

INDEX LEGEND	
CITY: URBANDALE	
COUNTY: DALLAS	
TRIS: SECTION 11, T79N, R26W	
ALLOT PART: SWSE	
PROPRIETOR: URBAN HILLS DEVELOPMENT, LLC	
REQUESTED BY: ATI GROUP	
SURVEYOR: JOHN DEWEY	
COMPANY: MCCLURE	
RETURN TO: JOHN DEWEY	
1360 NW 121ST STREET, STE A	
CLIVE, IOWA 50325 / 515-964-1229	

OWNERS:
 URBAN HILLS DEVELOPMENT, LLC
 1615 SW MAIN ST., SUITE #207
 ANKENY, IOWA 50021
 (319) 560-5428
 ERIC@ATIREALTY.COM
 ATTN: ERIC BOHNENKAMP

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

UTILITIES:
 WATER: URBANDALE WATER DEPARTMENT
 SEWER: URBANDALE SANITARY SEWER
 NATURAL GAS: MIDAMERICAN ENERGY CO.
 ELECTRIC: MIDAMERICAN ENERGY CO.
 CABLE: MEDIACOM CABLE
 PHONE: QWEST COMMUNICATIONS CO.

ZONING:
 R-1S SUBURBAN DENSITY SINGLE FAMILY
 DENSITY: 1.00 UNITS/ACRE

SETBACKS:
 FRONT YARD SETBACK: 35 FEET (ALONG 163RD STREET)
 30 FEET (ALONG IRONWOOD LANE)
 SIDE YARD SETBACK: 8 FEET
 REAR YARD SETBACK: 30 FEET

- NOTES:**
- 1) LOT 'A' TO BE DEDICATED TO THE CITY OF URBANDALE FOR THE USE AS PUBLIC RIGHT OF WAY.
 - 2) ALL MANHOLES NOT LOCATED ON A LOT LINE SHALL BE LOCATED OUTSIDE OF ALL FUTURE DRIVEWAYS.
 - 3) MAINTENANCE OF ALL DRAINAGE TILE LINES ARE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
 - 4) OWNERSHIP OF OUTLOTS 9A, 10A, 11A, 12A, AND 17A SHALL BE TIED WITH LOTS 9, 10, 11, 12, AND 17, RESPECTIVELY.
 - 5) 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 PURPOSES 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.
 - 6) ALL OF OUTLOTS 9A, 10A, 11A, 12A, 17A, 'Y', AND 'Z' ARE TO BE DEDICATED TO A SURFACE WATER FLOWAGE EASEMENT.
 - 7) OUTLOT 'X' TO BE DEDICATED TO THE CITY OF URBANDALE.
 - 8) OUTLOT 'Y' AND OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
 - 9) ALL FUTURE DRIVEWAYS SHALL BE LOCATED SO AS NOT TO CONFLICT WITH INTAKE STRUCTURES.

LEGAL DESCRIPTION:
 A PART OF PARCEL 'B', AS RECORDED IN DALLAS COUNTY RECORDS AT BOOK 1999, PAGE 010153, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., EXCEPTING URBAN HILLS PLAT 1, AN OFFICIAL PLAT AS RECORDED IN DALLAS COUNTY RECORDS AT BOOK 2015 PAGE 19701; ALSO EXCEPTING PARCEL 17-167 AS RECORDED IN THE PLAT OF SURVEY RECORDED IN DALLAS COUNTY RECORDS AT BOOK 2017, PAGE 11927; AND EXCEPTING URBAN HILLS PLAT 2 AN OFFICIAL PLAT AS RECORDED IN DALLAS COUNTY RECORDS AT BOOK 2017 PAGE 23800. THE REMAINDER OF PARCEL 'B' BEING IN AND FORMING A PART OF THE CITY OF URBANDALE, DALLAS COUNTY, IOWA, CONTAINING 35.59 ACRES AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXIST EASEMENT

MONUMENTS FOUND:

- SECTION CORNER (TYPE AS NOTED)
- 1/2" REBAR, NO CAP
- 1/2" REBAR W/OPC #19828
- 3/8" REBAR #12106 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:

- 1/2" REBAR W/OPC #23252
- CUT X

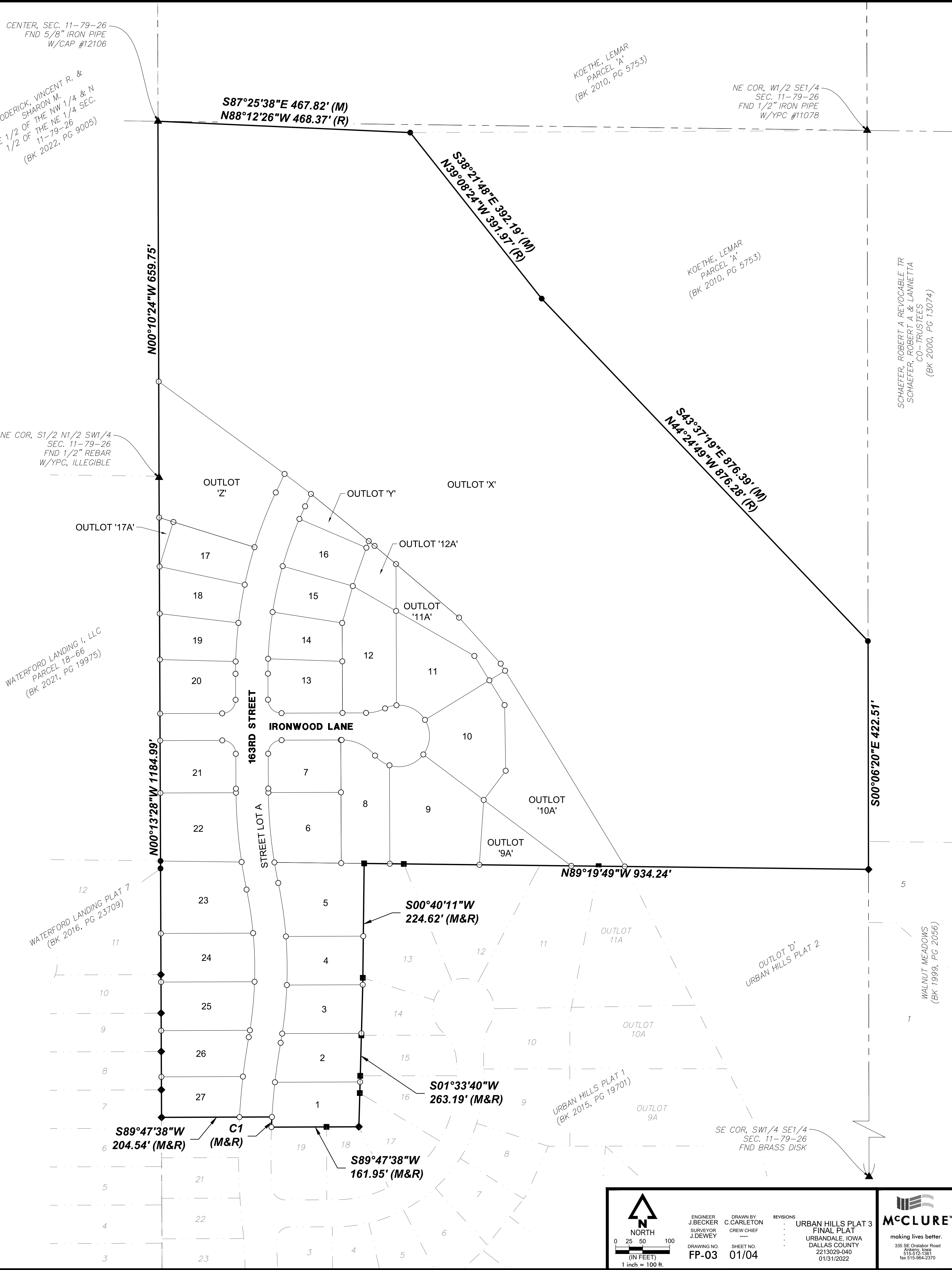
FIND FOUND
 BK PG BOOK AND PAGE
 (M) (R) MEASURED, RECORDED
 R.O.W. RIGHT-OF-WAY
 P.U.E. PUBLIC UTILITY EASEMENT
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT

VICINITY MAP-NTS

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE SURVEYED: _____
 DATE: _____

Boundary Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	18.84	1170.00	0° 55' 22"	N2°51'20"E	18.84



McCLURE
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 51595-1081
 fax 515-964-2370

