Doc ID: 013026260014 Type: PLT
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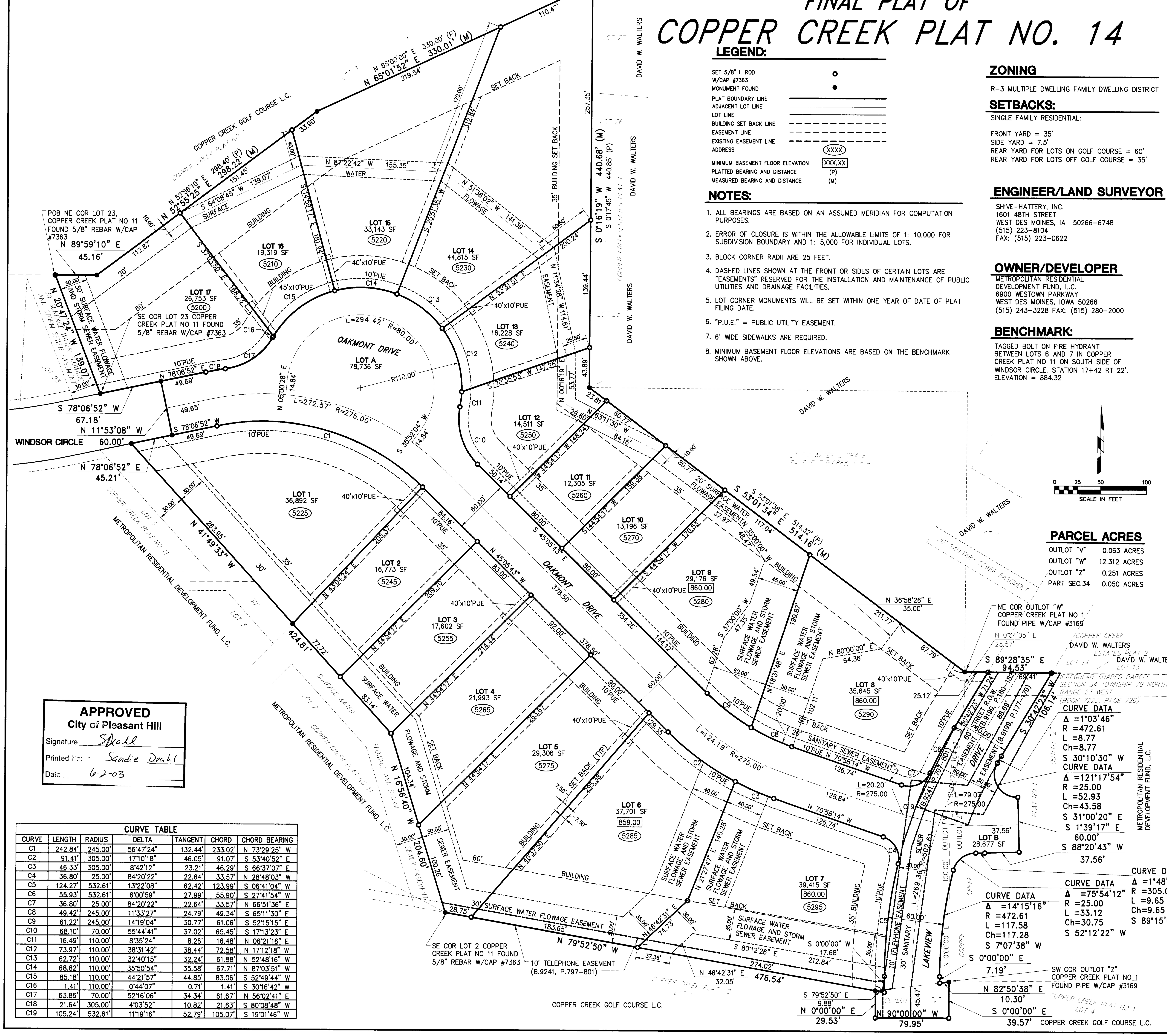
Fee Amt: $96.00 Page 1 of 14
Polk County Iowa
TIMOTHY J. BRIEN RECORDER
File# 2003-00140113

BK 9875 PG 928-941

FINAL PLAT OF
COPPER CREEK PLAT NO. 14



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	
EXISTING EASEMENT LINE	
ADDRESS	(XXXX)
MINIMUM BASEMENT FLOOR ELEVATION	XXX.XX
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.

