

# URBAN HILLS PLAT 1

## URBAN DALE, IA



building strong communities

1360 NW 121ST Street  
Clive, Iowa 50325  
515-964-1229  
fax 515-964-2370

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PREPARED BY & RETURNED TO: BRADLEY R. GEATER, PLS, MCCLURE ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-1229

**OWNERS:**  
URBAN HILLS DEVELOPMENT, LLC  
1360 NW 121ST STREET, STE A  
CLIVE, IA 50325  
ATTN: TERRY LUTZ

**UTILITIES:**  
WATER: URBAN DALE WATER DEPARTMENT  
SEWER: URBAN DALE SANITARY SEWER DISTRICT  
NATURAL GAS: MIDAMERICAN ENERGY COMPANY  
ELECTRIC: MIDAMERICAN ENERGY COMPANY  
CABLE: MEDIACOM CABLE  
PHONE: QWEST COMMUNICATIONS CO.

**ZONING:**  
R-1S SUBURBAN DENSITY SINGLE FAMILY  
DENSITY: 1.000 UNITS/ACRE

**ENGINEER:**  
MCCLURE ENGINEERING  
1360 NW 121ST STREET  
CLIVE, IA 50325  
(515) 964-1229  
CSMITH@MECRESULTS.COM  
ATTN: CALEB SMITH

**SETBACK SUMMARY:**  
FRONT YARD SETBACK: 35' (163RD STREET)  
30' (GOLDENROD DRIVE)  
30' (WALNUT MEADOWS COURT)  
SIDE YARD SETBACK: 8'  
REAR YARD SETBACK: 30'

**FLOOD ZONE INFORMATION:**  
NO FEMA FLOOD PLAIN MAP AVAILABLE

**LEGAL DESCRIPTION:**

PARCEL CC, AS RECORDED IN DALLAS COUNTY RECORDS AT BOOK 2015, PAGE 17206, BEING A PART OF PARCEL B, RECORDED IN DALLAS COUNTY RECORDS AT BOOK 1999, PAGE 010153, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 26TH OF THE 5TH P.M., CITY OF URBAN DALE, DALLAS COUNTY, IOWA. DESCRIBED PARCEL CONTAINS 15.20 ACRES, WHICH INCLUDES 0.24 ACRES OF PUBLIC ROAD EASEMENT AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**NOTES:**

- 1) LOT A & LOT B TO BE DEDICATED TO THE CITY OF URBAN DALE FOR THE USE AS PUBLIC RIGHT OF WAY
- 2) NO LOT SHALL HAVE DIRECT ACCESS TO WATERFORD ROAD
- 3) NO FENCES SHALL BE ALLOWED IN THE 50-FOOT LANDSCAPE AREA ALONG WATERFORD ROAD
- 4) ALL MANHOLES NOT LOCATED ON A LOT LINE SHALL BE LOCATED OUTSIDE OF ALL FUTURE DRIVEWAYS
- 5) MAINTENANCE OF ALL DRAINAGE TILE LINES ARE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION
- 6) OWNERSHIP OF OUTLOTS 9A, 10A, AND 11A GO WITH LOTS 9, 10, AND 11, RESPECTIVELY
- 7) IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN, OR STORM SEWER THE USE OF THE PUE IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSE MUST RELOCATE WITHOUT EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.
- 8) THE MAINTENANCE OF THE TILE LINES FOR THE 10' OFFSITE SURFACE WATER FLOWAGE EASEMENT WEST OF LOTS 20-25 WILL BE SHARED BETWEEN THE URBAN HILLS HOA AND THE PROPERTY TO THE WEST.

