

INDEX LEGEND

LOCATION : SW 1/4 & SE 1/4 SEC. 5-76-24
 REQUESTOR: LAND HOLDING, LLC
 PROPRIETOR: LAND HOLDING, LLC
 SURVEYOR: KEVEN J. CRAWFORD
 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
 PLAT 2**

OWNER/APPLICANT

LAND HOLDING LLC
 12119 STRATFORD DRIVE
 CLIVE, IOWA 50325

ZONING

RR-1 (RURAL RESIDENTIAL DISTRICT)

LAND USE

EXISTING: AGRICULTURE
 PROPOSED: RESIDENTIAL DEVELOPMENT

SETBACKS

FRONT - 50'
 REAR - 50'
 SIDE - 15'

ACCESSORY STRUCTURES - 25'

LEGAL DESCRIPTION

OUTLOT 'Z', VISTA RIDGE, AN OFFICIAL PLAT, WARREN COUNTY, IOWA,
 CONTAINING 53.915 ACRES MORE OR LESS.

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

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

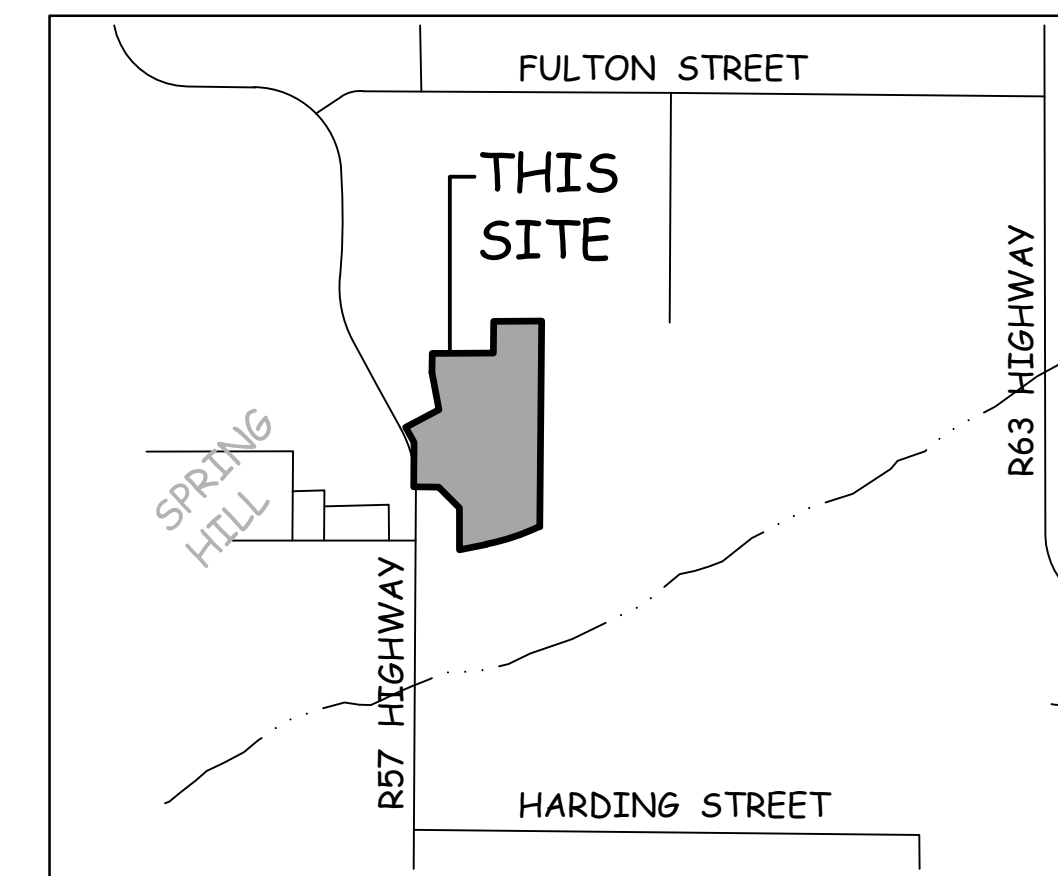
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

