FINAL PLAT OF
COPPER CREEK PLAT NO. 11

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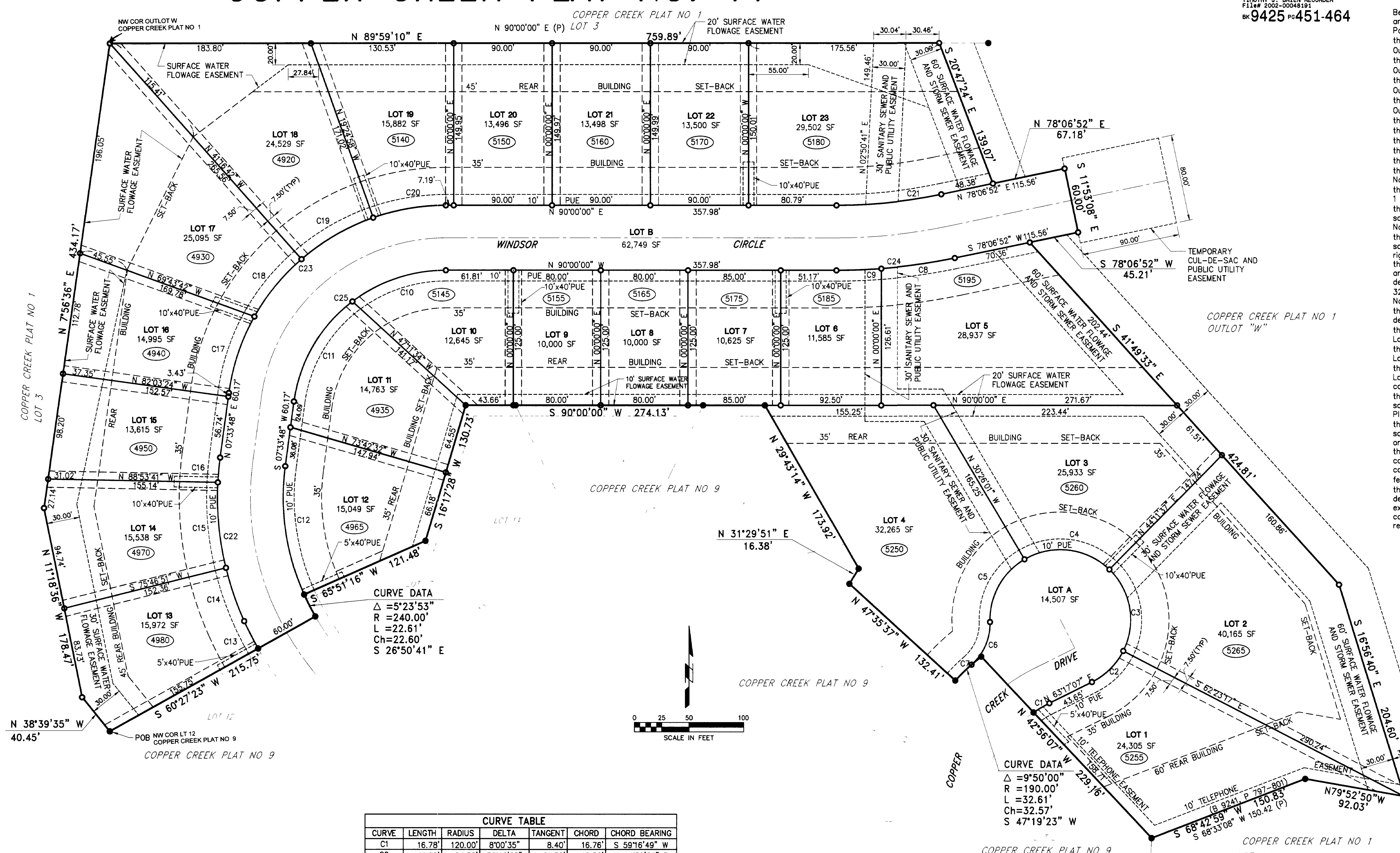
Fee Amt: $96.00 Page 1 of 14
Polk County Iowa
TIMOTHY J. BRIEN RECORDER
File# 2002-00048191
BK 9425 PG 451-464



