

Doc ID: 03749680015 Type: PLT
 Recorded: 01/20/2022 at 01:58:14 PM
 File No: 877.00 Page 1 of 15
 Polk County Iowa
 JULIE H. HADGERTY RECORDER
 File# 2022-00005516
 Bk 18957 Pg 342-356

INDEX LEGEND	
CITY: ALLEMAN	
COUNTY: POLK	
STR: SECTION 26, T81N, R24W	
ALIQUOT PART: NW1/4 OF THE NE1/4	
PROPRIETOR: PR DEV, LLC	
REQUESTED BY: ATI GROUP	
SURVEYOR: PATRICK SHELQUIST	
COMPANY: MCCLURE	
RETURN TO: PATRICK SHELQUIST 1360 NW 121ST STREET, STE A CLIVE, IOWA 50325 / 515-964-1229	

MEADOW POINTE ESTATES FINAL PLAT ALLEMAN, IOWA

ZONING: AGRICULTURE
FLOOD INFORMATION: MAP #: 19153C0065F
BULK REGULATIONS: EFFECTIVE DATE: FEB. 1, 2019
MISC:
 LOT AREA: 20,000 SF MINIMUM
 LOT WIDTH: 100 FEET MINIMUM
 BUILDING HEIGHT: 35 FEET MAXIMUM
SETBACKS:
 FRONT: 35 FEET MINIMUM
 SIDE: 10 FEET MINIMUM
 REAR: 35 FEET MINIMUM

BASIS OF BEARING: IOWA RCS - ZONE 8
LEGAL DESCRIPTION: (PER WARRANTY DEED FILED IN BOOK 18544, PAGE 51)

PARCEL 2021-27 BEING A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 26-81-24, FILED FEBRUARY 22, 2021 IN BOOK 18372, PAGE 398, LOCATED IN POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

