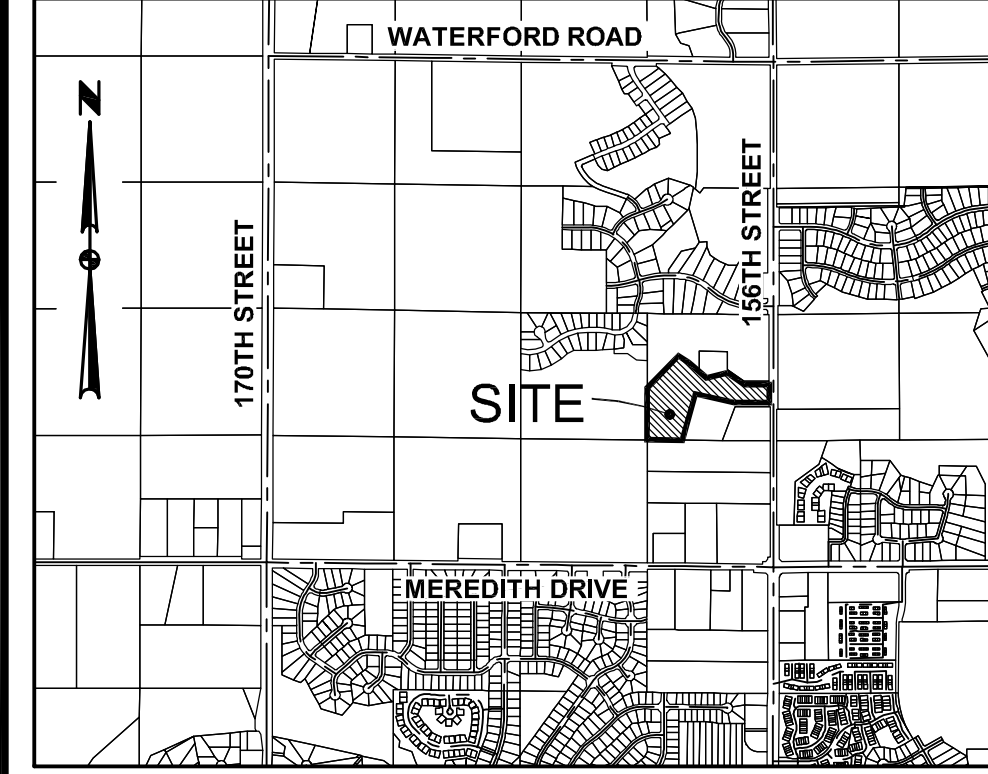
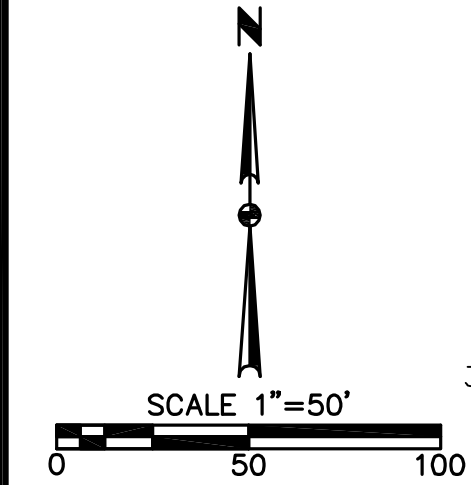


VICINITY MAP (1"=2000')



