



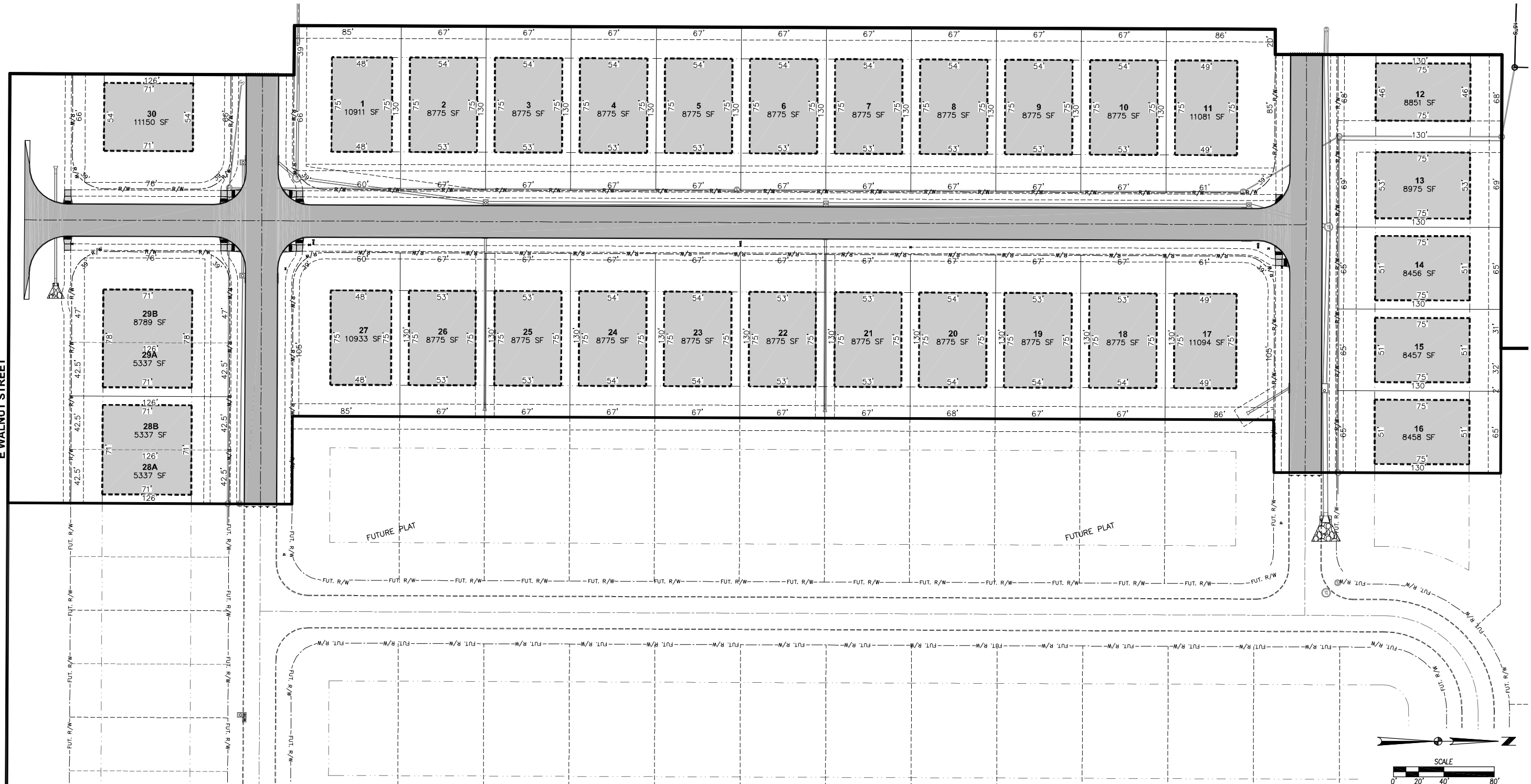
Kimberley

DEVELOPMENT CORPORATION

DEVELOPER: KIMBERLEY DEVELOPMENT CORP.
2785 N. ANKENY BLVD., SUITE 22
ANKENY, IA 50023
(515) 963-8335
INFO@KIMDEV.COM
WWW.KIMDEV.COM