**GENERAL LEGEND**

- BOUNDARY LINE
- EXISTING PROPERTY LINE
- SECTION LINE
- SETBACK LINE

**CORNERS FOUND:**

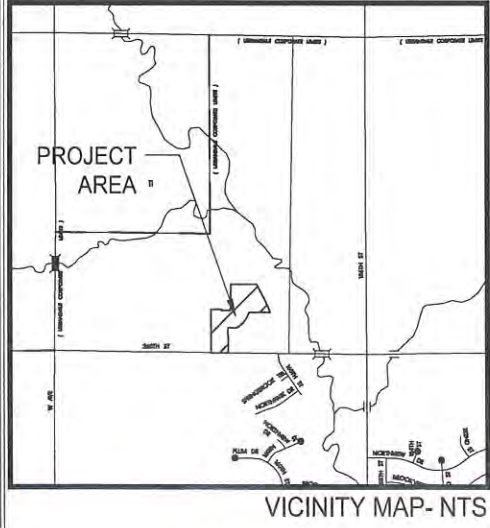
- SECTION CORNER (FOUND 1/2" REBAR)
- FOUND 1/2" REBAR WITH OPC #19828 (UNLESS NOTED OTHERWISE)

**CORNERS SET:**

- BOUNDARY CORNER 1/2" REBAR OPC #19828
- SECTION CORNER 1/2" REBAR OPC #19828

**ABBREVIATIONS:**

- ROW - RIGHT-OF-WAY
- BK, PG - BOOK AND PAGE
- (M) - MEASURED DISTANCE/ANGLE
- (R) - RECORD DISTANCE/ANGLE
- PUE - PUBLIC UTILITY EASEMENT
- YPC - YELLOW PLASTIC CAP
- OPC - ORANGE PLASTIC CAP



CENTER  
SEC. 11-79-26  
FND 5/8" IP  
W/ CAP #12106

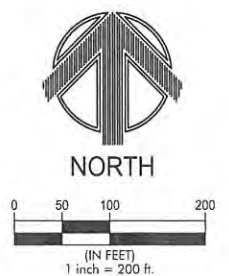
WATERFORD LANDING INVESTORS, LLC  
(BK 2009 PG 11475)

PARCEL B  
(BK 1999, PG 010153)