ZONING

R-3 MULTIPLE DWELLING FAMILY DWELLING DISTRICT

SETBACKS:

SINGLE FAMILY RESIDENTIAL:

FRONT YARD = 35'
SIDE YARD = 7.5'
REAR YARD FOR LOTS ON GOLF COURSE = 60'
REAR YARD FOR LOTS OFF 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.
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
(515) 243-3228 FAX: (515) 280-2000

BENCHMARK:

TAGGED BOLT ON FIRE HYDRANT BETWEEN LOTS 6 AND 7 IN COPPER CREEK PLAT NO 11 ON SOUTH SIDE OF WINDSOR CIRCLE. STATION 17+42 RT 22'. ELEVATION = 884.32

PARCEL ACRES

OUTLOT "V"	0.063 ACRES
OUTLOT "W"	12.312 ACRES
OUTLOT "Z"	0.251 ACRES
PART SEC.34	0.050 ACRES

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	242.84'	245.00'	56°47'24"	132.44'	233.02'	N 73°29'25" W
C2	91.41'	305.00'	17°10'18"	46.05'	91.07'	S 53°40'52" E
C3	46.33'	305.00'	8°42'12"	23.21'	46.29'	S 66°37'07" E
C4	36.80'	25.00'	84°20'22"	22.64'	33.57'	N 28°48'03" W
C5	124.27'	532.61'	13°22'08"	62.42'	123.99'	S 06°41'04" W
C6	55.93'	532.61'	6°00'59"	27.99'	55.90'	S 27°41'54" W
C7	36.80'	25.00'	84°20'22"	22.64'	33.57'	N 66°51'36" E
C8	49.42'	245.00'	11°33'27"	24.79'	49.34'	S 65°11'30" E
C9	61.22'	245.00'	14°19'04"	30.77'	61.06'	S 52°15'15" E
C10	68.10'	70.00'	55°44'41"	37.02'	65.45'	S 17°13'23" E
C11	16.49'	110.00'	8°35'24"	8.26'	16.48'	N 06°21'16" E
C12	73.97'	110.00'	38°31'42"	38.44'	72.58'	N 17°12'18" W
C13	62.72'	110.00'	32°40'15"	32.24'	61.88'	N 52°48'16" W
C14	68.82'	110.00'	35°50'54"	35.58'	67.71'	N 87°03'51" W
C15	85.18'	110.00'	44°21'57"	44.85'	83.06'	S 52°49'44" W
C16	1.41'	110.00'	0°44'07"	0.71'	1.41'	S 30°16'42" W
C17	63.86'	70.00'	52°16'06"	34.34'	61.67'	N 56°02'41" E
C18	21.64'	305.00'	4°03'52"	10.82'	21.63'	S 80°08'48" W
C19	105.24'	532.61'	11°19'16"	52.79'	105.07'	S 19°01'46" W

APPROVED
City of Pleasant Hill
Signature S. Deahl
Printed Name Sandie Deahl
Date 6-2-03

LEGAL DESCRIPTION:

Legal Description Copper Creek Plat No. 14

That part of Outlot "V", part of Outlot "W" and part of Outlot "Z" in Copper Creek Plat No. 1 an Official Plat now in and forming a part of the City of Pleasant Hill, Polk County, Iowa, and a part of an irregular shaped parcel of land located in Section 34 Township 79 North, Range 23 West of the 5th P.M, Polk County, Iowa lying Southerly of Stephen Harvey Estates, an Official Plat, all being more particularly described as follows:

Beginning at the Northeast corner of Lot 23, Copper Creek Plat No. 11 an Official Plat now in and forming a part of the City of Pleasant Hill, Polk County, Iowa;

thence North 89° 59' 10" East, 45.16 feet along the Northerly line of said Outlot "W", said line also being a South line of Lot 3 in said Copper Creek Plat No. 1;

thence North 52° 55' 25" East, 298.22 feet along a Northeasterly line of said Outlot "W", said line also being a Southeasterly line of said Lot 3;

thence North 65° 01' 52" East, 330.01 feet along the Northwesterly line of said Outlot "W" to a point of intersection with the West line of Lot 27, Copper Creek Estates Plat 1 an Official Plat now in and forming a part of the City of Pleasant Hill, Polk County, Iowa;

thence South 0° 16' 19" West, 440.68 feet along the Westerly line of Lots 27, 26 and 25 of said Copper Creek Estates Plat 1 to the Southwest corner of said Lot 25;

