

| INDEX LEGEND | |
|--|--|
| CITY: URBANDALE | |
| COUNTY: DALLAS | |
| TRIS SECTION 11, T9N, R26W | |
| ALLOTT PART SWSE | |
| PROPRIETOR: URBAN HILLS DEVELOPMENT, LLC | |
| REQUESTED BY: KIT GROUP | |
| SURVEYOR: JOHN DEWEY | |
| COMPANY: MCCLURE | |
| RETURN TO: JOHN DEWEY | |
| 1360 NW 121ST STREET, STE A | |
| CLIVE, IOWA 50325 / 515-954-1229 | |

Doc ID: 008953430025 Type: PLAT
 Recorded: 11/21/2022 at 02:52:31 PM
 Fee Amt: \$127.00 Page 1 of 25
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2022 PG 23975

Slide G 199.203

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.

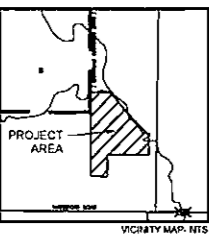
ZONING:
 R-1S SUBURBAN DENSITY SINGLE FAMILY
 DENSITY: 1.00 UNITS/ACRE

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 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.
 - 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 |
| ▲ | RECORDED CORNER |
| ◆ | 1/2" REBAR, NO CAP |
| ■ | 1/2" REBAR W/OPC #19226 |
| ● | 1/2" REBAR #12106 |
| ○ | 1/2" REBAR W/OPC #23252 |
| □ | CUT X |
| --- | FOUND |
| --- | BK PG BOOK AND PAGE |
| (M, R) | MEASURED, RECORDED |
| P, E | PUBLIC UTILITY EASEMENT |
| P, O, B | POINT OF BEGINNING |
| P, O, C | POINT OF COMMENCEMENT |

