

INDEX LEGEND

LOCATION : SW 1/4 & SE 1/4 SEC. 5-76-24
 REQUESTOR : LAND HOLDING, LLC
 PROPRIETOR : LAND HOLDING, LLC
 RUSSELL E. WESTLAKE, SHERYL J. WESTLAKE,
 ANDREW A. WESTLAKE, SYLVIA OSTERMAN
 KEVEN J. CRAWFORD
 SURVEYOR :
 SURVEY COMPANY : COOPER CRAWFORD & ASSOCIATES, LLC
 475 S. 50th STREET, SUITE 800
 WEST DES MOINES, IOWA 50265
 RETURN TO : COOPER CRAWFORD & ASSOCIATES, LLC

FINAL PLAT
VISTA RIDGE

OWNER/APPLICANT
 LAND HOLDING LLC RUSSEL E. WESTLAKE, SHERYL J. WESTLAKE
 12119 STRATFORD DRIVE ANDREW A. WESTLAKE, SYLVIA OSTERMAN
 CLIVE, IOWA 50325 4015 ROSS ROAD
 AMES, IOWA 50014

ZONING
 RR-1 (RURAL RESIDENTIAL DISTRICT)

LAND USE
 EXISTING: AGRICULTURE
 PROPOSED: RESIDENTIAL DEVELOPMENT

LEGAL DESCRIPTION

A part of the Northeast 1/4 of the Southwest 1/4, the West 1/2 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, that is more particularly described as follows:

Beginning at the South 1/2 corner of Section 5, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa; thence N00°39'25"E, 1327.90 feet along the West line of the Southeast 1/4 of said Section 5; to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 5; thence N00°39'34"E, 52.97 feet along said West line, and along the East right-of-way line of Highway R57, as it is presently established; thence N29°05'21"W, 830.54 feet along said East right-of-way line to a point on the South line of Parcel 'AK' of the Plat of Survey recorded in Book 2020, Page 5914 at the Warren County, Iowa Recorder's office; thence N89°55'35"E, 590.30 feet along said South line to the Southeast corner of said Parcel 'AK'; thence N00°38'33"E, 200.02 feet along the East line of said Parcel 'AK' to the Northeast corner of said Parcel 'AJ'; and to the Southwest corner of Parcel 'AJ' of the Plat of Survey recorded in Book 2020, Page 5152 at the Warren County, Iowa Recorder's office; thence N89°43'38"E, 152.07 feet along the South line of said Parcel 'AJ'; thence N89°39'06"E, 484.20 feet along said South line to the Southeast corner of said Parcel 'AJ'; thence N00°38'35"E, 329.94 feet along the East line of said Parcel 'AJ' to the Northeast corner of said Parcel 'AJ'; and to the North line of the Southeast 1/2 of said Section 5; thence N89°41'50"E, 499.35 feet along said North line to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 5; thence S00°30'24"W, 2141.97 feet along the East line of the West 1/2 of the Southeast 1/4 of said Section 5, and along the West line of Parcel 'D' of the Plat of Survey recorded in Irregular Plat Book 6, Page 11, at the Warren County, Iowa Recorder's office, and along the West line of Parcel 'AB' of the Plat of Survey recorded in Book 2013, Page 5359, at the Warren County, Iowa Recorder's office, to the centerline of the abandoned right-of-way line of the Chicago, Rock Island and Pacific Railroad Company, and to a non-tangent 2291.83 feet radius curve concave to the Northwest; thence Northeastly 319.46 feet along said curve, and along said centerline of the abandoned Chicago, Rock Island and Pacific Railroad Company, said curve having a chord length of 319.20 feet and a chord bearing of N60°13'20"E; thence N56°13'47"E, 1207.16 feet to the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 5; thence N89°44'55"E, 36.95 feet along said North line to the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 5; thence S00°04'37"W, 1308.76 feet along the East line of the Southeast 1/4 of the Southeast 1/4 of said Section 5 to Southeast corner of said Section 5; thence S89°30'34"W, 2640.78 feet along the South line of said Section 5 to the Point of Beginning.

Said tract of land contains 103.319 acres more or less, including 3.156 acres Right-of-Way Easement.