E WALNUT STREET

FILE: \\V016\160524\160524-LOT EXHIBIT - 2016-10-17.DWG
DRAWN: M
PLOTTED: 10/26/2016 3:48 PM
PLotted by: MURRAY TECH



| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |

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

TECH:

ENGINEER: EKO



ELKHART, IOWA

ELK RUN PLAT 1 LOT EXHIBIT

1/1
1605.254

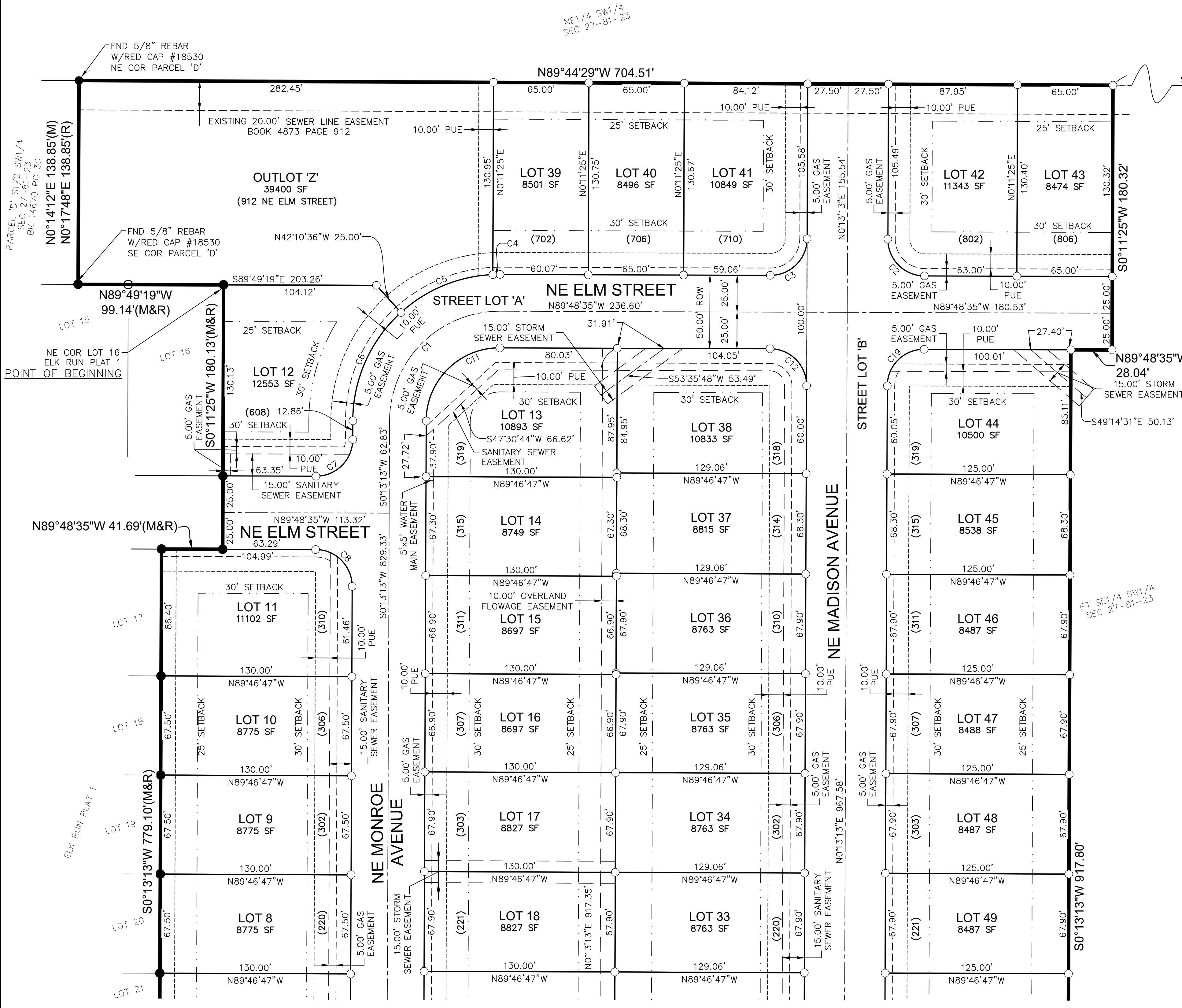
10/26/16

PREPARED

INDEX LEGEND
 LOCATION: PT SE1/4 SW1/4 SEC 27-81-23
 ELKHART, POLK COUNTY, IOWA
 REQUESTOR: KIMBERLEY DEVELOPMENT
 PROPRIETOR: KIMBERLEY DEVELOPMENT
 SURVEYOR: MIKE BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA. 50111
 PH: 515-369-4400