URBAN HILLS PLAT 3 FINAL PLAT
 URBANDALE, IOWA
 DALLAS COUNTY
 2213029-640
 01/31/2022

ENGINEER: J. BECKER
SURVEYOR: J. DEWEY

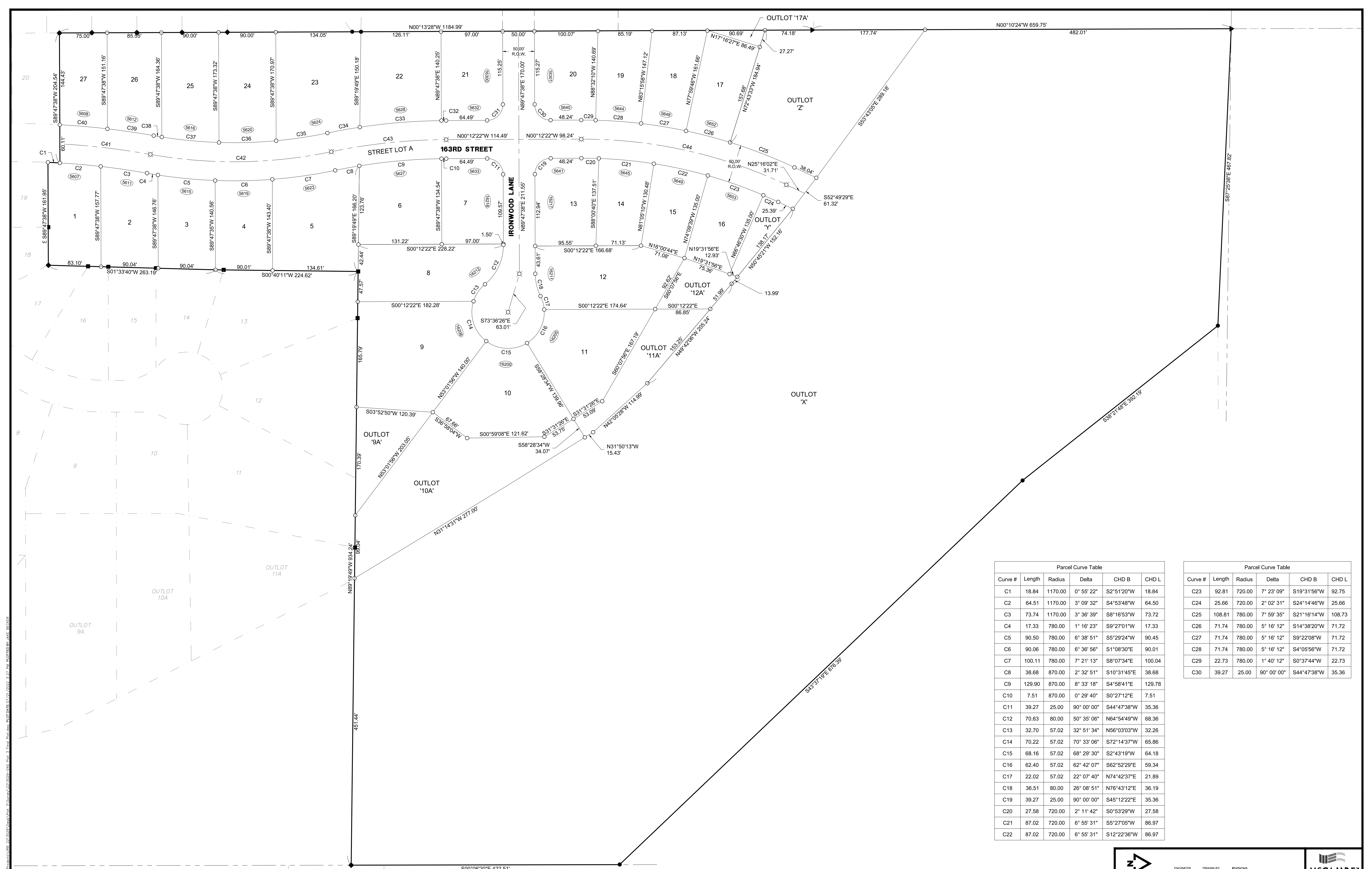
DRAWN BY: C. CARLETON
CREW CHIEF: _____

REVISIONS:

DRAWING NO.: FP-03
SHEET NO.: 01/04

DATE: 01/31/2022

SCALE: 1 inch = 100 ft.



Parcel Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	18.84	1170.00	0° 55' 22"	S2°51'20"W	18.84
C2	64.51	1170.00	3° 09' 32"	S4°53'48"W	64.50
C3	73.74	1170.00	3° 36' 39"	S8°16'53"W	73.72
C4	17.33	780.00	1° 16' 23"	S9°27'01"W	17.33
C5	90.50	780.00	6° 38' 51"	S5°29'24"W	90.45
C6	90.06	780.00	6° 36' 56"	S1°08'30"E	90.01
C7	100.11	780.00	7° 21' 13"	S8°07'34"E	100.04
C8	38.68	870.00	2° 32' 51"	S10°31'45"E	38.68
C9	129.90	870.00	8° 33' 18"	S4°58'41"E	129.78
C10	7.51	870.00	0° 29' 40"	S0°27'12"E	7.51
C11	39.27	25.00	90° 00' 00"	S44°47'38"W	35.36
C12	70.63	80.00	50° 35' 06"	N64°54'49"W	68.36
C13	32.70	57.02	32° 51' 34"	N56°03'03"W	32.26
C14	70.22	57.02	70° 33' 06"	S72°14'37"W	65.86
C15	68.16	57.02	68° 29' 30"	S2°43'19"W	64.18
C16	62.40	57.02	62° 42' 07"	S62°52'29"E	59.34
C17	22.02	57.02	22° 07' 40"	N74°42'37"E	21.89
C18	36.51	80.00	26° 08' 51"	N76°43'12"E	36.19
C19	39.27	25.00	90° 00' 00"	S45°12'22"E	35.36
C20	27.58	720.00	2° 11' 42"	S0°53'29"W	27.58
C21	87.02	720.00	6° 55' 31"	S5°27'05"W	86.97
C22	87.02	720.00	6° 55' 31"	S12°22'36"W	86.97

Parcel Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C23	92.81	720.00	7° 23' 09"	S19°31'56"W	92.75
C24	25.66	720.00	2° 02' 31"	S24°14'46"W	25.66
C25	108.81	780.00	7° 59' 35"	S21°16'14"W	108.73
C26	71.74	780.00	5° 16' 12"	S14°38'20"W	71.72
C27	71.74	780.00	5° 16' 12"	S9°22'08"W	71.72
C28	71.74	780.00	5° 16' 12"	S4°05'56"W	71.72
C29	22.73	780.00	1° 40' 12"	S0°37'44"W	22.73
C30	39.27	25.00	90° 00' 00"	S44°47'38"W	35.36

