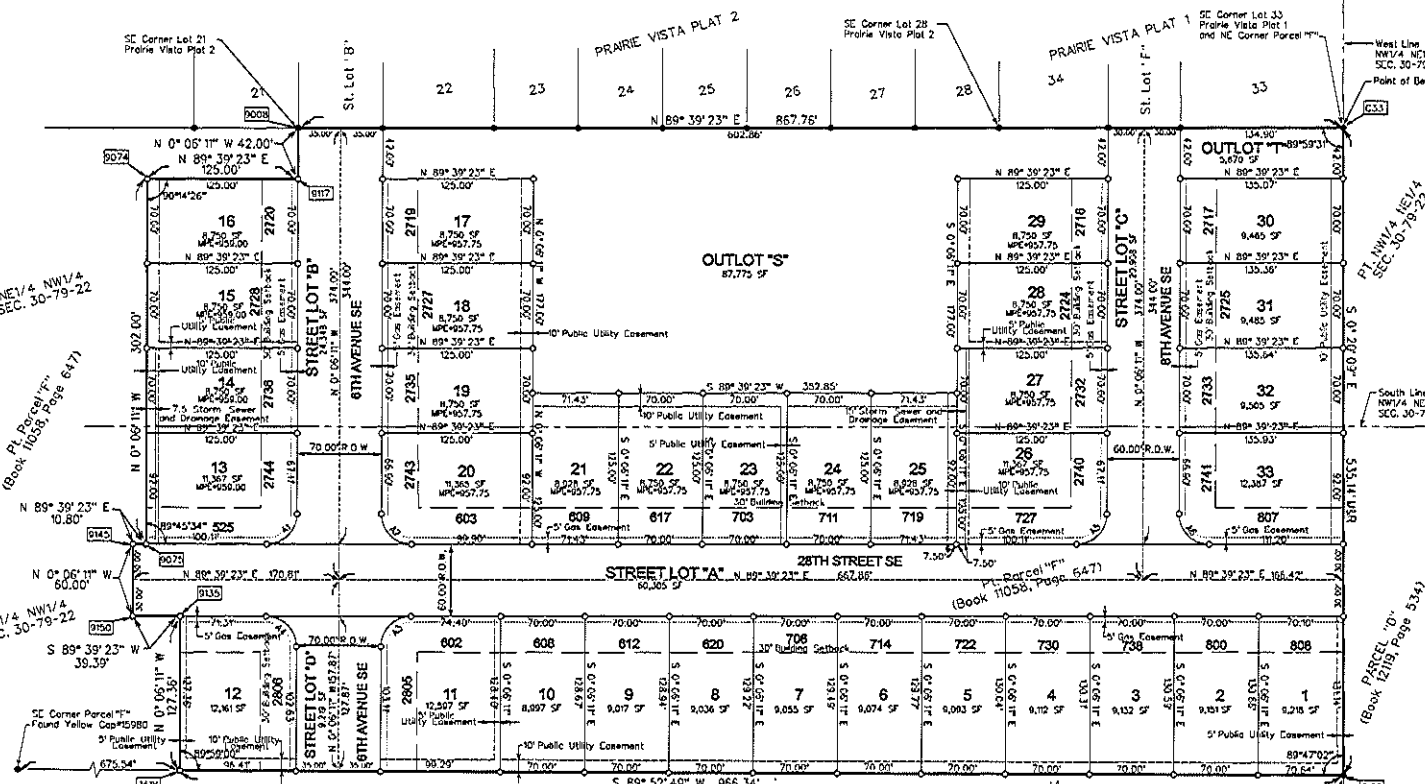


**CONTROL POINTS**

NORTHING	EASTING	ELEVATION	DESCRIPTION	LOCATION
1. 78922.48	130175.61	961.05	BRASS PUG STAMPED "SURVEY POINT"	NW COR. SEC. 30-79-22
2. 78938.66	132854.86	942.43	PK NAIL	N1/4 COR. SEC. 30-79-22
3. 78296.25	130170.80	954.08	BRASS PUG STAMPED "SURVEY POINT"	W1/4 COR. SEC. 30-79-22

# PRAIRIE VISTA PLAT 4 FINAL PLAT



**TABLE OF CLOSURE**

LINE	LENGTH	BEARING	AREA
1	127.3000	S 01°01'00.0000" W	13,000.0000
2	36.3000	S 89°39'23.0000" W	13,000.0000
3	10.8000	S 89°39'23.0000" E	13,000.0000
4	302.0000	N 01°01'00.0000" W	13,000.0000
5	125.0000	N 89°39'23.0000" E	13,000.0000
6	42.0000	N 01°01'00.0000" W	13,000.0000
7	355.1400	S 89°39'23.0000" E	13,000.0000
8	127.3000	S 01°01'00.0000" W	13,000.0000