AREA SUMMARY:
 PARCEL 2021-27
 9.41 ACRES TOTAL
 -0.48 ACRE ROAD EASE
 8.93 ACRES NET

REQUESTED BY:
 ATI GROUP
 110 SE GRANT STREET,
 STE #101
 ANKENY, IOWA 50021
 PH: 319-560-5428
 ATTN: CASEY SCAFBUCH

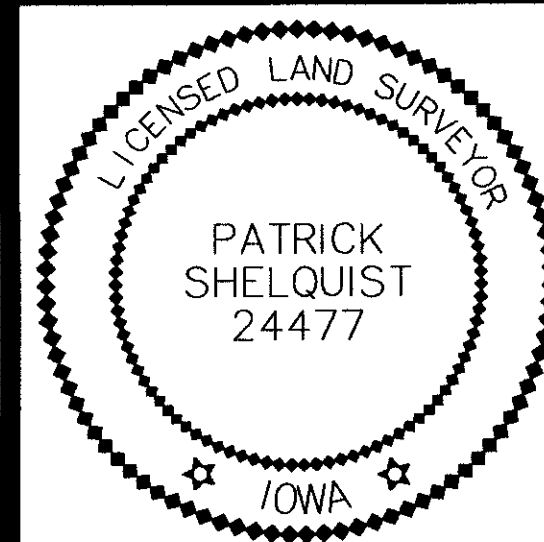
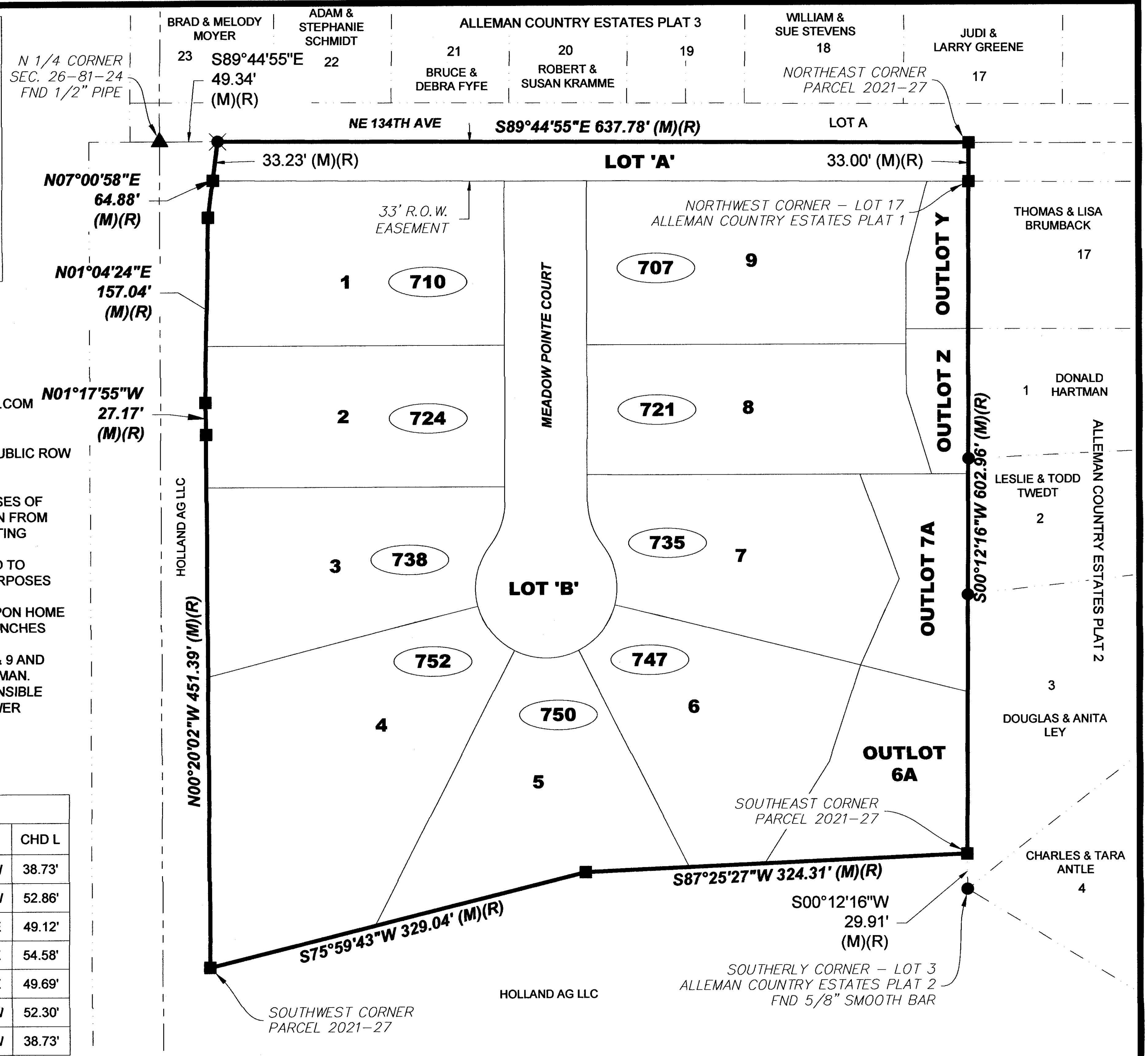
GENERAL NOTES

- LOTS A AND B SHALL BE DEDICATED TO THE CITY FOR PUBLIC ROW PURPOSES.
- OUTLOTS 6A AND 7A SHALL BE TIED TO LOTS 6 AND 7 RESPECTIVELY VIA A LOT TIE AGREEMENT. THE PURPOSES OF THESE NUMBERED OUTLOTS IS TO REMOVE FLOODPLAIN FROM THE BUILDABLE PORTIONS OF THE LOTS, THUS ELIMINATING CERTAIN FLOOD INSURANCE REQUIREMENTS.
- THE INTENT OF OUTLOTS Z AND Y ARE TO BE CONVEYED TO RESPECTIVE NEIGHBORING HOMEOWNERS FOR THE PURPOSES OF ADDRESSING ENCROACHMENT ISSUES.
- SIDEWALKS ARE TO BE INSTALLED BY HOMEOWNERS UPON HOME CONSTRUCTION. SIDEWALKS TO BE 5 FEET WIDE AND 4 INCHES THICK.
- FRONT YARD SETBACKS ARE 53 FEET FOR LOTS 1, 2, 8, & 9 AND 62.5 FEET FOR LOTS 3, 4, 5, 6, & 7 PER THE CITY OF ALLEMAN.
- OWNERS OF LOT 1, LOT 2, LOT 3, AND LOT 4 ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SANITARY SEWER EASEMENT IN THE REAR YARDS OF SAID LOTS.

