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 Fee Amt: \$112.00 Page 1 of 13
 Polk County Iowa
 JULIE M. HADGETY RECORDER
 File# 2015-00124245
 BK 15683 PG 621-633

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

BRIDGEVIEW PLAT 1 FINAL PLAT POLK CITY, IA

OWNERS:
 BRIDGEVIEW DEVELOPMENT LLC
 12119 STRATFORD DRIVE, SUITE B
 CLIVE, IA 50325
 (515) 240-7500
 STEVE@PEOPLES COMPANY.COM
 ATTN: STEVE BRUERE

ENGINEER:
 MCCLURE ENGINEERING
 1360 NW 121ST STREET
 CLIVE, IA 50325
 (515) 964-1229
 CSCHAFBUCH@MECRESULTS.COM
 ATTN: CASEY SCHAFBUCH

POLK CITY VENTURE LLC
 707 SKOKIE BLVD SUITE 190
 NORTHBROOK, IL 60062

- NOTES:**
- USE OF LOTS 1-52 OF BRIDGEVIEW PLAT 1 SHALL BE RESTRICTED TO SINGLE-FAMILY DETACHED RESIDENCES ONLY
 - ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED
 - LOT A AND LOT B TO BE DEDICATED TO THE CITY OF POLK CITY FOR STREET PURPOSES
 - NO DRIVEWAYS SHALL BE PERMITTED TO CONNECT TO PARKER BLVD
 - THERE SHALL BE ONLY ONE DRIVEWAY PERMITTED PER LOT
 - THERE SHALL BE NO DRIVEWAY ACCESS TO PARKER BLVD FROM LOTS 1-8
 - SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF THE PUBLIC STREET
 - NO ROOF DRAINS SHALL EXTEND INTO THE 35' BUFFER EASEMENT
 - SNOW REMOVAL AT CURB RAMPS AND MAILBOX UNITS IS THE RESPONSIBILITY OF THE ADJACENT LOT OWNER
 - THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EMBANKMENTS, INCLUDED REPAIR OF ANY DAMAGE TO ERSION, WITHIN ALL OVERLAND FLOWAGE EASEMENTS AND THE DETENTION POND EASEMENT
 - CITY SHALL HAVE THE RIGHTS, BUT NOT THE OBLIGATION, TO REMOVE DRAINAGE OBSTRUCTIONS FROM THE OVERLAND FLOWAGE EASEMENT AREAS
 - LOT 1 WILL NOT BE PERMITTED A DRIVEWAY ONTO EDGEWATER DRIVE DUE TO EDGEWATER DRIVE ALSO SERVING AS COMMERCIAL PROPERTY

SETBACK SUMMARY:

FRONT=30'
 SIDE=8'
 REAR=NOT LESS THAN 35'

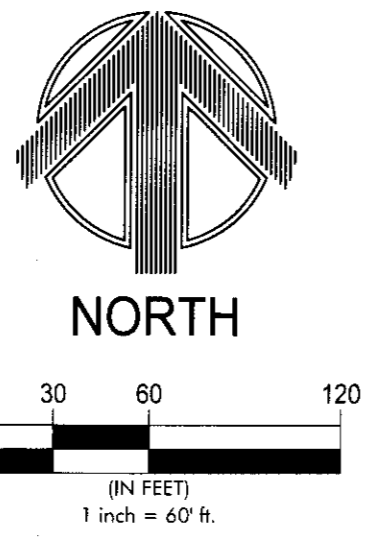
UTILITIES:

WATER: CITY OF POLK CITY
 SEWER: CITY OF POLK CITY

LEGAL DESCRIPTION:

