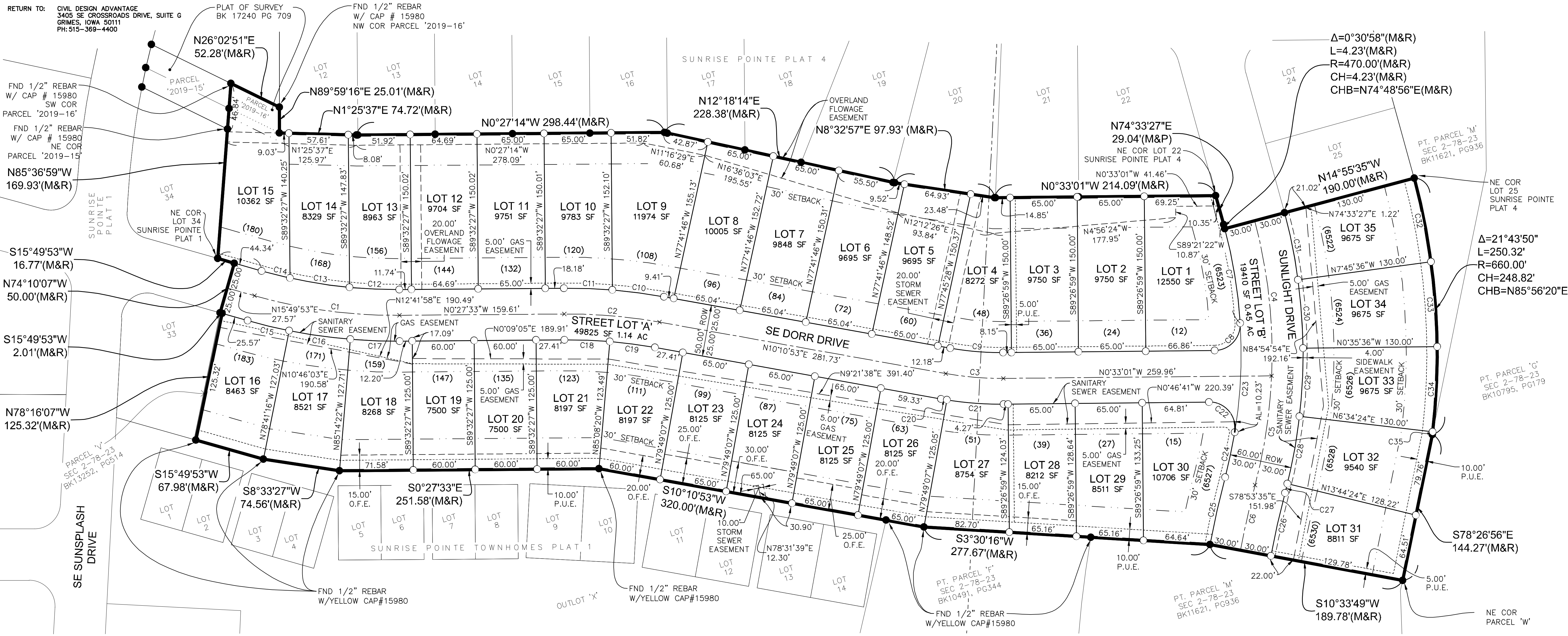


SUNRISE POINTE PLAT 5

FINAL PLAT

INDEX LEGEND
 LOCATION: PART OF PARCEL 'W'
 SECTION 2-78N-R23W
 REQUESTOR: JERRY'S HOMES
 PROPRIETOR: JERRY'S HOMES
 3900 WESTOWN PARKWAY, SUITE 100
 WEST DES MOINES, IOWA 50266
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400



OWNER / DEVELOPER
 JERRY'S HOMES
 3900 WESTOWN PARKWAY, SUITE 100
 WEST DES MOINES, IOWA 50266
 PH: 515-727-0356

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE, LLC
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

DATE OF SURVEY
 APRIL 2019

ZONING
 SUNRISE POINTE P.U.D.

BULK REGULATIONS
 SUNRISE POINTE P.U.D. - AREA 'C'
 - MINIMUM LOT AREA: 7,200 SF
 - MINIMUM LOT WIDTH: 60'
 - FRONT YARD SETBACK: 30'
 - REAR YARD SETBACK: 30'
 - TOTAL SIDE YARD SETBACK: 12'
 - MINIMUM SIDE YARD ON ONE SIDE: 6'

LEGEND

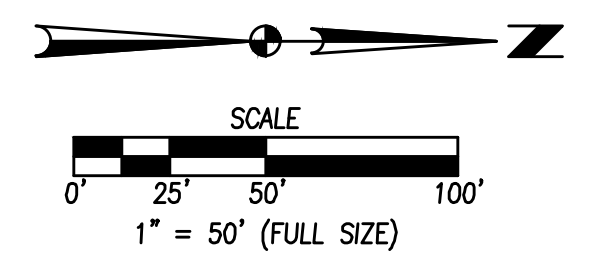
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
PUBLIC UTILITY EASEMENT	P.U.E.	
OVERLAND FLOWAGE EASEMENT	O.F.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
SECTION LINE	---	
CENTERLINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

