

A PARCEL OF LAND IN OUTLOT 'X', WISTERIA HEIGHTS PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 11749, PAGE 136-148 AND CORRECTED IN THE AFFIDAVIT RECORDED IN BOOK 15653, PAGE 458 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF BONDURANT, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 14, OF SAID WISTERIA HEIGHTS PLAT 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 11, WISTERIA HEIGHTS PLAT 3, AN OFFICIAL PLAT, RECORDED IN BOOK 19514, PAGE 440, THENCE N03°32'19"E, 133.42 FEET ALONG THE EAST LINE OF SAID LOT 11 TO THE NE CORNER OF SAID LOT 11, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 15TH STREET SE, THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 910.00 FEET AND A CHORD BEARING OF S05°34'47"E, AN ARC LENGTH OF 27.03 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF TANGENCY, THENCE S04°51'53"E, 36.44 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE N05°08'07"E, 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 15TH STREET SE, SAID POINT ALSO BEING THE SE CORNER OF LOT 6, SAID WISTERIA HEIGHTS PLAT 3; THENCE S04°51'53"E, 15.06 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT, SAID POINT BEING THE SE CORNER OF OUTLOT 'Z', SAID WISTERIA HEIGHTS PLAT 3; THENCE N00°00'04"E, 125.42 FEET ALONG THE EAST LINE OF SAID OUTLOT 'Z' TO A POINT; THENCE N04°54'54"E, 143.35 FEET TO A POINT; THENCE S10°24'40"E, 60.02 FEET TO A POINT; THENCE N04°54'54"E, 156.08 FEET TO A POINT ON THE WEST LINE OF OUTLOT 'Y' OF SAID WISTERIA HEIGHTS PLAT 2; THENCE S00°00'04"E, 125.10 FEET ALONG SAID WEST LINE TO THE SW CORNER OF SAID OUTLOT 'Y'; THENCE N04°54'54"E, 35.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF SAID WISTERIA HEIGHTS PLAT 2; THENCE S04°54'54"E, 310.77 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°00'46"E, 314.24 FEET ALONG SAID SOUTH LINE TO A POINT, SAID POINT ALSO BEING THE NE CORNER OF LOT 13, WISTERIA HEIGHTS PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 11749, PAGE 138 AT THE POLK COUNTY RECORDER'S OFFICE, THENCE N04°54'56"E, 342.17 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF LOT 12 OF SAID WISTERIA HEIGHTS PLAT 2, SAID SE CORNER ALSO BEING ON THE WEST LINE OF SAID OUTLOT 'X'; THENCE N00°00'04"E, 532.81 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 6.161 ACRES.

