

INDEX LEGEND	
CITY:	PELLA
COUNTY:	MARION COUNTY
PARCEL:	G
SW1/4-S35-T77N-R18W & SE1/4-S34-T77N-R18W	
PROPRIETOR:	PELLA TIMBERVIEW LLC
REQUESTED BY:	CITY OF PELLA
SURVEYOR:	STEPHEN L. ZIMMERMAN II
COMPANY:	MCCLURE
PREPARED BY & RETURN TO:	STEPHEN L. ZIMMERMAN II 335 SE ORALABOR ROAD ANKENY, IOWA 50021 / 515-512-1361

# TIMBERVIEW PLAT 1

## FINAL PLAT

### PELLA, IOWA

**OWNERS:**  
PELLA TIMBERVIEW LLC  
1615 SW MAIN STREET, STE 207  
ANKENY, IOWA 50023  
(712) 540-3756  
ERIC@ATIREALTY.COM  
ATTN: ERIC BOHNENKAMP

**ENGINEER:**  
MCCLURE  
1360 NW 121ST STREET  
CLIVE, IA 50325  
(515) 964-1229  
JBECKER@MCCLUREVISION.COM  
ATTN: JAKE BECKER

**SETBACK SUMMARY:**  
FRONT=25'  
SIDE=10' (PER SIDE, 20' TOTAL)  
REAR=35'

**ZONING:**  
R1A - LOW DENSITY SINGLE FAMILY RESIDENTIAL

**NOTES:**  
PARCEL 'G' RECORDED IN DOCUMENT 22-2989 SHOWS AN EXISTING 66.00' PUBLIC RIGHT-OF-WAY FOR HAZEL STREET RECORDED IN BOOK 1, PAGE 199 DATED APRIL 6TH 1855. THE RIGHT-OF-WAY WAS VACATED BY INSTRUMENT NUMBER 23-685 AND 23-686 ON FEBRUARY 24TH, 2023.

LOT 'A' AND LOT 'B' ARE TO BE DEDICATED TO THE CITY OF PELLA FOR RIGHT-OF-WAY PURPOSES

LOT 37 IS TO BE DEDICATED TO THE CITY OF PELLA FOR PARKLAND DEDICATION PURPOSES

LOTS 25-34 ARE INTENDED TO BE ATTACHED-UNIT HOMES, THUS SIDE YARD SETBACKS ARE NOT DRAWN FOR THE COMMON LOT LINE.

THE CITY'S USE OF THE DESIGNATED SANITARY SEWER EASEMENT TAKES PRECEDENCE OVER THE USE OF THE PUBLIC UTILITY EASEMENT(S) IN CASES WHERE SAID EASEMENTS OVERLAP.

