CAVITT CREEK ESTATES PLAT 1

FINAL PLAT

This final plat has been acted upon and approved by the City Council of Indianola, Iowa, and that all dedications, easements, and public lands have been accepted by the City of Indianola, Iowa. This certification is made pursuant to Chapter 354 of the Code of Iowa and Chapter 558.65 of the Code of Iowa.

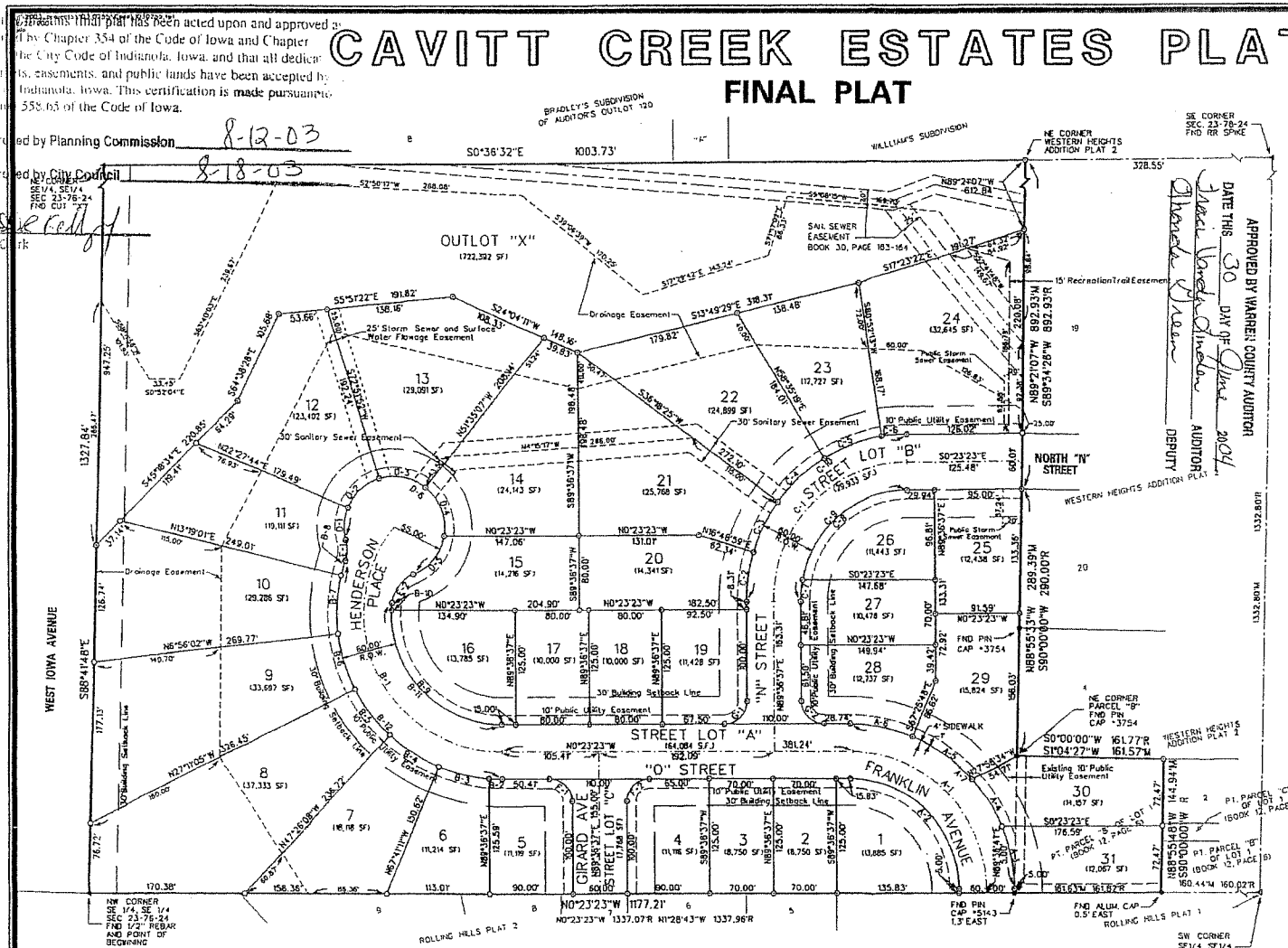
Approved by Planning Commission 8-12-03

Approved by City Council 8-18-03

City Clerk

WARREN COUNTY, IOWA
FILED FOR RECORD
04 JUN 30 AM 10:03
BOOK 2004 PAGE 7365
RECORDER
DEPUTY

APPROVED BY WARREN COUNTY AUDITOR
DATE THIS 30 DAY OF June 2004
AUDITOR
DEPUTY



DEVELOPER/PROPRIETOR

KD PARTNERS, LLC
12035 UNIVERSITY AVE., SUITE 100
CLIVE, IOWA 50325
(515) 327-0800

BULK REGULATIONS

SINGLE FAMILY DWELLING
MINIMUM LOT AREA - 8750 SF
MINIMUM LOT WIDTH - 70 FT
YARD REQUIREMENTS:
FRONT - 30 FT
SIDE - 8.0 FT
REAR - 35 FT

ZONING

EXISTING A-1
PROPOSED R-3 (WITH RESTRICTION TO SINGLE FAMILY DWELLING ONLY)

PLAT DESCRIPTION

CAVITT CREEK ESTATES PLAT 1
FINAL PLAT DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND A PART OF PARCEL "B" OF LOT 1, WESTERN HEIGHTS ADDITION PLAT 2, BEING AN OFFICIAL PLAT, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN IRREGULAR PLAT BOOK 12, PAGE 6 OF INDIANOLA, ALL IN SECTION 23, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 88°41'48" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1327.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 0°36'32" EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 1003.73 FEET TO THE NORTHEAST CORNER OF SAID WESTERN HEIGHTS ADDITION PLAT 2; THENCE NORTH 88°21'07" WEST ALONG THE NORTH LINE OF SAID WESTERN HEIGHTS ADDITION PLAT 2, A DISTANCE OF 892.93 FEET; THENCE NORTH 88°55'33" WEST CONTINUING ALONG SAID NORTH LINE, 289.39 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 1°04'27" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "B", 161.57 FEET; THENCE NORTH 88°55'48" WEST, 144.94 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 0°23'23" WEST ALONG SAID WEST LINE, 1177.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.39 ACRES (1,367,148 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SIDEWALKS

NOTE: SIDEWALKS TO BE CONSTRUCTED ON A PER LOT BASIS AT TIME OF BUILDING CONSTRUCTION.