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	39.44'	60.00'	37°39'30"	S18°49'45"W	38.73'
C2	54.74'	60.00'	52°16'34"	S11°31'14"W	52.86'
C3	50.61'	60.00'	48°19'37"	S38°46'52"E	49.12'
C4	56.66'	60.00'	54°06'39"	S90°00'00"E	54.58'
C5	51.23'	60.00'	48°55'22"	N38°28'59"E	49.69'
C6	54.12'	60.00'	51°40'49"	N11°49'06"W	52.30'
C7	39.44'	60.00'	37°39'30"	N18°49'45"W	38.73'

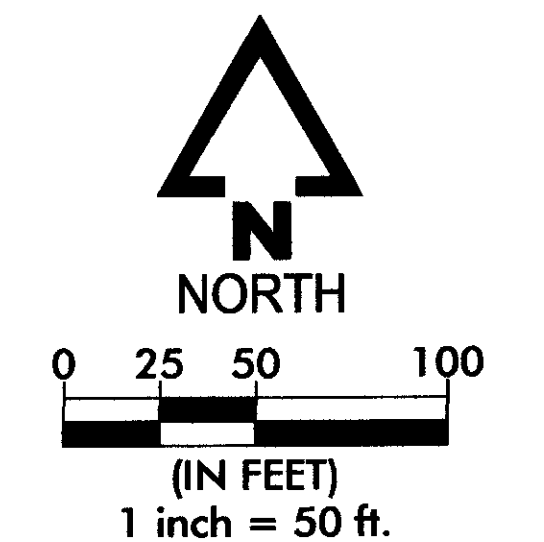
GENERAL LEGEND	
—	SURVEY BOUNDARY
—	PROPOSED LOT
---	EXIST PROPERTY LINE
---	SECTION LINE
---	EXIST EASEMENT
MONUMENTS FOUND:	
▲	TYPE AS NOTED
●	1/2" REBAR (UNLESS NOTED OTHERWISE)
■	1/2" REBAR W/RPC #24477
MONUMENTS SET:	
○	1/2" REBAR W/RPC #24477
FND	FOUND
PC	PLASTIC CAP
BK, PG	BOOK AND PAGE
(M), (R)	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
XXX	STREET ADDRESS

DRAWING PATH: F:\2022\06-Drawings\Survey\Final Plat_2022022.dwg PLOT DATE: 01/13/2022 1:43 PM PLOTTED BY: PATRICK SHELQUIST



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.

DATE: 1/13/2022
 Patrick Shelquist
 My License Renewal Date is December 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL: 4 SHEETS
 DATE SURVEYED: 1/20/2021



ENGINEER: J. BECKER
DRAWN BY: P. SHELQUIST
SURVEYOR: P. SHELQUIST
CREW CHIEF: K. THURMAN
DRAWING NO.: FP-01
SHEET NO.: 01/04

REVISIONS:
 12/01/2021
 12/20/2021
 1/13/2022

MEADOW POINTE ESTATES FINAL PLAT ALLEMAN, IOWA POLK COUNTY 202202-000 10/01/2021

N 1/4 CORNER
SEC. 26-81-24
FND 1/2" PIPE

NORTHWEST CORNER
PARCEL 2021-27

NE 134TH AVE

SET MAG NAIL

LOT A

NORTHEAST CORNER
PARCEL 2021-27

S89°44'55"E
49.34'

278.32'

S89°44'55"E 637.78'

359.46'

33.00'

N07°00'58"E
64.88'

33.23'

247.38'

70.00'

LOT 'A'
21,112 SF

S89°44'55"E 641.72'

288.98'

35.36'

5' P.U.E.

5' P.U.E.

105' WETLANDS
EASEMENT

1

35,221 SF

710

35' PRIVATE SANITARY
SEWER EASEMENT
(SEE SHEET 4)

10' SIDE
SETBACK

N90°00'00"W 253.29'

MEADOW POINTE COURT

N00°00'00"E 271.69'

S00°00'00"E 377.85'

S00°00'00"E 430.35'

S00°00'00"E 271.39'

9

38,165 SF

707

10' P.U.E.