ELK RUN PLAT 2

FINAL PLAT



FND 5/8" REBAR
 W/RED CAP #18530
 NE COR PARCEL 'D'

FND 1/2" REBAR
 NE COR SE1/4 SW1/4
 SEC 27-81-23
 BK 14524 PG 417

ENGINEER/SURVEYOR:
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR, SUITE G
 GRIMES, IOWA 50111

OWNER/DEVELOPER:
 KIMBERLEY DEVELOPMENT
 2785 N. ANKENY BLVD.
 ANKENY, IA 50023

DATE OF SURVEY:
 MARCH 19, 2018

ZONING:
 R-1 ONE AND TWO FAMILY RESIDENTIAL

BULK REGULATIONS:
 FRONT YARD = 30'
 SIDE YARD = 7' ON EACH SIDE
 REAR YARD = 25'

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- IN AREAS WHERE THE PUBLIC UTILITY EASEMENT OVERLAPS CITY OF ELKHART OWNED UTILITIES, THE CITY OF ELKHART'S UTILITIES SHALL TAKE PREFERENCE. ANY RELOCATION NEEDED SHALL NOT BE AT THE EXPENSE OF THE CITY OF ELKHART.

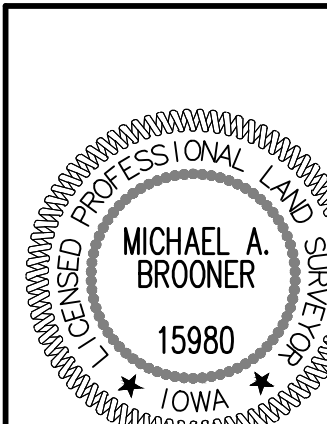
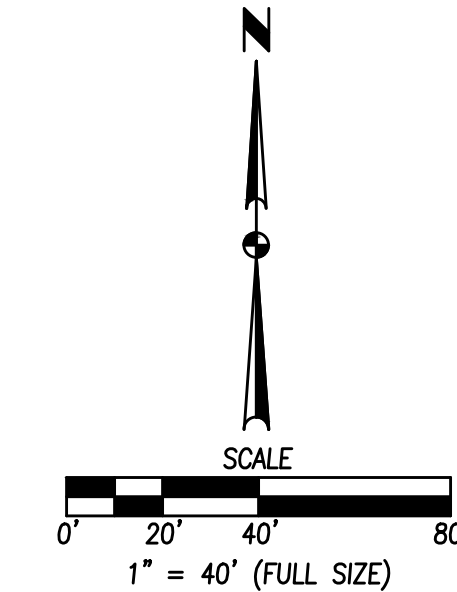
PLAT DESCRIPTION

