

**INDEX LEGEND**  
 LOCATION: PRL '2019-76' BK 17324, PG 491  
 PRL '2019-XX' & PRL '2019-YY' BK XXXX, PG XXXX  
 PRL '2018-145' & '2018-146' BK 17128, PG 622  
 ALL PT OF LOT 27, BOGGS PLACE & PT OF LOTS 19 & 20, OFFICIAL REPLAT, SEC 5-78-23 PLEASANT HILL, POLK COUNTY, IOWA

REQUESTOR: PARAMOUNT-DESTINATION HOMES  
 PROPRIETOR: PARAMOUNT-DESTINATION HOMES  
 2540 73RD STREET  
 URBANDALE, IOWA 50322

SURVEYOR: MICHAEL A. BROONER  
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY: CIVIL DESIGN ADVANTAGE  
 & RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

**OWNER / DEVELOPER**  
 PARAMOUNT-DESTINATION HOMES  
 CONTACT: JAMIE MYERS  
 2540 73RD STREET  
 URBANDALE, IOWA 50322  
 515-202-1000

**ENGINEER / SURVEYOR**  
 CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111

**DATE OF SURVEY**  
 JUNE, 2019

**ZONING**  
 EXISTING: R-4, PUD

**PLAT DESCRIPTION**  
 ALL OF PARCEL "2018-145" AND PARCEL "2018-146" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17128, PAGE 622, ALL OF PARCEL "2019-76" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17324, PAGE 491 AND ALL OF PARCEL "2019-XX" AND PARCEL "2019-YY" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK XXXX PAGE YYYY, ALL BEING A PART OF LOT 27, BOGGS PLACE, AN OFFICIAL PLAT AND A PART OF LOTS 19 AND 20, OFFICIAL REPLAT OF SEC. 5-78-23, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA AND CONTAINING 11.81 ACRES (514,381 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

# LEXINGTON PARK FINAL PLAT

**LINE DATA**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S72°00'45"W	96.27'	L12	N89°51'00"E	59.02'	L23	N9°13'22"E	48.17'	L34	S10°06'40"E	16.24'	L45	S89°45'21"E	126.50'
L2	N75°29'51"W	24.85'	L13	N0°09'00"W	12.51'	L24	N35°51'16"E	158.51'	L35	S7°38'37"W	250.56'	L46	N0°14'39"E	17.52'
L3	N75°29'51"W	37.50'	L14	N68°31'40"W	157.09'	L25	N6°43'59"W	175.19'	L36	S12°12'59"W	502.39'	L47	S75°29'51"E	57.00'
L4	S14°30'09"W	40.00'	L15	S0°13'26"E	264.93'	L26	N6°45'15"E	98.63'	L37	N12°12'59"E	406.60'	L48	S89°51'17"E	35.07'
L5	N75°29'51"W	134.00'	L16	N12°44'58"E	436.55'	L27	N14°30'09"E	54.37'	L38	S87°25'53"E	52.47'	L49	N87°02'36"W	79.88'
L6	N14°30'09"E	40.00'	L17	N12°06'12"E	328.75'	L28	N35°51'16"E	67.99'	L39	N0°14'39"E	157.21'	L50	N75°29'51"W	15.06'
L7	N75°29'51"W	39.50'	L18	N12°05'04"E	137.62'	L29	S47°36'07"W	105.99'	L40	N30°14'38"E	92.62'	L51	S59°30'09"W	8.63'
L8	N14°30'09"E	474.46'	L19	N0°26'18"E	113.38'	L30	S14°30'09"W	27.22'	L41	N0°14'39"E	133.60'	L52	S14°30'09"W	36.89'
L9	N30°43'11"E	89.54'	L20	N11°30'32"E	49.73'	L31	S75°29'51"E	63.84'	L42	N17°38'20"E	57.42'	L53	N75°29'51"W	11.58'
L10	N64°57'06"E	68.70'	L21	N21°02'51"E	103.83'	L32	S14°30'09"W	40.00'	L43	N31°23'26"E	95.01'			
L11	N64°57'06"E	30.35'	L22	N15°16'41"E	36.58'	L33	S75°29'51"E	25.05'	L44	N0°14'39"E	116.37'			