N90°00'00"E 271.00'

S00°00'00"E
12.70'

OUTLOT Y

6,022 SF

S00°00'00"E
55.95'

S14°33'49"W
71.50'

S00°00'00"E
125.00'

N90°00'00"E
52.89'

OUTLOT Z

5,732 SF

S00°00'00"E
41.92'

S17°29'59"E
71.39'

N90°00'00"E
30.98'

N90°00'00"E
60.98'

N01°17'55"W
27.17'

47.91'

27.17'

44.93'

160.53'

2

30,439 SF

724

53' FRONT
SETBACK

10' P.U.E.

N90°00'00"W 253.31'

LOT 'B'
31,628 SF

N00°00'00"E 271.69'

S00°00'00"E 377.85'

S00°00'00"E 430.35'

S00°00'00"E 271.39'

8

30,541 SF

721

53' FRONT
SETBACK

N90°00'00"E 231.49'

S00°00'00"E
41.92'

N90°00'00"E
30.98'

N90°00'00"E
60.98'

35' SANITARY
SEWER EASEMENT

3

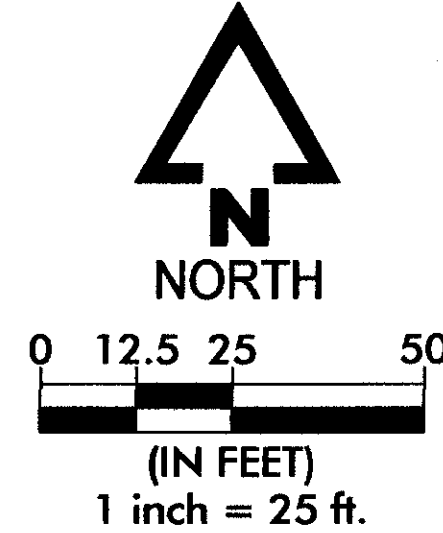
31,066 SF

738

62.50' FRONT
SETBACK

SET CUT 'X'
IN CONC.

62.50' FRONT
SETBACK



ENGINEER
J. BECKER
SURVEYOR
P. SHELQUIST
DRAWING NO.
FP-01

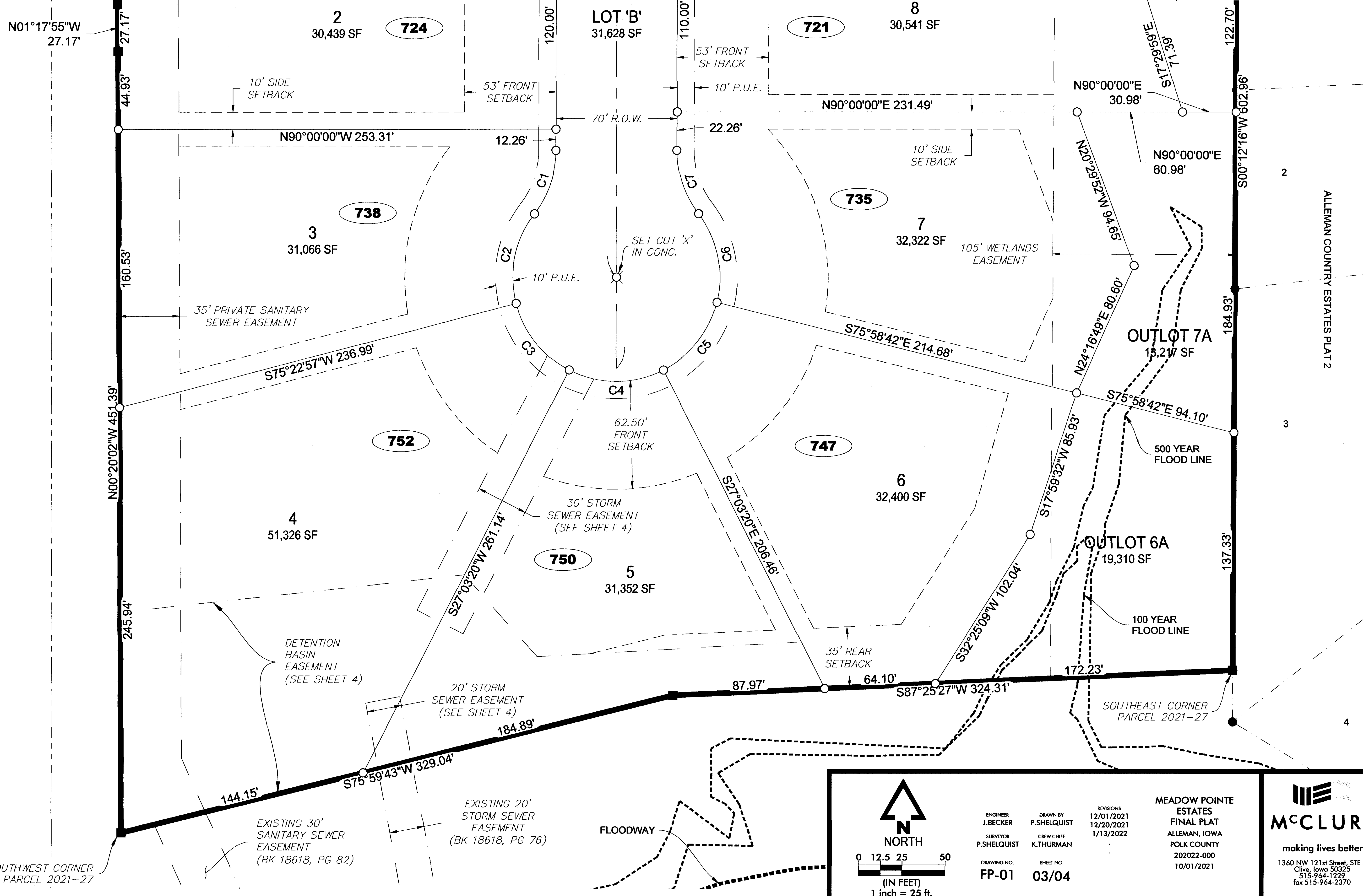
DRAWN BY
P. SHELQUIST
CREW CHIEF
K. THURMAN
SHEET NO.
02/04