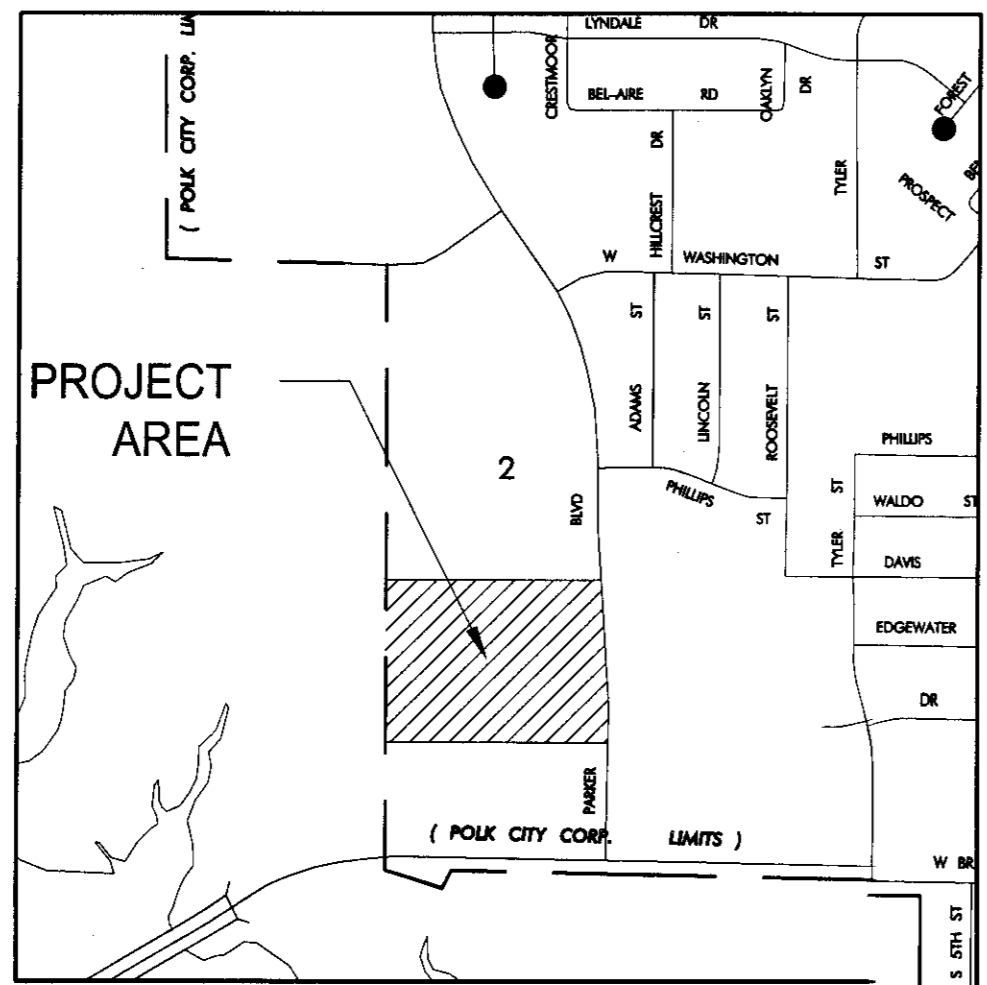
ALL OF LOT 2 AND THE NORTH 30 FEET OF THE EAST 210 FEET OF LOT 1 OF POLK CITY VENTURE-FINAL PLAT, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF POLK CITY, POLK COUNTY, IOWA. DESCRIBED LAND CONTAINS 17.37 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ZONING:
 R-3- MULTIPLE FAMILY RESIDENTIAL