Said tract of land begin subject to any and all easements of record.

LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

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.

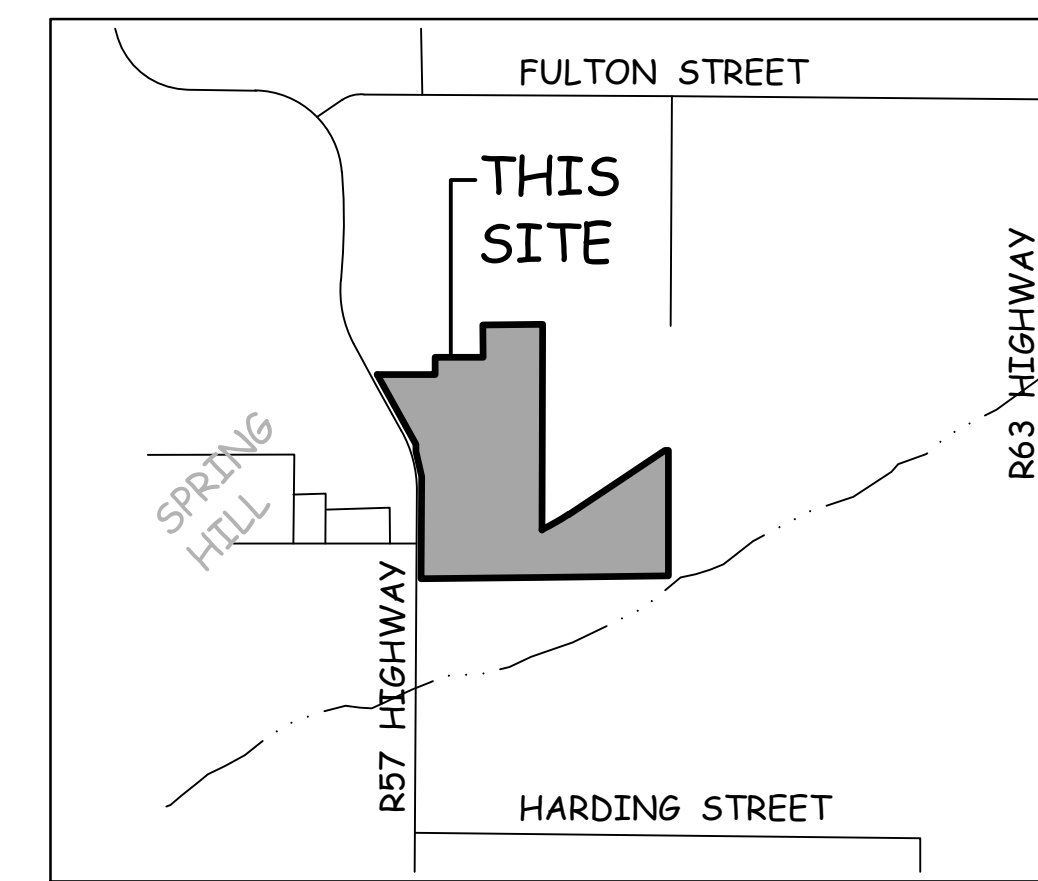
KEVEN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:
 Sheets 1-3

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 10-23-2020	JOB NUMBER
REVISIONS: 11-18-2020	CC 2342
1-13-2021	
1-28-2021	
2-9-2021	SHEET 1 OF 3