URBANDALE, IOWA



BENT TREE CROSSING

FINAL PLAT

OWNER / DEVELOPER

BENT TREE CROSSING, LLC
475 ALICE'S ROAD, SUITE A
WAUKEE, IOWA 50263

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY

AUGUST 12, 2015

ZONING

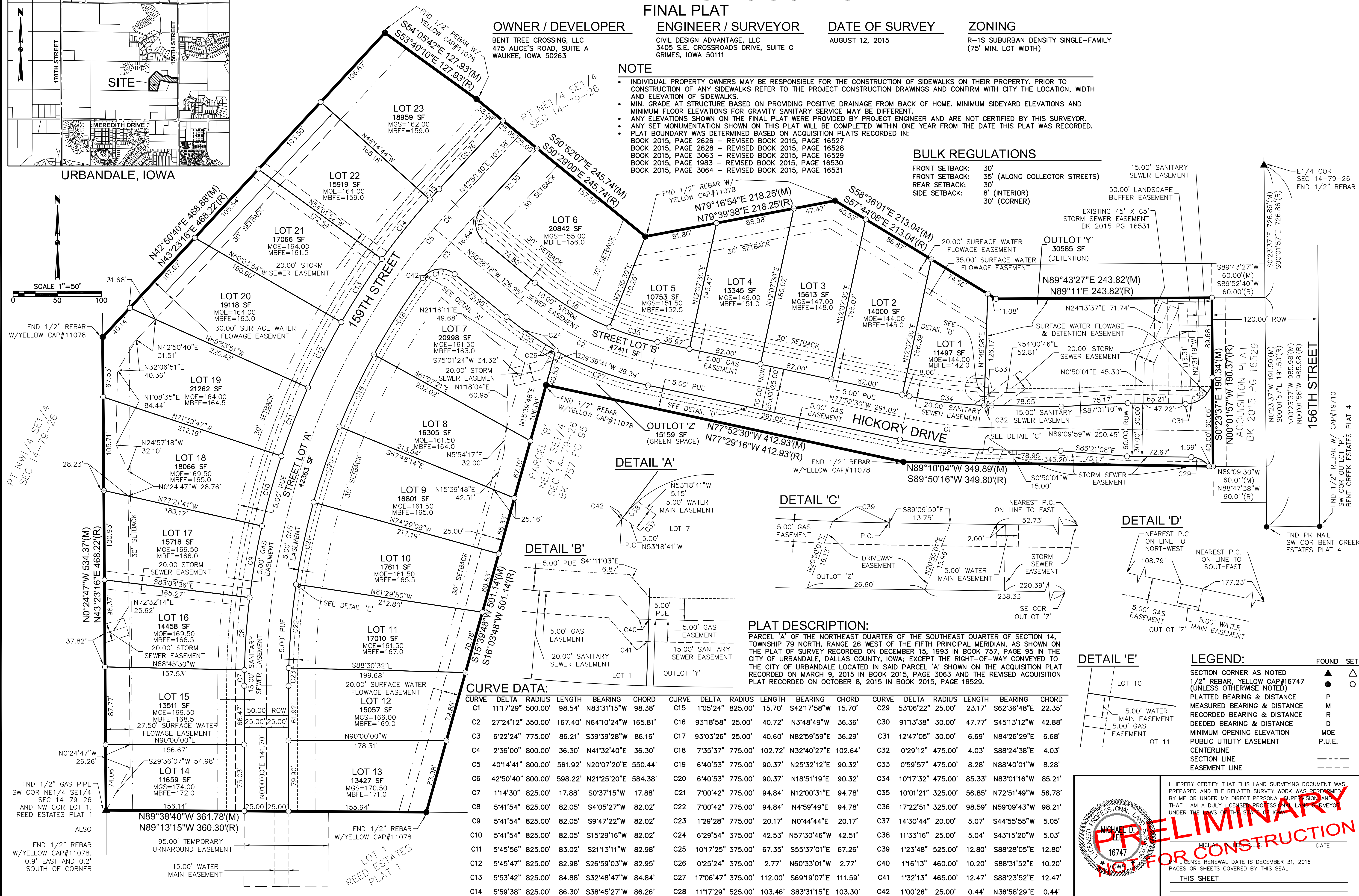
R-1S SUBURBAN DENSITY SINGLE-FAMILY
(75' MIN. LOT WIDTH)