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ELKHART, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16, ELK RUN PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°49'19" WEST ALONG THE NORTH LINE OF SAID ELK RUN PLAT 1, A DISTANCE OF 99.14 FEET; THENCE NORTH 00°14'12" EAST, 138.85 FEET TO THE NORTHEAST CORNER OF PARCEL 'D' OF SAID SOUTHWEST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14670 PAGE 30; THENCE SOUTH 89°44'29" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 704.51 FEET; THENCE SOUTH 00°11'25" WEST, 180.32 FEET; THENCE NORTH 89°48'35" WEST, 28.04 FEET; THENCE SOUTH 00°13'13" WEST, 917.80 FEET; THENCE SOUTH 00°16'29" WEST, 50.00 FEET; THENCE NORTH 89°43'31" WEST, 14.92 FEET; THENCE SOUTH 00°16'29" WEST, 125.58 FEET TO THE NORTH LINE OF THE RIGHT OF WAY EASEMENT RECORDED IN BOOK 2680, PAGE 284; THENCE NORTH 89°43'30" WEST ALONG SAID NORTH LINE, 534.40 FEET TO THE SOUTHEAST CORNER OF LOT 28A, SAID ELK RUN PLAT 1; THENCE NORTH 00°16'29" EAST ALONG THE EASTERLY LINE OF SAID ELK RUN PLAT 1, A DISTANCE OF 175.58 FEET; THENCE NORTH 89°43'31" WEST CONTINUING ALONG SAID EASTERLY LINE, 69.73 FEET; THENCE NORTH 00°13'13" EAST CONTINUING ALONG SAID EASTERLY LINE, 779.10 FEET; THENCE SOUTH 89°48'35" EAST CONTINUING ALONG SAID EASTERLY LINE, 41.69 FEET; THENCE NORTH 00°11'25" EAST CONTINUING ALONG SAID EASTERLY LINE, 180.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.90 ACRES (779,883 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD | CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|-------|-----------|---------|---------|-------------|---------|-------|-----------|--------|--------|-------------|--------|
| C1 | 89°58'12" | 75.00' | 117.77' | S45°12'19"W | 106.04' | C11 | 89°58'12" | 50.00' | 78.51' | S45°12'19"W | 70.69' |
| C2 | 90°01'48" | 25.00' | 39.28' | N44°47'41"E | 35.36' | C12 | 90°01'48" | 25.00' | 39.28' | N44°47'41"E | 35.36' |
| C3 | 89°58'12" | 25.00' | 39.26' | N45°12'19"E | 35.35' | C13 | 90°03'16" | 25.00' | 39.29' | N45°14'51"E | 35.37' |
| C4 | 2°49'42" | 100.00' | 4.94' | N88°46'34"E | 4.94' | C14 | 89°56'44" | 25.00' | 39.25' | N44°45'09"W | 35.34' |
| C5 | 39°32'19" | 100.00' | 69.01' | N67°35'33"E | 67.65' | C15 | 90°03'17" | 25.00' | 39.29' | N45°14'52"E | 35.37' |
| C6 | 47°36'11" | 100.00' | 83.08' | N24°01'19"E | 80.71' | C16 | 89°56'43" | 25.00' | 39.25' | S44°45'08"E | 35.34' |
| C7 | 89°58'12" | 25.00' | 39.26' | N45°12'19"E | 35.35' | C17 | 90°03'16" | 25.00' | 39.29' | S45°14'51"W | 35.37' |
| C8 | 90°01'48" | 25.00' | 39.28' | N44°47'41"W | 35.36' | C18 | 89°56'44" | 25.00' | 39.25' | S44°45'09"E | 35.34' |
| C9 | 90°03'16" | 25.00' | 39.29' | N45°14'51"E | 35.37' | C19 | 89°58'12" | 25.00' | 39.26' | S45°12'19"W | 35.35' |
| C10 | 89°56'44" | 25.00' | 39.25' | S44°45'09"E | 35.34' | | | | | | |



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, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 AND 2