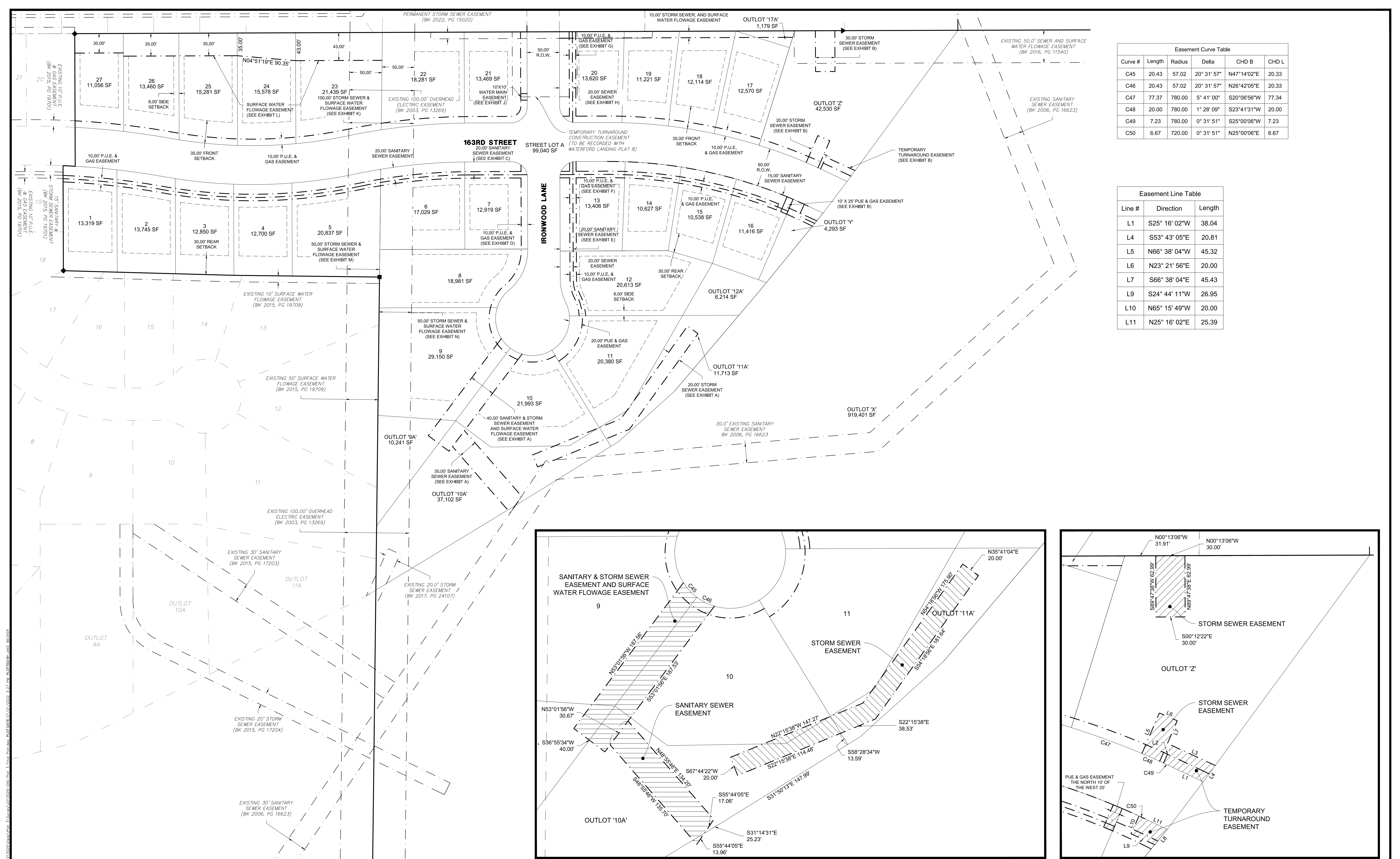
NORTH
0 15 30 60
(IN FEET)
1 inch = 60 ft.

ENGINEERS: J. BECKER, J. DEWEY
SURVEYOR: J. DEWEY
DRAWING NO.: FP-03

DRAWN BY: C. CARLETON
CREW CHIEF: J. DEWEY
SHEET NO.: 02/04

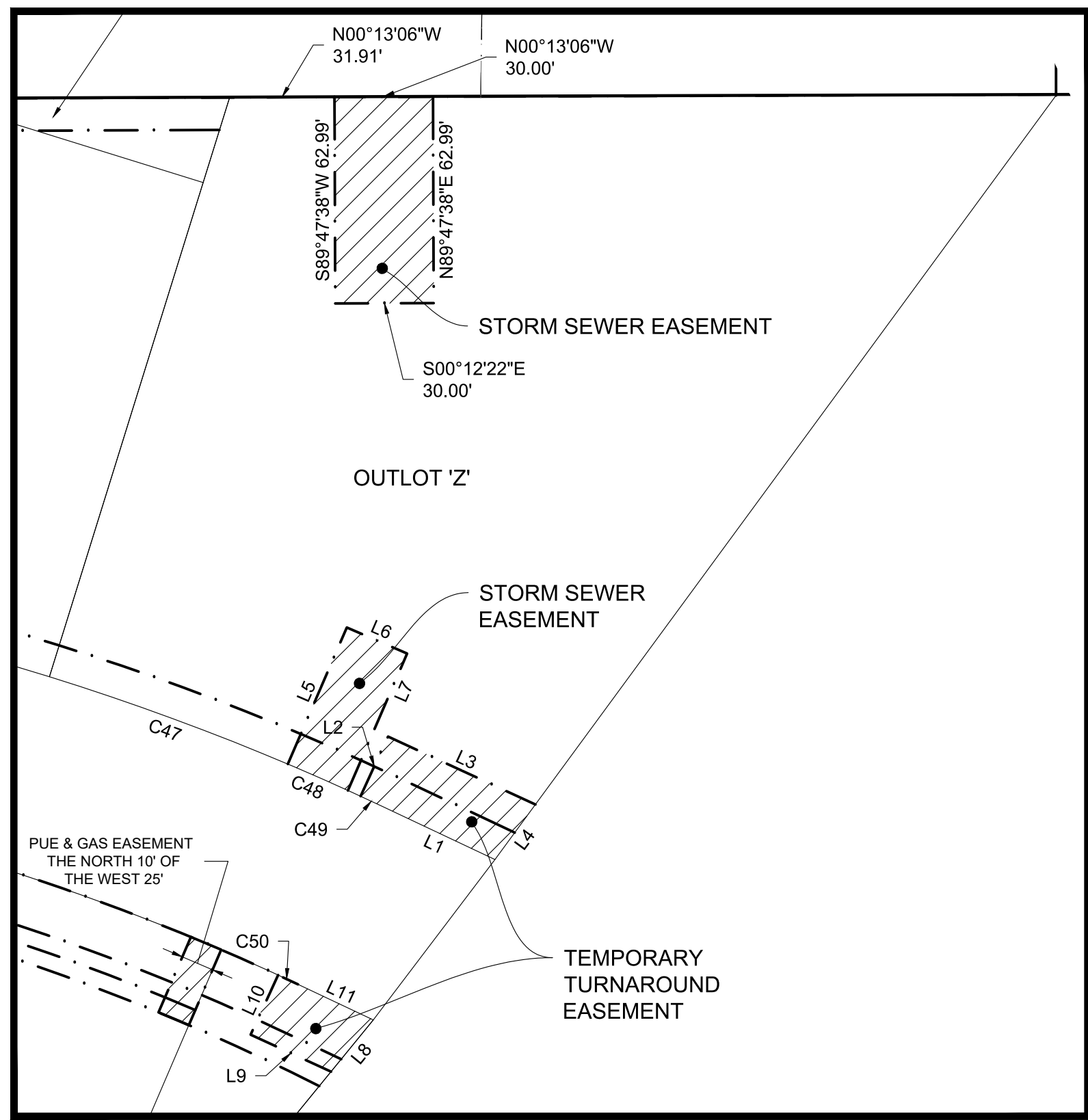
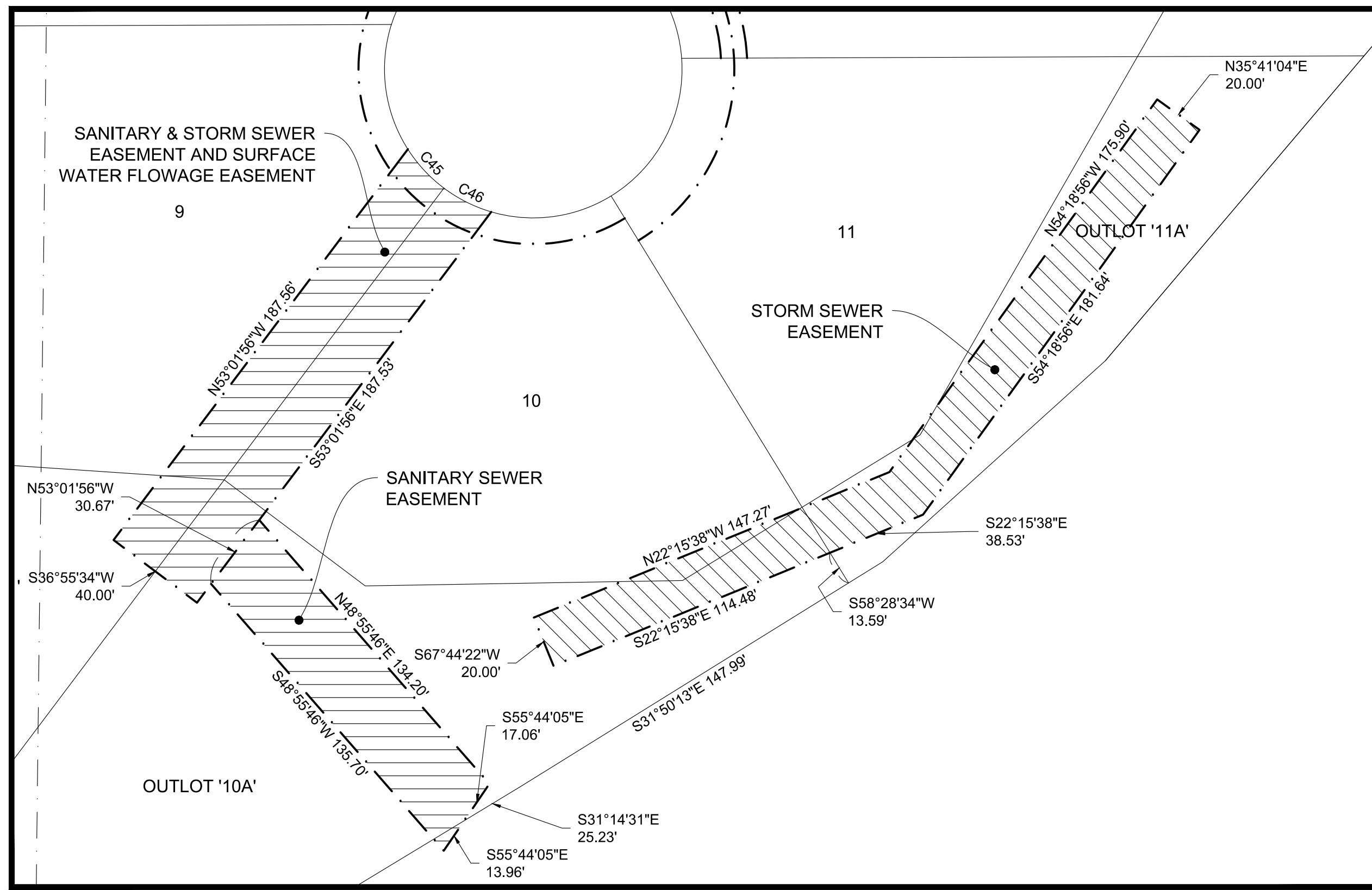
REVISIONS: URBAN HILLS PLAT 3
FINAL PLAT
URBANDALE, IOWA
DALLAS COUNTY
2213029-640
01/31/2022