**COORDINATE POINTS**

POINT NO.	NORTHING	EASTING
033	77,877.8866	132,861.4819
034	77,433.7000	132,861.4819
14W	77,433.0412	131,808.2940
035	77,482.5094	131,808.2940
036	77,482.5094	131,808.2940
037	77,482.5094	131,808.2940
038	77,482.5094	131,808.2940
039	77,482.5094	131,808.2940
040	77,482.5094	131,808.2940
041	77,482.5094	131,808.2940
042	77,482.5094	131,808.2940
043	77,482.5094	131,808.2940
044	77,482.5094	131,808.2940
045	77,482.5094	131,808.2940
046	77,482.5094	131,808.2940
047	77,482.5094	131,808.2940
048	77,482.5094	131,808.2940
049	77,482.5094	131,808.2940
050	77,482.5094	131,808.2940

**OWNER/DEVELOPER**  
 VISTA REAL ESTATE CORPORATION  
 7400 86th St, Suite 202  
 Urbandale, Iowa 50322  
 (515) 276-3456

**ZONING**  
 R-2 (RESTRICTED TO SINGLE FAMILY RESIDENTIAL)  
 - 30' FRONT YARD SETBACK  
 - MINIMUM 70' WIDTH

**BULK REGULATIONS**  
 MINIMUM LOT AREA = 3,750 SF  
 MINIMUM LOT WIDTH = 40'  
 FRONT YARD SETBACK = 30'  
 REAR YARD SETBACK = 10'  
 SIDE YARD SETBACK = 5'

**SECTION AREAS**  
 PT. NE1/4 NW1/4 SEC. 30-79-22 = 5.50 AC.  
 PT. SW1/4 SEC. 30-79-22 = 8.47 AC.

**BENCHMARKS**

1. BM-1 SPIKE IN 2ND POWER POLE WEST OF FIELD ENTRANCE ON THE SOUTH SIDE OF 24TH ST. SE ELEV. = 960.75
2. BM-2 SPIKE IN 2ND POWER POLE EAST OF FIELD ENTRANCE ON THE SOUTH SIDE OF 24TH ST. SE ELEV. = 957.85
3. BM-3 PK NAIL @ STREET, 20TH STREET SE ELEV. = 954.61
4. BM-4 PK NAIL @ ROAD, 8TH AVENUE SE NORTHING = 78211.44 EASTING = 132027.89 ELEV. = 955.06

**LEGEND**

Symbol	Found	Set
Section Corner	●	○
1/2" Rebar, Orange Cap = 11579	●	○
1/2" Rebar, Yellow Cap = 18643	●	○
ROW Marker	●	○
ROW Line	—	—
Control Point	●	○
Utility Line	—	—
Measured Bearing & Distance	—	—
Recorded As	—	—
Dead Distance	—	—
Calculated Distance	—	—
Minimum Protection Distance	—	—
Centerline	—	—
Section Line	—	—
1/4" Section Line	—	—
Easement Line	—	—

I hereby certify that this land surveying (including all related and ancillary work) was performed by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Terry Coody, PLS Date: \_\_\_\_\_  
 License Number: 18643  
 My License Expires: Date is December 31, 2011  
 Name of sheets covered by this sheet: \_\_\_\_\_  
 SHEET 1 OF 1

**PLAT DESCRIPTION**  
 A PART OF PARCEL 17 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1009 PAGE 1457 AND BEING IN THE NORTHWEST QUARTER 17 OF SECTION 30, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH PR. IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 17 THENCE SOUTH 89°01'11" EAST ALONG THE EAST LINE OF SAID PARCEL 17 A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER THEREOF THENCE SOUTH 89°39'23" WEST ALONG THE SOUTH LINE OF SAID PARCEL 17 A DISTANCE OF 125.00 FEET THENCE NORTH 00°01'11" WEST 127.30 FEET THENCE NORTH 89°39'23" WEST 30.30 FEET THENCE NORTH 00°01'11" WEST 127.30 FEET THENCE NORTH 89°39'23" WEST 30.30 FEET THENCE NORTH 00°01'11" WEST 127.30 FEET THENCE NORTH 89°39'23" WEST 30.30 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 17 THENCE NORTH 89°39'23" EAST ALONG SAID NORTH LINE 667.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.99 ACRES (521,667 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A1	89°45'34" RT	25.00'	39.90'	24.90'	S 44°46'36" W 35.20'
A2	90°14'26" RT	25.00'	39.37'	26.11'	N 45°13'24" W 35.43'
A3	89°45'34" RT	25.00'	39.90'	24.90'	S 44°46'36" E 35.20'
A4	90°14'26" RT	25.00'	39.37'	26.11'	S 45°13'24" E 35.43'
A5	89°45'34" RT	25.00'	39.90'	24.90'	S 44°46'36" E 35.20'
A6	90°14'26" RT	25.00'	39.37'	26.11'	N 45°13'24" W 35.43'