LEGEND

Survey	Found	Set
Section Corner	A	△
1/2" Rebar Cap # 11578		○
As Noted	●	
ROW Marker	■	
ROW Rail	▬	
Control Point	CCP	
Bench Mark	⊕	
Plotted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line:		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	128° 16' 24"	150.00'	330.58'	296.13'	S 83° 31' 40" W 267.63'
A-2	90° 00' 00"	120.00'	188.50'	120.00'	N 44° 36' 37" E 169.71'
A-3	22° 00' 20"	180.00'	69.13'	35.00'	S 78° 36' 27" W 68.71'
A-4	19° 15' 26"	180.00'	60.50'	30.54'	S 67° 58' 34" W 60.21'
A-5	25° 46' 39"	180.00'	80.98'	41.19'	S 35° 27' 32" W 80.30'
A-6	22° 51' 35"	180.00'	72.13'	36.56'	N 11° 05' 25" E 71.65'
A-7	90° 00' 00"	180.00'	282.74'	180.00'	S 44° 36' 37" W 254.56'
B-1	34° 31' 05"	150.00'	90.37'	46.60'	N 73° 07' 54" E 89.01'
B-2	4° 38' 53"	180.00'	14.61'	7.31'	N 1° 58' 07" E 14.60'
B-3	19° 03' 13"	180.00'	59.72'	29.60'	N 12° 11' 12" E 59.48'
B-4	20° 15' 03"	180.00'	63.62'	32.15'	N 32° 28' 20" E 63.29'
B-5	20° 15' 03"	180.00'	63.62'	32.15'	N 53° 41' 23" E 63.29'
B-6	20° 15' 03"	180.00'	63.62'	32.13'	N 73° 38' 26" E 63.23'
B-7	20° 15' 03"	180.00'	63.62'	32.15'	S 86° 48' 30" E 63.29'
B-8	5° 22' 44"	180.00'	16.90'	8.46'	S 73° 59' 37" E 16.89'
B-9	92° 23' 17"	120.00'	193.50'	125.11'	N 45° 48' 16" E 173.21'
B-10	3° 50' 01"	120.00'	8.03'	4.02'	S 86° 05' 06" E 8.03'
B-11	96° 13' 18"	120.00'	201.53'	133.19'	N 47° 43' 16" E 178.66'
B-12	105° 03' 08"	180.00'	342.70'	232.75'	N 54° 05' 11" E 293.24'

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	90° 00' 00"	150.00'	235.62'	150.00'	S 45° 23' 23" E 212.13'
C-2	17° 12' 22"	180.00'	54.05'	27.23'	S 81° 47' 12" E 53.85'
C-3	13° 23' 26"	180.00'	41.23'	20.81'	S 63° 26' 18" E 60.94'
C-4	22° 16' 54"	180.00'	70.00'	35.45'	S 43° 33' 08" E 69.56'
C-5	22° 16' 54"	180.00'	70.00'	35.45'	S 20° 15' 14" E 69.56'
C-6	8° 44' 24"	180.00'	27.46'	13.76'	S 4° 45' 35" E 27.43'
C-7	11° 08' 25"	120.00'	23.33'	11.70'	S 84° 49' 10" E 23.30'
C-8	78° 51' 35"	120.00'	165.16'	96.67'	S 39° 49' 10" E 152.43'
C-9	90° 00' 00"	120.00'	188.50'	120.00'	S 45° 23' 23" E 169.71'
C-10	90° 00' 00"	180.00'	282.74'	180.00'	S 45° 23' 23" E 254.56'
D-1	37° 45' 21"	55.00'	36.24'	18.81'	S 86° 24' 58" E 35.59'
D-2	50° 24' 08"	55.00'	48.38'	25.88'	S 42° 20' 12" E 46.84'
D-3	35° 33' 00"	55.00'	33.33'	28.87'	S 10° 38' 23" W 32.81'
D-4	61° 34' 31"	55.00'	59.11'	32.77'	S 69° 12' 06" W 56.30'
D-5	37° 37' 37"	55.00'	33.64'	30.48'	N 51° 01' 48" W 33.30'
D-6	263° 14' 37"	55.00'	252.70'	61.30'	S 28° 19' 12" W 82.23'
E-1	32° 55' 23"	37.50'	22.25'	11.46'	S 88° 17' 56" E 21.92'
E-2	62° 07' 05"	37.50'	40.65'	22.58'	N 53° 06' 35" W 38.69'
F-1	89° 53' 59"	25.00'	39.27'	25.00'	S 44° 36' 37" W 35.36'
F-2	89° 59' 58"	25.00'	39.27'	25.00'	S 45° 23' 23" E 35.36'
G-1	89° 53' 59"	25.00'	39.27'	25.00'	S 45° 23' 23" E 35.36'
G-2	90° 00' 00"	25.00'	39.27'	25.00'	N 44° 36' 37" E 35.36'

I hereby certify that this Engineering or Land Surveying Document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and Land Surveyor under the Laws of the State of Iowa.