NOTE

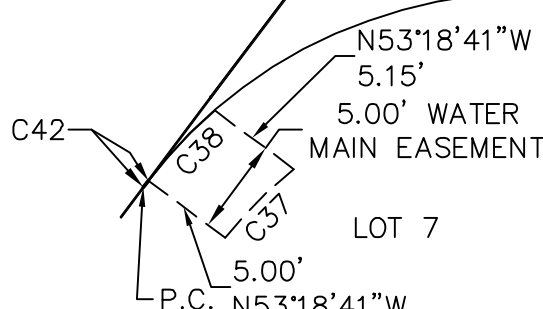
- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- MIN. GRADE AT STRUCTURE BASED ON PROVIDING POSITIVE DRAINAGE FROM BACK OF HOME. MINIMUM SIDEYARD ELEVATIONS AND MINIMUM FLOOR ELEVATIONS FOR GRAVITY SANITARY SERVICE MAY BE DIFFERENT.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- PLAT BOUNDARY WAS DETERMINED BASED ON ACQUISITION PLATS RECORDED IN:
BOOK 2015, PAGE 2626 - REVISED BOOK 2015, PAGE 16527
BOOK 2015, PAGE 2628 - REVISED BOOK 2015, PAGE 16528
BOOK 2015, PAGE 3063 - REVISED BOOK 2015, PAGE 16529
BOOK 2015, PAGE 1983 - REVISED BOOK 2015, PAGE 16530
BOOK 2015, PAGE 3064 - REVISED BOOK 2015, PAGE 16531

BULK REGULATIONS

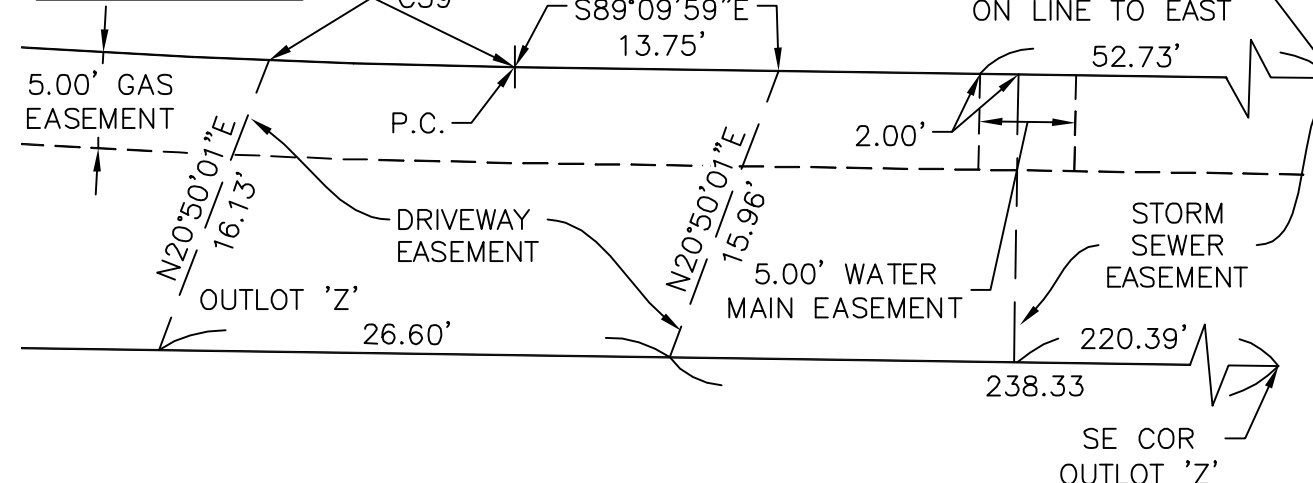
- FRONT SETBACK: 30'
FRONT SETBACK: 35' (ALONG COLLECTOR STREETS)
REAR SETBACK: 30'
SIDE SETBACK: 8' (INTERIOR)
30' (CORNER)
- 15.00' SANITARY SEWER EASEMENT
50.00' LANDSCAPE BUFFER EASEMENT