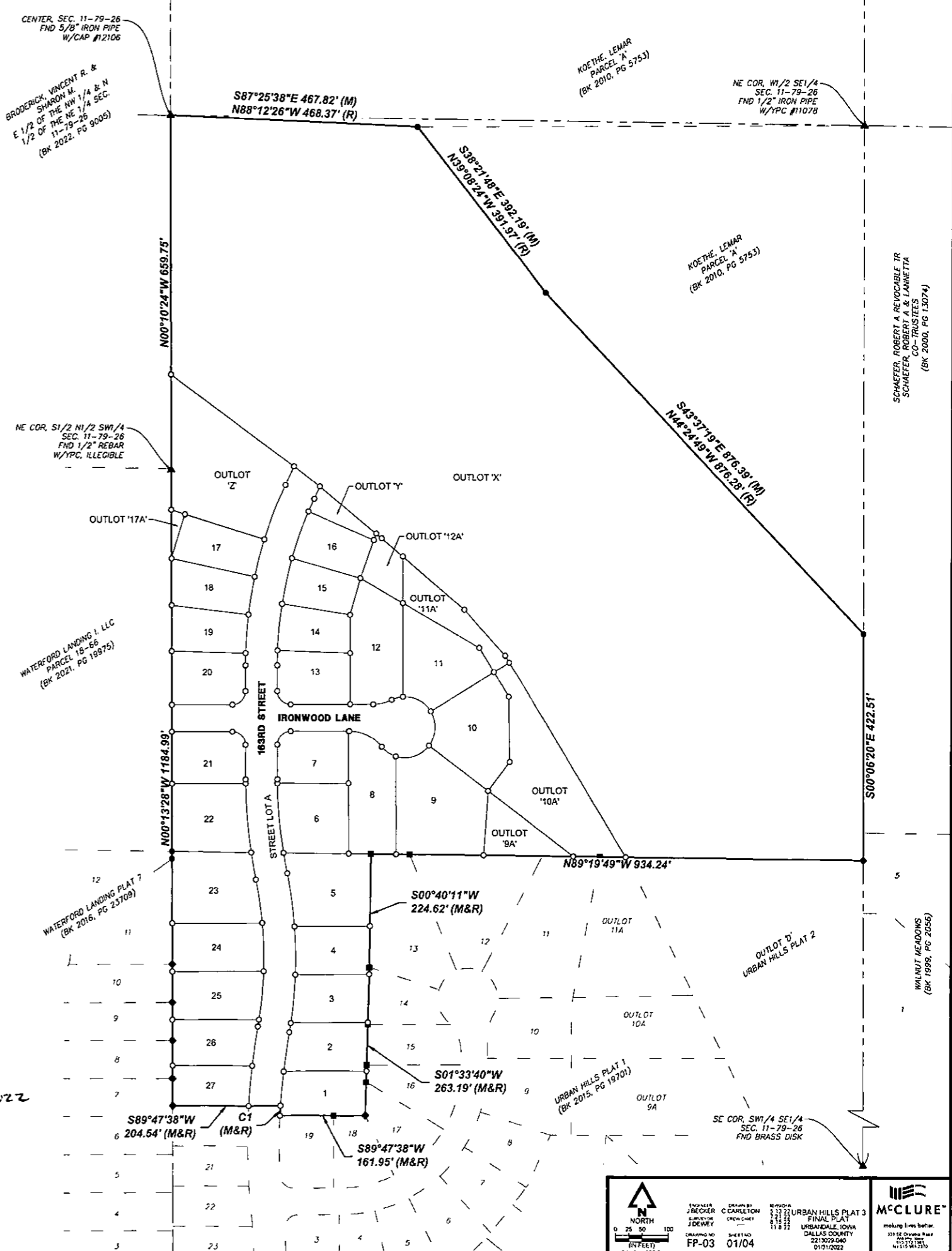


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

John Dewey
 11/9/23
 2142

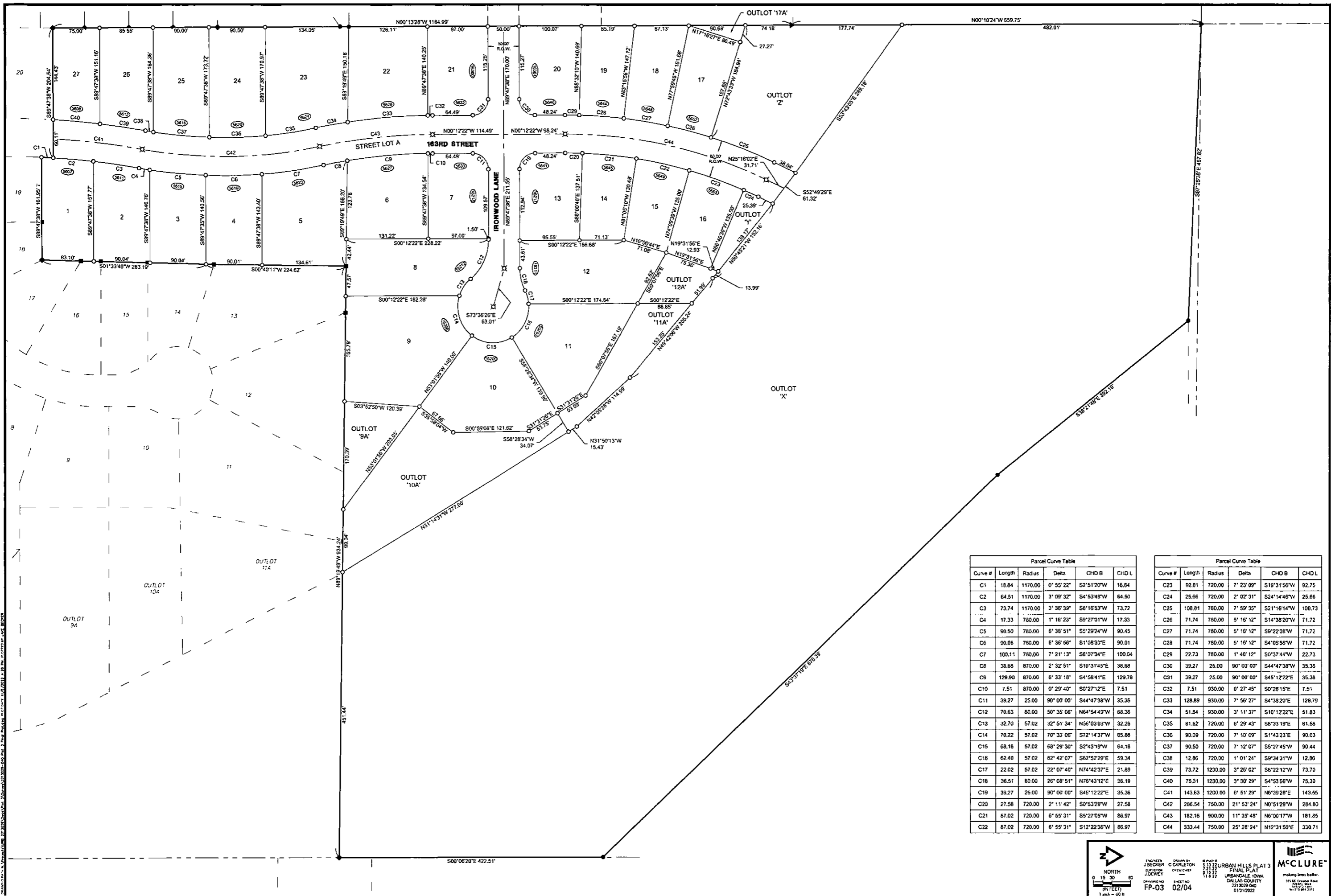
| Boundary Curve Table | | | | |
|----------------------|--------|---------|------------|---------------------|
| Curve # | Length | Radius | Delta | CHD B CHD L |
| C1 | 18.84 | 1170.00 | 0° 55' 22" | N2° 51' 20" E 18.84 |

APPROVED
 CITY OF URBANDALE
 11/26/2022 C.C. 6/28/2022
 Kayla A. B... 11/17/2022
 DEPT. OF COMMUNITY DEVELOPMENT



McClure
 making lines better

OWNER: J. BECKER
 SURVEYOR: JOHN DEWEY
 DRAWN BY: C. CARLETON
 CHECKED BY: J. DEWEY
 DATE: 11/9/23
 SHEET NO: 01/04
 PROJECT: URBAN HILLS PLAT 3 FINAL PLAT
 URBANDALE, IOWA
 DALLAS COUNTY
 2210220100
 01/01/2022



| 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° 38' 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° 38' 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 | 64.16 |
| 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 |