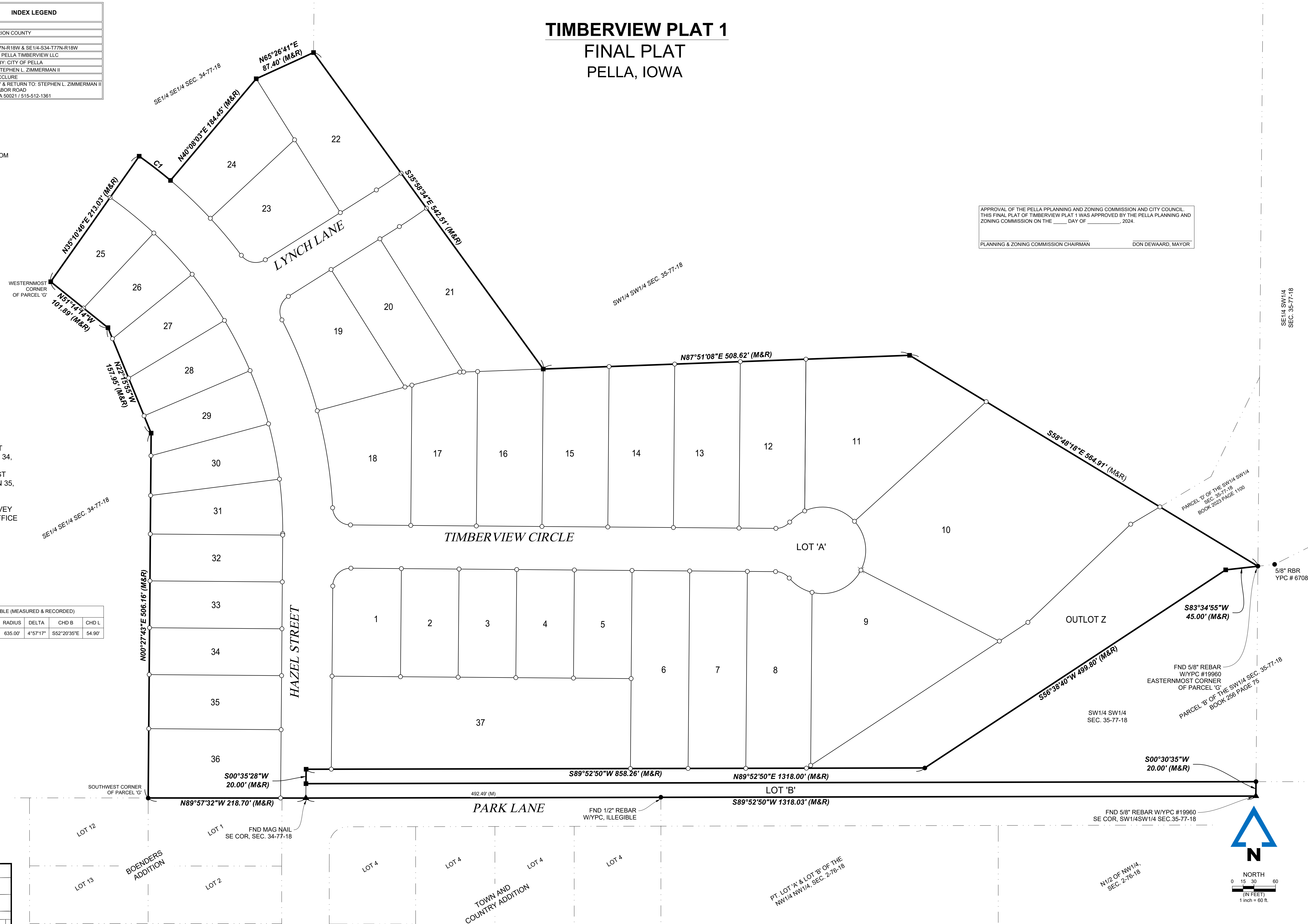
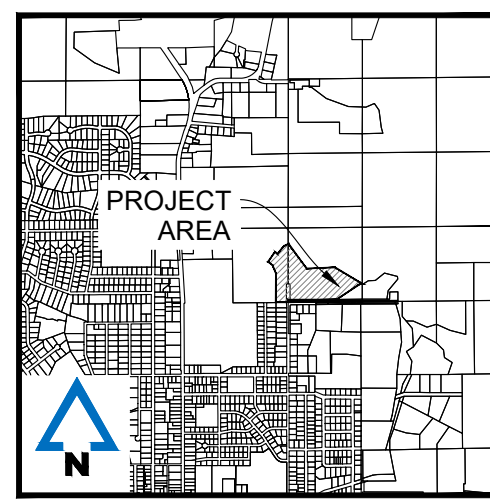
BASIS OF BEARINGS WAS ESTABLISHED FROM GNSS OBSERVATIONS. THE HORIZONTAL DATUM USED IS THE IOWA REGIONAL COORDINATE SYSTEM ZONE 9, NAD83(2011), (EPOCH 2010.00).

**LEGAL DESCRIPTION:**  
ALL OF PARCEL 'G', BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 77 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 77 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF PELLA, MARION COUNTY, IOWA AND AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGES 2989-2991 IN THE OFFICE OF THE MARION COUNTY RECORDER.

DESCRIBED TRACT OF LAND CONTAINS 21.46 ACRES.

CURVE TABLE (MEASURED & RECORDED)				
CURVE #	LENGTH	RADIUS	DELTA	CHD B
C1	54.91'	635.00'	4°57'17"	S52°20'35"E 54.90'

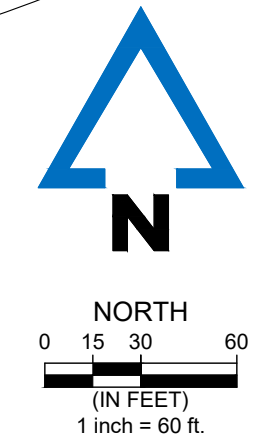
GENERAL LEGEND	
—	SURVEY BOUNDARY
- - -	PROPOSED LOT
- - -	EXIST PROPERTY LINE
- - -	SECTION LINE
- - -	SETBACK LINE
- - -	PROPOSED EASEMENT
- - -	EXIST EASEMENT
▲	SECTION CORNER (TYPE AS NOTED)
■	1/2" REBAR W/ YPC #16747
●	TYPE AS NOTED
○	MONUMENTS SET:
○	1/2" REBAR W/ YPC #26776
✂	CUT X
FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