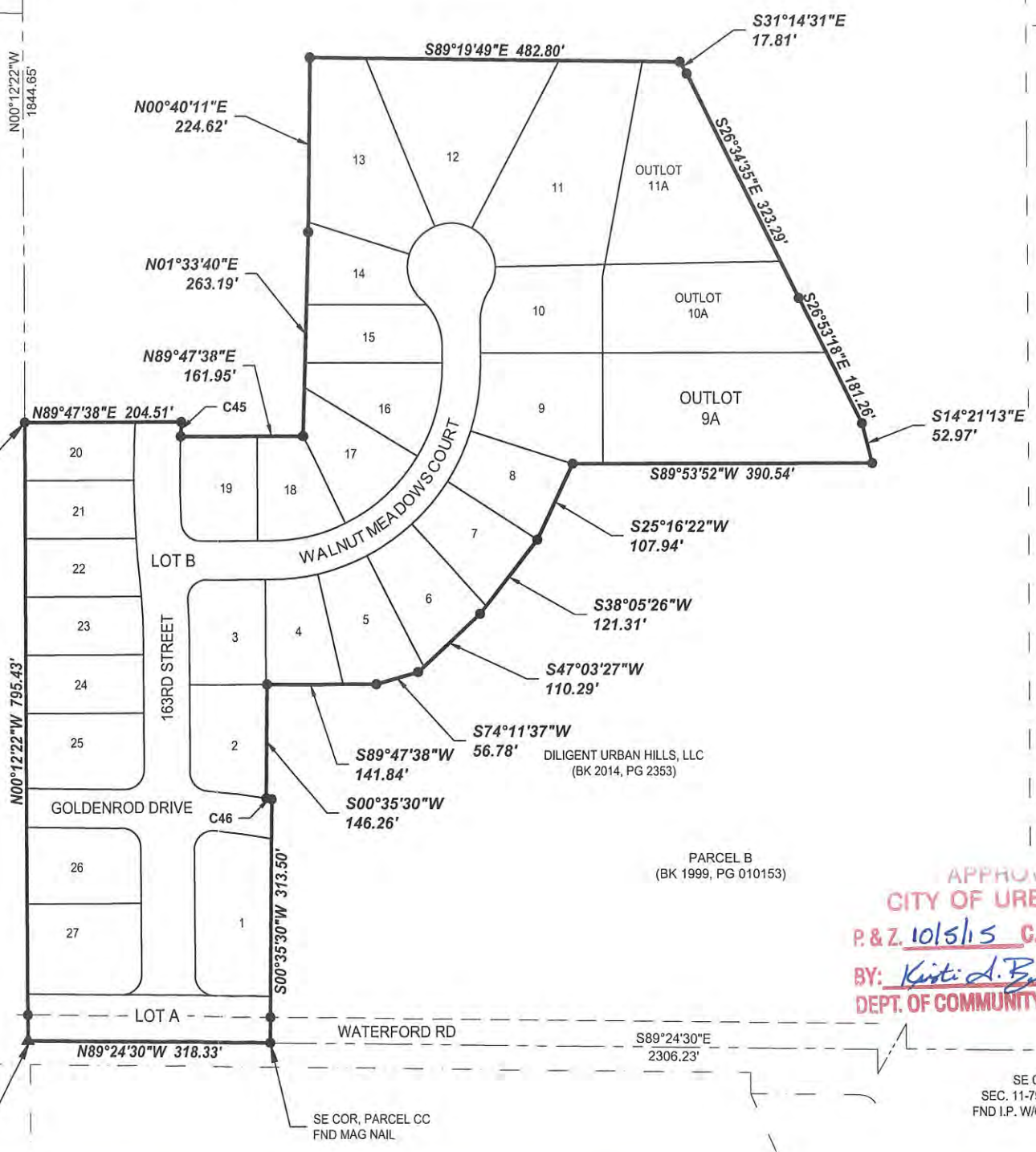
DILIGENT URBAN HILLS, LLC  
(BK 2014, PG 2353)

WATERFORD LANDING INVESTORS, LLC  
(BK 2008 PG 7415)

FND 1/2" REBAR  
W/OPC #19828



Curve #	Length	Radius	Delta	CHD B	CHD L
C45	18.84	1170.00	0°55'22"	S2° 51' 20"W	18.84
C46	7.63	775.00	0°33'51"	S80° 11' 01"E	7.63



SCHAEFER, ROBERT & ANNETTA  
(BK 2000 PG 13074)

LOT 5  
GAFFNEY, DAVID G & CONNIE L  
(BK 2001 PG 2417)

WALNUT MEADOWS SUBDIVISION

HOGUE, ROBERT SCOTT & NICKERSON, LISA  
(BK 2014 PG 11240)



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.