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: 3-19-2021
 REVISIONS:
 JOB NUMBER: **CC 2441**
 SHEET 1 OF 3

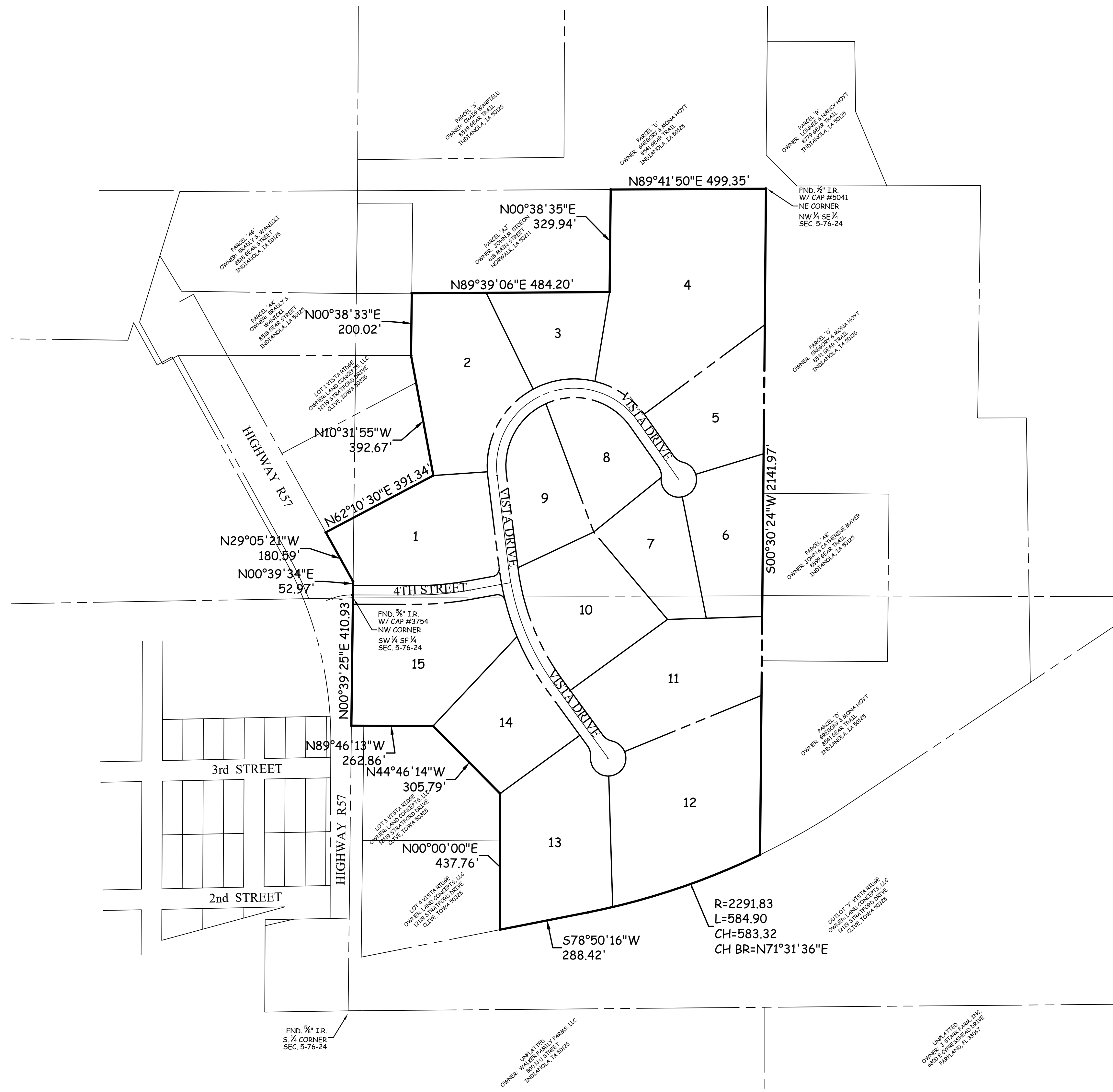
APPROVED: _____ INITIALS: _____ AS-BUILT: _____
**FINAL PLAT
 VISTA RIDGE PLAT 2**