APPROVAL OF THE PELLA PLANNING AND ZONING COMMISSION AND CITY COUNCIL  
THIS FINAL PLAT OF TIMBERVIEW PLAT 1 WAS APPROVED BY THE PELLA PLANNING AND ZONING COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
PLANNING & ZONING COMMISSION CHAIRMAN \_\_\_\_\_ DON DEWAARD, MAYOR

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.  
STEPHEN L. ZIMMERMAN II  
SURVEYOR  
DATE: 3-23-2023  
SHEETS: 1, 2 & 3

TIMBERVIEW PLAT 1  
FINAL PLAT  
ENGINEER: BECKER  
DRAWN BY: CARLETON  
SURVEYOR: ZIMMERMAN  
REVISIONS: 9/19/2024  
CREW CHIEF: [blank]  
PELLA, IOWA  
MARION COUNTY  
202200080  
07/31/2024  
SHEET NO: 01/03

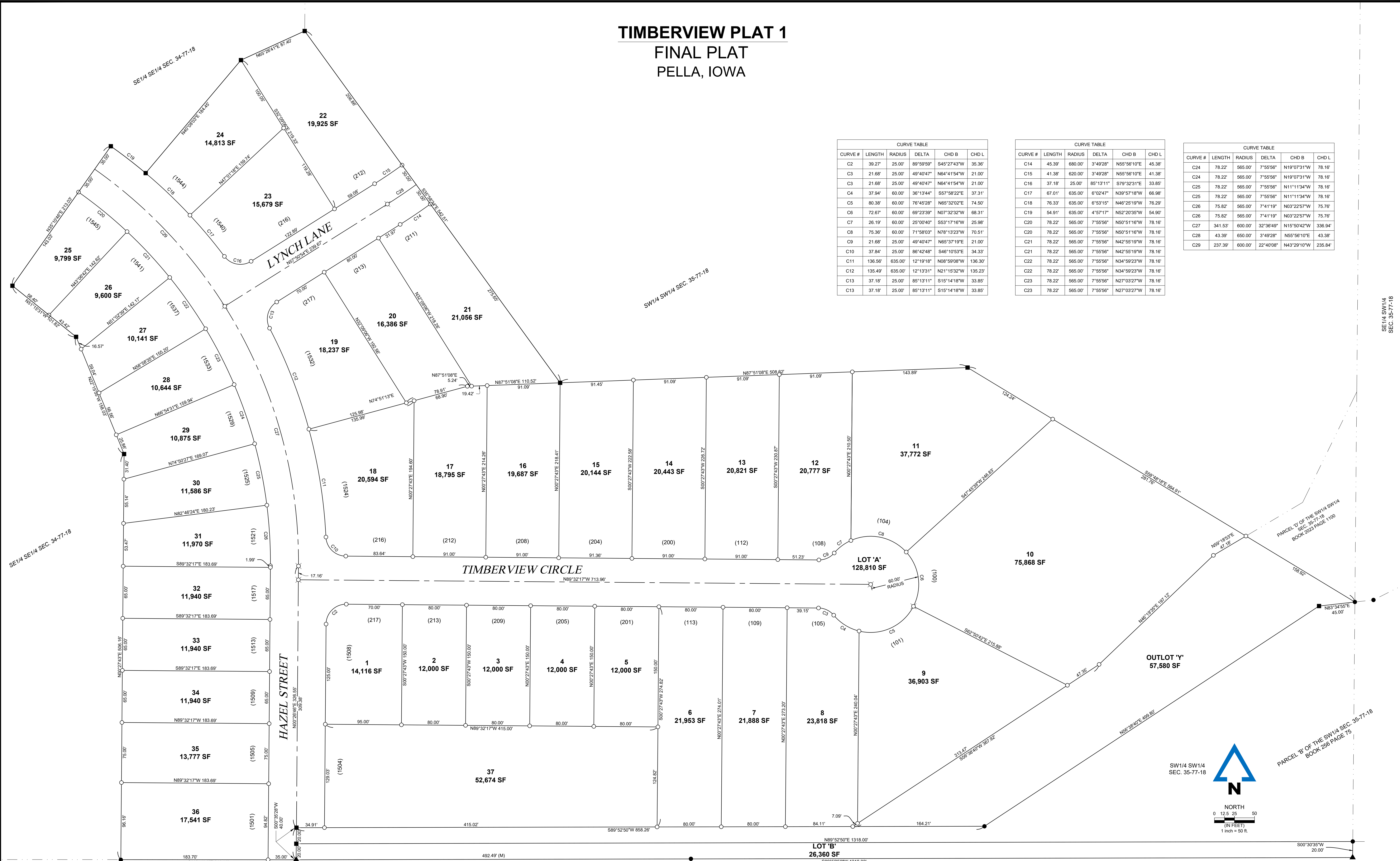


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# TIMBERVIEW PLAT 1

## FINAL PLAT

### PELLA, IOWA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C2	39.27'	25.00'	89°59'59"	S45°27'43"W	35.36'
C3	21.68'	25.00'	49°40'47"	N64°41'54"W	21.00'
C3	21.68'	25.00'	49°40'47"	N64°41'54"W	21.00'
C4	37.84'	60.00'	36°13'44"	S57°58'22"E	37.31'
C8	80.38'	60.00'	76°45'28"	N65°32'02"E	74.50'
C6	72.67'	60.00'	69°23'39"	N07°32'32"W	68.31'
C7	26.19'	60.00'	25°00'40"	S53°17'16"W	25.98'
C8	75.36'	60.00'	71°58'03"	N78°13'23"W	70.51'
C9	21.68'	25.00'	49°40'47"	N65°37'19"E	21.00'
C10	37.84'	25.00'	86°42'48"	S46°10'53"E	34.33'
C11	136.56'	635.00'	12°19'18"	N08°59'08"W	136.30'
C12	135.49'	635.00'	12°13'31"	N21°15'32"W	135.23'
