

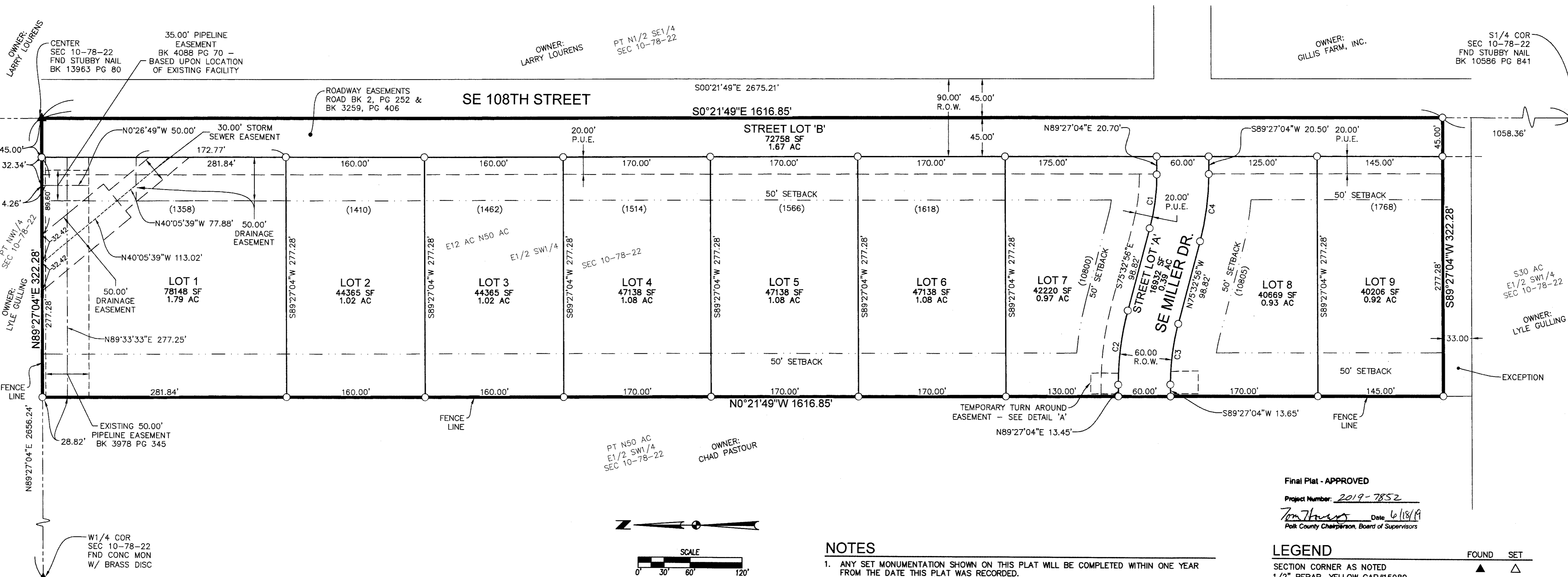
INDEX LEGEND

LOCATION: SEC 10-78-22, PT N50AC E1/2 SW 1/4  
 REQUESTOR: PLEASANT CHASE, LLC  
 PROPRIETOR: PLEASANT CHASE, LLC  
 987 TULIP TREE LANE  
 WEST DES MOINES, IOWA 50266  
 SURVEYOR: MICHAEL A. BROONER  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 RETURN TO: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

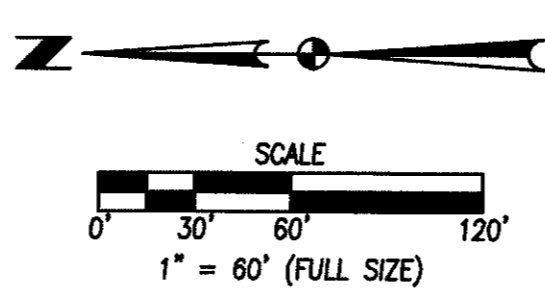
Doc ID: 034069260011 Type: PLT  
 Kind: PLAT  
 Recorded: 06/19/2019 at 10:51:40 AM  
 Fee Amt: \$57.00 Page 1 of 11  
 Polk County Iowa  
 Julie H. Wadgerly RECORDER  
 File# 2018-00091346  
 BK 17372 PG 580-590

# PLEASANT CHASE PLAT 1

## FINAL PLAT



Final Plat - APPROVED  
 Project Number: 2019-7852  
 Date: 6/18/19  
 Polk County Chairman, Board of Supervisors



**NOTES**

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- SERVICE PROVIDERS:  
 WATER SERVICE: DES MOINES WATER WORKS AND WATER MAIN EXTENSION BY PLAT DEVELOPER  
 WASTEWATER DISPOSAL: ON-SITE WASTEWATER TREATMENT SYSTEM  
 ELECTRIC: MIDAMERICAN ENERGY  
 GAS SERVICE: MIDAMERICAN ENERGY  
 PHONE: QWEST
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ACCESS RESTRICTIONS: LOT 1 DRIVEWAY ACCESS SHALL BE LOCATED WITHIN 100' OF THE SE CORNER; LOTS 7 AND 8 MUST ACCESS FROM THE NEW SUBDIVISION ROAD (NO ACCESS IS PERMITTED ONTO SE 108TH STREET) AND THE ACCESS FOR THESE LOTS WILL NOT BE PERMITTED WITHIN 50' OF THE SE 108TH STREET ROAD RIGHT-OF-WAY. ALL OTHER LOTS HAVE NO DRIVEWAY ACCESS RESTRICTIONS.
- ALL LOTS TO HAVE INDIVIDUAL ONSITE SEPTIC SYSTEMS DESIGNED BY AN ENGINEER.
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE RESPECTIVE PROPERTY OWNER.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- STREET LOT A AND B SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES.
- FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCES PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY.
- ONEOK NORTH SYSTEM, LLC 50 FOOT WIDE PIPELINE RIGHT-OF-WAY SHOWN ON THE FACE OF THE PLAT AND REFERENCED BY BOOK 3978, PAGE 345, SHALL BE FOR THE EXCLUSIVE USE OF THE PIPELINE RIGHT-OF-WAY HOLDER AND SHALL NOT BE PAVED OVER OR USED BY ANY OTHER UTILITY PROVIDER WITHOUT WRITTEN CONSENT OF THE EASEMENT HOLDER WITH THE EXCEPTION OF THE 50' DRAINAGE EASEMENT.
- THE TEMPORARY TURN-AROUND EASEMENT SHALL REMAIN IN PLACE UNTIL SUCH TIME AS SE MILLER DRIVE IS CONSTRUCTED WEST OF THIS SUBDIVISION.

**LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #5980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
SECTION LINE	---	
EASEMENT LINE	- - - -	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	=====	

**OWNER / DEVELOPER**

PLEASANT CHASE, LLC  
 987 TULIP TREE LANE  
 WEST DES MOINES, IOWA 50266  
 515-554-4543

**DATE OF SURVEY**

OCTOBER 26, 2018

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111

**PLAT DESCRIPTION**

THE EAST 12 ACRES OF THE NORTH 50 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY IOWA, EXCEPT THE SOUTH 33 FEET THEREOF.

ALL CONTAINING 11.96 ACRES

**ZONING**

RR (RURAL RESIDENTIAL DISTRICT)

**FEMA FLOOD MAP PANEL**

19153C0385F EFFECTIVE 2/1/2019

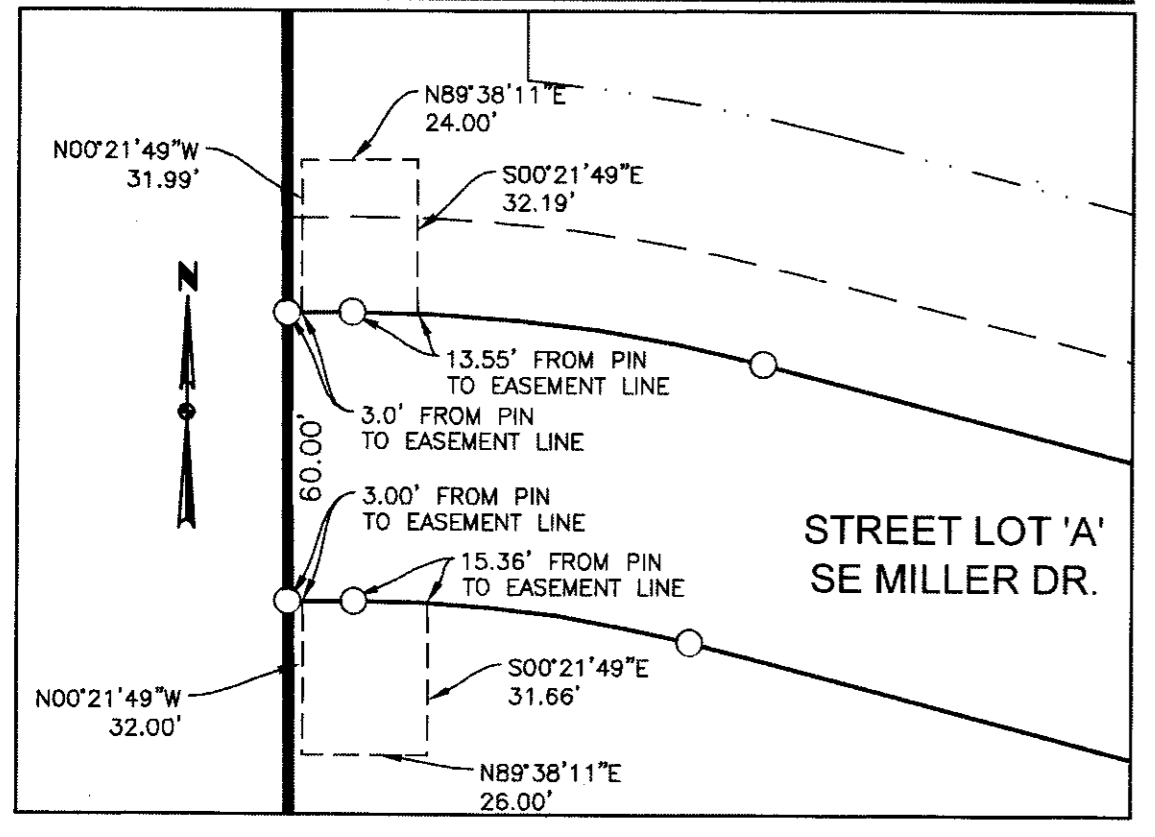
**BULK REGULATIONS**

FRONT YARD SETBACK =50 FEET  
 SIDE YARD SETBACK =15 FEET  
 REAR YARD SETBACK =50 FEET

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	15'00"00"	240.00'	62.83'	S83°02'56"E	62.65'
C2	15'00"00"	330.00'	86.39'	S83°02'56"E	86.15'
C3	15'00"00"	270.00'	70.69'	N83°02'56"W	70.48'
C4	15'00"00"	300.00'	78.54'	N83°02'56"W	78.32'

**DETAIL 'A' - SCALE 1"=40'**



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

TECH: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_

POLK COUNTY, IOWA

PLEASANT CHASE PLAT 1 FINAL PLAT

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