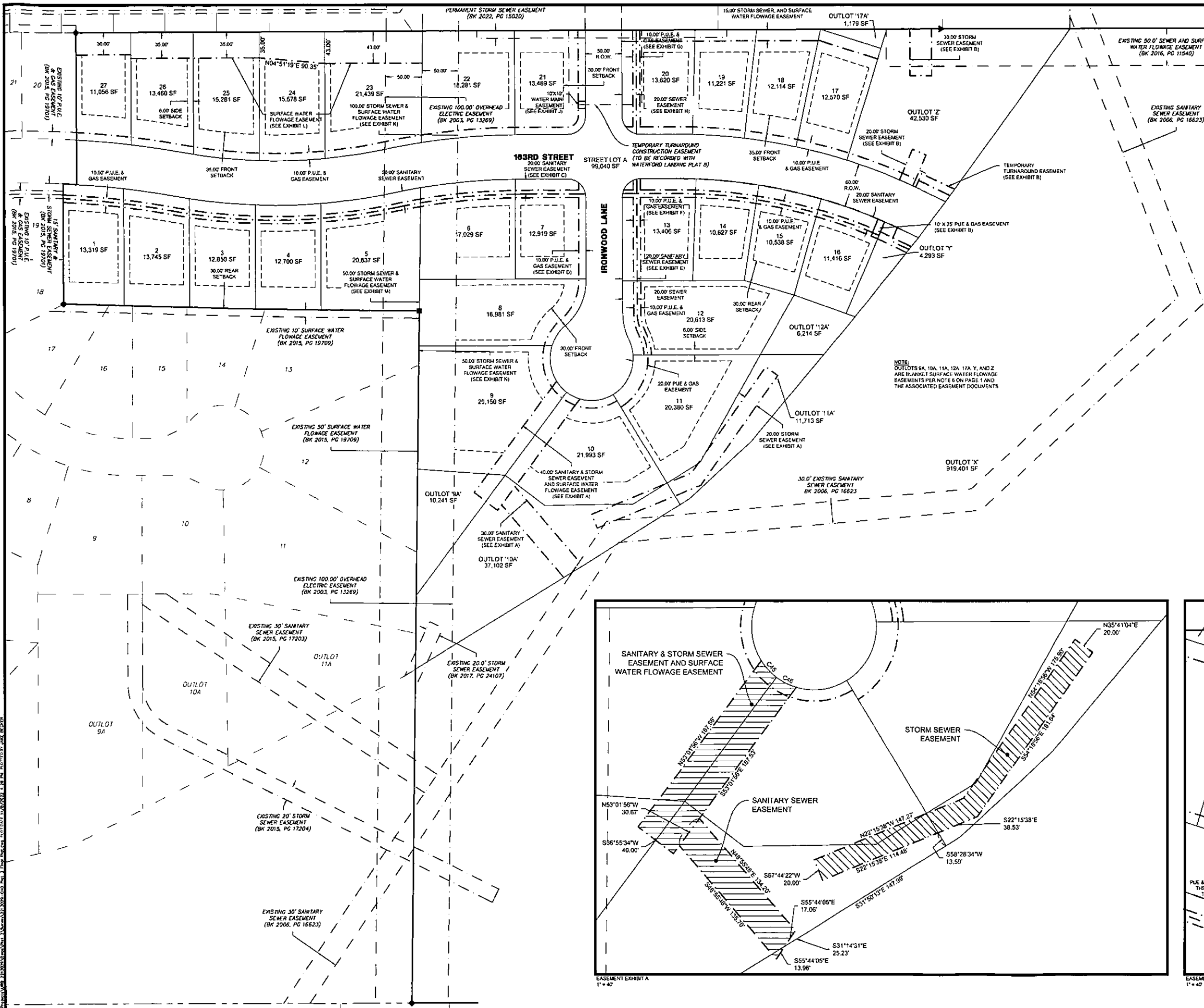
| Parcel Curve Table | | | | | |
|--------------------|--------|---------|-------------|-------------|--------|
| Curve # | Length | Radius | Delta | CHD B | CHD L |
| C23 | 92.81 | 720.00 | 7° 23' 09" | S19°31'56"W | 92.75 |
| C24 | 25.66 | 720.00 | 2° 02' 31" | S24°14'46"W | 25.66 |
| C25 | 108.81 | 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 |
| C31 | 39.27 | 25.00 | 90° 00' 00" | S45°12'22"E | 35.36 |
| C32 | 7.51 | 930.00 | 0° 27' 45" | S0°26'15"E | 7.51 |
| C33 | 128.89 | 930.00 | 7° 56' 27" | S4°38'20"E | 128.79 |
| C34 | 51.84 | 930.00 | 3° 11' 37" | S10°12'22"E | 51.83 |
| C35 | 81.62 | 720.00 | 6° 29' 43" | S8°33'19"E | 81.58 |
| C36 | 90.09 | 720.00 | 7° 10' 09" | S1°43'23"E | 90.03 |
| C37 | 90.50 | 720.00 | 7° 12' 07" | S5°27'45"W | 90.44 |
| C38 | 12.86 | 720.00 | 1° 01' 24" | S9°34'31"W | 12.86 |
| C39 | 73.72 | 1230.00 | 3° 26' 02" | S8°22'12"W | 73.70 |
| C40 | 75.31 | 1230.00 | 3° 30' 29" | S4°53'56"W | 75.30 |
| C41 | 143.83 | 1200.00 | 6° 51' 29" | N6°39'28"E | 143.55 |
| C42 | 286.54 | 750.00 | 21° 53' 24" | N0°51'29"W | 284.80 |
| C43 | 182.16 | 900.00 | 11° 35' 48" | N6°00'17"W | 181.85 |
| C44 | 333.44 | 750.00 | 25° 28' 24" | N12°31'50"E | 330.71 |