BRADLEY R. GEATER, PLS  
NO. 19828

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

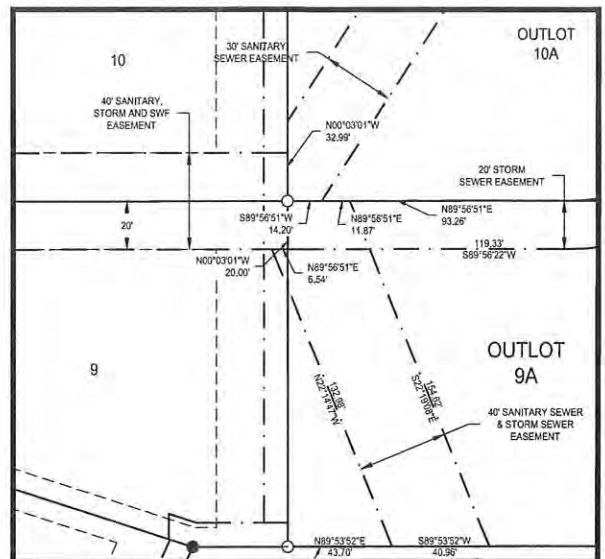
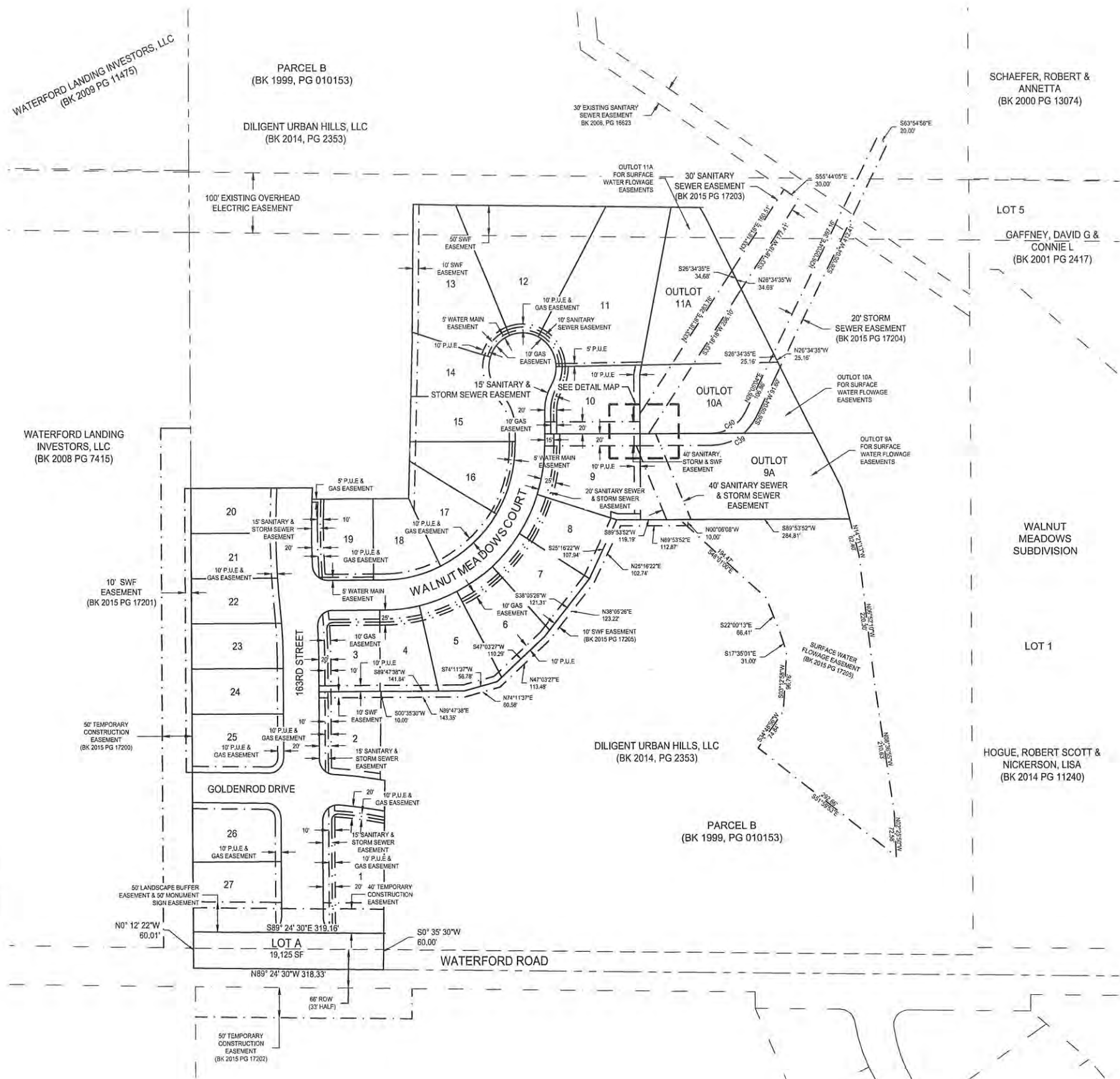
PAGES OR SHEETS COVERED BY THIS SEAL:  
3 SHEETS