**NOTES**

1. PUBLIC UTILITY EASEMENTS FOR ELECTRIC, CABLE, TELEPHONE, AND OTHER SIMILAR UTILITIES MUST BE PLACED IN THE REAR YARD ONLY. THE GAS MAIN MAY BE PLACED IN THE FRONT YARD.
2. ALL UTILITY COMPANIES MUST SUBMIT A PLAN TO THE CITY OF ALTOONA REQUESTING APPROVAL OF THE PLACEMENT OF UTILITIES. APPROVAL IS REQUIRED EVEN IF PLACEMENT IS NOT IN THE CITY RIGHT-OF-WAY.
3. VIDEO INSPECTION OF ALL NEW SANITARY LINES IS REQUIRED OUTLINED IN THE URBAN STANDARD SPECIFICATIONS, DIVISION 4, SECTION 4040, PART 3.
4. ALL WORK PERFORMED MUST CONFORM TO THE CURRENT URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE URBAN STANDARD SPECIFICATIONS.
5. PLACE C&T FENCING AT ALL LOWER AREAS OF DISTURBED GROUND AND DOUBLE SET OF FENCING AT ALL INTAKES.
6. THE PROJECT ENGINEER IS RESPONSIBLE FOR THE LAYOUT OF UTILITY EASEMENTS. STAKING SHALL BE DONE WITH LATH AND REBAR. CHANGES SHALL BE NO FURTHER THAN 50' APART.
7. THE ENGINEER/DEVELOPER IS RESPONSIBLE FOR SUBMITTING A FINAL PROTECTION PLAN AS PART OF THE GRADING PLAN. IN ADDITION, THE CITY WILL NOT ISSUE ANY GRADING PERMITS OR ALLOW ANY GRADING DISTURBANCE UNTIL THE IOWA DEPARTMENT OF NATURAL RESOURCES HAS ISSUED A STORM WATER DISCHARGE PERMIT FOR THE PROJECT AND A COPY IS RECEIVED BY THE CITY.
8. IF A NPDES PERMIT IS REQUIRED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES, THE STATE POSTAL SERVICE SHALL PROVIDE NOTIFICATIONS FOR THE INSTALLATION OF THE REQUIRED CONCRETE PAD.
9. COORDINATE THE LOCATION OF CLUSTER BOXES WITH THE POST OFFICE AND CITY. SUBMIT A COPY OF THE PRELIMINARY PLAT TO THE CITY FOR APPROVAL.
10. ALL CLUSTER-TYPE MAILBOXES REQUIRED TO SERVE THE PLAT SHALL BE INSTALLED BEFORE THE FINAL PLAT IS APPROVED BY THE CITY COUNCIL. IN THE CASE WHERE THE FINAL PLAT IS APPROVED WITH A PERFORMANCE BOND, THE BOND SHALL COVER THE MAILBOXES AND THE INSTALLATION SHALL OCCUR PRIOR TO ANY OCCUPANCY PERMIT BEING ISSUED FOR A HOME IN THE PLAT. MAILBOXES SHALL BE INSTALLED PRIOR TO ANY OCCUPANCY PERMIT BEING ISSUED FOR ANY OTHER BUILDING REQUIRING CLUSTER-TYPE MAILBOXES.
11. THE STYLE, SIZE, AND MANUFACTURER OF THE MAILBOX SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE. THE UNITED STATES POSTAL SERVICE SHALL PROVIDE NOTIFICATIONS FOR THE INSTALLATION OF THE REQUIRED CONCRETE PAD.



NO.	DATE	BY	REVISION
1	10-09-06	EDC	ISSUED FOR PERMITS
2	10-09-06	EDC	REVISED TO REFLECT ASSESSMENT
3	10-09-06	EDC	REVISED TO REFLECT PERMITS

Engineer: EDC  
 Date: 10-09-06  
 Project No.: 005-0002  
 Plot No.: D-2964

ALTOONA, IOWA  
 2771 SW GARDNER BLVD.  
 ALTOONA, IOWA 50003  
 515-276-3456

**PRAIRIE VISTA PLAT 4**  
**FINAL PLAT**  
**SNYDER & ASSOCIATES**

108.1002 D-2964  
 Sheet 1 of 1