NORTH
 0 15 30 60
 FEET
 1 inch = 60 ft

ENGINEER: J. BECKER
 SURVEYOR: J. DEWEY
 DRAWN BY: C. CARLETON
 CHECKED BY: C. DEWEY
 PROJECT NO: 221829.040
 SHEET NO: 02/04
 DATE: 01/01/2022

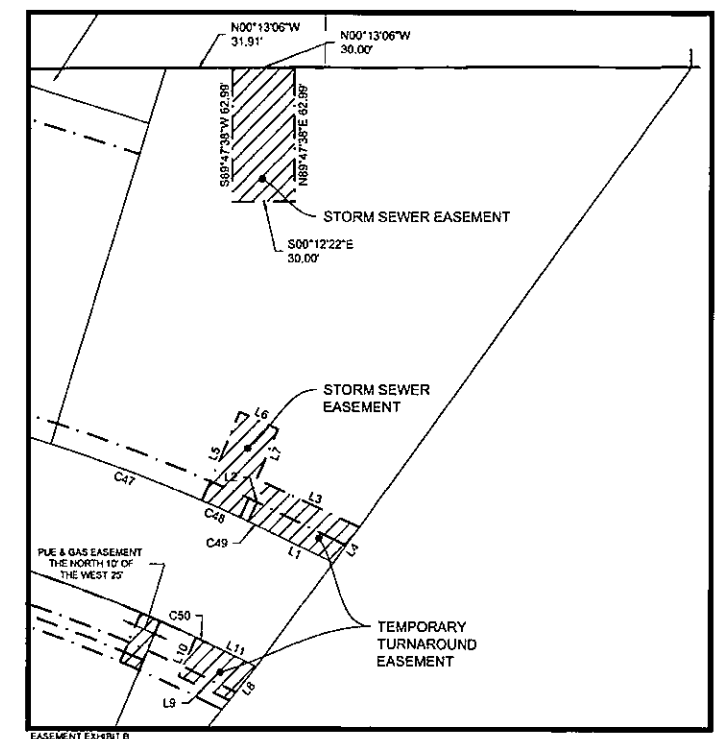
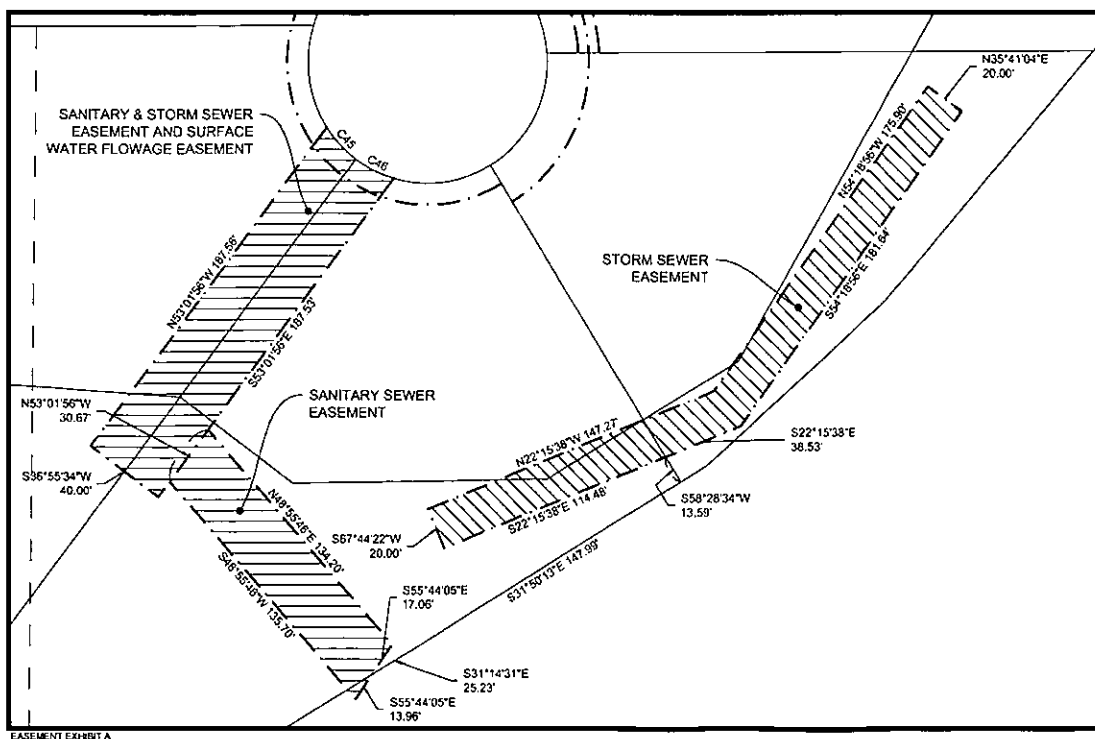
URBAN HILLS PLAT 3
 FINAL PLAT
 URBANDALE, IOWA
 DALLAS COUNTY
 221829.040
 01/01/2022

McClure
 Making Maps Better.
 395 E. Grand Ave.
 Des Moines, IA 50319



| 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" | N28°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 |
| L2 | N65° 15' 49"W | 20.00 |
| L3 | N24° 44' 11"E | 49.43 |
| L4 | S53° 43' 05"E | 20.81 |
| L5 | N86° 38' 04"W | 45.32 |
| L6 | N23° 21' 56"E | 20.00 |
| L7 | S66° 38' 04"E | 45.43 |
| L8 | S50° 45' 21"E | 20.38 |
| L9 | S24° 44' 11"W | 26.95 |
| L10 | N65° 15' 49"W | 20.00 |
| L11 | N25° 16' 02"E | 25.39 |



