

RECORDER'S
STAMP

FINAL PLAT

HERITAGE HILLS PLAT 10

INDIANOLA, IOWA

DILIGENT, C/O PEOPLES CO., 12119 STRATFORD DRIVE, SUITE B, CLIVE IA 50325

INDEX LEGEND					
COUNTY: WARREN	SECTION	TOWNSHIP	RANGE	¼	¼ ¼
ALLOT PART:	13	76	24	SW	SE
	13	76	24	SW	SW
CITY: INDIANOLA					
PROPRIETOR (S): ROBERT DOWNING REVOCABLE TRUST, ETAL					
REQUESTED BY: DILIGENT, C/O PEOPLES CO					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS #18381					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC RETURN TO: ATTN: JEFFREY A. GADDIS 2400 86TH STREET, URBANDALE, IA 50322					

LAND AREA

2.65 AC. 5/4 5/4
3.05 AC. SE 1/4 5/4
5.70 AC. TOTAL AREA

PROPERTY OWNER / APPLICANT:

DILIGENT
C/O PEOPLES CO
12119 STRATFORD DRIVE
SUITE B
CLIVE IA 50325

ZONING/LAND USE

RESTRICTED R-5 PLANNED RESIDENTIAL (JAN 29, 2002)

SETBACKS:

FRONT - 25'
SIDE - 8' MINIMUM
REAR - 30'

LAND AREA

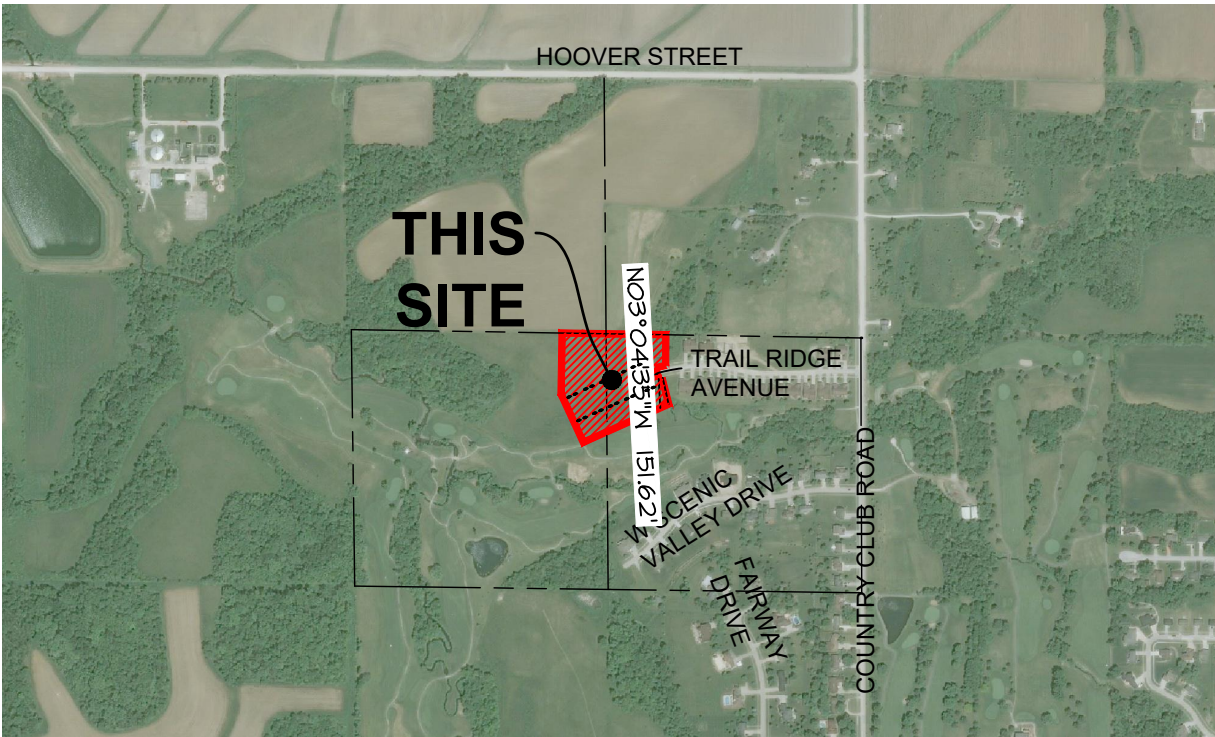
2.65 AC. 5/4 5/4
3.05 AC. SE 1/4 5/4
5.70 AC. TOTAL AREA