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	16.78'	120.00'	8°00'35"	8.40'	16.76'	S 59°16'49" W
C2	41.28'	64.50'	36°40'25"	21.38'	40.58'	N 44°56'54" E
C3	81.52'	64.50'	72°25'04"	47.22'	76.20'	N 09°35'51" W
C4	84.17'	64.50'	74°46'16"	49.29'	78.33'	N 83°11'31" W
C5	69.21'	64.50'	61°28'40"	38.36'	65.94'	S 28°41'01" W
C6	44.30'	50.00'	50°45'41"	23.72'	42.86'	N 23°19'31" E
C7	20.89'	190.00'	6°17'58"	10.46'	20.88'	S 45°33'23" W
C8	68.57'	530.00'	7°24'46"	34.33'	68.52'	N 81°49'16" E
C9	41.37'	530.00'	4°28'21"	20.70'	41.36'	N 87°45'49" E
C10	91.86'	140.00'	37°35'44"	47.65'	90.22'	S 71°12'08" W
C11	109.57'	140.00'	44°50'28"	57.76'	106.79'	S 29°59'02" W
C12	121.75'	220.00'	31°42'32"	62.48'	120.21'	S 08°17'28" E
C13	28.26'	300.00'	5°23'53"	14.14'	28.25'	S 26°50'41" E
C14	51.96'	280.00'	10°37'55"	26.05'	51.88'	S 18°49'47" E
C15	79.97'	280.00'	16°21'54"	40.26'	79.70'	S 05°19'52" E
C16	23.03'	280.00'	4°42'43"	11.52'	23.02'	S 05°12'27" W
C17	74.74'	200.00'	21°24'39"	37.81'	74.30'	S 18°16'08" W
C18	68.93'	200.00'	19°44'51"	34.81'	68.59'	S 38°50'53" W
C19	76.31'	200.00'	21°51'44"	38.63'	75.85'	S 59°39'10" W
C20	67.77'	200.00'	19°24'58"	34.22'	67.45'	S 80°17'31" W
C21	97.50'	470.00'	11°53'08"	48.92'	97.32'	N 84°03'26" E
C22	154.96'	280.00'	31°42'32"	79.52'	152.99'	S 08°17'28" E
C23	287.76'	200.00'	82°26'12"	175.20'	263.57'	S 48°46'54" W
C24	109.94'	530.00'	11°53'08"	55.17'	109.75'	N 84°03'26" E
C25	201.43'	140.00'	82°26'12"	122.64'	184.50'	S 48°46'54" W

APPROVED
City of Pleasant Hill
Signature S Deahl
Printed Name Sandie Deahl
Date 10-22-02

LEGEND:

SET 5/8" I. ROD W/CAP #7363	○
MONUMENT FOUND	●
PLAT BOUNDARY LINE	———
ADJACENT LOT LINE	— — —
LOT LINE	———
BUILDING SET BACK LINE	- - - - -
EASEMENT LINE	- - - - -
ADDRESS	(XXXX)
PLATTED BEARING AND DISTANCE	(P)
MEASURED BEARING AND DISTANCE	(M)

NOTES:

1. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
2. ERROR OF CLOSURE IS WITHIN THE ALLOWABLE LIMITS OF 1: 10,000 FOR SUBDIVISION BOUNDARY AND 1: 5,000 FOR INDIVIDUAL LOTS.
3. BLOCK CORNER RADII ARE 25 FEET.
4. DASHED LINES SHOWN AT THE FRONT OR SIDES OF CERTAIN LOTS ARE "EASEMENTS" RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES.
5. LOT CORNER MONUMENTS WILL BE SET WITHIN ONE YEAR OF DATE OF PLAT FILING DATE.
6. "P.U.E." = PUBLIC UTILITY EASEMENT.
7. 6' WIDE SIDEWALKS ARE REQUIRED.
8. MINIMUM BASEMENT FLOOR ELEVATIONS ARE BASED ON THE BENCHMARK SHOWN ABOVE.

LEGAL DESCRIPTION:

That part of Outlot "W" in Copper Creek Plat No. 1 an Official Plat now in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Beginning at the Northwest corner of Lot 12 in Copper Creek Plat No. 9 an Official Plat now in and forming a part of the City of Pleasant Hill, Polk county, Iowa;
thence North 38°39'35" West, 40.45 feet along the Westerly line of said Outlot "W";
thence North 11°18'36" West, 178.47 feet along the Westerly line of said Outlot "W";
thence North 7°56'36" East, 434.17 feet along the Westerly line of said Outlot "W" to the Northwest corner of said Outlot "W";
thence North 89°59'10" East, 759.89 feet along the Northerly line of said Outlot "W";
thence South 20°47'24" East, 139.07 feet;
thence North 78°06'52" East, 67.18 feet;
thence South 11°53'08" East, 60.00 feet;
thence South 78°06'52" West, 45.21 feet;
thence South 41°49'33" East, 424.81 feet;
thence South 16°56'40" East, 204.60 feet to the intersection with the Northerly line of Lot 1 in said Copper Creek Plat No. 1;
thence North 79°52'50" West, 92.03 feet along said Northerly line of Lot 1 to an angle point;
thence South 68°42'59" West, 150.83 feet along the Northwesterly line of said Lot 1 to the Northeast corner of Lot 27 in said Copper Creek Plat No. 9;
thence North 42°56'07" West, 229.16 feet along the Northeasterly line of said Lot 27 and said line extended to a point on the Northwesterly right-of-way line of Copper Creek Drive;
thence in a Southwesterly direction continuing along said right-of-way and a curve concave Southeasterly, not being tangent with previously described course, having a radius of 190.00 feet for an arc distance of 32.61 feet, chord bearing South 47°19'23" West, 32.57 feet to the Northeasterly corner of Lot 26 in said Copper creek Plat No. 9;
thence North 47°35'37" West, not being tangent with the previously described course, 132.41 feet along the Northeasterly line of said Lot 26;
thence North 31°29'51" East, 16.38 feet along the Southeasterly line of Lot 17 in said Copper Creek Plat No. 9;
thence North 29°43'14" West, 173.92 feet along the Northeasterly line of Lot 17 and Lot 16 in said Copper Creek Plat No. 9;
thence South 90°00'00" West, 274.13 feet along the North line of Lot 16, Lot 15 and Lot 14 in said Copper Creek Plat No. 9 to the Northwest corner of said Lot 14;
thence South 16°17'28" West, 130.73 feet along the Northwesterly line of said Lot 14 to the Northeasterly corner of Lot 13 in said Copper Creek Plat No. 9;
thence South 65°51'16" West, 121.48 feet along the Northwesterly line of said Lot 13 to the Northwesterly corner of said Lot 13, said point being on the Northeasterly right-of-way line of Windsor Circle;
thence in a Southeasterly direction along said right-of-way and a curve concave Northeasterly, not being tangent with the previously described course, having a radius of 240.00 feet for an arc distance of 22.61 feet, chord bearing South 26°50'41" East, 22.60 feet;
thence South 60°27'23" West, not being tangent to the previously described course, 215.75 feet along the Northerly line of said Lot 12 extended and the Northerly line of said Lot 12 to the point of beginning containing 11.69 acres more or less and is subject to easements and restrictions of record.

State of Iowa, Polk County ss
I certify that the attached plat has been entered of record in the offices of the Polk County Auditor and Assessor, this 1ST day of NOVEMBER 20 02
MICHAEL A. MAURO, County Auditor
By Rita Salmon

ZONING

R-3 MULTIPLE DWELLING FAMILY DWELLING DISTRICT

SETBACKS:

SINGLE FAMIY RESIDENTIAL:

FRONT YARD = 35'
SIDE YARD = 7.5'
REAR YARD FOR LOTS ON GOLF COURSE = 60'
REAR YARD FOR LOTS OF GOLF COURSE = 35'

ENGINEER/LAND SURVEYOR

SHIVE-HATTERY, INC.
1601 48TH STREET
WEST DES MOINES, IA 50266-6748
(515) 223-8104
FAX: (515) 223-0622

OWNER/DEVELOPER

METROPOLITAN RESIDENTIAL
DEVELOPMENT FUND, L.C.
904 WALNUT STREET, SUITE 900
DES MOINES, IA 50309-3574
(515) 243-3228 FAX: (515) 280-2000