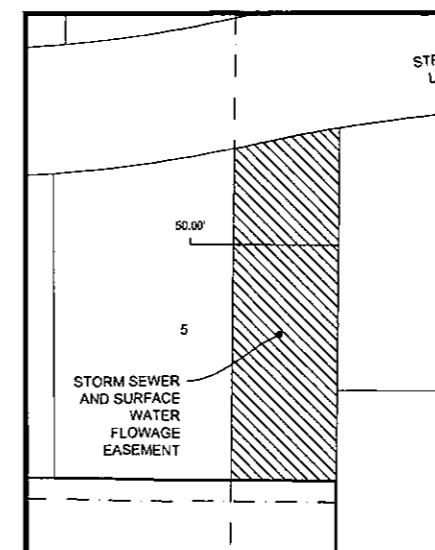
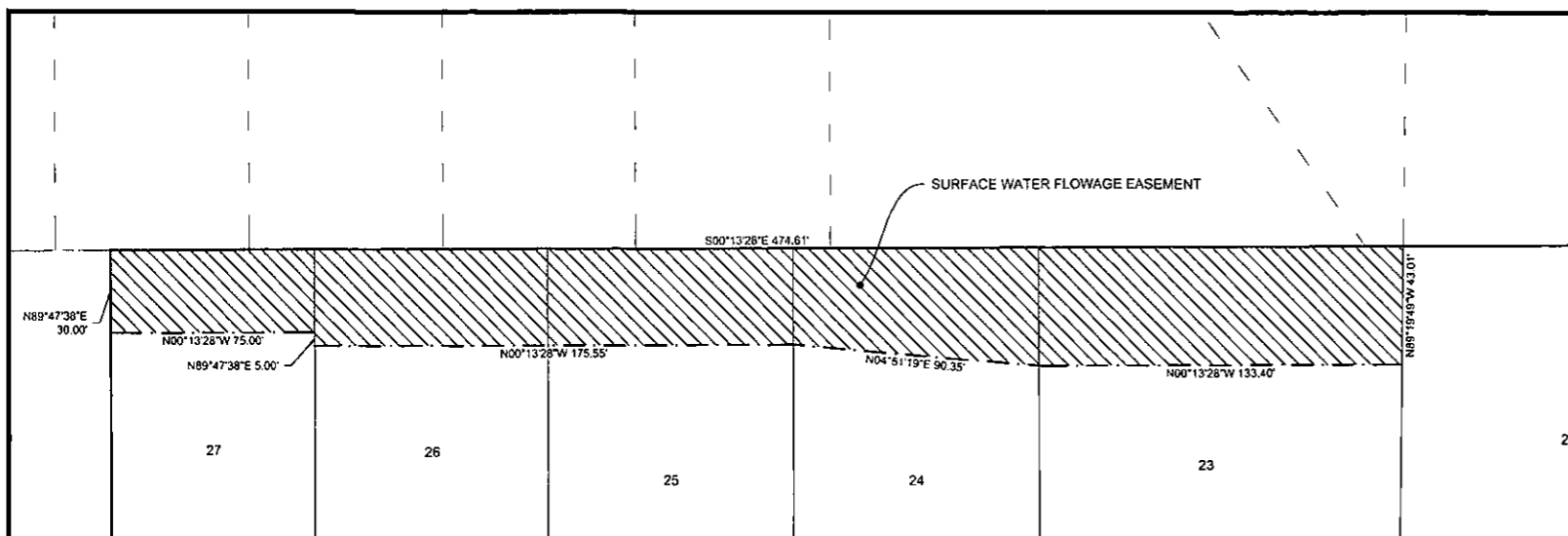
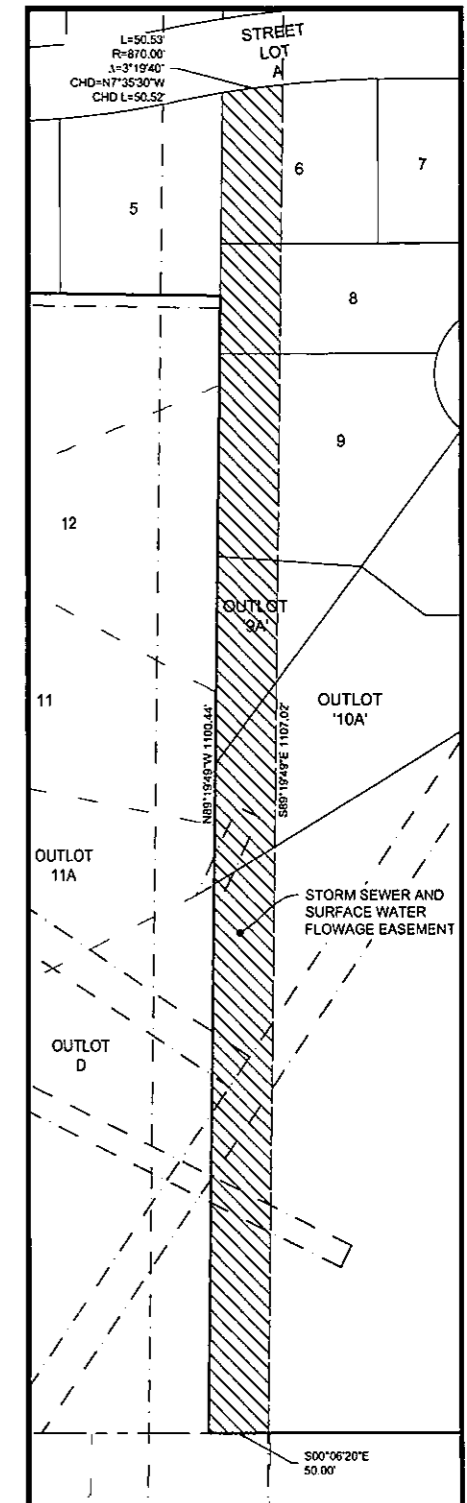
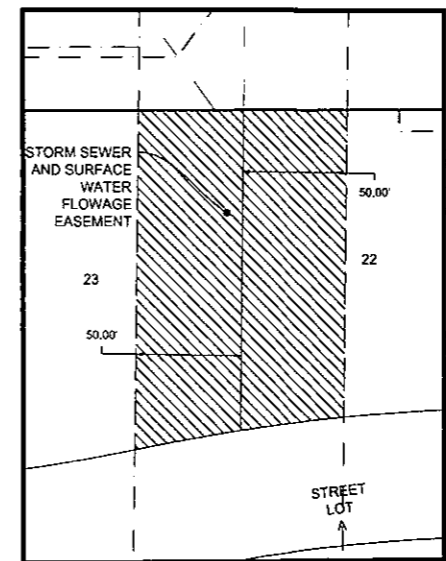
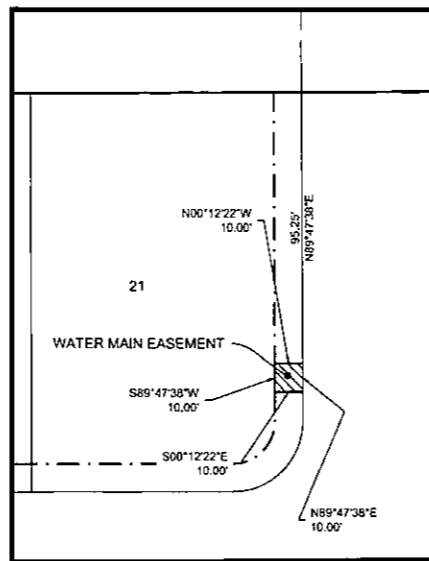
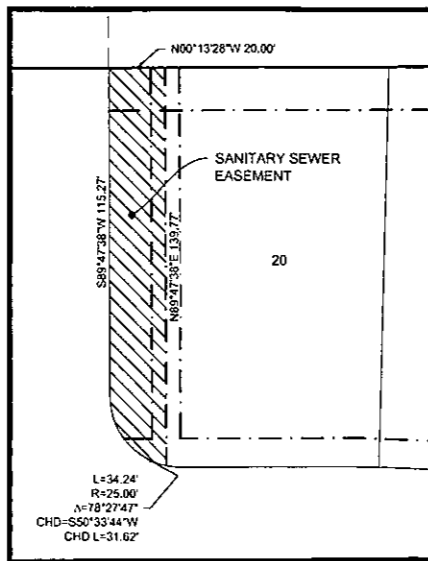