FLOOD ZONE

ZONE 'X'
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER
1918C0164F, REVISED 11-16-2018.

LEGAL DESCRIPTION

PARCEL 'E', 5/2, SW1/4, SECTION 13-76-24, AND OFFICIAL PLAT RECORDED WITH INSTRUMENT NUMBER 2020-00870 IN THE OFFICE OF THE WARREN COUNTY RECORDER, CITY OF INDIANOLA, WARREN COUNTY, IOWA. SAID PARCEL CONTAINING 5.70 ACRES MORE OR LESS.



VICINITY SKETCH

NORTH
SCALE: 1"=1000'

Sheet List Table

SHEET NUMBER	SHEET TITLE
01	FINAL PLAT COVER SHEET
02	FINAL PLAT

GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT:
 - CITY OF INDIANOLA (461-4410)
 - DILIGENT KALEN LUDWIG (515) 222-1347
 - CIVIL ENGINEERING CONSULTANTS INC. (276-4884)
 - IOWA ONE CALL
- LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATIONS OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2019 URBAN STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF UTILITY SERVICES.
- CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
- ALL STATIONING IS BASED ON STREET CENTERLINE MEASUREMENT AND SPECIFICATIONS.

BASIS OF BEARINGS

THE PLAT OF SURVEY BEARINGS ARE BASED ON THE NORTH LINE OF SW1/4 OF SECTION 13-76-24 ASSUMED AS S89°03'20"E.

NOTES

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THE EASEMENTS SHOWN ON ADJOINING OWNERS' PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
- LOT 'A' IS TO BE DEDICATED TO THE CITY OF INDIANOLA FOR PUBLIC STREET RIGHT-OF-WAY.
- ALL UTILITIES INDICATED ON PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.
- THE EXISTING PUBLIC SANITARY SEWER EASEMENT WAS TRANSCRIBED FROM THE HERITAGE HILLS PLATS 5 & 7 PUBLIC IMPROVEMENT DRAWINGS.
- NO RECORDED EASEMENT WAS PROVIDED OR FOUND BY THIS PROFESSIONAL LAND SURVEYOR.
- PUBLIC UTILITY EASEMENTS SHALL CONVEY TO THE CITY, ITS SUCCESSORS AND ASSIGNS, THE PERPETUAL RIGHT WITHIN THE AREAS SHOWN ON THE PLAT AND DESCRIBED IN THE EASEMENT, TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ELECTRIC LINES CONSISTING OF POLES, WIRES, CABLES, CONDUITS, FIXTURES, ANCHORS AND OTHER SIMILAR EQUIPMENT, INCLUDING THE RIGHT TO TRIM OR REMOVE TREES WITHIN SUCH AREAS WHERE NECESSARY TO SECURE A CLEARANCE OF 4 FEET FROM THE WIRES OR POLES, TOGETHER WITH THE RIGHT TO EXTEND TO ANY TELEPHONE, TELEGRAPH, ELECTRIC OR POWER COMPANY, THE RIGHT TO USE SEPARATELY OR JOINTLY WITH THE CITY, THE AREAS INCLUDED IN THE EASEMENT FOR THE PURPOSES ABOVE ENUMERATED.