My license renewal date is December 31, 2004

Pages or sheets covered by this seal: SHEET 2 OF 11

~~THIS SHEET~~

Dave L. Jones, Pl. L.S.
Iowa License No. 11578

6/28/2004
Date

5. REVISED AS PER PRELIM MEETING	10/07/03	DLM	
4. REVISED	09/05/03	JJP	
3. REVISED	08/28/03	JJP	
2. REVISED	08/18/03	JCC	
1. REVISED	08/27/03	JJP	
MARK REVISION	DATE	BY	

Drawn: WDM | Checked By: MAS | Scale: 1"=60'
Technician: DLN | Date: 07/22/03 | Field Bk: Pg
Project No. 103.0255 | Sheet 1 of 1
File No. D-2287

INDIANOLA, IOWA

CAVITT CREEK ESTATES PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES

501 R.W. OGALALAKOR ROAD
AMERSTY, IOWA 50021
515-666-8810

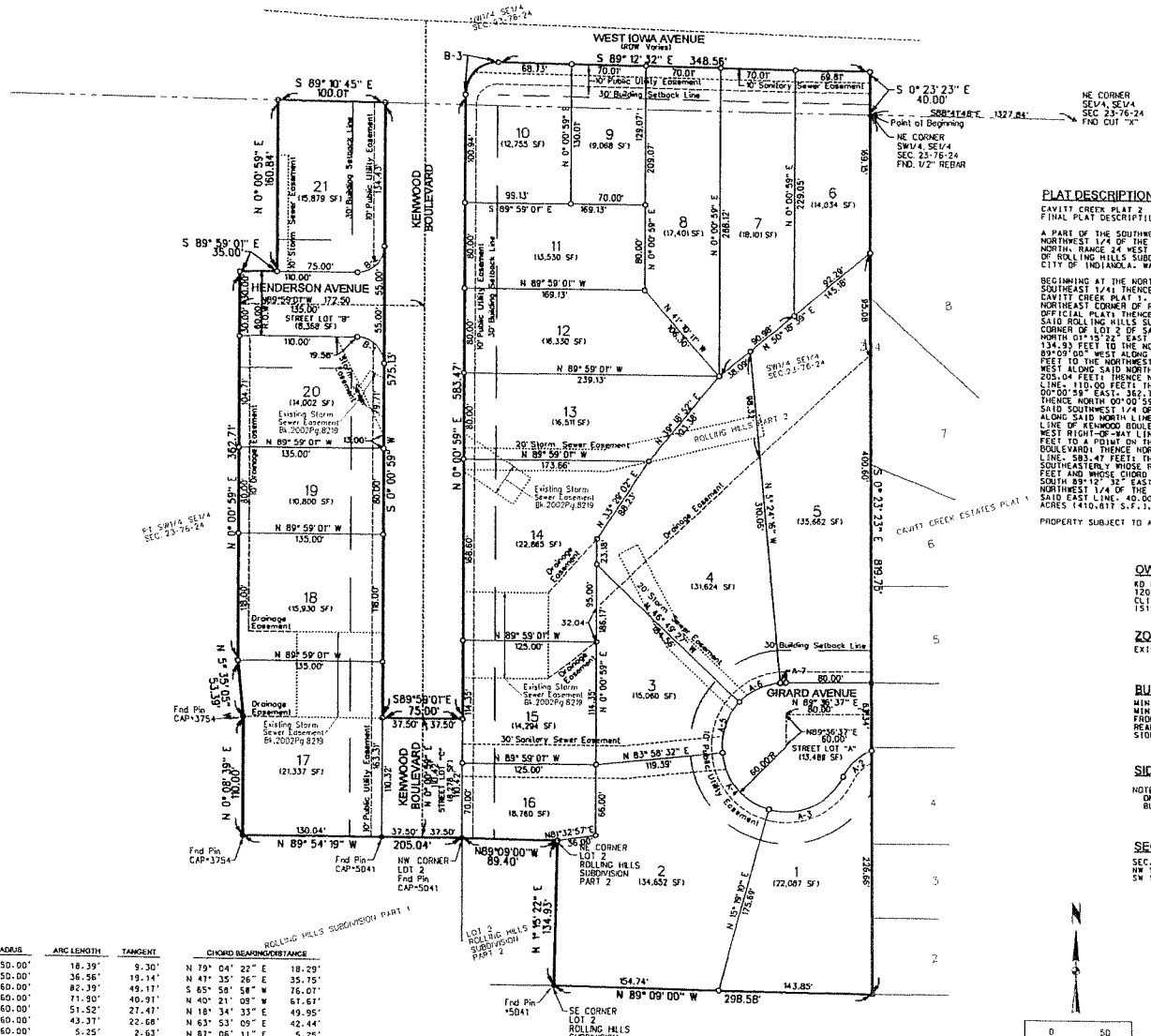
ATLANTIC, IOWA 712-243-4444
CEDAR RAPIDS, IOWA 319-848-4333
ST. JOSEPH, MISSOURI 816-364-3333