VICINITY SKETCH

SHEET INDEX

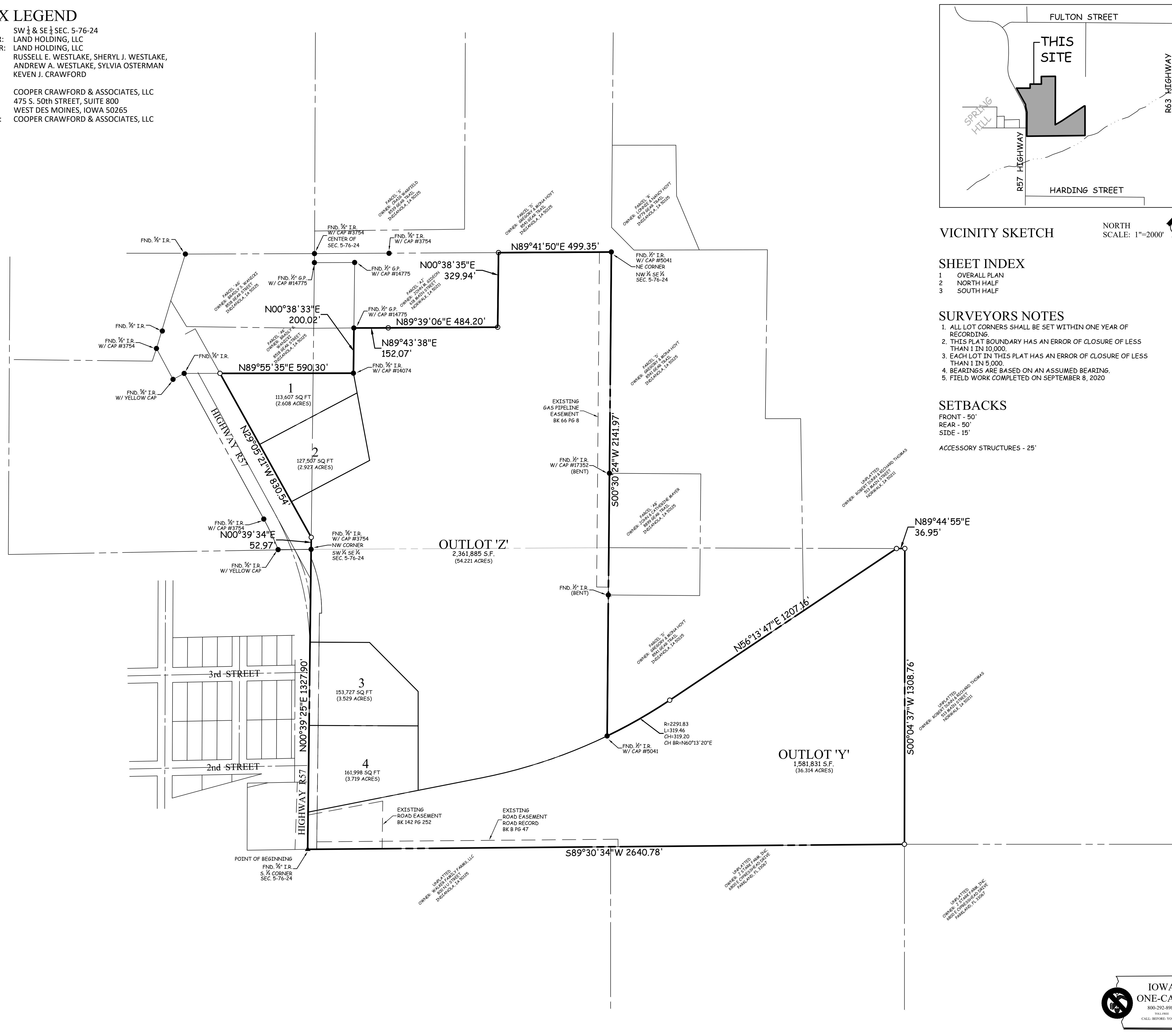
- 1 OVERALL PLAN
- 2 NORTH HALF
- 3 SOUTH HALF

