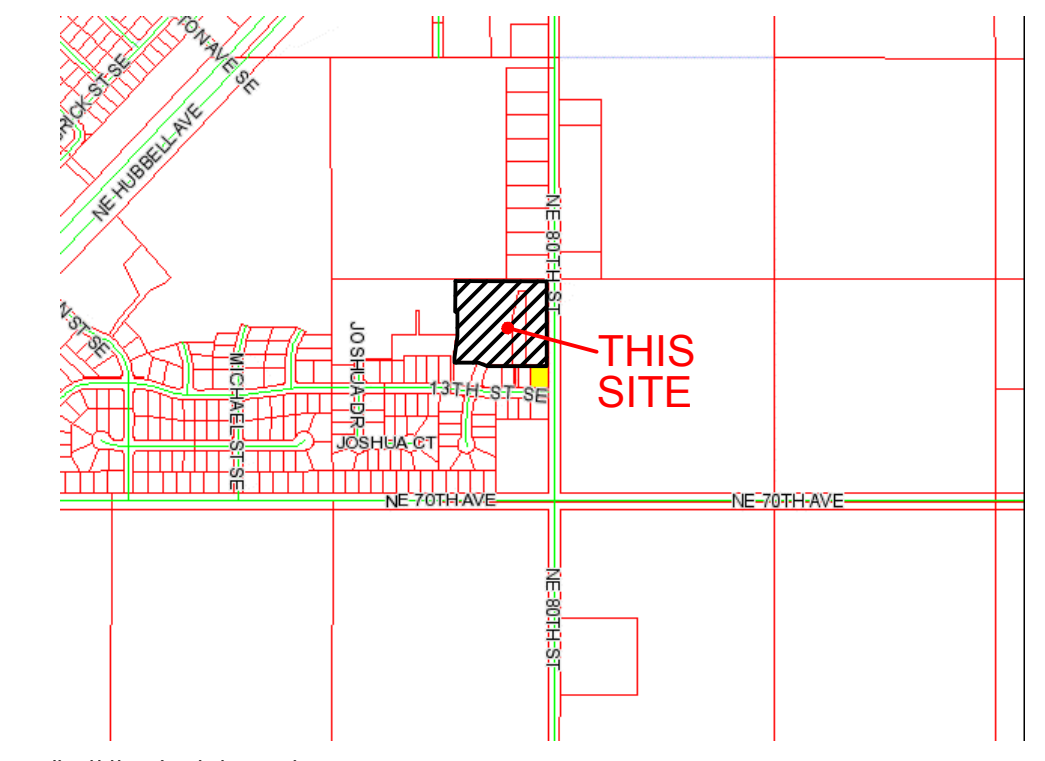


FINAL PLAT  
**WISTERIA HEIGHTS PLAT 5**  
 BONDURANT, IOWA



VICINITY SKETCH NO SCALE

PARCEL CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	9°05'31"	470.00'	74.58'	37.37'	74.50'	S13°18'21"W
C2	8°45'31"	470.00'	71.85'	35.99'	71.78'	S04°22'50"W
C3	40°00'00"	25.00'	39.27'	25.00'	35.36'	S44°59'31"E
C4	2°21'00"	50.00'	2.05'	1.03'	2.05'	S88°49'24"W
C5	35°59'11"	50.00'	31.40'	16.24'	30.89'	S69°39'15"W
C6	42°30'33"	52.00'	38.58'	20.23'	37.70'	S72°54'53"W
C7	46°08'08"	52.00'	41.87'	22.15'	40.75'	N62°45'46"W
C8	50°55'20"	52.00'	46.22'	24.76'	44.71'	N14°14'02"W
C9	21°07'00"	52.00'	24.61'	12.54'	24.38'	N24°47'08"E
C10	38°20'34"	50.00'	33.46'	17.38'	32.84'	N19°10'21"E
C11	2°36'59"	530.00'	24.20'	12.10'	24.20'	N01°18'34"E
C12	7°37'15"	530.00'	70.50'	35.30'	70.44'	N06°25'41"E
C13	7°48'36"	530.00'	72.24'	36.18'	72.19'	N14°08'36"E
C14	17°57'17"	500.00'	156.69'	78.99'	156.05'	N08°58'43"E