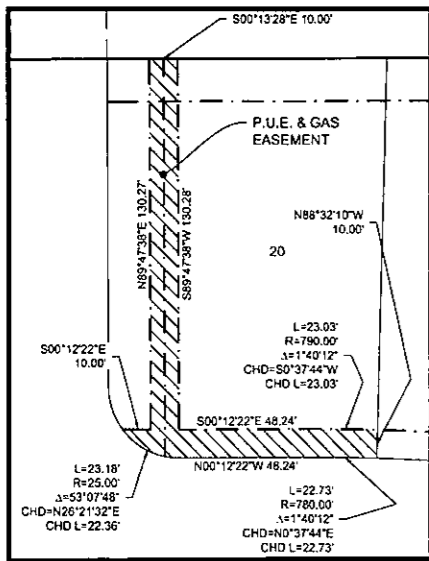
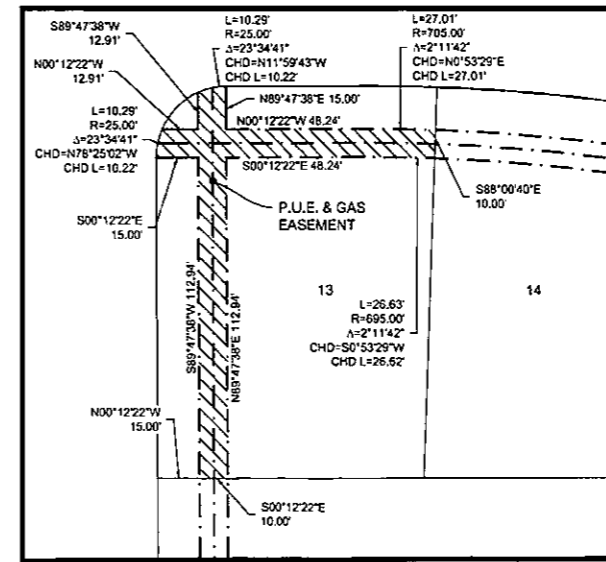
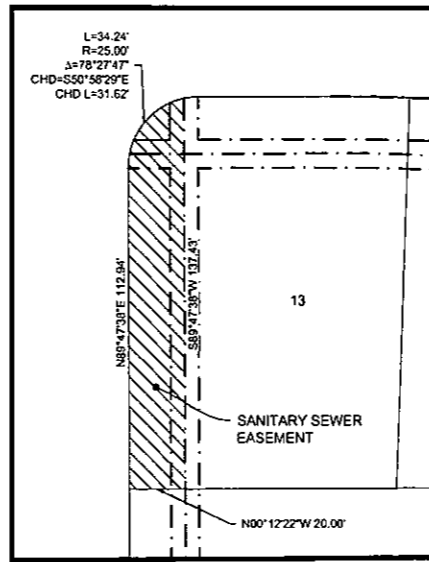
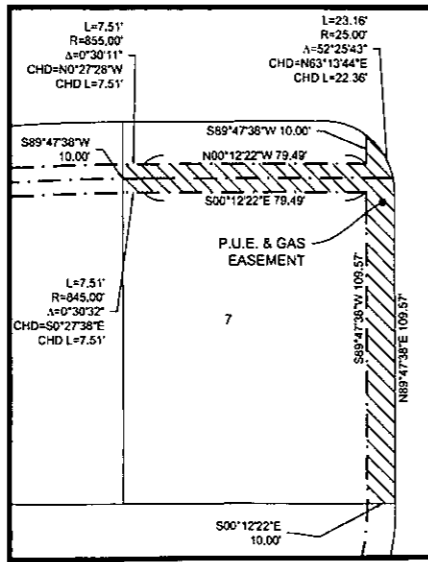
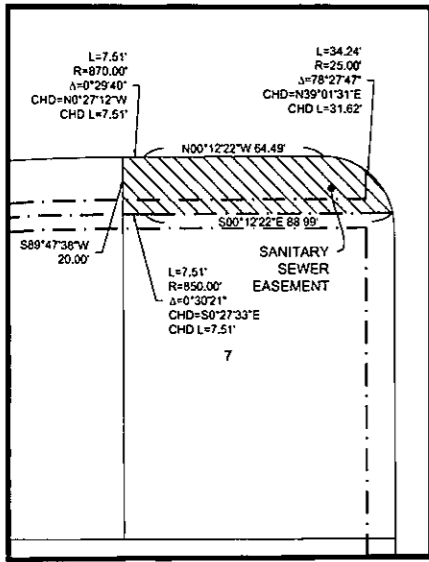
1" = 40'