C13	37.18'	25.00'	85°13'11"	S15°14'18"W	33.85'
C13	37.18'	25.00'	85°13'11"	S15°14'18"W	33.85'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C14	45.39'	680.00'	3°49'28"	N55°56'10"E	45.38'
C15	41.38'	620.00'	3°49'28"	N55°56'10"E	41.38'
C16	37.18'	25.00'	85°13'11"	S79°32'31"E	33.85'
C17	67.01'	635.00'	6°02'47"	N39°57'18"W	66.98'
C18	76.33'	635.00'	6°53'15"	N46°25'19"W	76.29'
C19	54.91'	635.00'	4°57'17"	N52°20'35"W	54.90'
C20	78.22'	565.00'	7°55'56"	N50°51'16"W	78.16'
C20	78.22'	565.00'	7°55'56"	N50°51'16"W	78.16'
C21	78.22'	565.00'	7°55'56"	N42°55'19"W	78.16'
C21	78.22'	565.00'	7°55'56"	N42°55'19"W	78.16'
C22	78.22'	565.00'	7°55'56"	N34°59'23"W	78.16'
C22	78.22'	565.00'	7°55'56"	N34°59'23"W	78.16'
C23	78.22'	565.00'	7°55'56"	N27°03'27"W	78.16'
C23	78.22'	565.00'	7°55'56"	N27°03'27"W	78.16'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C24	78.22'	565.00'	7°55'56"	N19°07'31"W	78.16'
C24	78.22'	565.00'	7°55'56"	N19°07'31"W	78.16'
C25	78.22'	565.00'	7°55'56"	N11°11'34"W	78.16'
C25	78.22'	565.00'	7°55'56"	N11°11'34"W	78.16'
C26	75.82'	565.00'	7°41'19"	N03°22'57"W	75.76'
C26	75.82'	565.00'	7°41'19"	N03°22'57"W	75.76'
C27	341.53'	600.00'	32°38'49"	N15°50'42"W	336.94'
C28	43.39'	650.00'	3°49'28"	N55°56'10"E	43.38'
C29	237.39'	600.00'	22°40'08"	N43°29'10"W	235.84'



NORTH  
0 12.5 25 50  
(IN FEET)  
1 inch = 50 ft.