CURVE DATA TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH. BEARING	
C1	1°35'48"	970.00'	27.03'	13.52'	27.03'	S05°34'47"E
C2	75°00'00"	25.00'	32.72'	14.18'	30.44'	S57°38'07"W
C3	2°17'01"	470.00'	18.73'	4.31'	18.73'	S18°53'31"W
C4	2°05'13"	530.00'	14.30'	4.65'	14.30'	N19°05'31"E
C5	105°43'50"	25.00'	46.13'	33.01'	34.26'	N32°43'48"W
C6	4°24'23"	970.00'	74.60'	37.32'	74.58'	N87°47'55"W
C7	0°45'30"	1030.00'	13.63'	6.82'	13.63'	S04°37'22"E
C8	4°22'44"	1030.00'	78.72'	34.38'	78.70'	S87°03'15"E
C9	71°00'42"	25.00'	33.60'	14.84'	31.13'	N56°37'46"E
C10	11°03'58"	470.00'	40.78'	45.53'	40.63'	N12°35'26"E
C11	7°03'23"	470.00'	57.88'	28.48'	57.85'	N03°31'46"E
C12	26°31'33"	50.00'	23.24'	11.83'	23.03'	N13°18'42"W
C13	11°43'01"	50.00'	10.22'	5.13'	10.21'	N32°28'59"W
C14	62°07'46"	52.00'	56.34'	31.32'	53.66'	N07°16'37"W
C15	47°31'28"	52.00'	43.13'	22.84'	41.91'	N47°33'00"E
C16	51°43'51"	52.00'	46.45'	25.21'	45.37'	S82°44'21"E
C17	45°05'46"	52.00'	40.43'	21.54'	34.88'	S34°24'33"E
C18	50°12'18"	52.00'	45.56'	24.36'	44.12'	S13°14'29"W
C19	33°47'04"	50.00'	24.48'	15.18'	24.06'	S21°27'03"W
C20	4°33'25"	50.00'	3.48'	1.94'	3.48'	S02°16'47"W
C21	0°36'24"	530.00'	5.61'	2.81'	5.61'	S00°18'16"W
C22	7°35'43"	530.00'	70.26'	35.18'	70.21'	S04°24'19"W
C23	7°18'51"	530.00'	67.66'	33.87'	67.61'	S11°51'36"W
C24	100°22'54"	25.00'	43.80'	30.00'	38.41'	S34°40'26"E
C25	0°43'50"	470.00'	12.37'	6.14'	12.37'	S05°13'48"E
C102	2°10'46"	500.00'	14.02'	4.51'	14.02'	N19°02'44"E
C103	19°36'48"	500.00'	171.16'	86.43'	170.32'	S09°48'28"W
C104	0°31'15"	500.00'	4.55'	2.27'	4.55'	S19°52'30"W
C105	5°08'14"	1000.00'	84.66'	44.86'	84.63'	S87°26'00"E
C106	20°08'03"	500.00'	175.70'	88.77'	174.80'	N10°04'06"E

SETBACK REQUIREMENT

FRONT - 30'
 REAR - 35'
 SIDE - 7'

BENCHMARK

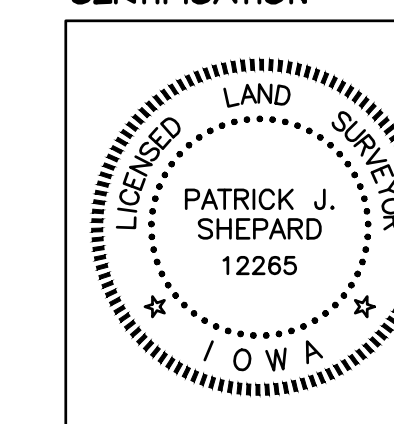
CITY OF BONDURANT BENCHMARK - BC-5

BRASS DISK 1" WEST OF FLAG POLE BASE AT THE BONDURANT CITY CENTER
 ELEVATION = 964.96
 (CITY OF BONDURANT DATUM)

NOTE:

- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- LOTS 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF BONDURANT FOR STREET PURPOSES.
- THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1/10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1/5000 FOR INDIVIDUAL LOTS.
- THE FINAL PLAT BEARINGS ARE BASED ON THE EAST LINE OF WISTERIA HEIGHTS PLAT 3.
- THE EASEMENT SHOWN ADJOINING OWNER'S PROPERTY IS NOT A PART OF THIS PLAT AND IS SHOWN FOR REFERENCE ONLY. THIS EASEMENT SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.

CERTIFICATION



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

LEGEND

- PROPERTY BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EXISTING FENCE LINES
- ▲ FOUND SECTION CORNER
- FOUND PROPERTY CORNER (1/4" IR WORANGE CAP# 12265 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (1/4" IR WORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- EXISTING FENCE POST
- D DEEDED DISTANCE
- M MEASURED DISTANCE
- P PREVIOUSLY RECORDED DISTANCE
- IR IRON ROD
- IP IRON PIPE
- P.O.B. POINT OF BEGINNING
- 495 ADDRESS
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION

FINAL PLAT
 WISTERIA HEIGHTS PLAT 4
 BONDURANT, IOWA



2400 86th Street - Unit 12 - Des Moines, Iowa 50322
 515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

SCALE: 1"=50'

NORTH
 SHEET 1 OF 1
 DATE: JULY 31, 2013