ENGINEER: J. DEWEY
 SURVEYOR: J. DEWEY
 DRAWING NO: FP-03
 SHEET NO: 03/04

OWNER: C. CARLETON
 CREW: C. CARLETON
 DATE: 03/04

PROJECT: URBAN HILLS PLAT 3
 FINAL PLAT
 URBANDALE, IOWA
 DALLAS COUNTY
 2212022-042
 01/11/2022

McClure
 making lives better
 231 St. Charles Road
 Dallas, TX 75244
 972.441.2210



McCLURE
making lives better

ENGINEER: J. BECKER
DRAWN BY: C. CARLETON
SUPERVISOR: JOE MEYER
DATE: 04/04

REVISION: 11/11/11
URBAN HILLS PLAT 3
FINAL PLAT
URBANDALE, IOWA
2210020-040
01/31/2022

311 S. Grand Street
Des Moines, IA 50319

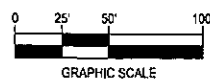
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**URBAN HILLS PLAT 3
FINAL PLAT
ELEVATION EXHIBIT**



NORTH



URBAN HILLS PLAT 3

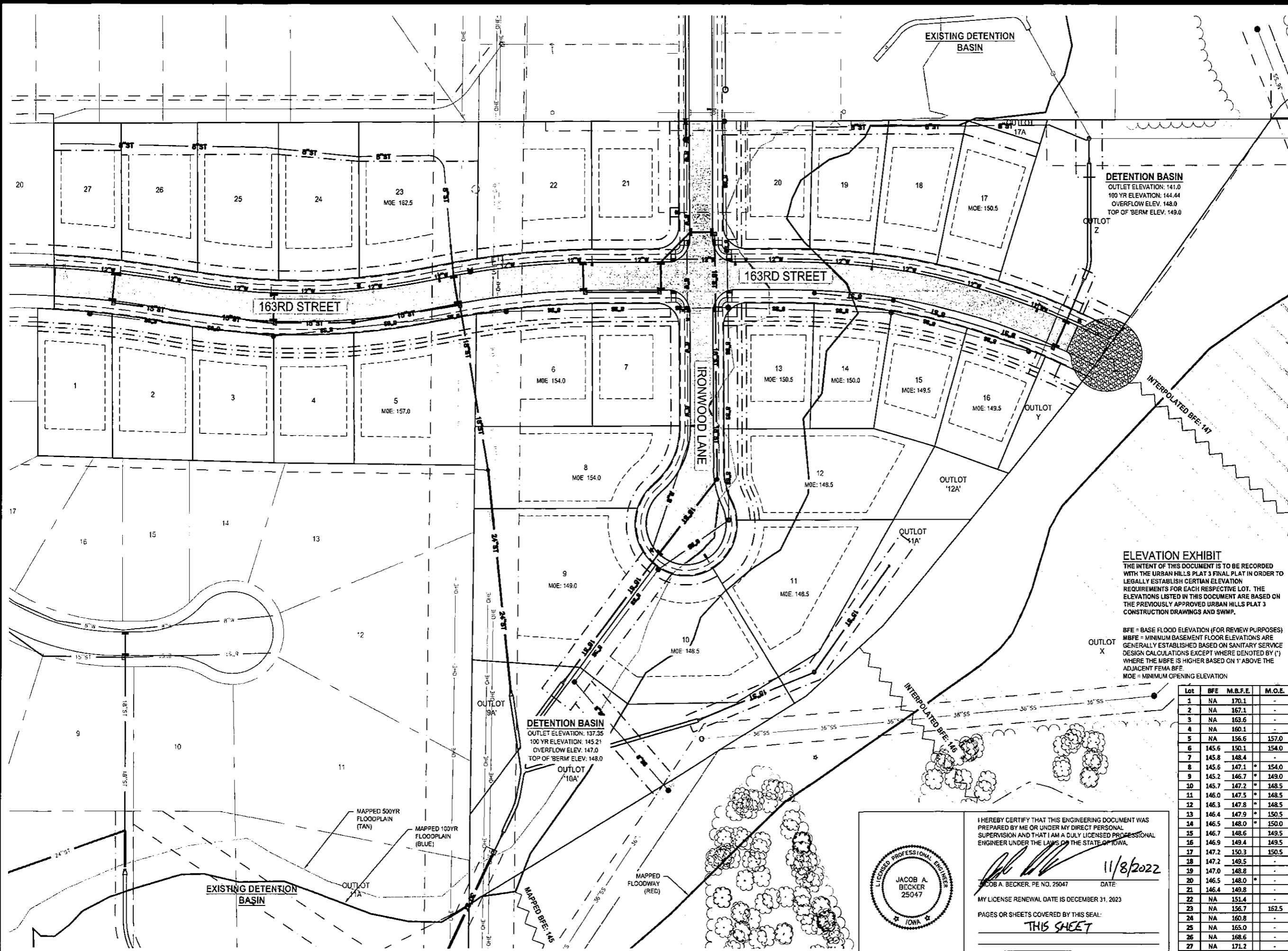
URBANDALE, IA
2213029-040

CURRENT VERSION DATE:
8/15/2022

ENGINEER: J. BECKER DRAWN BY: J. BECKER

CHECKED BY: J. BECKER FIELD BOOK NO.:

DRAWING NO. EX-01 SHEET NO. 1 / 1



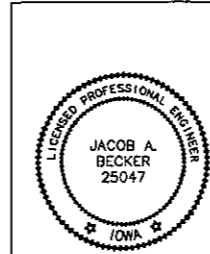
DETENTION BASIN
OUTLET ELEVATION: 141.0
100 YR ELEVATION: 144.44
OVERFLOW ELEV. 148.0
TOP OF 'BERM' ELEV. 149.0

DETENTION BASIN
OUTLET ELEVATION: 137.35
100 YR ELEVATION: 145.21
OVERFLOW ELEV. 147.0
TOP OF 'BERM' ELEV. 148.0

ELEVATION EXHIBIT
THE INTENT OF THIS DOCUMENT IS TO BE RECORDED WITH THE URBAN HILLS PLAT 3 FINAL PLAT IN ORDER TO LEGALLY ESTABLISH CERTAIN ELEVATION REQUIREMENTS FOR EACH RESPECTIVE LOT. THE ELEVATIONS LISTED IN THIS DOCUMENT ARE BASED ON THE PREVIOUSLY APPROVED URBAN HILLS PLAT 3 CONSTRUCTION DRAWINGS AND SWMP.