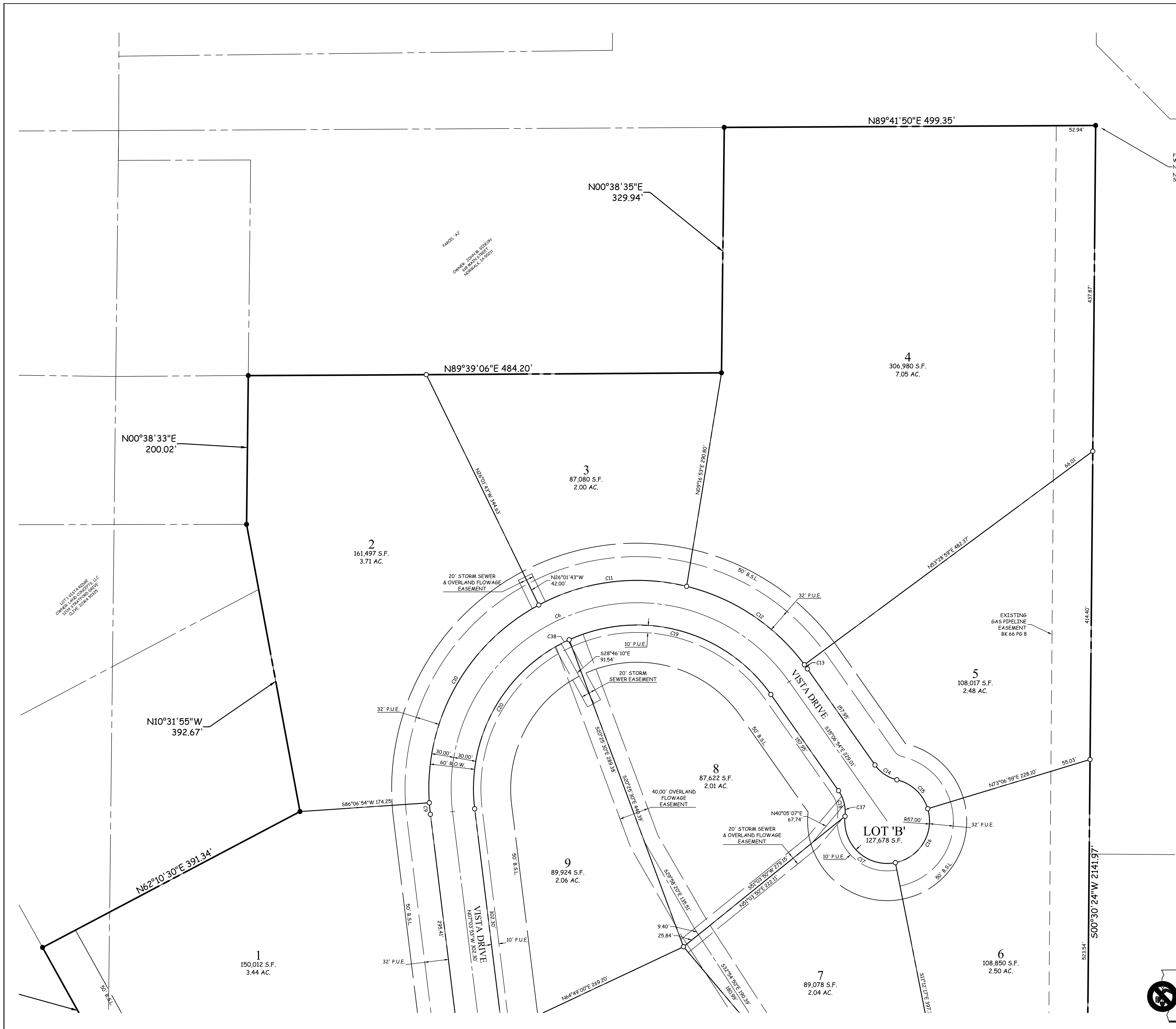
VICINITY SKETCH

NORTH SCALE: 1"=2000'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	020°26'28"	180.00	64.22	32.45	63.88	N79°53'40"E
C2	010°24'23"	1000.00	181.63	91.06	181.38	N84°54'42"E
C3	025°49'55"	800.00	360.68	183.46	357.64	S23°12'27"E
C4	003°13'36"	800.00	45.05	22.53	45.05	S08°40'41"E
C5	029°03'31"	800.00	405.74	207.33	401.40	S21°35'39"E
C6	151°56'59"	250.00	663.01	1000.82	485.09	S68°54'37"W
C7	010°24'23"	970.00	176.18	88.33	175.93	N84°54'42"E
C8	086°46'24"	25.00	37.86	23.63	34.35	N36°19'19"E
C9	003°10'47"	280.00	15.54	7.77	15.54	N05°28'30"W
C10	065°43'31"	280.00	321.19	180.88	303.87	N28°58'39"E
C11	041°55'31"	280.00	204.89	107.27	200.35	N82°48'11"E
C12	039°43'03"	280.00	194.10	101.13	190.23	S56°22'32"E
C13	001°24'07"	280.00	6.85	3.43	6.85	S35°48'58"E
C14	041°36'42"	50.00	36.31	19.00	35.52	S55°55'15"E
C15	059°50'35"	57.00	59.53	32.80	56.86	S46°48'18"E
C16	095°40'44"	57.00	95.18	62.95	84.50	S30°57'21"W
C17	107°42'05"	57.00	107.15	78.03	92.05	N47°21'15"W
C18	041°36'42"	50.00	36.31	19.00	35.52	N14°18'33"W
C19	079°23'00"	220.00	304.81	182.59	281.01	N74°48'24"W
C20	072°33'59"	220.00	278.63	161.51	260.38	S29°13'06"W