**PROPERTY OWNER:**  
 INTEGRITY LAND DEVELOPMENT, LLC  
 3135B CROSS CREEK LANE  
 WAUKEE, IOWA 50263  
 CONTACT: BRIAN CURNES  
 515-771-9090

**ZONING**  
 R-2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT)

**LEGAL DESCRIPTION**  
 A PARCEL OF LAND IN OUTLOTS 'X' AND 'Y', WISTERIA HEIGHTS PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 13653, PAGE 95B AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF BONDURANT, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF LOT 1, WISTERIA HEIGHTS PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 14998, PAGE 734 AT THE POLK COUNTY RECORDER'S OFFICE, THENCE N00°00'04"E, 93.29 FEET ALONG THE EASTERLY LINE OF OUTLOT 'Z'; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NE 80TH STREET (PLEASANT STREET SE) AS IT IS PRESENTLY ESTABLISHED, THENCE S00°00'04"W, 515.25 FEET ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE TO THE NE CORNER OF LOT 5, SAID WISTERIA HEIGHTS PLAT 4; THENCE S84°54'54"W, 361.08 FEET ALONG THE NORTH LINE OF LOTS 5, 4, 3, AND 2, SAID WISTERIA HEIGHTS PLAT 4 TO A POINT; THENCE N70°24'40"W, 60.02 FEET ALONG THE NORTH LINE OF SAID WISTERIA HEIGHTS PLAT 4 TO A POINT; THENCE S84°54'54"W, 143.35 FEET ALONG THE NORTH LINE OF SAID LOT 1, WISTERIA HEIGHTS PLAT 4 TO THE POINT OF BEGINNING AND CONTAINING 6.461 ACRES.