103.0255 | D-2287

Sheet 1 of 1

CAVITT CREEK ESTATES PLAT 2

FINAL PLAT


WEST IOWA AVENUE
(ROW Varies)
S 89° 12' 32" E 348.56'
S 89° 10' 45" E 100.0T
S 0° 23' 23" E 40.00'
Point of Beginning
NE CORNER SW1/4, SE1/4 SEC 23-76-24 FND. 1/2" REBAR
NE CORNER SE1/4, SE1/4 SEC 23-76-24 FND CUT "X"
S88°41'48"E 1327.84'
KENWOOD BOULEVARD
HENDERSON AVENUE
GIRARD AVENUE
CAVITT CREEK ESTATES PLAT 1
ROLLING HILLS SUBDIVISION PART 1
ROLLING HILLS SUBDIVISION PART 2
30' Public Utility Easement
30' Sanitary Sewer Easement
30' Building Setback Line
Drainage Easement
Existing Storm Sewer Easement Bk.2002Pg.8219
30' Storm Sewer Easement
Fnd Pin CAP-3754
Fnd Pin CAP-5041
NW CORNER LOT 2 Fnd Pin CAP-5041
NE CORNER LOT 2 ROLLING HILLS SUBDIVISION PART 2
SE CORNER LOT 2 ROLLING HILLS SUBDIVISION PART 2
N89°09'00"W 89.40'
N 89° 09' 00" W 298.58'
S89°59'01"E 75.00'
N 89° 54' 19" W 205.04'
S 89° 59' 01" E 35.00'
N 0° 00' 59" E 160.84'
N 0° 08' 39" E 70.00'
S 5° 50' 59" E 55.59'
S 0° 00' 59" W 575.13'
S 0° 23' 23" E 819.78'
N 0° 00' 59" E 583.47'
N 0° 00' 59" E 362.71'
N 0° 00' 59" E 400.69'
N 0° 00' 59" E 236.69'
N 1° 16' 22" E 134.93'
N 89° 59' 01" W 169.13'
N 89° 59' 01" W 239.13'
N 89° 59' 01" W 135.00'
N 89° 59' 01" W 125.00'
N 83° 58' 32" E 119.39'
S 89° 59' 01" E 169.13'
S 89° 59' 01" E 75.00'
N 89° 59' 01" W 75.00'
N 89° 59' 01" W 173.66'
N 89° 59' 01" W 135.00'
N 89° 59' 01" W 125.00'
N 89° 59' 01" W 135.00'
N 89° 59' 01" W 135.00'
N 89° 54' 19" W 130.04'
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N 89° 59' 01" W 172.50'
N 89° 59' 01" W 135.00'
N 89° 59' 01" W 135.00'
N 89° 59' 01" W 135.00