APPROVED  
CITY OF URBAN DALE  
P. & Z. 10/5/15 G.C. 10/13/15  
BY: *Kirti A. Bl...* 12/08/2015  
DEPT. OF COMMUNITY DEVELOPMENT

ENGINEER: C. SCHAFBUCH  
DRAWN BY: C. CARLETON  
CHECKED BY: B. GEATER  
FIELD BOOK NO.:  
DRAWING NO.: FP-01  
SHEET NO.: 01/03

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DETAIL MAP - 1 IN = 40'

**GENERAL LEGEND**

- BOUNDARY LINE
- - - PROPERTY LINE
- - - SECTION LINE
- - - SETBACK LINE

CORNERS FOUND:

- ▲ - SECTION CORNER (FOUND 1/2" REBAR)
- - FOUND 1/2" REBAR WITH OPC #19828 (UNLESS NOTED OTHERWISE)

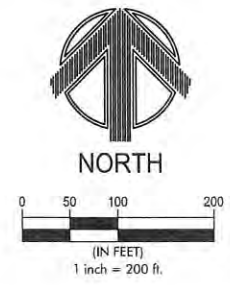
CORNERS SET:

- - BOUNDARY CORNER 1/2" REBAR OPC #19828
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Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C39	94.73	85.00	63°51'18"	S58° 00' 43"W	89.90
C40	72.44	65.06	63°48'11"	N58° 00' 00"E	68.76



URBAN HILLS  
PLAT 1

URBANDALE, IA  
2213029  
6/24/2015

REVISIONS  
11/03/2015

ENGINEER  
C. SCHAFBUCH

DRAWN BY  
C. CARLETON

CHECKED BY  
B. GEATER

FIELD BOOK NO.  
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DRAWING NO.  
FP-01

