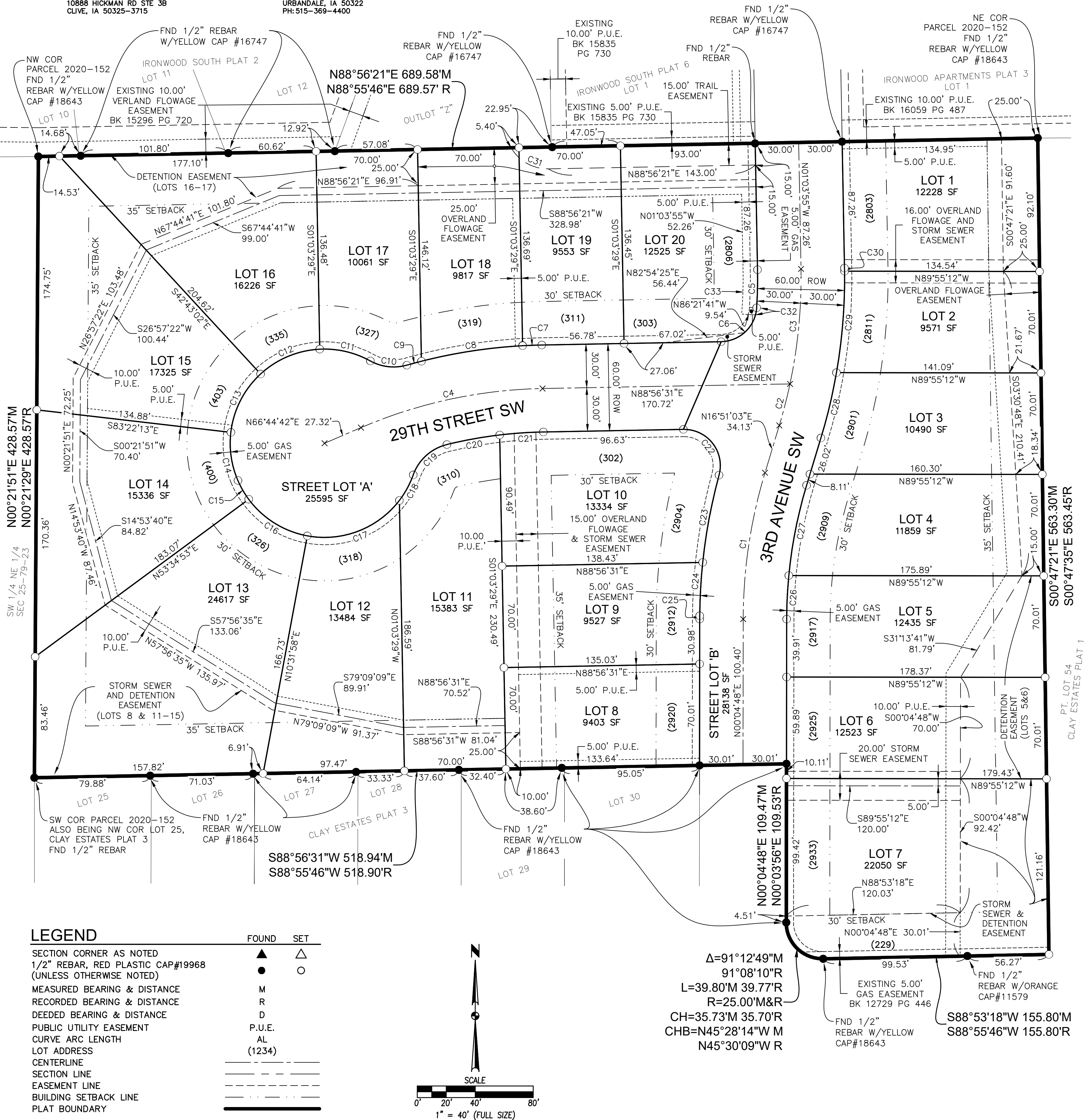


INDEX LEGEND
LOCATION: PARCEL 2020-152
PT. LOT 54, CLAY ESTATES PLAT 1
ALTOONA, POLK COUNTY, IOWA
REQUESTOR: CLAY ESTATES PLAT 4 LLC
PROPRIETOR: CLAY ESTATES PLAT 4 LLC
10888 HICKMAN RD STE 3B
CLIVE, IA 50325-3715
SURVEYOR: MATTHEW J. THOMAS
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