C21	029°03'31"	770.00	390.52	199.56	386.35	S21°35'39"E
C22	041°36'42"	50.00	36.31	19.00	35.52	S56°55'45"E
C23	055°24'39"	57.00	55.12	29.93	53.00	S50°01'47"E
C24	110°34'36"	57.00	110.01	82.28	93.71	S32°57'51"W
C25	097°14'09"	57.00	96.73	64.69	85.54	N43°07'47"W
C26	041°36'42"	50.00	36.31	19.00	35.52	N15°19'03"W
C27	013°41'31"	830.00	198.35	99.65	197.87	N29°16'39"W
C28	008°27'06"	830.00	122.43	61.33	122.32	N18°12'20"W
C29	086°18'42"	25.00	37.66	23.44	34.20	N57°08'08"W
C30	010°24'23"	1030.00	187.07	93.80	186.82	S84°54'42"W
C31	006°54'54"	830.00	100.17	50.15	100.11	N10°31'20"W
C32	012°35'37"	2291.83	503.74	252.89	502.73	N70°30'44"E
C33	002°01'44"	2291.83	81.16	40.58	81.15	N77°49'24"E
C34	023°06'41"	623.00	251.30	127.38	249.60	S10°53'56"E
C37	018°24'14"	50.00	16.06	8.10	15.99	N02°42'19"W
C38	003°05'49"	220.00	11.89	5.95	11.89	S63°57'11"W



FINAL PLAT VISTA RIDGE PLAT 2



FNE
W/
NE
NW
SEC

LEGEND	
—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
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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
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REVISIONS: _____

SCALE: 1"=60'