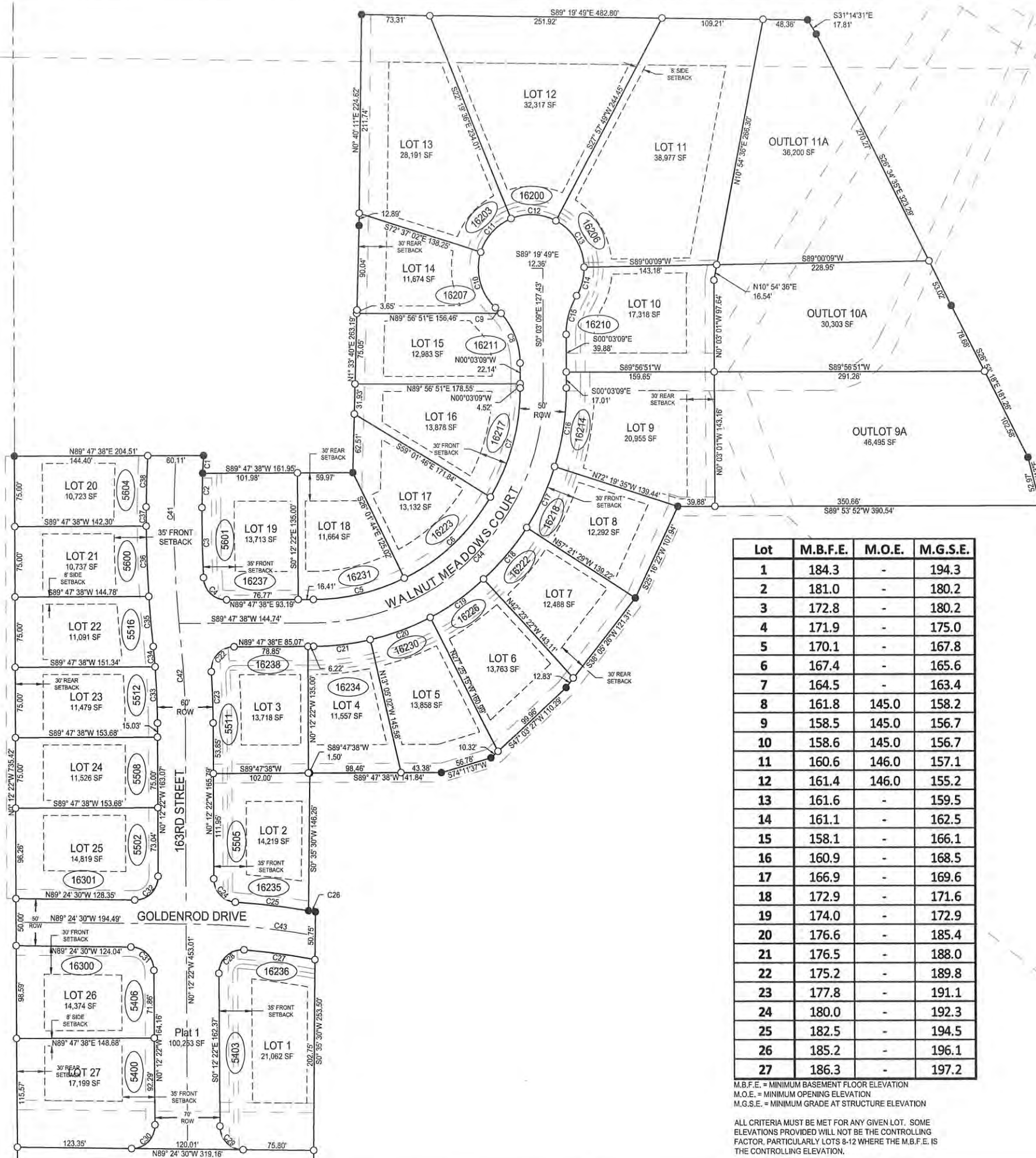
SHEET NO.  
03/03

Curve #	Length	Radius	Delta	CHD B	CHD L
C1	18.84	1170.00	0°55'22"	S2° 51' 20"W	18.84
C2	36.62	1170.00	1°47'37"	S1° 29' 51"W	36.62
C3	74.66	1170.00	3°39'22"	S1° 13' 40"E	74.65
C4	38.03	25.00	87°09'03"	S46° 37' 51"E	34.47
C5	101.41	225.00	25°49'22"	N76° 52' 57"E	100.55
C6	129.59	225.00	33°00'02"	N47° 28' 15"E	127.81
C7	121.83	225.00	31°01'23"	N15° 27' 32"E	120.34
C8	57.78	80.00	41°22'57"	N20° 44' 38"W	56.53
C9	8.47	80.00	6°04'02"	N44° 28' 07"W	8.47
C10	64.55	57.00	84°53'06"	N15° 03' 35"W	61.16
C11	50.03	57.00	50°17'25"	N42° 31' 41"E	48.44
C12	50.03	57.00	50°17'25"	S87° 10' 54"E	48.44
C13	60.72	57.00	61°02'20"	S31° 31' 01"E	57.89
C14	31.84	57.00	32°00'26"	S15° 00' 22"W	31.43
C15	43.37	80.00	31°03'43"	S15° 28' 43"W	42.84
C16	85.08	275.00	17°43'34"	S8° 48' 38"W	84.74
C17	71.84	275.00	14°58'07"	S25° 09' 28"W	71.64
C18	71.84	275.00	14°58'07"	S40° 07' 35"W	71.64
C19	71.84	275.00	14°58'07"	S55° 05' 41"W	71.64
C20	68.81	275.00	14°20'13"	S69° 44' 51"W	68.63
C21	61.81	275.00	12°52'40"	S83° 21' 18"W	61.68
C22	40.91	25.00	93°45'56"	S42° 54' 40"W	36.50
C23	54.55	830.00	3°45'57"	S2° 05' 21"E	54.54
C24	37.56	25.00	86°04'57"	S43° 14' 51"E	34.13
C25	78.76	775.00	5°49'23"	S83° 22' 38"E	78.73
C26	7.63	775.00	0°33'51"	S80° 11' 01"E	7.63
C27	76.91	725.00	6°04'42"	N82° 16' 42"W	76.88
C28	41.40	25.00	94°53'19"	S47° 14' 17"W	36.83
C29	38.92	25.00	89°12'08"	S44° 48' 26"E	35.11
C30	39.62	25.00	90°47'52"	N45° 11' 34"E	35.60
C31	38.92	25.00	89°12'08"	N44° 48' 26"W	35.11
C32	39.62	25.00	90°47'52"	S45° 11' 34"W	35.60
C33	60.03	770.00	4°28'01"	S2° 26' 22"E	60.02
C34	21.74	770.00	1°37'03"	S5° 28' 54"E	21.74
C35	53.55	1230.00	2°29'41"	S5° 05' 39"E	53.55
C36	75.05	1230.00	3°29'46"	S2° 05' 55"E	75.04
C37	20.42	1230.00	0°57'05"	S0° 07' 30"W	20.42
C38	54.62	1230.00	2°32'39"	S1° 52' 22"W	54.61