CLAY ESTATES PLAT 4

FINAL PLAT



OWNER / DEVELOPER

CLAY ESTATES PLAT 4 LLC
10888 HICKMAN RD STE 3B
CLIVE, IA 50325-3715

ZONING

R-1 SINGLE FAMILY RESIDENTIAL

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

SEPTEMBER 7, 2022

PLAT DESCRIPTION

PARCEL 2020-152 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18168, PAGE 662, BEING A PART OF LOT 54, CLAY ESTATES PLAT 1, AN OFFICIAL PLAT, ALL IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND CONTAINING 7.38 ACRES (321,480 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 DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF ALTOONA FOR PUBLIC RIGHT OF WAY.

BENCHMARKS

ARROW BOLT ON FIRE HYDRANT @ SOUTHEAST CORNER OF 30TH STREET AND 3RD AVENUE.
ELEVATION=955.68

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	16°46'15"	350.00'	102.45'	N08°27'56"E	102.08'
C2	4°50'17"	350.00'	29.55'	N14°25'55"E	29.55'
C3	13°04'41"	350.00'	79.89'	N05°28'26"E	79.72'
C4	22°11'49"	333.00'	129.01'	N77°50'37"E	128.20'
C5	4°42'14"	320.00'	26.27'	S01°17'12"W	26.26'
C6	85°18'12"	25.00'	37.22'	S46°17'25"W	33.88'
C7	2°05'12"	363.00'	13.22'	S87°53'55"W	13.22'
C8	11°09'58"	363.00'	70.74'	S81°16'19"W	70.63'
C9	1°38'33"	363.00'	10.41'	S74°52'04"W	10.41'
C10	45°06'09"	33.00'	25.98'	N83°24'09"W	25.31'
C11	32°04'25"	65.00'	36.39'	N76°53'16"W	35.91'
C12	39°47'34"	65.00'	45.14'	S67°10'44"W	44.24'
C13	40°39'10"	65.00'	46.12'	S26°57'22"W	45.16'
C14	29°53'05"	65.00'	33.90'	S08°18'45"E	33.52'
C15	13°09'50"	65.00'	14.93'	S29°50'13"E	14.90'
C16	43°02'55"	65.00'	48.84'	S57°56'35"E	47.70'
C17	63°09'06"	65.00'	71.64'	N68°57'25"E	68.07'
C18	17°45'09"	65.00'	20.14'	N28°30'18"E	20.06'
C19	56°36'00"	33.00'	32.60'	N47°55'43"E	31.29'
C20	6°59'43"	303.00'	36.99'	N79°43'35"E	36.97'
C21	5°43'05"	303.00'	30.24'	N86°04'58"E	30.23'
C22	106°17'10"	25.00'	46.38'	S37°54'54"E	40.01'
C23	9°14'45"	380.00'	61.32'	S10°36'18"W	61.25'
C24	5°33'51"	380.00'	36.90'	S03°12'01"W	36.89'
C25	0°22'26"	343.58'	2.24'	S00°14'57"W	2.24'
C26	5°23'47"	320.00'	30.14'	N02°46'42"E	30.13'
C27	11°22'28"	320.00'	63.53'	N11°09'49"E	63.42'
C28	6°59'18"	380.00'	46.35'	N13°21'24"E	46.32'
C29	10°36'07"	380.00'	70.31'	N04°33'42"E	70.21'
C30	0°19'33"	380.00'	2.16'	N00°54'08"W	2.16'
C31	61°08'03"	29.00'	30.94'	S60°29'38"E	29.50'
C32	11°32'13"	25.00'	5.03'	N09°24'25"E	5.03'
C33	5°37'41"	310.00'	30.45'	N01°44'56"E	30.44'

BOUNDARY CLOSURE

LINE: N88° 56' 21"E 689.58'
LINE: S0° 47' 21"E 563.30'
LINE: S88° 53' 18"W 155.80'

CURVE: Length: 39.80' Radius: 25.00'
Delta: 91°12'49" Tangent: 25.54'
Chord: 35.73' Course: N45° 28' 14"W

LINE: N0° 04' 48"E 109.47'
LINE: S88° 56' 31"W 518.94'
LINE: N0° 21' 51"E 428.57'