SURVEYORS NOTES

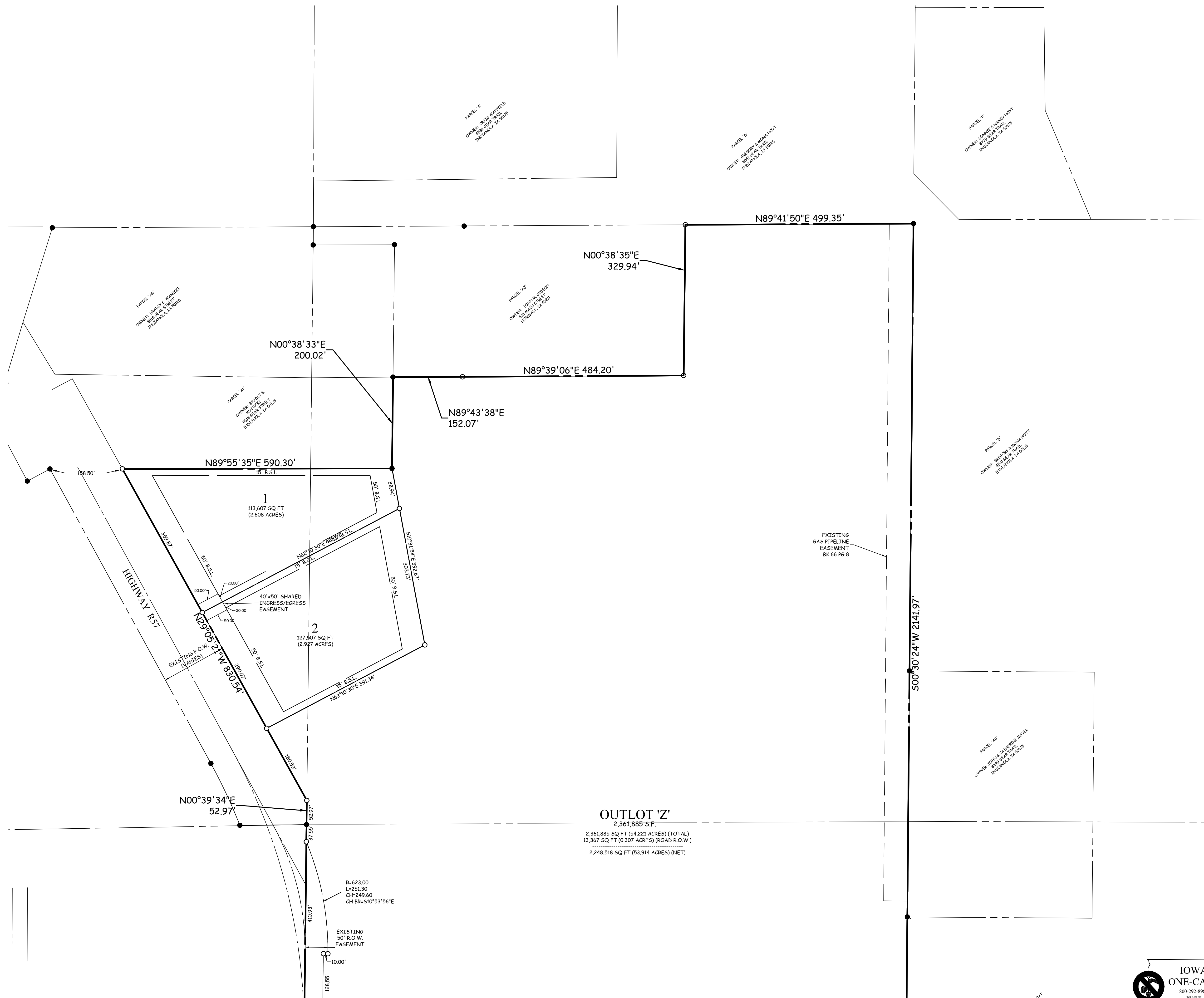
1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
4. BEARINGS ARE BASED ON AN ASSUMED BEARING.
5. FIELD WORK COMPLETED ON SEPTEMBER 8, 2020

SETBACKS

- FRONT - 50'
- REAR - 50'
- SIDE - 15'
- ACCESSORY STRUCTURES - 25'



FINAL PLAT VISTA RIDGE



LEGEND

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●	FOUND CORNER, AS NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
3333	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL

OUTLOT 'Z'
2,361,885 S.F.
2,361,885 SQ FT (54.221 ACRES) (TOTAL)
13,367 SQ FT (0.307 ACRES) (ROAD R.O.W.)
2,248,518 SQ FT (53.914 ACRES) (NET)

**COOPER CRAWFORD
& ASSOCIATES, L.L.C.**
CIVIL ENGINEERS

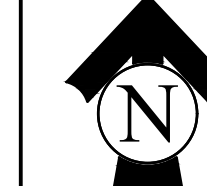
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APPROVED: --- INITIALED: --- AS-BUILT: ---