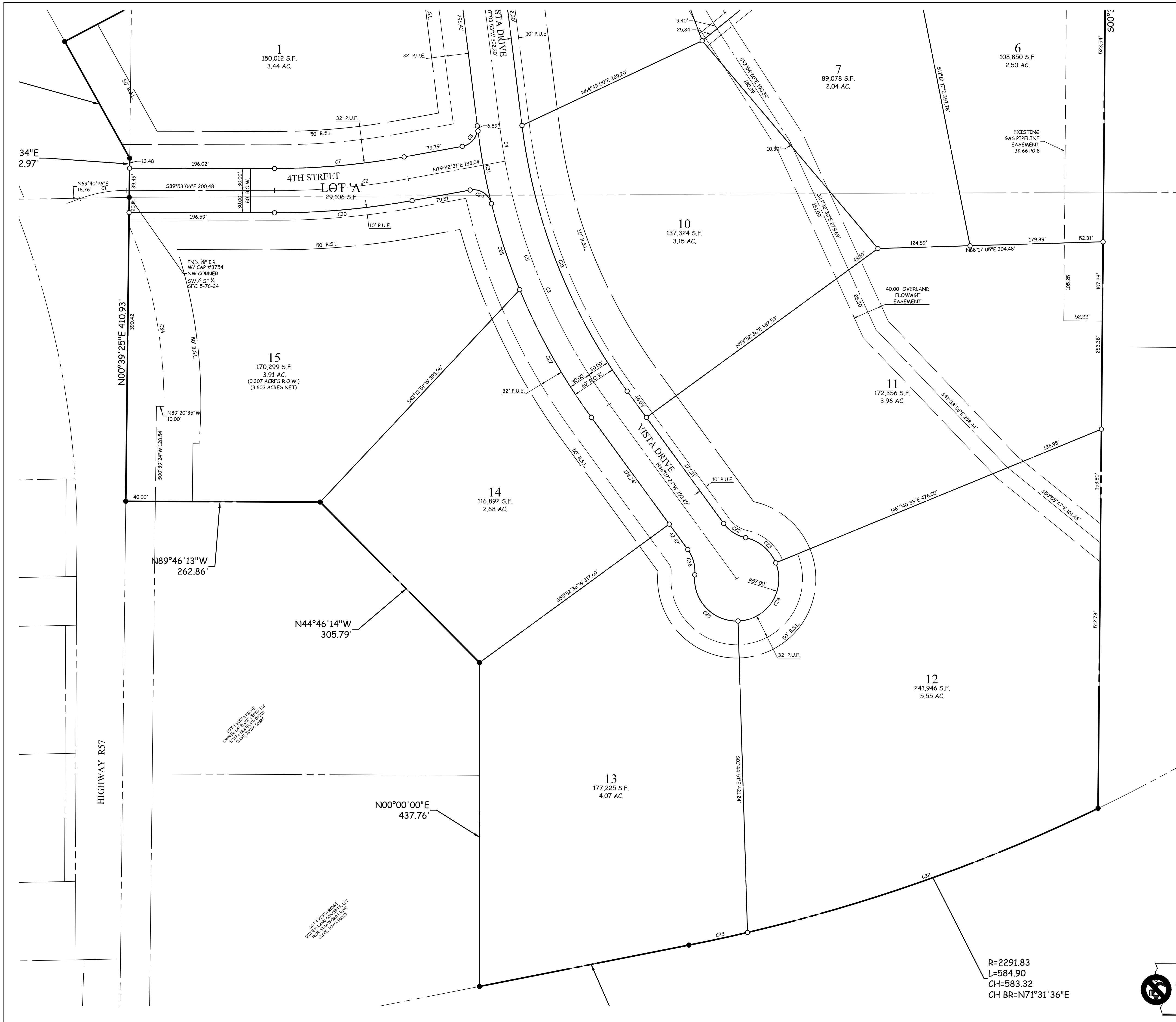
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VISTA RIDGE PLAT 2

JOB NUMBER
**CC
2441**
SHEET
2 OF 3



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SHEET
3 OF 3



R=2291.83
L=584.90
CH=583.32
CH BR=N71°31'36"E

HIGHWAY R57

LOT 1 & VISTA RIDGE
OWNER: JAMES AND KATHY S. SELLER
D.L.C.#: IOWA 80328

LOT 1 & VISTA RIDGE
OWNER: JAMES AND KATHY S. SELLER
D.L.C.#: IOWA 80328

FIND 5/8" I.R.
W/ CAP #3754
NW CORNER
SW 1/4 SE 1/4
SEC. 27-76-24