NOTES

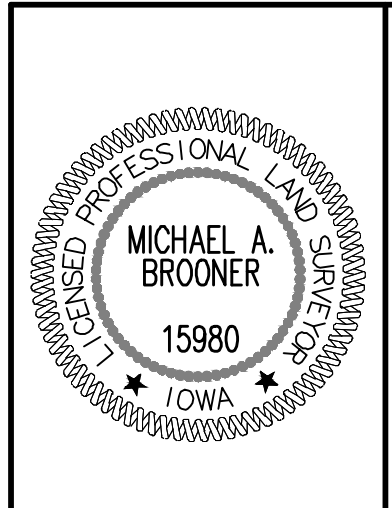
- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- REFER TO APPROVED CONSTRUCTION DOCUMENTS FOR MINIMUM PROTECTION ELEVATIONS.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	16°17'26"	500.00'	142.16'	N7°41'10"E	141.68'	C21	9°43'52"	325.00'	55.20'	S4°18'55"W	55.13'
C2	10°38'26"	500.00'	92.86'	N4°51'40"E	92.72'	C22	99°51'09"	25.00'	43.57'	S49°22'34"W	38.26'
C3	10°43'54"	300.00'	56.19'	N4°48'56"E	56.11'	C23	12°55'31"	470.00'	106.03'	N87°09'37"W	105.80'
C4	17°22'25"	500.00'	151.61'	N8°45'37"E	151.03'	C24	5°26'32"	470.00'	44.64'	N77°58'36"W	44.63'
C5	12°17'50"	500.00'	107.31'	S77°20'45"E	107.11'	C25	4°10'51"	915.00'	66.77'	N77°20'45"W	66.75'
C6	4°10'51"	885.00'	64.58'	S77°20'45"E	64.56'	C26	4°10'51"	855.00'	62.39'	S77°20'45"E	62.37'
C7	11°49'10"	470.00'	96.96'	S80°28'02"W	96.78'	C27	1°00'16"	530.00'	9.29'	S75°45'28"E	9.29'
C8	9°30'42"	25.00'	40.61'	N47°05'12"W	36.29'	C28	7°10'00"	530.00'	66.29'	S79°50'36"E	66.25'
C9	10°43'54"	275.00'	51.51'	N4°48'56"E	51.43'	C29	7°10'00"	530.00'	66.29'	S87°00'36"E	66.25'
C10	5°31'26"	525.00'	50.62'	N7°25'10"E	50.60'	C30	7°10'00"	530.00'	66.29'	N85°49'24"E	66.25'
C11	5°07'00"	525.00'	46.88'	N2°05'57"E	46.87'	C31	7°10'00"	530.00'	66.29'	N78°39'24"E	66.25'
C12	5°49'53"	475.00'	48.34'	N2°27'24"E	48.32'	C32	7°10'00"	660.00'	82.55'	S78°39'24"W	82.50'
C13	7°02'37"	475.00'	58.39'	N8°53'39"E	58.36'	C33	7°10'00"	660.00'	82.55'	S85°49'24"W	82.50'
C14	3°24'56"	475.00'	28.31'	N14°07'25"E	28.31'	C34	7°10'00"	660.00'	82.55'	N87°00'36"W	82.50'
C15	4°31'09"	525.00'	41.41'	S13°34'18"W	41.40'	C35	0°13'51"	660.00'	2.66'	N83°18'40"W	2.66'
C16	6°33'06"	525.00'	60.03'	S8°02'11"W	60.00'						
C17	5°13'11"	525.00'	47.83'	S2°09'03"W	47.81'						
C18	5°19'13"	475.00'	44.11'	S2°12'04"W	44.09'						
C19	5°19'13"	475.00'	44.11'	S7°31'17"W	44.09'						
C20	1°00'02"	325.00'	5.68'	S9°40'52"W	5.67'						



PLAT DESCRIPTION
 THAT PART OF PARCEL 'W' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15253, PAGE 754-755 AND BEING A PART THE NORTH HALF OF THE SOUTHWEST QUARTER AND PART OF GOVERNMENT LOT 12 OF THE NORTHWEST QUARTER, ALL IN SECTION 2, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF PLEASANT HILL, POLK COUNTY, IOWA, LYING EAST OF SUNRISE POINTE PLAT 4, AN OFFICIAL PLAT;
 AND
 ALL OF PARCEL 2019-16 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17240, PAGE 709 AND BEING A PART OF OUTLOT X OF SAID SUNRISE POINTE PLAT 4.
 PROPERTY CONTAINS 8.96 ACRES (390,373 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



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.

MICHAEL A. BROONER, P.L.S. DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

DATE: _____

REVISIONS: _____

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: _____

ENGINEER: _____

SUNRISE POINTE PLAT 5
FINAL PLAT

PLEASANT HILL, IOWA

15980

1704.198