**SETBACK REQUIREMENTS**  
 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)

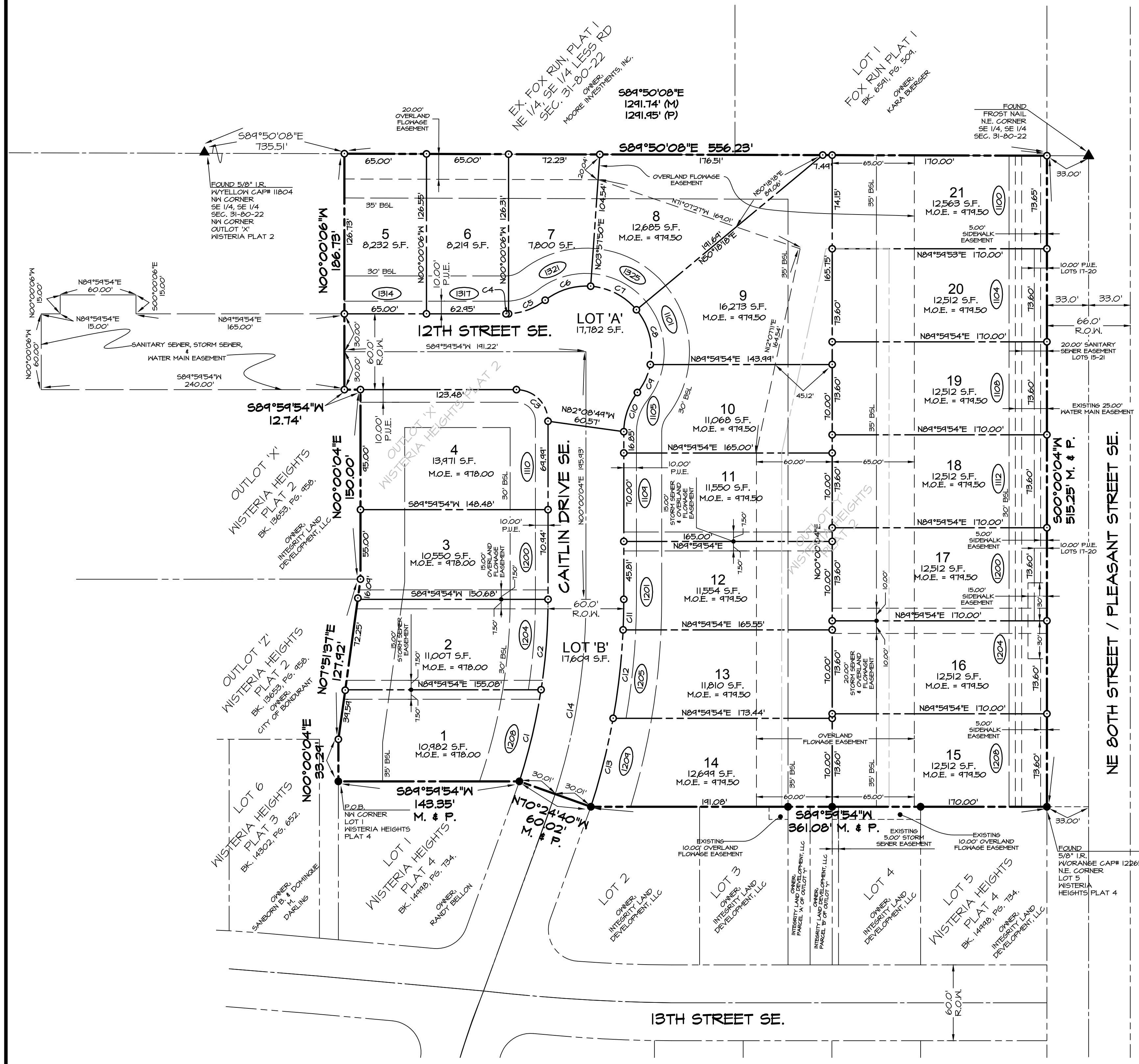
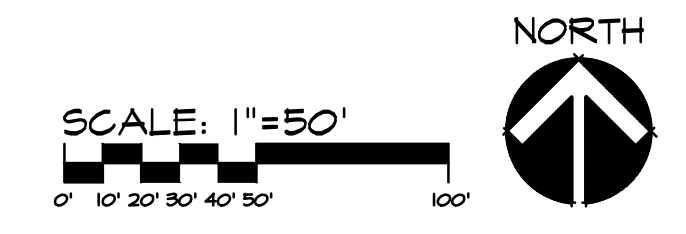
**PROJECT BENCHMARK**  
 CUT 'X' AT CENTERLINE OF JOSHUA CT. AND 13th STREET SE.  
 ELEVATION = 977.38 (CITY OF BONDURANT DATUM)

- NOTES:**
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
  - LOTS 'A' & 'B', 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 4.
  - THE MINIMUM OPENING ELEVATIONS REQUIRED ON THIS PLAT ARE FROM THE PROJECT ENGINEER'S CALCULATIONS. THIS PROFESSIONAL LAND SURVEYOR DOES NOT CERTIFY THE ACCURACY OR CORRECTNESS OF THESE ELEVATIONS.

**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 PROFESSIONAL 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, 2017  
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY



**LEGEND**

---	PROPERTY BOUNDARY
---	SECTION LINES
---	LOT LINES
---	CENTERLINE
-X-X-	EXISTING FENCE LINES
▲	FOUND SECTION CORNER
●	FOUND PROPERTY CORNER (3/8" IR WORANCE CAP# 12265 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (3/8" IR WORANCE CAP #12265 UNLESS OTHERWISE NOTED)
○	EXISTING FENCE POST
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
P.	PREVIOUSLY RECORDED DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
P.O.B.	POINT OF BEGINNING
445	ADDRESS
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION

Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12, Des Moines, Iowa, 50322  
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

**CEC**

DATE:	REVISIONS	COMMENTS
JANUARY 19, 2016	1	
	2	
	3	
	4	
	5	BAT
	6	FLD

DATE OF SURVEY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_

**WISTERIA HEIGHTS PLAT 5**  
 BONDURANT, IOWA

**FINAL PLAT**

SHEET 1 OF 1

A-1703