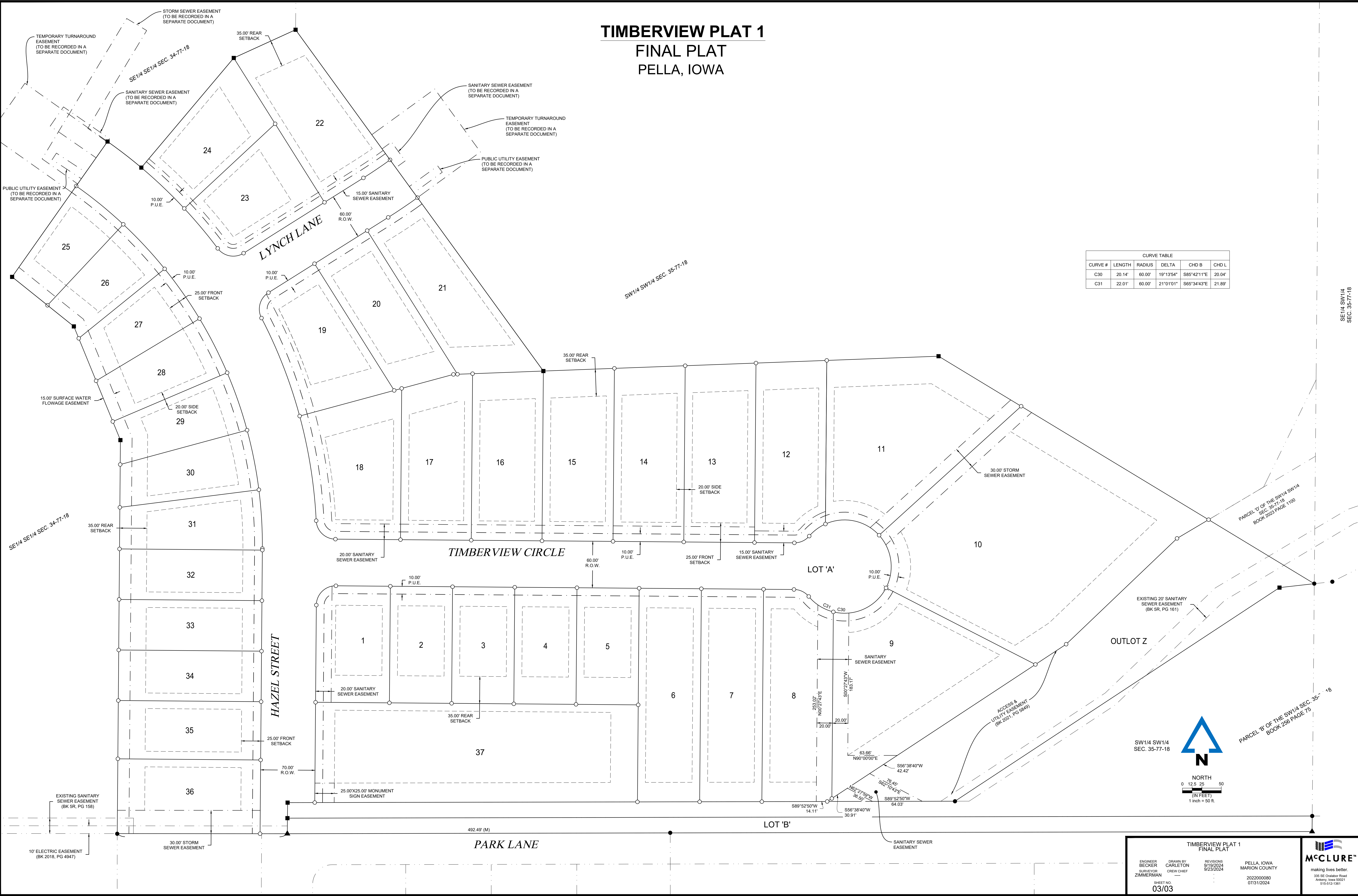
TIMBERVIEW PLAT 1 FINAL PLAT				<p>making lives better. 335 SE Oriskany Road Ankeny, Iowa 50021 515-312-1981</p>
ENGINEER BECKER SURVEYOR ZIMMERMAN	DRAWN BY CARLETON CREW CHIEF	REVISIONS 9/19/2024 9/23/2024	PELLA, IOWA MARION COUNTY	
SHEET NO. 02/03			2022000080 07/31/2024	

DRAWING DATE: 09/23/2024 12:34 PM PLOTTED BY: JANE BECKER

# TIMBERVIEW PLAT 1

## FINAL PLAT

### PELLA, IOWA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C30	20.14'	60.00'	19°13'54"	S85°42'11"E	20.04'
C31	22.01'	60.00'	21°01'01"	S65°34'43"E	21.89'



NORTH  
0 12.5 25  
50  
(IN FEET)  
1 inch = 50 ft.

ENGINEER BECKER		DRAWN BY CARLETON		REVISIONS 9/19/2024		PELLA, IOWA MARION COUNTY	
SURVEYOR ZIMMERMAN		CREW CHIEF ---		9/23/2024		202200080 07/31/2024	
SHEET NO. 03/03							

335 SE Oriskany Road  
Ankeny, Iowa 50021  
515-912-1361

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