Curve #	Length	Radius	Delta	CHD B	CHD L
C41	200.03	1200.00	9°33'02"	N1° 32' 47"W	199.80
C42	85.39	800.00	6°06'56"	N3° 15' 50"W	85.35
C43	128.63	750.00	9°49'37"	N84° 29' 42"W	128.48
C44	392.03	250.00	89°50'47"	S44° 52' 14"W	353.08

### GENERAL LEGEND

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  - - - SETBACK LINE
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- ▲ - SECTION CORNER (FOUND 1/2" REBAR)
  - - FOUND 1/2" REBAR WITH OPC #19828 (UNLESS NOTED OTHERWISE)
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Lot	M.B.F.E.	M.O.E.	M.G.S.E.
1	184.3	-	194.3
2	181.0	-	180.2
3	172.8	-	180.2
4	171.9	-	175.0
5	170.1	-	167.8
6	167.4	-	165.6
7	164.5	-	163.4
8	161.8	145.0	158.2
9	158.5	145.0	156.7
10	158.6	145.0	156.7
11	160.6	146.0	157.1
12	161.4	146.0	155.2
13	161.6	-	159.5
14	161.1	-	162.5
15	158.1	-	166.1
16	160.9	-	168.5
17	166.9	-	169.6
18	172.9	-	171.6
19	174.0	-	172.9
20	176.6	-	185.4
21	176.5	-	188.0
22	175.2	-	189.8
23	177.8	-	191.1
24	180.0	-	192.3
25	182.5	-	194.5
26	185.2	-	196.1
27	186.3	-	197.2

M.B.F.E. = MINIMUM BASEMENT FLOOR ELEVATION  
M.O.E. = MINIMUM OPENING ELEVATION  
M.G.S.E. = MINIMUM GRADE AT STRUCTURE ELEVATION

ALL CRITERIA MUST BE MET FOR ANY GIVEN LOT. SOME ELEVATIONS PROVIDED WILL NOT BE THE CONTROLLING FACTOR, PARTICULARLY LOTS 8-12 WHERE THE M.B.F.E. IS THE CONTROLLING ELEVATION.



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0 30 60 120  
(IN FEET)  
1 inch = 120 ft.

### URBAN HILLS PLAT 1

URBANDALE, IA  
2213029  
6/24/2015

REVISIONS  
11/03/2015

ENGINEER: C. SCHAFBUCH  
DRAWN BY: C. CARLETON

CHECKED BY: B. GEATER  
FIELD BOOK NO.: -----

DRAWING NO.: FP-01  
SHEET NO.: 02/03

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