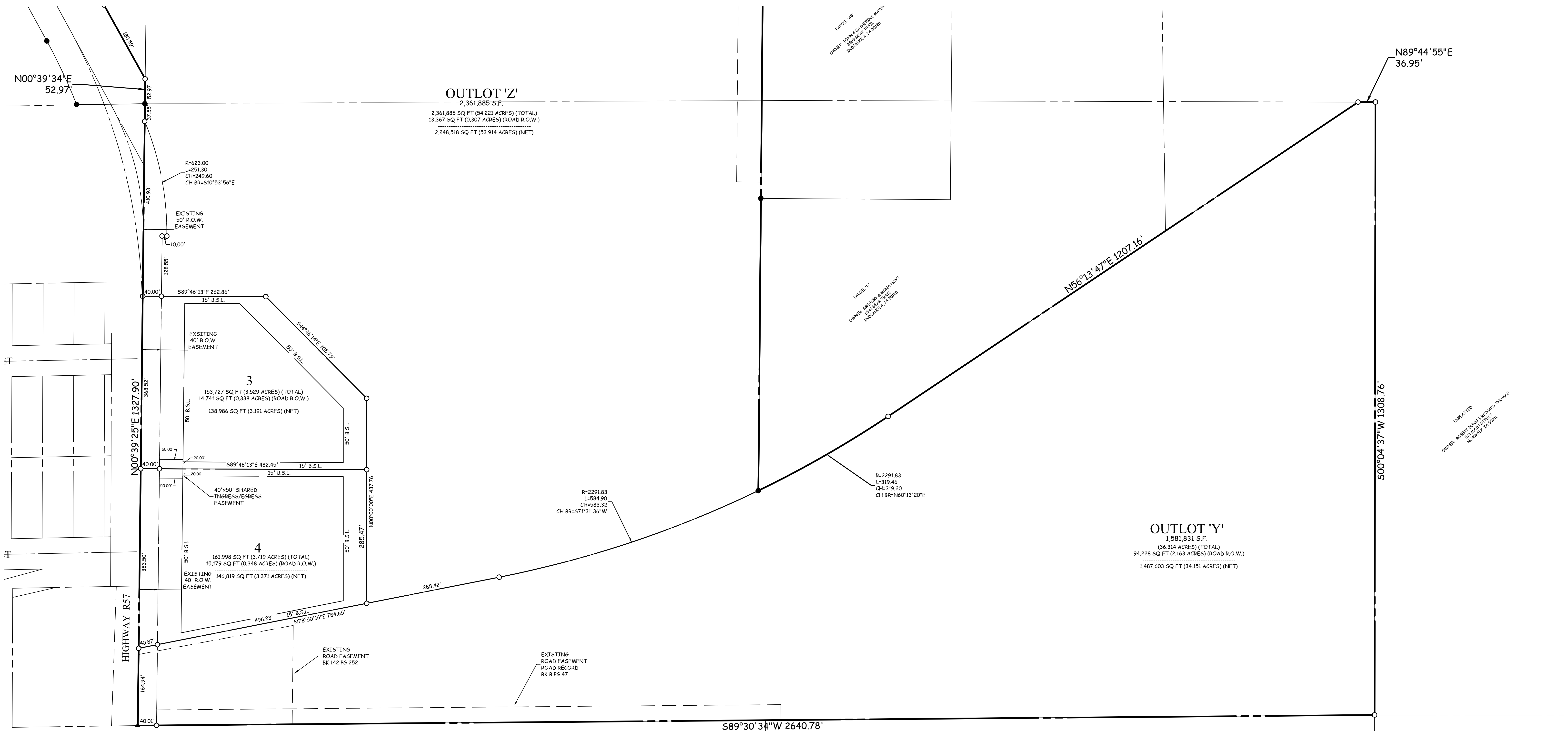
FINAL PLAT
VISTA RIDGE

JOB NUMBER
**CC
2342**
SHEET
2 OF 3



SCALE: 1"=100'

FINAL PLAT VISTA RIDGE



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VISTA RIDGE

JOB NUMBER
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3 OF 3