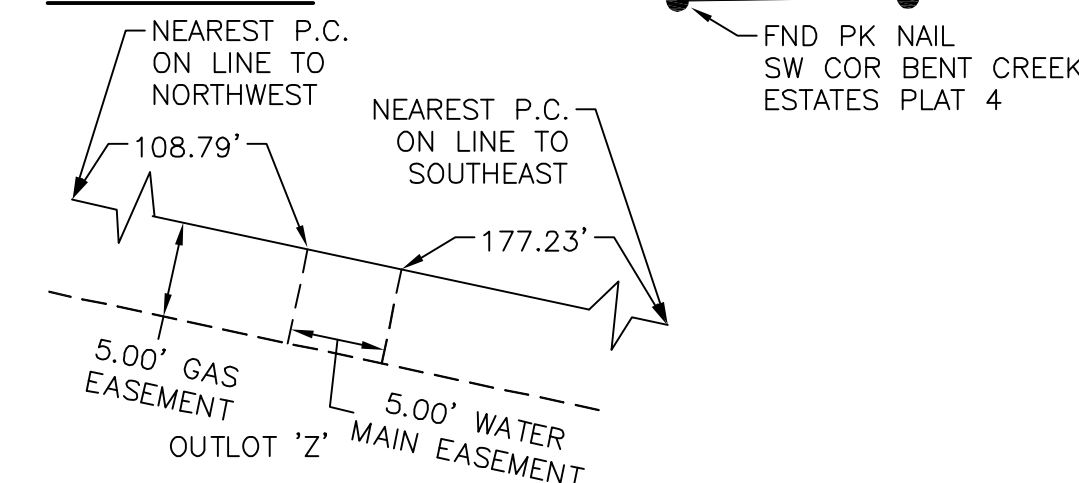
DETAIL 'A'



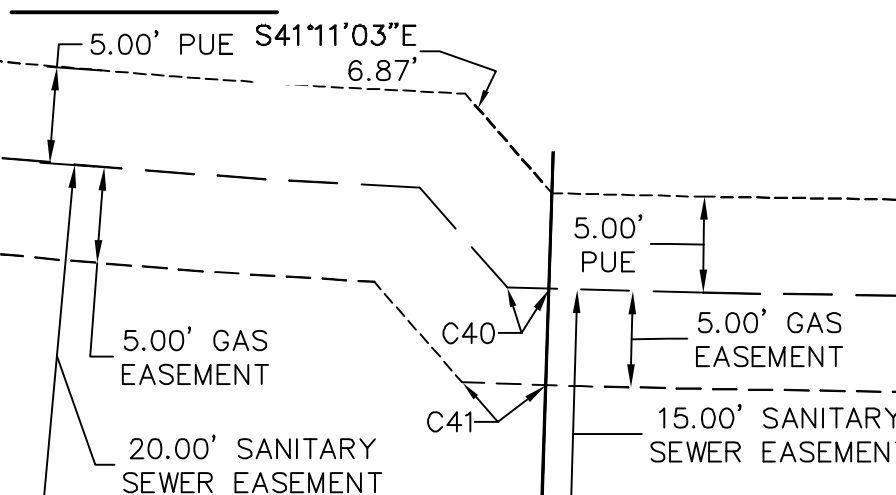
DETAIL 'C'



DETAIL 'D'



DETAIL 'B'



PLAT DESCRIPTION:

PARCEL 'A' OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT OF SURVEY RECORDED ON DECEMBER 15, 1993 IN BOOK 757, PAGE 95 IN THE CITY OF URBANDALE, DALLAS COUNTY, IOWA; EXCEPT THE RIGHT-OF-WAY CONVEYED TO THE CITY OF URBANDALE LOCATED IN SAID PARCEL 'A' SHOWN ON THE ACQUISITION PLAT RECORDED ON MARCH 9, 2015 IN BOOK 2015, PAGE 3063 AND THE REVISED ACQUISITION PLAT RECORDED ON OCTOBER 8, 2015 IN BOOK 2015, PAGE 16529.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11°17'29"	500.00'	98.54'	N83°31'15"W	98.38'	C15	1°05'24"	825.00'	15.70'	S42°17'58"W	15.70'	C29	53°06'22"	25.00'	23.17'	S62°36'48"E	22.35'
C2	27°24'12"	350.00'	167.40'	N64°10'24"W	165.81'	C16	93°18'58"	25.00'	40.72'	N3°48'49"W	36.36'	C30	91°13'38"	30.00'	47.77'	S45°13'12"W	42.88'
C3	6°22'24"	775.00'	86.21'	S39°39'28"W	86.16'	C17	93°03'26"	25.00'	40.60'	N82°59'59"E	36.29'	C31	12°47'05"	30.00'	6.69'	N84°26'29"E	6.68'
C4	2°36'00"	800.00'	36.30'	N41°32'40"E	36.30'	C18	7°35'37"	775.00'	102.72'	N32°40'27"E	102.64'	C32	0°29'12"	475.00'	4.03'	S88°24'38"E	4.03'
C5	40°14'41"	800.00'	561.92'	N20°07'20"E	550.44'	C19	6°40'53"	775.00'	90.32'	N25°32'12"E	90.32'	C33	0°59'57"	475.00'	8.28'	N88°40'01"W	8.28'
C6	42°50'40"	800.00'	598.22'	N21°25'20"E	584.38'	C20	6°40'53"	775.00'	90.37'	N18°51'19"E	90.32'	C34	10°17'32"	475.00'	85.33'	N83°01'16"W	85.21'
C7	1°14'30"	825.00'	17.88'	S0°37'15"W	17.88'	C21	7°00'42"	775.00'	94.84'	N12°00'31"E	94.78'	C35	10°01'21"	325.00'	56.85'	N72°51'49"W	56.78'
C8	5°41'54"	825.00'	82.05'	S4°05'27"W	82.02'	C22	7°00'42"	775.00'	94.84'	N4°59'49"E	94.78'	C36	17°22'51"	325.00'	98.59'	N59°09'43"W	98.21'
C9	5°41'54"	825.00'	82.05'	S9°47'22"W	82.02'	C23	1°29'28"	775.00'	20.17'	N0°44'44"E	20.17'	C37	14°30'44"	20.00'	5.07'	S44°55'55"W	5.05'
C10	5°41'54"	825.00'	82.05'	S15°29'16"W	82.02'	C24	6°29'54"	375.00'	42.53'	N57°30'46"W	42.51'	C38	11°33'16"	25.00'	5.04'	S43°15'20"W	5.03'
C11	5°45'56"	825.00'	83.02'	S21°13'11"W	82.98'	C25	10°17'25"	375.00'	67.35'	S55°37'01"E	67.26'	C39	1°23'48"	525.00'	12.80'	S88°28'05"E	12.80'
C12	5°45'47"	825.00'	82.98'	S26°59'03"W	82.95'	C26	0°25'24"	375.00'	2.77'	N60°33'01"W	2.77'	C40	1°16'13"	460.00'	10.20'	S88°31'52"E	10.20'
C13	5°53'42"	825.00'	84.88'	S32°48'47"W	84.84'	C27	17°06'47"	375.00'	112.00'	S69°19'07"E	111.59'	C41	1°32'13"	465.00'	12.47'	S88°23'52"E	12.47'
C14	5°59'38"	825.00'	86.30'	S38°45'27"W	86.26'	C28	11°17'29"	525.00'	103.46'	S83°31'15"E	103.30'	C42	1°00'26"	25.00'	0.44'	N36°58'29"E	0.44'

LEGEND:

- SECTION CORNER AS NOTED
- 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)
- PLATTED BEARING & DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED BEARING & DISTANCE
- DEEDED BEARING & DISTANCE
- MINIMUM OPENING ELEVATION
- PUBLIC UTILITY EASEMENT
- CENTERLINE
- SECTION LINE
- EASEMENT LINE

PRELIMINARY
NOT FOR CONSTRUCTION

1501.032

1/1

1501.032

CIVIL DESIGN ADVANTAGE

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

TECH: ENGINEER:

URBANDALE, IOWA

DATE: 10/16/15

REVISIONS:

FILE: H:\2015\1501032\FINAL PLAT.DWG
DRAWN: M.D.
CHECKED: M.D.
PLOT DATE: 11/2/2015 10:49 AM
PLOT BY: M.D.