**NOTES**

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

**CURVE DATA**

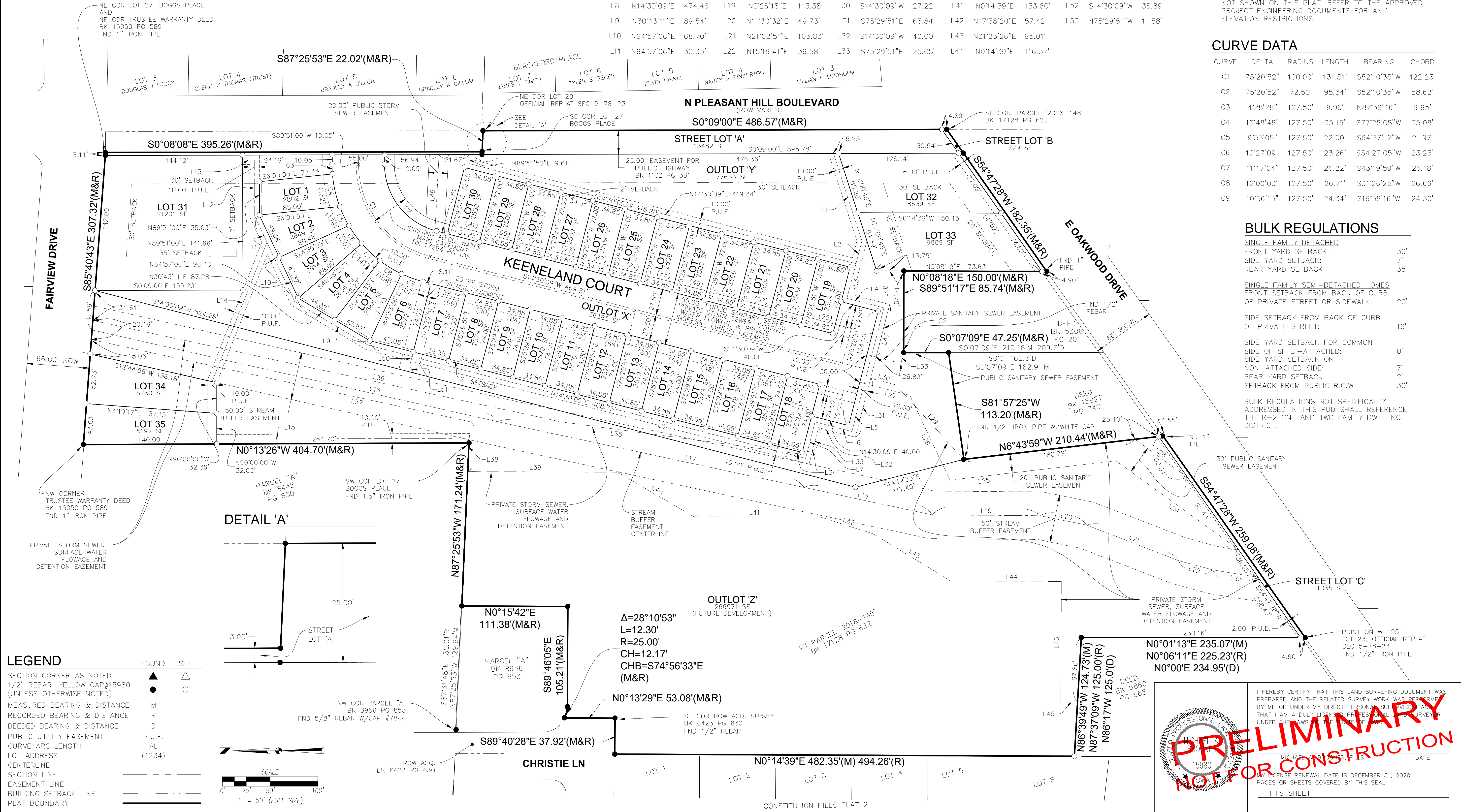
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	75°20'52"	100.00'	131.51'	S52°10'35"W	122.23'
C2	75°20'52"	72.50'	95.34'	S52°10'35"W	88.62'
C3	4°28'28"	127.50'	9.96'	N87°36'46"E	9.95'
C4	15°48'48"	127.50'	35.19'	S77°28'08"W	35.08'
C5	9°53'05"	127.50'	22.00'	S64°37'12"W	21.97'
C6	10°27'09"	127.50'	23.26'	S54°27'05"W	23.23'
C7	11°47'04"	127.50'	26.22'	S43°19'59"W	26.18'
C8	12°00'03"	127.50'	26.71'	S31°26'25"W	26.66'
C9	10°56'15"	127.50'	24.34'	S19°58'16"W	24.30'

**BULK REGULATIONS**

**SINGLE FAMILY DETACHED**  
 FRONT YARD SETBACK: 30'  
 SIDE YARD SETBACK: 7'  
 REAR YARD SETBACK: 35'

**SINGLE FAMILY SEMI-DETACHED HOMES**  
 FRONT SETBACK FROM BACK OF CURB OF PRIVATE STREET OR SIDEWALK: 20'  
 SIDE SETBACK FROM BACK OF CURB OF PRIVATE STREET: 16'  
 SIDE YARD SETBACK FOR COMMON SIDE OF SF BI-ATTACHED: 0'  
 SIDE YARD SETBACK ON NON-ATTACHED SIDE: 7'  
 REAR YARD SETBACK: 2'  
 SETBACK FROM PUBLIC R.O.W. 30'

BULK REGULATIONS NOT SPECIFICALLY ADDRESSED IN THIS PUD SHALL REFERENCE THE R-2 ONE AND TWO FAMILY DWELLING DISTRICT.



DATE: 10/25/19

REVISIONS:

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

TECH: JE REVIEW:

ENGINEER: CIVIL DESIGN ADVANTAGE

PLEASANT HILL, IOWA

## LEXINGTON PARK FINAL PLAT

1711.644

**PRELIMINARY  
NOT FOR CONSTRUCTION**

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 IOWA PROFESSIONAL LAND SURVEYING ACT.

MICHAEL A. BROONER, P.L.S. DATE: 10/25/19

15980

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