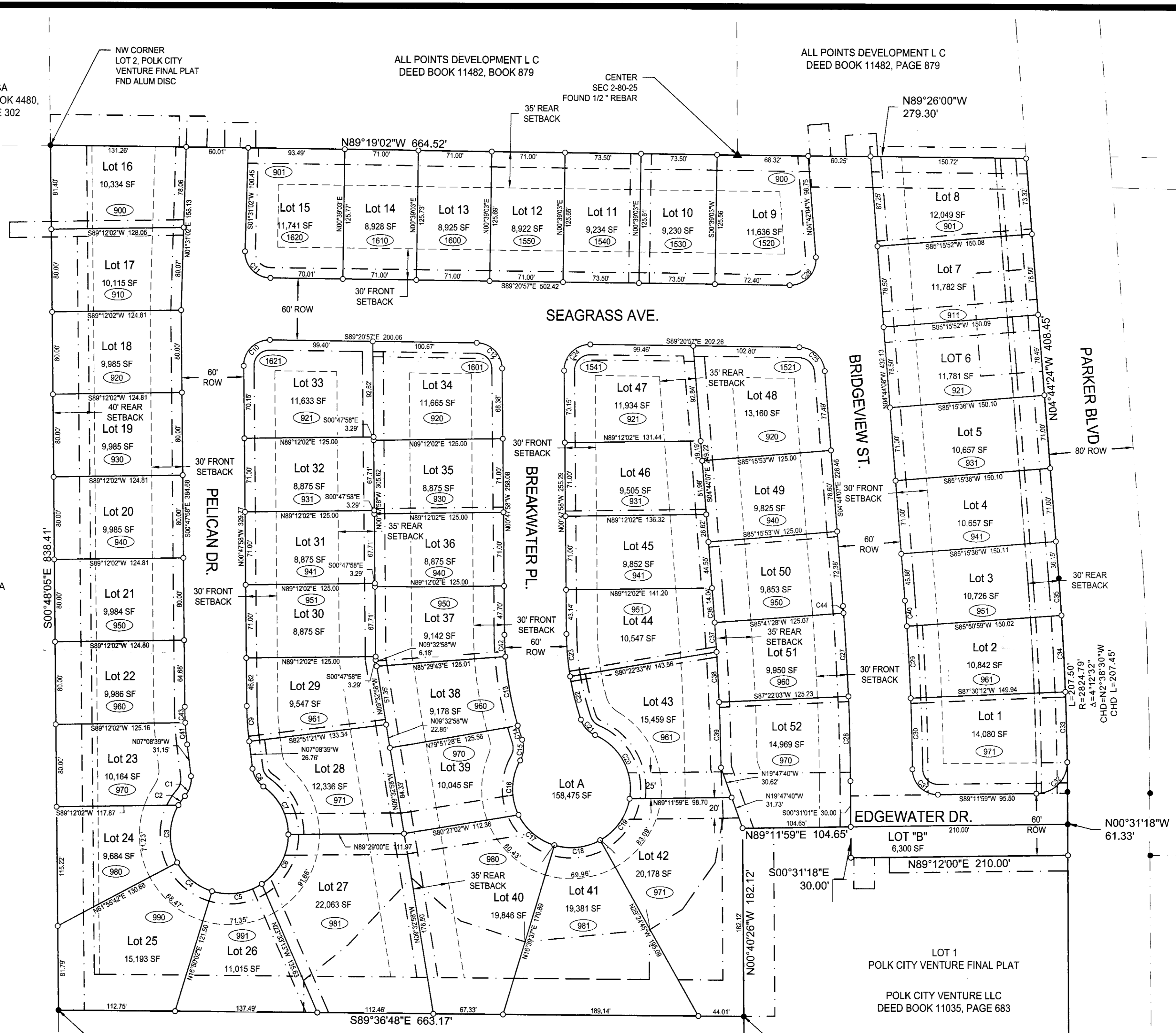


GENERAL LEGEND

- BOUNDARY LINE
 - PROPERTY LINE
 - SECTION LINE
 - FIELD FENCE
- CORNERS FOUND:**
- SECTION CORNER (FOUND 1/2" REBAR)
 - FOUND IRON ROD WITH CAP 4640 (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



VICINITY MAP- NTS



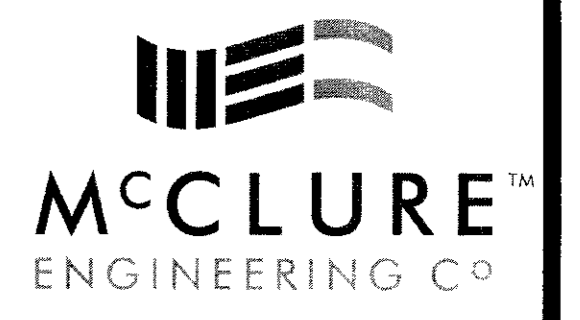
| Curve # | Length | Radius | Delta | CHD B | CHD L |
|---------|--------|---------|---------|-------------|--------|
| C1 | 20.890 | 25.000 | 47.8764 | N16°47'39"E | 20.29 |
| C2 | 10.620 | 57.000 | 10.6790 | S35°23'42"W | 10.60 |
| C3 | 57.829 | 57.000 | 58.1290 | S0°59'35"W | 55.38 |
| C4 | 44.862 | 57.000 | 45.0946 | S50°37'08"E | 43.71 |
| C5 | 50.231 | 57.000 | 50.4917 | N81°35'17"E | 904.31 |
| C6 | 56.565 | 57.000 | 56.8598 | N27°54'46"E | 904.63 |
| C7 | 54.222 | 57.000 | 54.5038 | N27°46'07"W | 52.20 |
| C8 | 20.890 | 25.000 | 47.8764 | S31°04'58"E | 20.29 |
| C9 | 29.898 | 270.000 | 6.3445 | S3°58'18"E | 29.88 |
| C10 | 38.903 | 25.000 | 91.4504 | S44°55'32"W | 35.90 |
| C11 | 39.648 | 25.000 | 90.8864 | S43°54'57"E | 35.62 |