FILE: H:\2017\1705299\DWG\1705299-FINAL PLAT.DWG
 FILE DATE: 6/25/18 DATE PLOTTED: 10/16/2018 8:50 AM

DATE _____

REVISIONS _____

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

TECH: _____

ENGINEER: _____

ELKHART, IOWA

ELK RUN PLAT 2
FINAL PLAT

1 / 2
 1705.299

ELK RUN PLAT 2

FINAL PLAT

| DATE | REVISIONS |
|------|-----------|
| | |
| | |
| | |
| | |

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

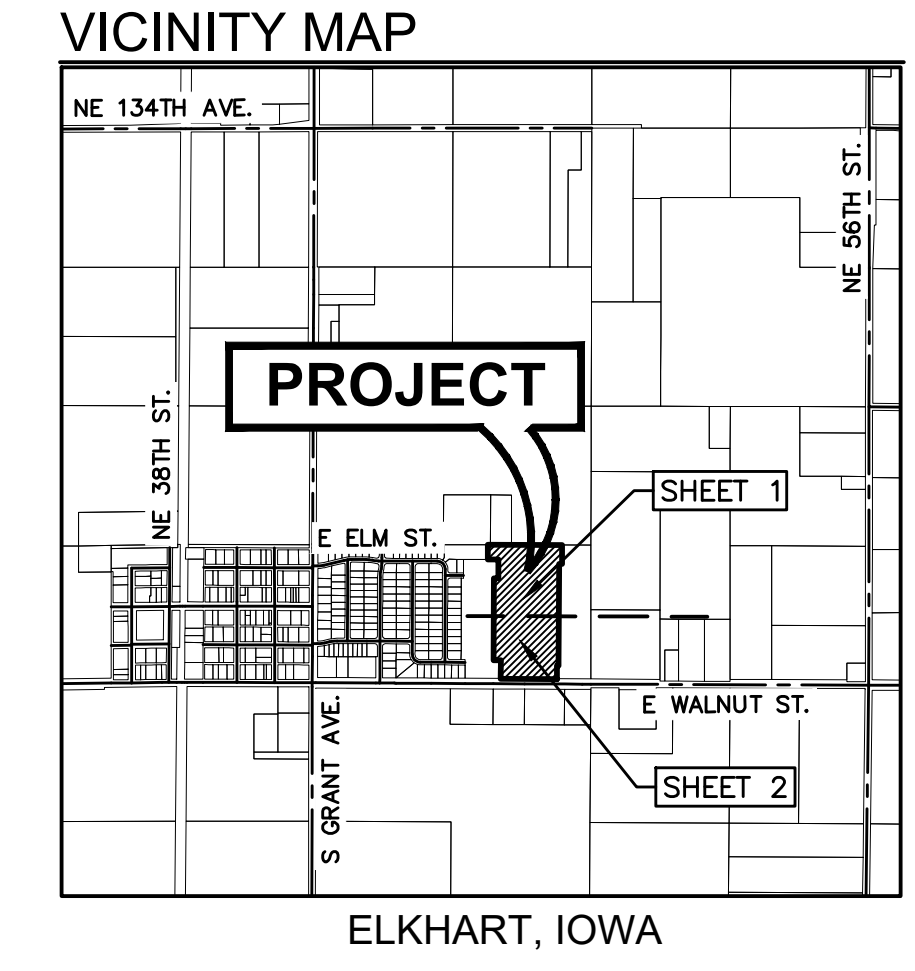
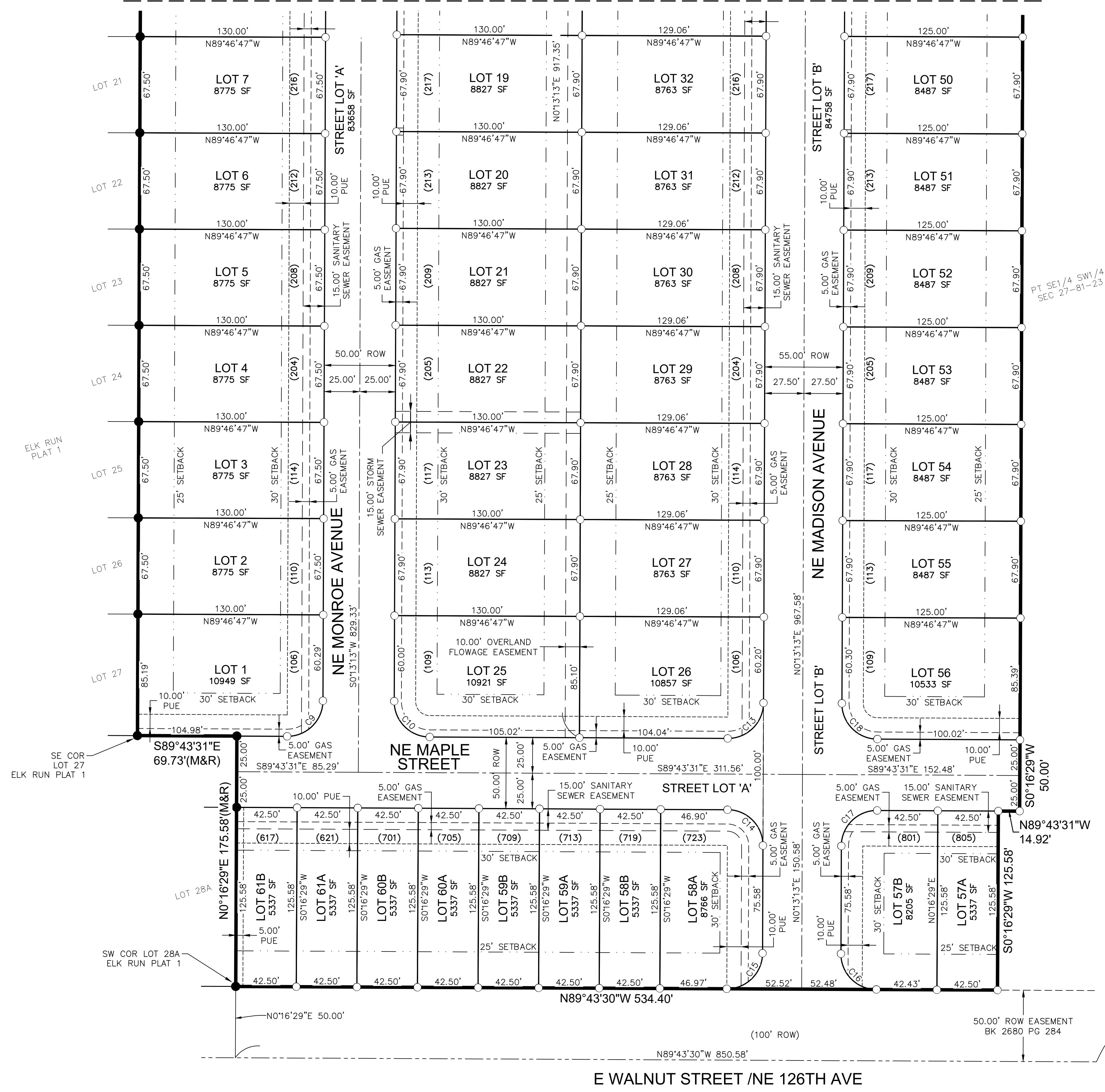