BENCHMARKS

BM #1 - ARROW ON HYDRANT ON EAST SIDE OF COUNTRY CLUB DRIVE ACROSS THE STREET FROM 600 SCENIC VALLEY DRIVE.
ELEVATION.....860.170

BM #2 - ARROW ON HYDRANT ON NORTH SIDE OF SCENIC VALLEY DRIVE BETWEEN LOT 6 & OUTLOT 'Y'.
ELEVATION.....865.150

CLOSURE TABLE

NORTH: 504271.0405' EAST: 1620173.9723'

SEGMENT #1 : LINE
COURSE: S89°03'20"E LENGTH: 229.16'
NORTH: 504273.2633' EAST: 1620403.1012'

SEGMENT #2 : LINE
COURSE: S89°03'20"E LENGTH: 310.34'
NORTH: 504268.1480' EAST: 1620713.34940'

SEGMENT #3 : LINE
COURSE: S00°04'30"W LENGTH: 154.36'
NORTH: 504108.7881' EAST: 1620713.1904'

SEGMENT #4 : CURVE
LENGTH: 53.57' RADIUS: 1030.00'
DELTA: 002°58'47" TANGENT: 26.74'
CHORD: 53.56' COURSE: S76°13'33"W
COURSE IN: S12°17'04"E COURSE OUT: N15°15'51"W
RP NORTH: 503102.3716' EAST: 1620432.3374'
END NORTH: 504046.0357' EAST: 1620661.1707'

SEGMENT #5 : LINE
COURSE: S15°17'58"E LENGTH: 60.00'
NORTH: 504038.1621' EAST: 1620671.0025'

SEGMENT #6 : CURVE
LENGTH: 17.72' RADIUS: 970.00'
DELTA: 001°02'48" TANGENT: 8.86'
CHORD: 17.72' COURSE: N75°15'41"E
COURSE IN: S15°15'43"E COURSE OUT: N14°12'55"W
RP NORTH: 503102.3716' EAST: 1620432.3374'
END NORTH: 504042.6102' EAST: 1620644.1345'

SEGMENT #7 : LINE
COURSE: S14°20'54"E LENGTH: 140.72'
NORTH: 503906.3397' EAST: 1620729.0122'

SEGMENT #8 : LINE
COURSE: S65°56'21"W LENGTH: 486.89'
NORTH: 503707.8316' EAST: 1620284.4266'

SEGMENT #9 : LINE
COURSE: N24°44'01"W LENGTH: 271.00'
NORTH: 503454.4204' EAST: 1620168.5298'

SEGMENT #10 : LINE
COURSE: N00°59'02"E LENGTH: 317.67'
NORTH: 504271.0435' EAST: 1620173.9846'

PERIMETER: 2052.42' AREA: 248223.30 SQ. FT.
ERROR CLOSURE: 0.0126 COURSE: N76°00'58"E
ERROR NORTH: 0.00305 EAST: 0.01226

PRECISION 1: 162890.48

PROJECT MANAGER:

PAUL CLAUSEN, P.E. #23712
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
URBANDALE, IOWA 50322
PHONE: 515-276-4884, EXT. 217
FAX: 515-276-1084
EMAIL: CLAUSEN@CECLAC.COM

PROFESSIONAL LAND SURVEYOR:

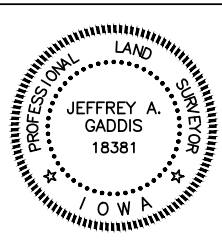
JEFFREY A. GADDIS, PLS #18381
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URBANDALE, IOWA 50322
PHONE: 515-276-4884, EXT. 221
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EMAIL: GADDIS@CECLAC.COM

UTILITIES

WATER: INDIANOLA MUNICIPAL SERVICES
SANITARY: CITY OF INDIANOLA



CERTIFICATION



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
DATE: June 2, 2020
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: _____
SHEETS 1 - 2

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
515-276-4884 . Fax: 515-276-7084 . mail@ceclac.com



DATE:	REVISIONS	COMMENTS
MAY 08, 2020	1	2020-06-02
	2	--
	3	--
	4	--
	5	--
	6	NEH

HERITAGE HILLS PLAT 10

INDIANOLA, IOWA

COVER

SHEET
01
OF 02

E-8140