| Curve # | Length | Radius | Delta | CHD B | CHD L |
|---------|--------|---------|---------|-------------|-------|
| C12 | 38.637 | 25.000 | 88.5498 | N45°04'28"W | 34.91 |
| C13 | 68.039 | 330.000 | 11.8131 | S10°24'41"E | 67.92 |
| C14 | 14.283 | 330.000 | 2.4799 | S17°33'28"E | 14.28 |
| C15 | 20.867 | 25.000 | 47.8243 | N5°06'52"E | 20.27 |
| C16 | 54.943 | 57.000 | 55.2279 | S1°24'45"W | 52.84 |
| C17 | 46.895 | 57.000 | 47.1384 | S49°46'14"E | 45.58 |
| C18 | 45.835 | 57.000 | 46.0727 | N83°37'29"E | 44.61 |
| C19 | 50.917 | 57.000 | 51.1817 | N34°59'48"E | 49.24 |
| C20 | 75.739 | 57.000 | 76.1321 | N28°39'37"W | 70.29 |
| C21 | 20.923 | 25.000 | 47.9519 | S42°45'01"E | 20.32 |
| C22 | 43.119 | 270.000 | 9.1502 | S14°11'58"E | 43.07 |

| Curve # | Length | Radius | Delta | CHD B | CHD L |
|---------|--------|----------|---------|-------------|-------|
| C23 | 41.585 | 270.000 | 8.8247 | S6°12'43"E | 41.54 |
| C24 | 39.903 | 25.000 | 91.4504 | S44°55'32"W | 35.80 |
| C25 | 36.920 | 25.000 | 64.6137 | N47°02'32"W | 33.66 |
| C26 | 41.605 | 25.000 | 95.3519 | N42°58'30"E | 36.67 |
| C27 | 81.312 | 2370.000 | 1.9657 | S3°35'08"E | 81.31 |
| C28 | 81.974 | 2370.000 | 1.9818 | S1°36'42"E | 81.97 |
| C29 | 70.131 | 2430.000 | 1.6536 | N3°19'25"W | 70.13 |
| C30 | 68.878 | 2430.000 | 1.6240 | N1°41'05"W | 68.88 |
| C31 | 38.750 | 25.000 | 88.8078 | S45°16'38"E | 34.99 |
| C32 | 47.282 | 30.000 | 90.3219 | N44°02'20"E | 42.55 |
| C33 | 68.114 | 2824.790 | 1.3816 | N1°48'46"W | 68.11 |

| Curve # | Length | Radius | Delta | CHD B | CHD L |
|---------|--------|----------|--------|------------|-------|
| C34 | 74.459 | 2824.790 | 1.5103 | N3°15'31"W | 74.46 |
| C35 | 36.092 | 2824.790 | 0.7321 | N4°22'48"W | 36.09 |
| C36 | 19.792 | 2654.006 | 0.4266 | N4°31'20"W | 19.76 |
| C37 | 28.855 | 2654.006 | 0.6229 | N3°59'50"W | 28.86 |
| C38 | 48.794 | 2654.006 | 1.0534 | N3°09'33"W | 48.79 |
| C39 | 63.491 | 2654.006 | 1.3707 | N1°56'50"W | 63.49 |
| C40 | 24.812 | 2430.000 | 0.5850 | N4°28'34"W | 24.81 |
| C41 | 21.218 | 330.000 | 3.6839 | S5°18'08"E | 21.21 |
| C42 | 21.341 | 330.000 | 3.7052 | S2°39'08"E | 21.34 |
| C43 | 15.324 | 330.000 | 2.6606 | S2°07'48"E | 15.32 |
| C44 | 6.911 | 2370.000 | 0.1671 | S4°39'07"E | 6.91 |

I certify that the attached plan name has been approved as being unique to Polk County and that the same has been entered of record in the office of the Recorder of Polk County, Iowa. JAMIE WATSON, Recorder of Polk County, Iowa.

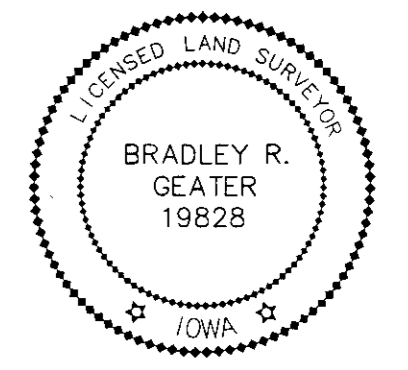


building strong communities

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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
 DATE: 07/27/2015
 BRADLEY R. GEATER, PLS
 NO. 19828

MY LICENSE RENEWAL DATE IS
 DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY
 THIS SEAL:
 2 SHEETS

CITY OF POLK CITY
 Plat Approval Date Approved
 Planning & Zoning Commission 5-8-11
 City Council 7-27-11
 Resolution Number 2015-516

**BRIDGEVIEW
 FINAL PLAT 1**

POLK CITY, IA
 2213019
 04/06/2015

REVISIONS:
 07/06/2015
 07/13/2015

ENGINEER: C. SCHAFBUCH
 DRAWN BY: C. CARLETON
 CHECKED BY: B. GEATER
 FIELD BOOK NO.:

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