ELKHART, IOWA

ELK RUN PLAT 2

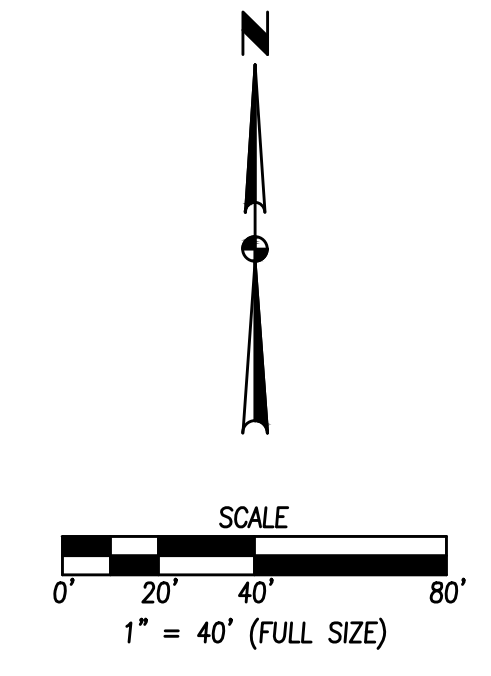
FINAL PLAT

SEE SHEET 1



LEGEND

| | FOUND | SET |
|--|--------|-----|
| SECTION CORNER AS NOTED | ▲ | |
| 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED) | ● | |
| 1/2" REBAR, YELLOW CAP #15980 (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) | |
| CENTERLINE | — | |
| SECTION LINE | — | |
| EASEMENT LINE | --- | |
| BUILDING SETBACK LINE | --- | |
| PLAT BOUNDARY | --- | |



FILE: H:\2017\1705299\DWG\1705299-FINAL PLAT.DWG
 FILE DATE: 6/25/18 DATE PLOTTED: 10/16/2018 8:50 AM

ELK RUN PLAT 1

SE COR LOT 27
 ELK RUN PLAT 1

SW COR LOT 28A
 ELK RUN PLAT 1

FND PK NAIL
 S1/4 COR
 SEC 27-81-23
 BK 16297 PG 6