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915-984-2370



Easement Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C45	20.43	57.02	20° 31' 57"	N47°14'02"E	20.33
C46	20.43	57.02	20° 31' 57"	N26°42'05"E	20.33
C47	77.37	780.00	5° 41' 00"	S20°06'56"W	77.34
C48	20.00	780.00	1° 28' 09"	S23°41'31"W	20.00
C49	7.23	780.00	0° 31' 51"	S25°00'06"W	7.23
C50	6.67	720.00	0° 31' 51"	N25°00'06"E	6.67

Easement Line Table		
Line #	Direction	Length
L1	S25° 16' 02"W	38.04
L4	S53° 43' 05"E	20.81
L5	N66° 38' 04"W	45.32
L6	N23° 21' 56"E	20.00
L7	S66° 38' 04"E	45.43
L9	S24° 44' 11"W	26.95
L10	N65° 15' 49"W	20.00
L11	N25° 16' 02"E	25.39



NORTH

0 15 30 60

(IN FEET)

1 inch = 40 ft.

ENGINEER: J. BECKER
SURVEYOR: J. DEWEY

DRAWN BY: C. CARLETON
CREW CHIEF: [blank]

DRAWING NO.: FP-03
SHEET NO.: 03/04

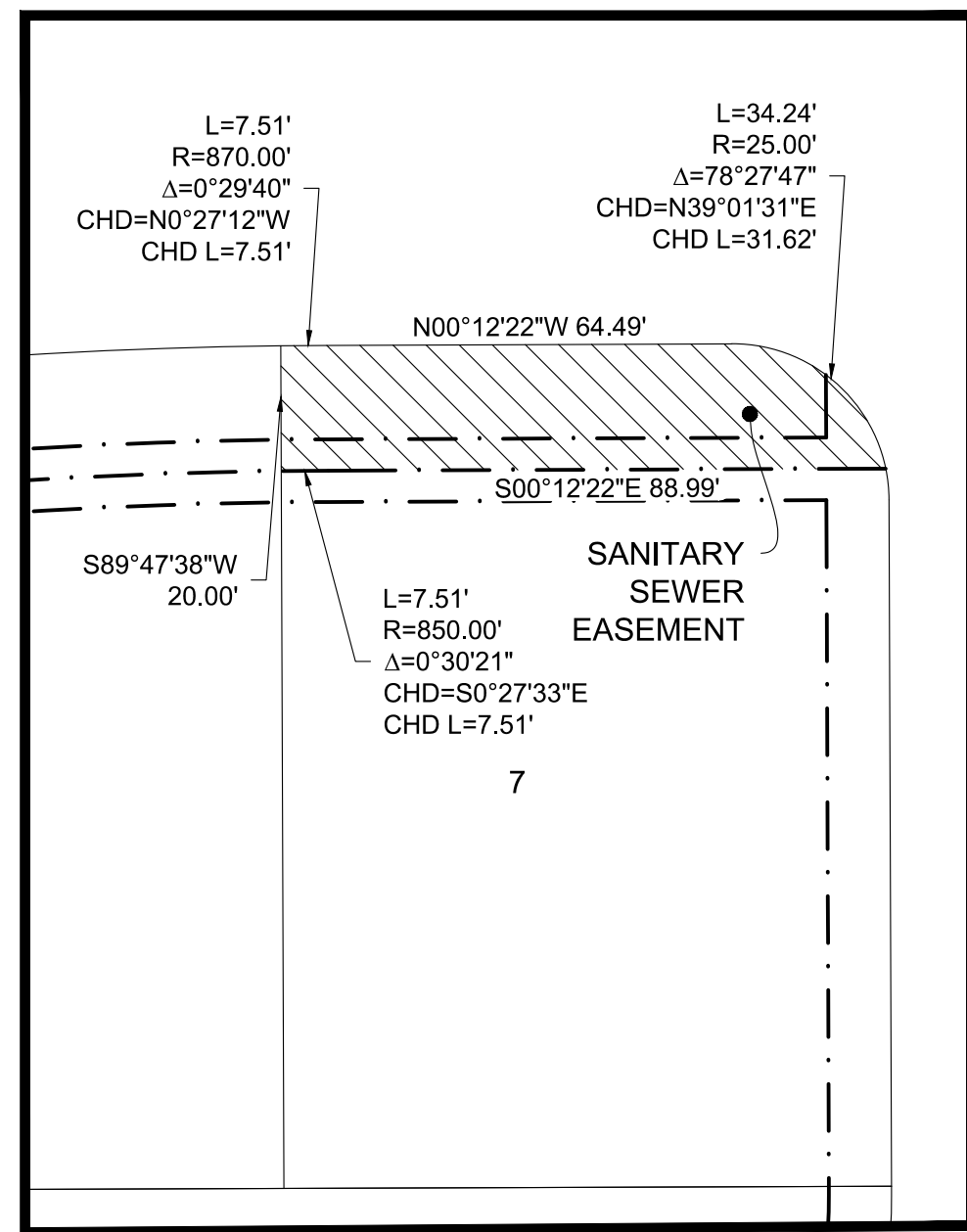
REVISIONS:

URBAN HILLS PLAT 3
FINAL PLAT

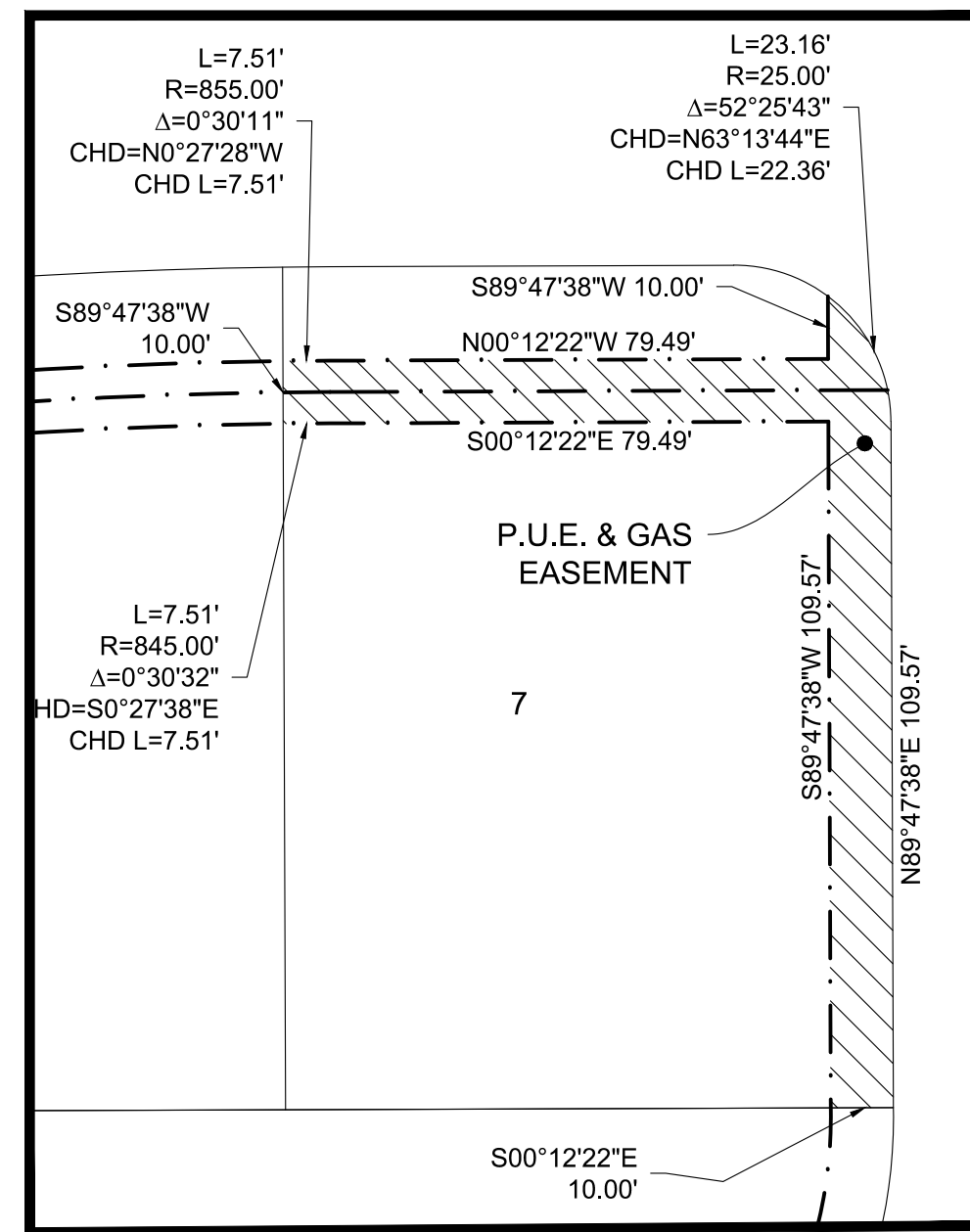
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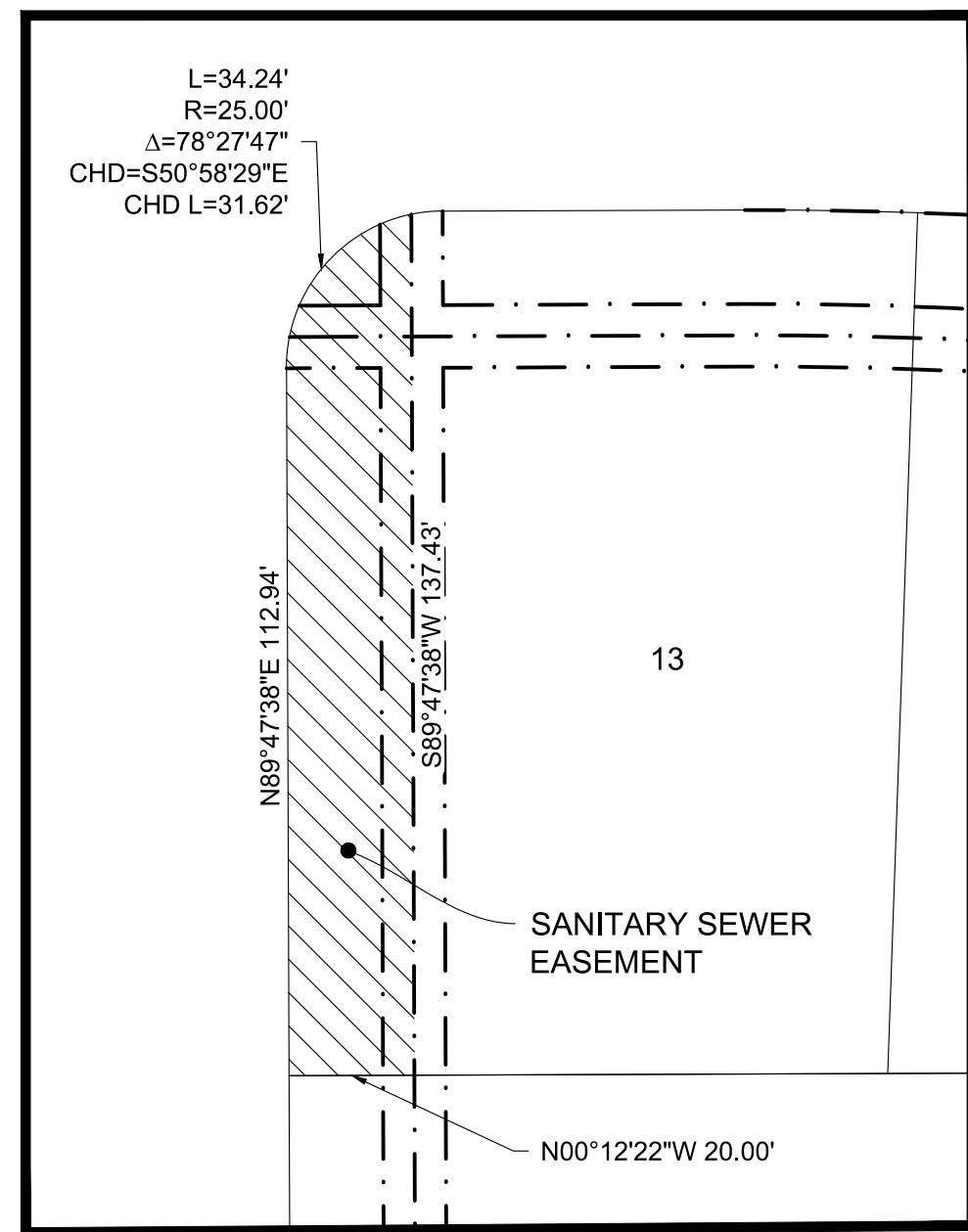
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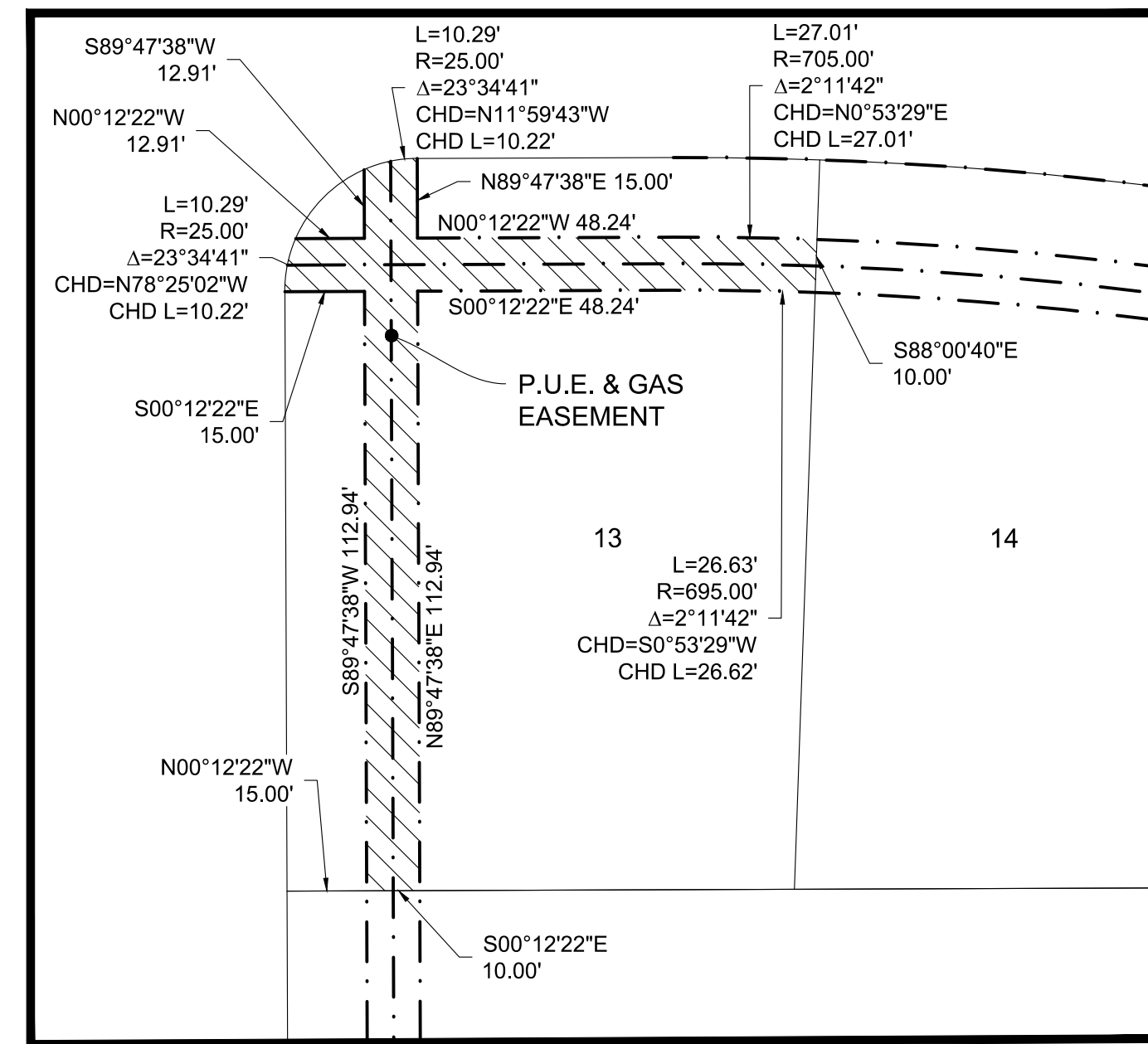
EASEMENT EXHIBIT C
1" = 30'