REVISIONS
12/01/2021
12/20/2021
1/13/2022

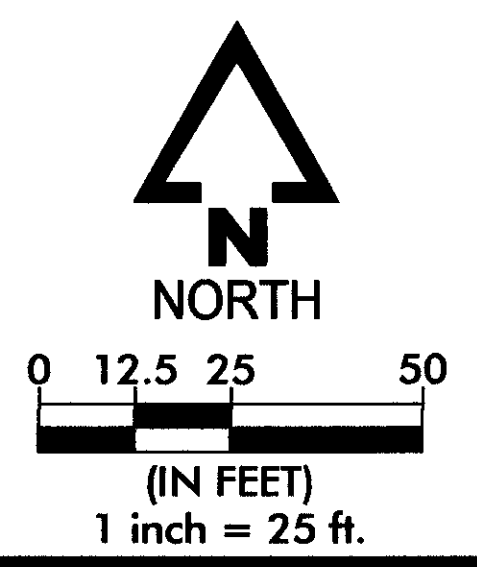
MEADOW POINTE
ESTATES
FINAL PLAT
ALLEMAN, IOWA
POLK COUNTY
202022-000
10/01/2021

1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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SOUTHWEST CORNER PARCEL 2021-27



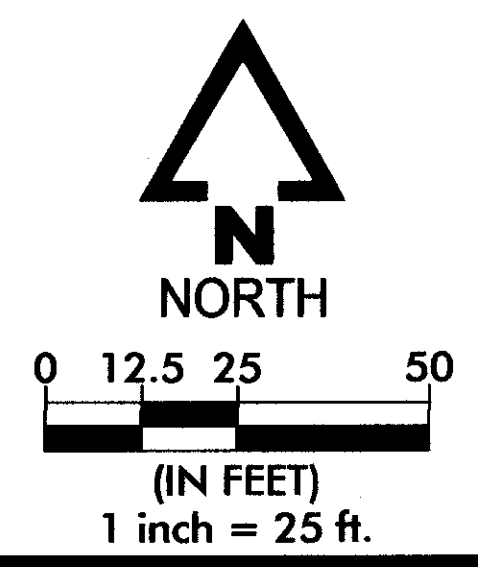
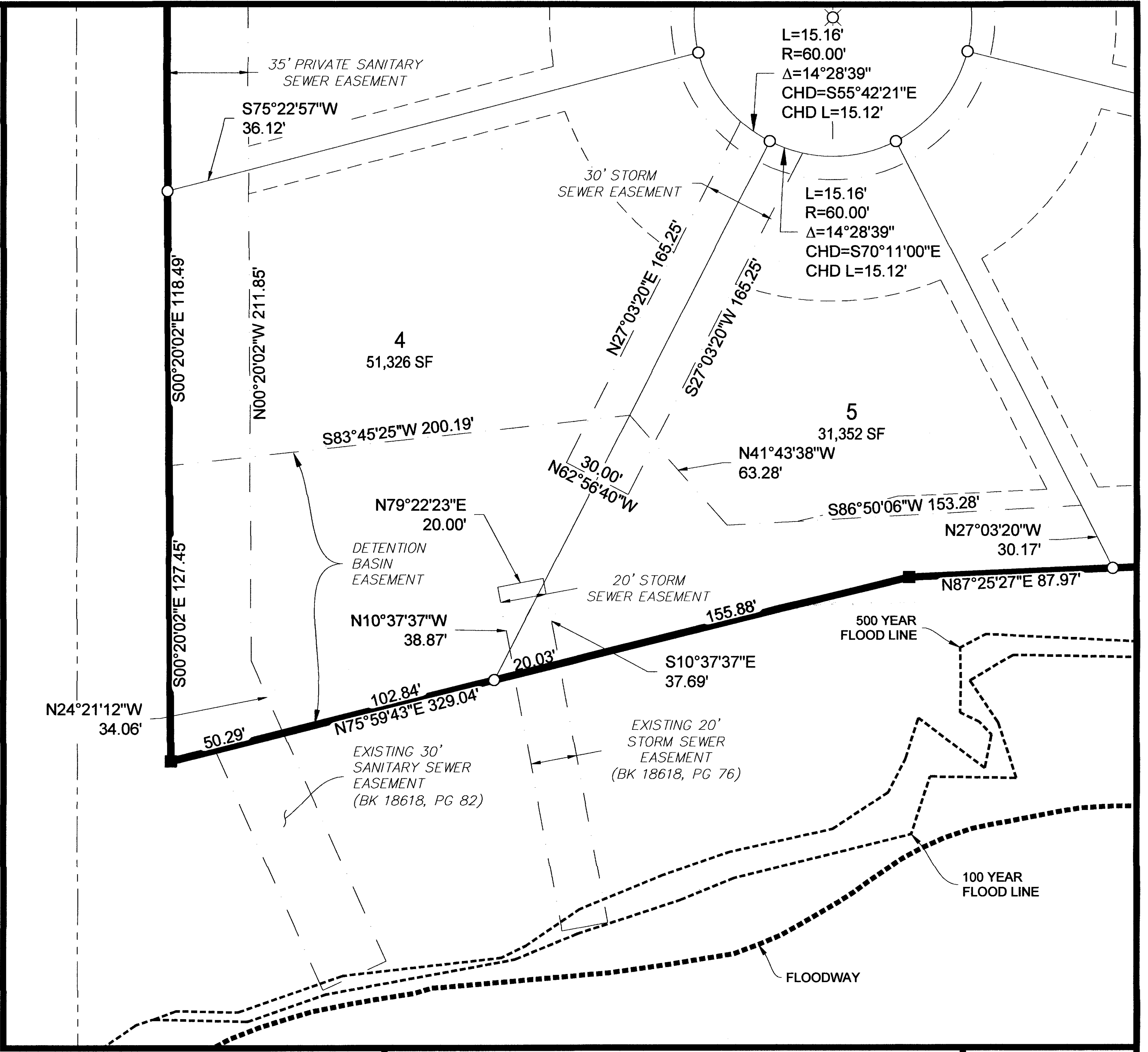
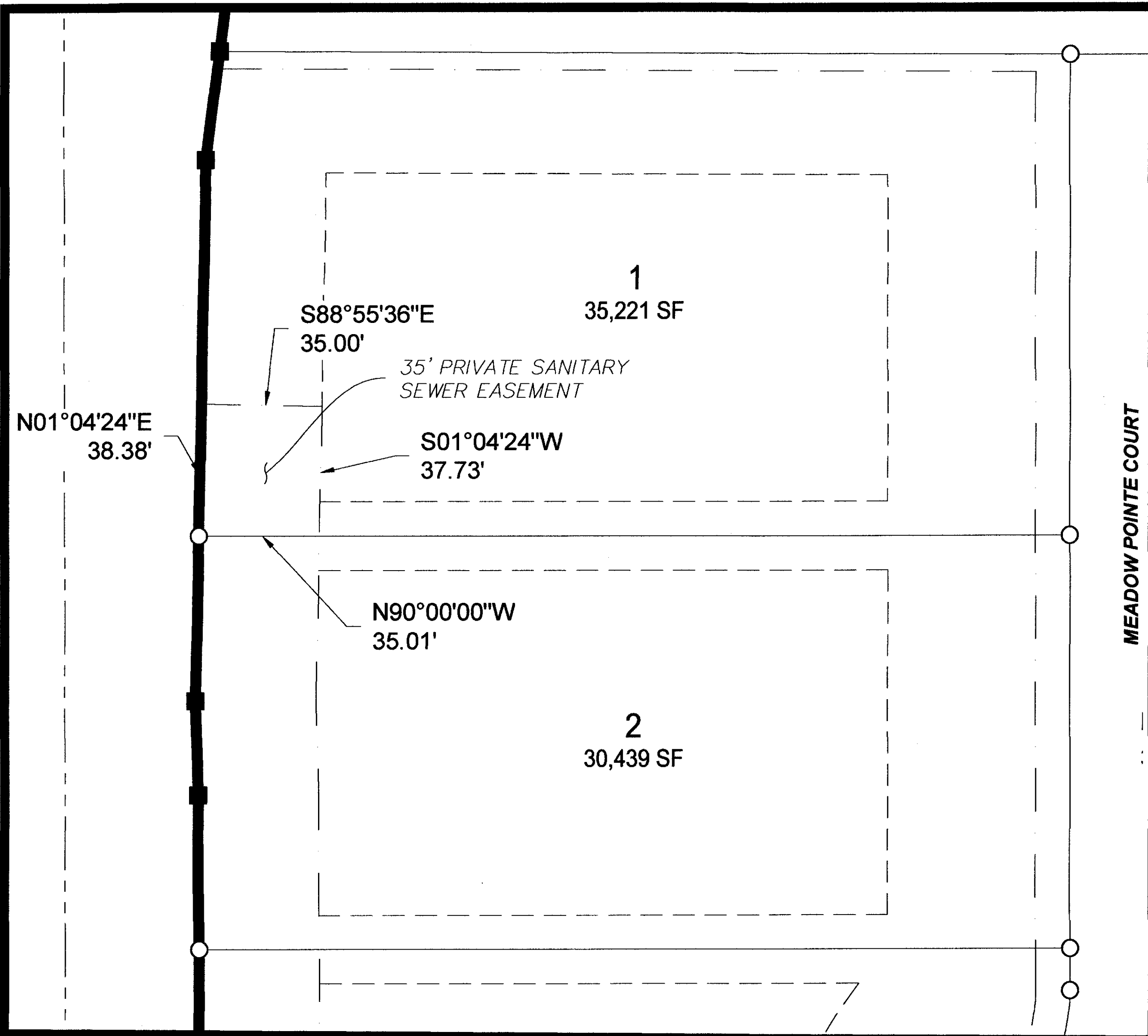
ENGINEER
J. BECKER
SURVEYOR
P. SHELQUIST
DRAWING NO.
FP-01

DRAWN BY
P. SHELQUIST
CREW CHIEF
K. THURMAN
SHEET NO.
03/04

MEADOW POINTE
ESTATES
FINAL PLAT
ALLEMAN, IOWA
POLK COUNTY
202022-000
10/01/2021

McCLURE
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fax 515-964-2370

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ENGINEER
J.BECKER

DRAWN BY
P.SHELQUIST

SURVEYOR
P.SHELQUIST

DRAWING NO.
FP-01

CREW CHIEF
K.THURMAN

SHEET NO.
04/04

REVISIONS
12/01/2021
12/20/2021
1/13/2022

MEADOW POINTE
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