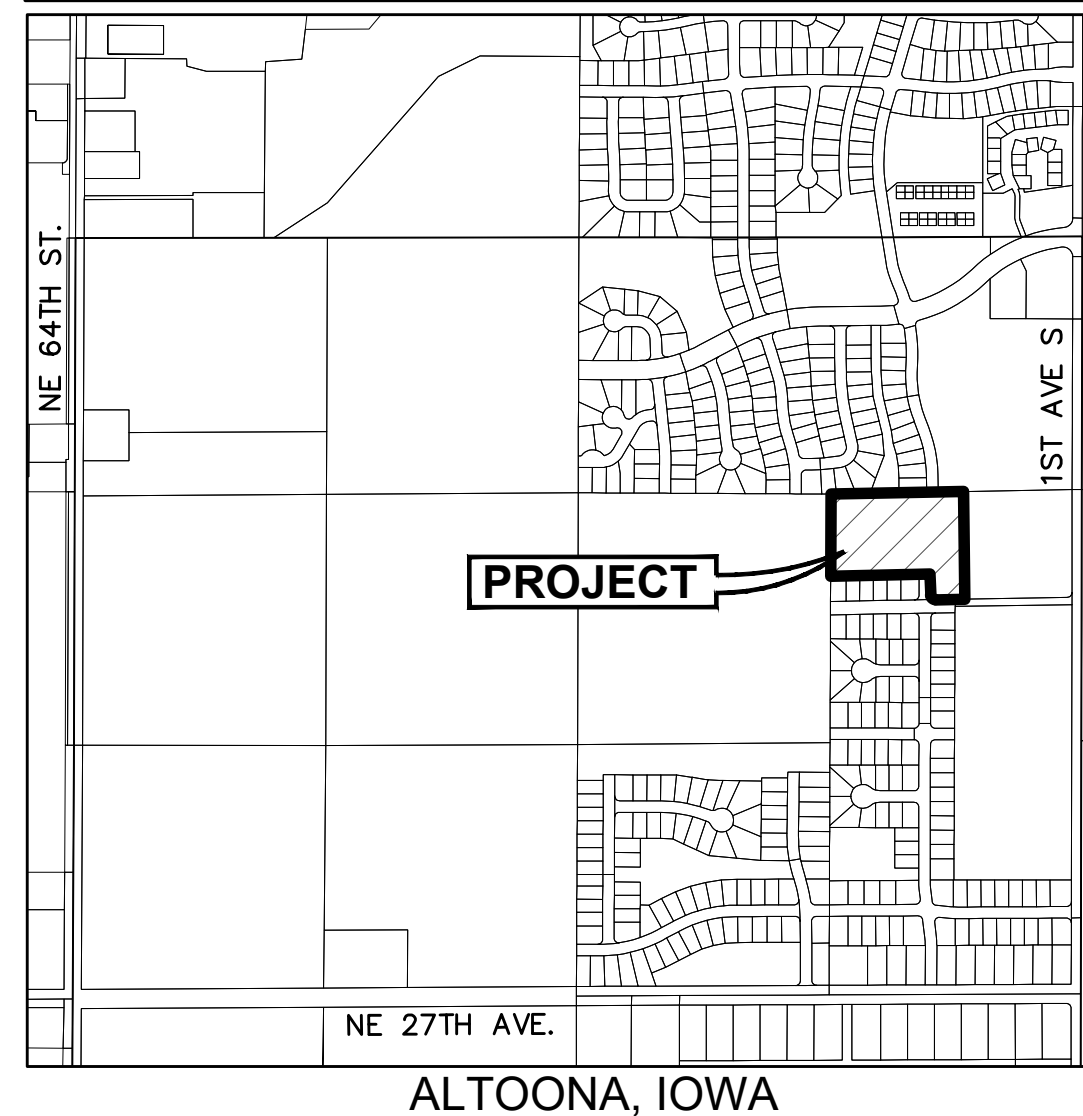
Perimeter: 2505.46' Area: 321479.60 Sq. Ft.
Error Closure: 0.0044 Course: N47° 34' 55"E
Error North: 0.00295 East: 0.00323
Precision 1: 568497.73

BULK REGULATIONS

R-1 SINGLE FAMILY RESIDENTIAL

MINIMUM LOT WIDTH = 70'
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 8' EACH SIDE
REAR YARD SETBACK = 35'

VICINITY MAP



LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, RED PLASTIC CAP #19968
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY

FOUND	SET
▲	△
●	○
M	
R	
D	
P.U.E.	
AL	
(1234)	