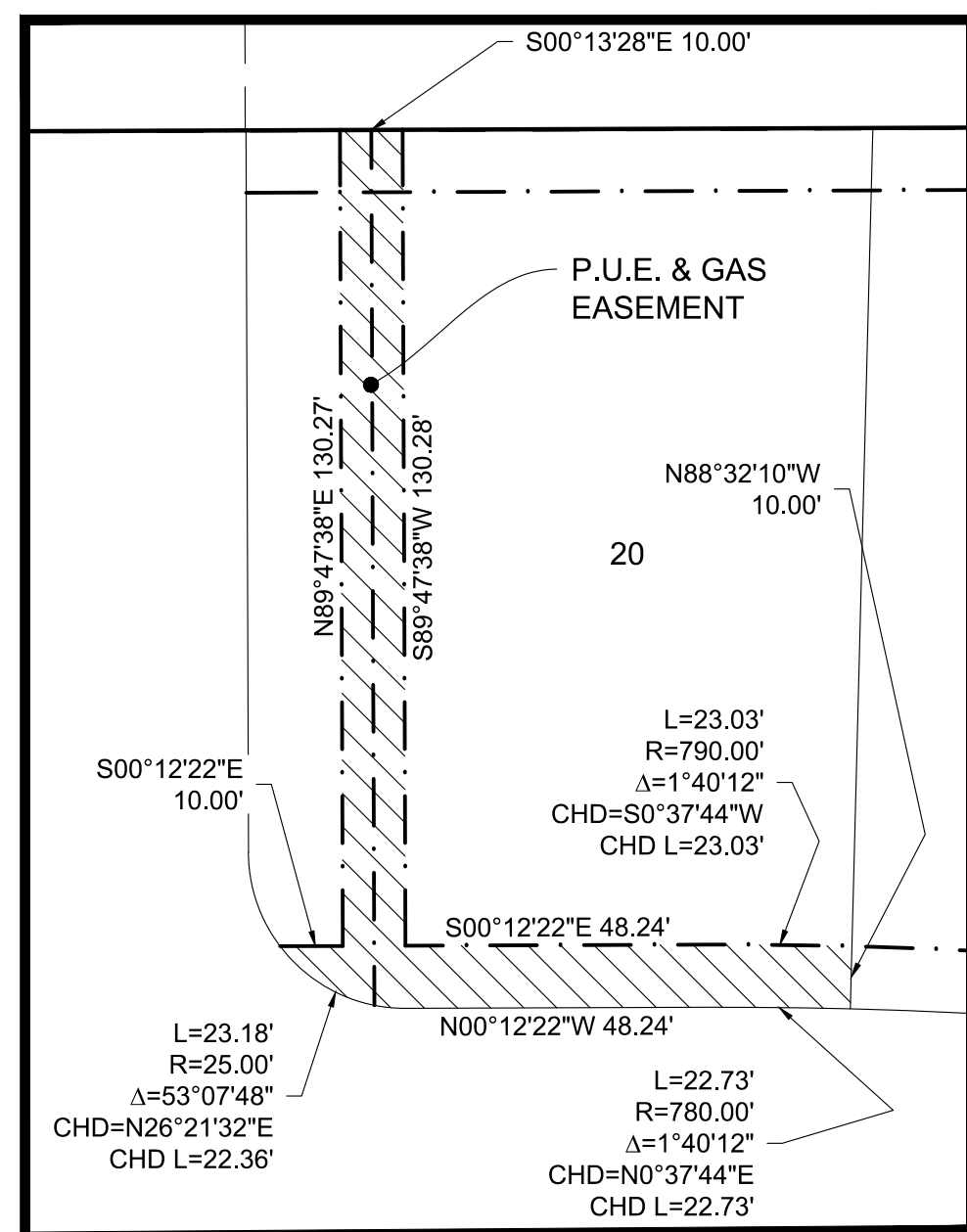
EASEMENT EXHIBIT D
1" = 30'



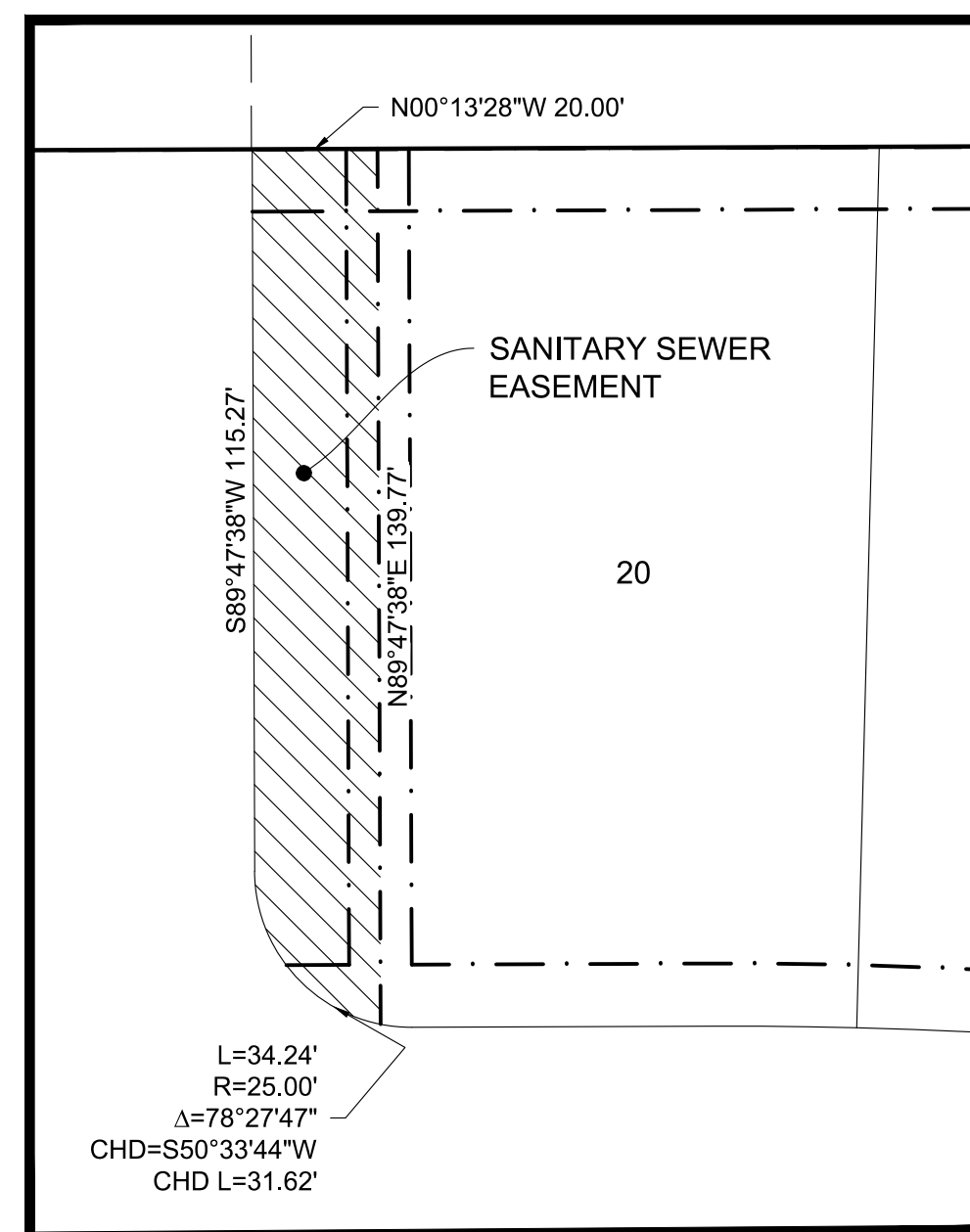
EASEMENT EXHIBIT E
1" = 30'