BFE = BASE FLOOD ELEVATION (FOR REVIEW PURPOSES)
MBFE = MINIMUM BASEMENT FLOOR ELEVATIONS ARE GENERALLY ESTABLISHED BASED ON SANITARY SERVICE DESIGN CALCULATIONS EXCEPT WHERE DENOTED BY (1) WHERE THE MBFE IS HIGHER BASED ON 1' ABOVE THE ADJACENT FEMA BFE.
MOE = MINIMUM OPENING ELEVATION

| Lot | BFE | M.B.F.E. | M.O.E. |
|-----|-------|----------|--------|
| 1 | NA | 170.1 | - |
| 2 | NA | 167.1 | - |
| 3 | NA | 163.6 | - |
| 4 | NA | 160.1 | - |
| 5 | NA | 156.6 | 157.0 |
| 6 | 145.6 | 150.1 | 154.0 |
| 7 | 145.8 | 148.4 | - |
| 8 | 145.6 | 147.1 | 154.0 |
| 9 | 145.2 | 146.7 | 149.0 |
| 10 | 145.7 | 147.2 | 148.5 |
| 11 | 146.0 | 147.5 | 148.5 |
| 12 | 146.3 | 147.8 | 148.5 |
| 13 | 146.4 | 147.9 | 150.5 |
| 14 | 146.5 | 148.0 | 150.0 |
| 15 | 146.7 | 148.6 | 149.5 |
| 16 | 146.9 | 149.4 | 149.5 |
| 17 | 147.2 | 150.3 | 150.5 |
| 18 | 147.2 | 149.5 | - |
| 19 | 147.0 | 148.8 | - |
| 20 | 146.5 | 148.0 | - |
| 21 | 146.4 | 149.8 | - |
| 22 | NA | 151.4 | - |
| 23 | NA | 156.7 | 162.5 |
| 24 | NA | 160.8 | - |
| 25 | NA | 165.0 | - |
| 26 | NA | 168.6 | - |
| 27 | NA | 171.2 | - |



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JACOB A. BECKER, PE NO. 25047 DATE: 11/8/2022

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

N:\Projects\URB 2213029\Drawings\Plat 3\Summary\2213029-040_Plat 3 Elevation Exhibit.dwg 11/8/2022 4:19 PM