LICENSED LAND SURVEYOR RONALD J. SADDORIS 7363 IOWA

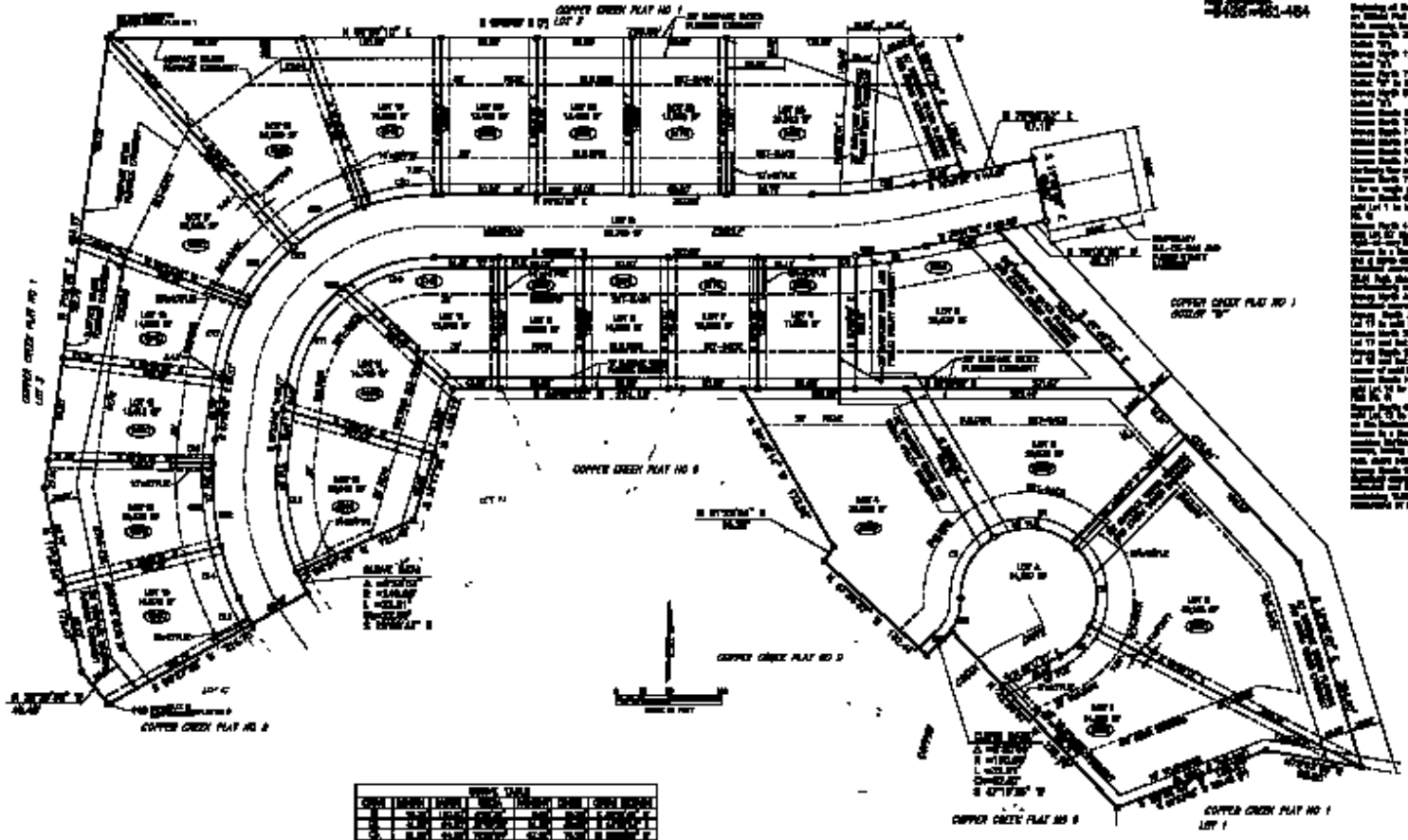
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA
SIGNATURE Ronald J. Saddoris
NAME Ronald J. Saddoris L.S.
DATE Oct 17, 2002
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2003
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL B1.1

SHIVE-HATTERY
Cedar Rapids, IA · Iowa City, IA · Des Moines, IA
Moline, IL · Bloomington, IL · Chicago, IL
SHIVE-HATTERY, INC. 1601 48TH ST. SUITE 200 WEST DES MOINES, IOWA 50266
PHONE (515) 223-8104 FAX (515) 223-0622
http://www.shive-hattery.com

COPPER CREEK PLAT NO. 11
HUBBELL REALTY, INC.
PLEASANT HILL, IOWA

REVISIONS	
REV. NO.	
APPROVED	DATE
REV. NO.	
APPROVED	DATE
REV. NO.	REV-1
REVISED LEGAL DESCRIPTION	
APPROVED	DATE 10/17/02
DRAWN	JWW
APPROVED	
ISSUED FOR REVIEW DATE	9-5-02
FIELD BOOK	
SHEET NAME	FINAL PLAT
PROJECT NO.	499206-0
SHEET NO.	B1.1

FINAL PLAT OF
COPPER CREEK PLAT NO. 11



LEGAL DESCRIPTION

NOTES

APPROVED
City of Pleasant Hill

SHIVE-HATTERY

COPPER CREEK PLAT NO. 11
RUSSELL REALTY, INC.
PLEASANT HILL, IOWA

FINAL PLAT

B1.1