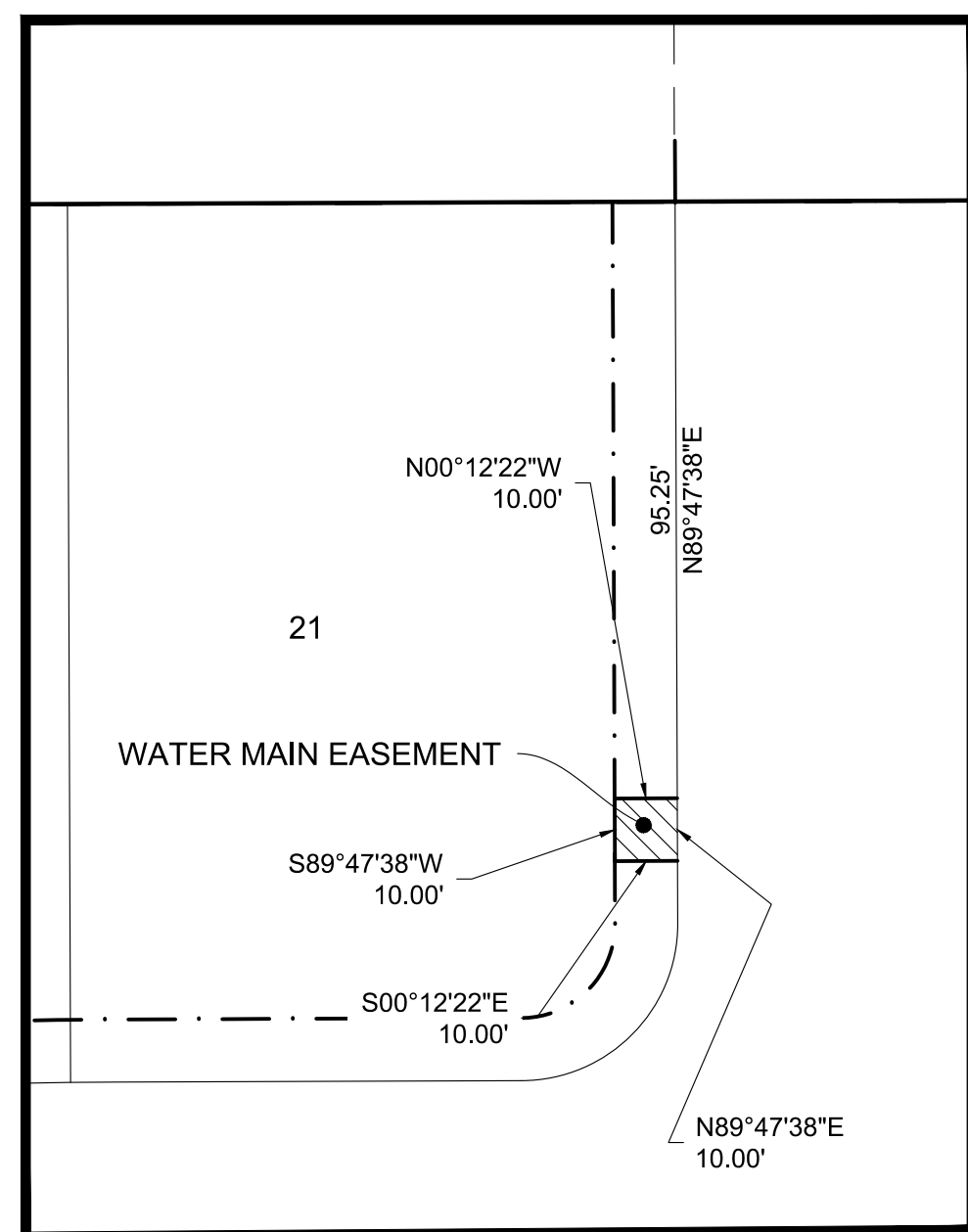
EASEMENT EXHIBIT F
1" = 30'



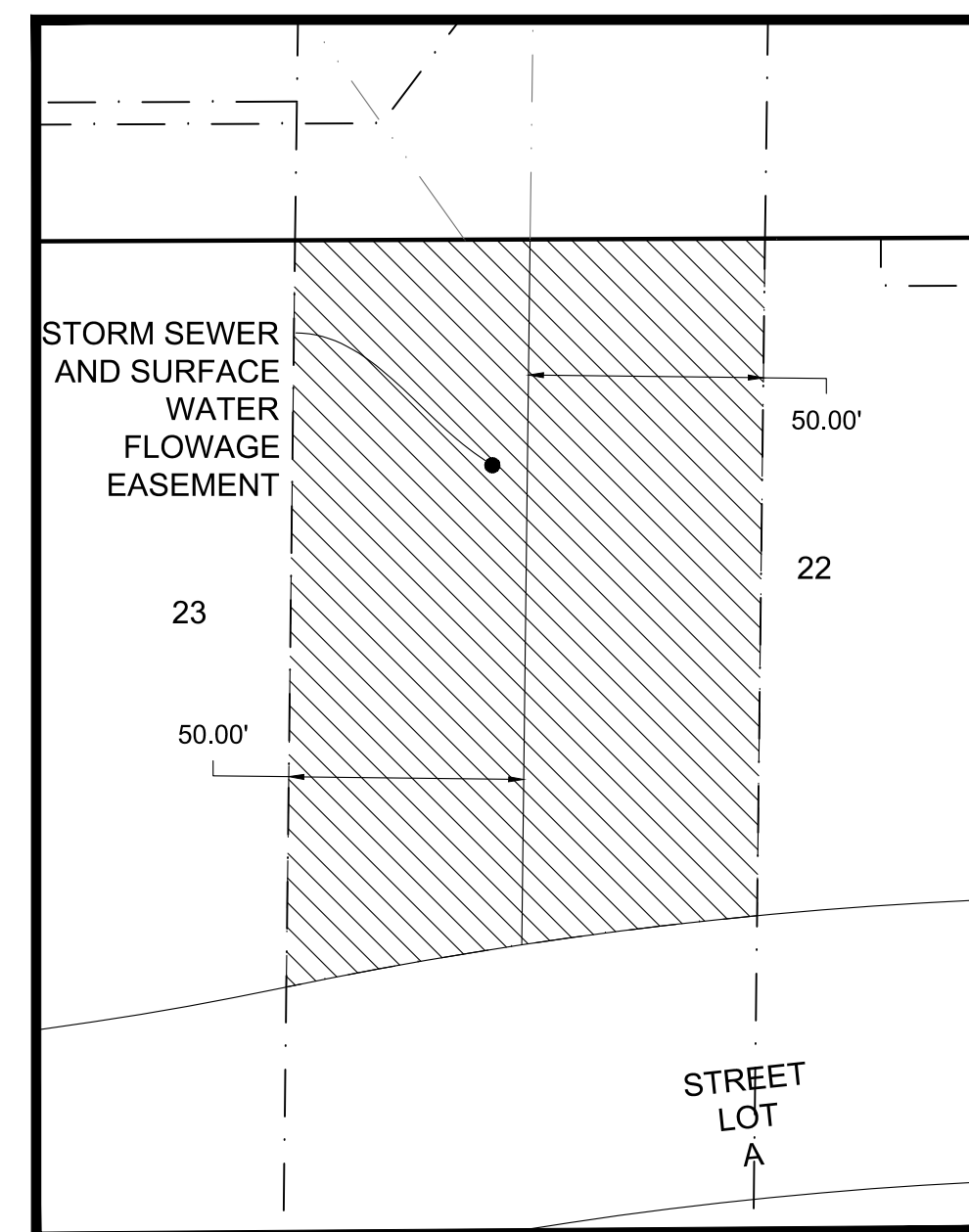
EASEMENT EXHIBIT G
1" = 30'