thence South 53° 01' 34" East, 514.16 feet along the Southwesterly line of Outlot "Y" of said Copper Creek Estates Plat 1 to the Northeast corner of Outlot "W" in said Copper Creek Plat No. 1 an angle point on the Southerly line of said Copper Creek Estates Plat 1;

thence South 89° 28' 35" East, 94.53 feet along the Southerly line of said Copper Creek Estates Plat 1 to the Southwest corner of Lot 14, Copper Creek Estates Plat 2, an Official Plat now in and forming a part of Pleasant Hill, Polk County, Iowa;

thence South 30° 42' 23" West, 106.14 feet to a point of curvature of a 472.61 foot radius curve, concave Southeasterly;

thence in a Southwesterly direction along said 472.61 foot radius curve, an arc length of 8.77 feet, (chord bearing South 30° 10' 30" West 8.77 feet) to a point of curvature of a 25.00 foot radius curve, concave Northeasterly;

thence in a Southeasterly direction along said 25.00 foot radius curve, an arc length of 52.93 feet, (chord bearing South 31° 00' 20" East 43.58 feet);

thence South 1° 39' 17" East, 60.00 feet;

thence South 88° 20' 43" West, 37.56 feet to a point of curvature of a 305.00 foot radius curve, concave Southerly;

thence in a Southwesterly direction along said 305.00 foot radius curve, an arc length of 9.65 feet, (chord bearing South 89° 15' 06" West 9.65 feet) to a point of curvature of a 25.00 foot radius curve, concave Southeasterly;

thence in a Southwesterly direction along the arc of said 25.00 foot radius curve, an arc length 33.12 feet, (chord bearing South 52° 12' 22" West 30.75 feet) to a point of curvature of a 472.61 foot radius curve concave Easterly;

thence in a Southwesterly direction along the arc of said 472.61 foot radius, an arc length of 117.58 feet, (chord bearing South 7° 07' 38" West 117.28 feet) to a point of tangency;

thence South 0° 00' 00" East, 7.19 feet to a point on the Southerly line of said Outlot "W";

thence North 82° 50' 38" East, 10.30 feet along said Southerly line of said Outlot "W" to the Southwest corner of said Outlot "Z";

thence South 0° 00' 00" East, 39.57 feet along a Easterly line of said Outlot "V";

thence North 90° 00' 00" West, 79.95 feet to a point on the Westerly line of said Outlot "V";

thence North 0° 00' 00" East, 29.53 feet along said Westerly line of said Outlot "V" to an angle point on a Southerly line of said Outlot "W";

thence North 79° 52' 50" West, 476.54 feet along said Southerly line of said Outlot "W" to the Southeast corner of Lot 2, of Copper Creek Plat No. 11, an Official Plat now in and forming a part of Pleasant Hill, Polk County, Iowa;

thence North 16° 56' 40" West, 204.60 feet along the Easterly line of said Lot 2;

thence North 41° 49' 33" West, 424.81 feet along the Northeasterly line of said Lot 2, Lot 3 and Lot 5 of said Copper Creek Plat No. 11, to a point on the Southerly right-of-way line of Windsor Circl;

thence North 78° 06' 52" East, 45.21 feet along said right-of-way line to an angle point on the Easterly line of said Copper Creek Plat No. 11;

thence North 11° 53' 08" West, 60.00 feet along said line to a point on the Northerly right-of-way line of Windsor Circle;

thence South 78° 06' 52" West, 67.18 feet along said right-of-way line to the Southeast corner of Lot 23 of said Copper Creek Plat No. 11;

thence North 20° 47' 24" West, 139.07 feet along the Easterly line of said Lot 23 to the point of beginning, containing 12.676 acres more or less and is subject to easements.

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 5TH day of JUNE 2003
[illegible] A. MAURO, County Auditor
By [signature]

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

LICENSE NO 7363 DATE May 21, 2003

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2003

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. 14
METROPOLITAN RESIDENTIAL DEVELOPMENT FUND, LC.
PLEASANT HILL, IOWA

REVISIONS	
REV. NO.	
APPROVED	DATE
REV. NO.	
APPROVED	DATE
REV. NO.	
APPROVED	DATE
DRAWN	jww
APPROVED	
ISSUED FOR	CITY APPROVAL
DATE	5-21-03
FIELD BOOK	
SHEET NAME	FINAL PLAT
PROJECT NO.	402343-0
SHEET NO.	B1.1