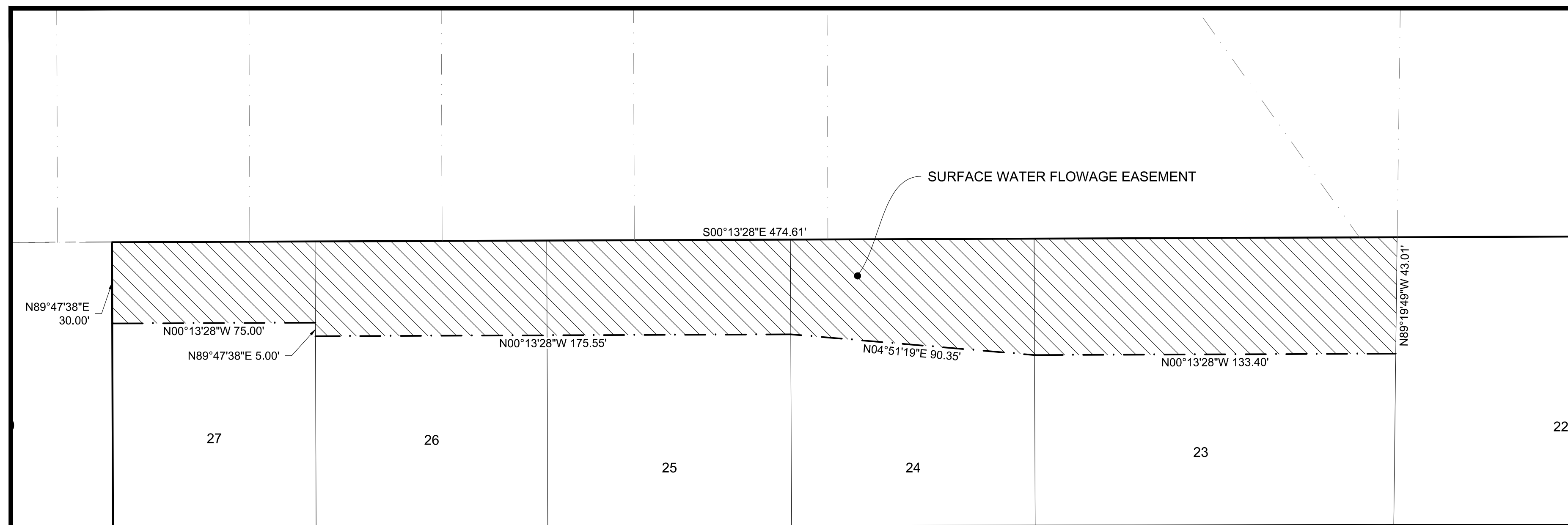
EASEMENT EXHIBIT H
1" = 30'



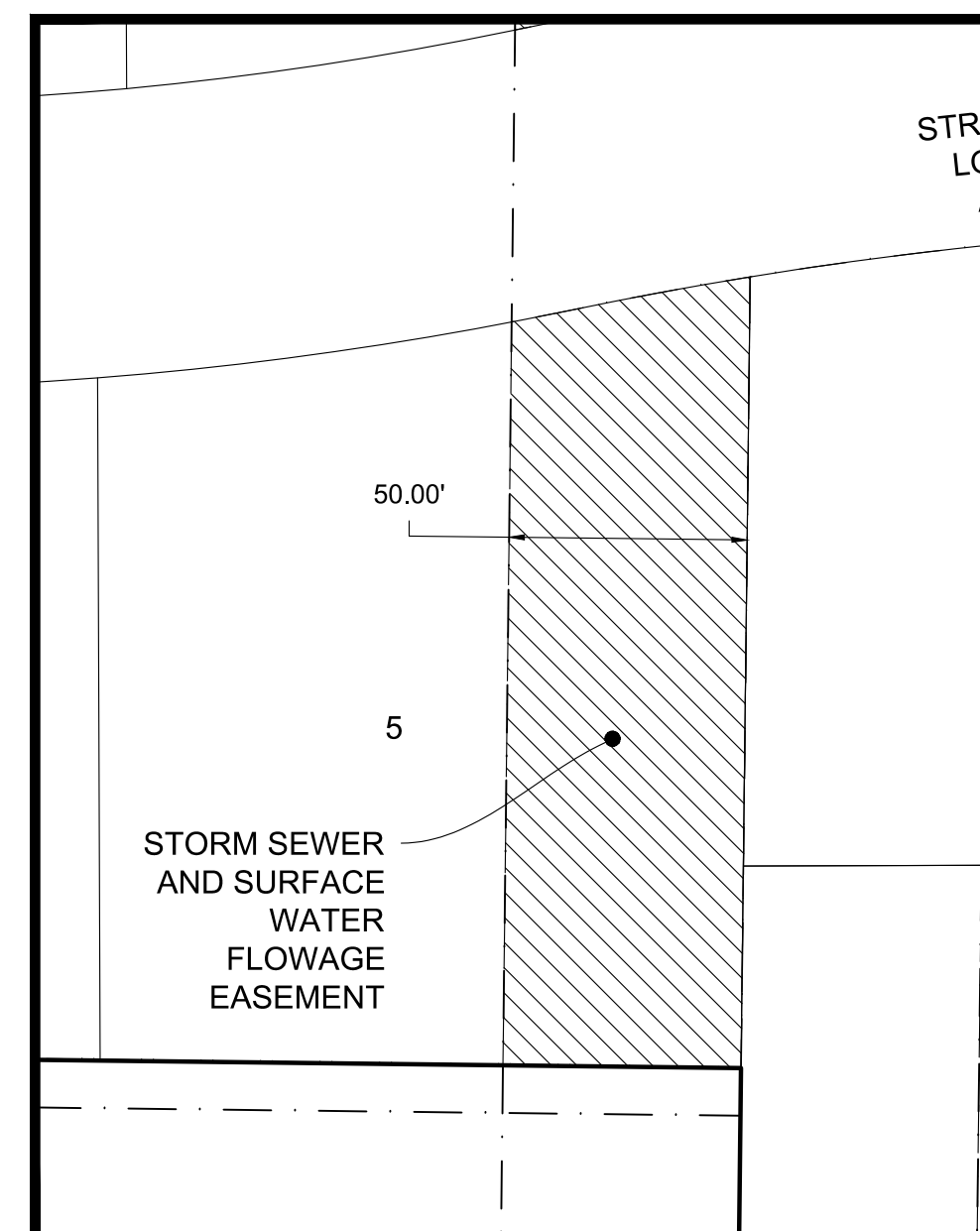
EASEMENT EXHIBIT J
1" = 30'



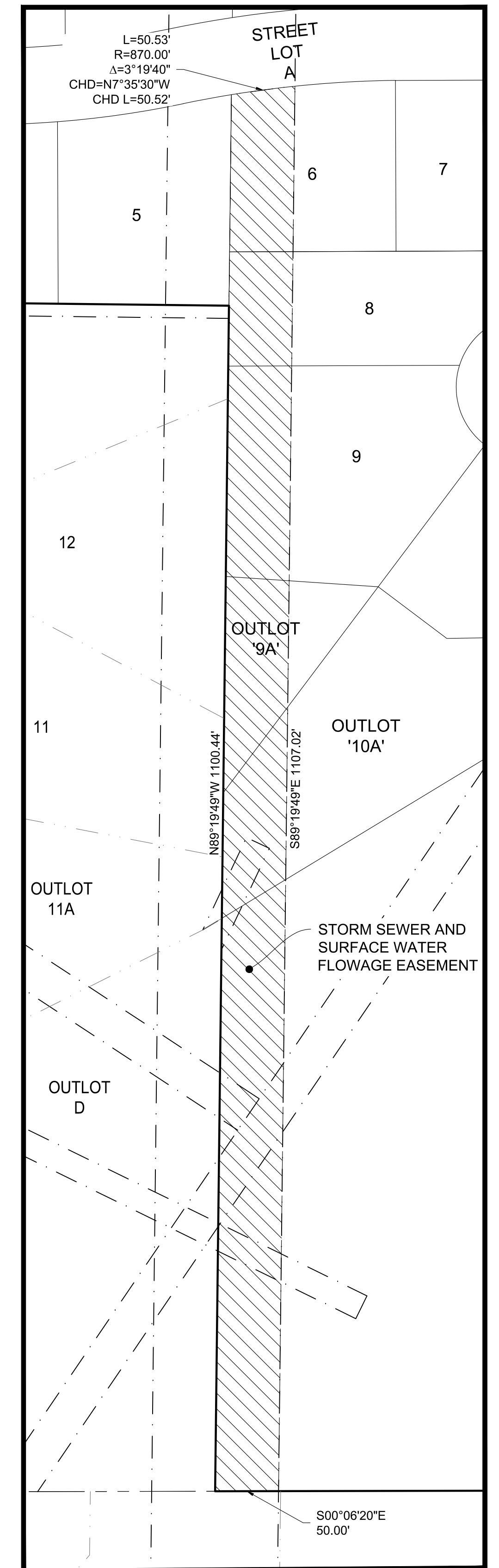
EASEMENT EXHIBIT K
1" = 40'



EASEMENT EXHIBIT L
1" = 30'



EASEMENT EXHIBIT M
1" = 40'



EASEMENT EXHIBIT N
1" = 70'