

FINAL PLAT FOR DEER RUN PLAT 1

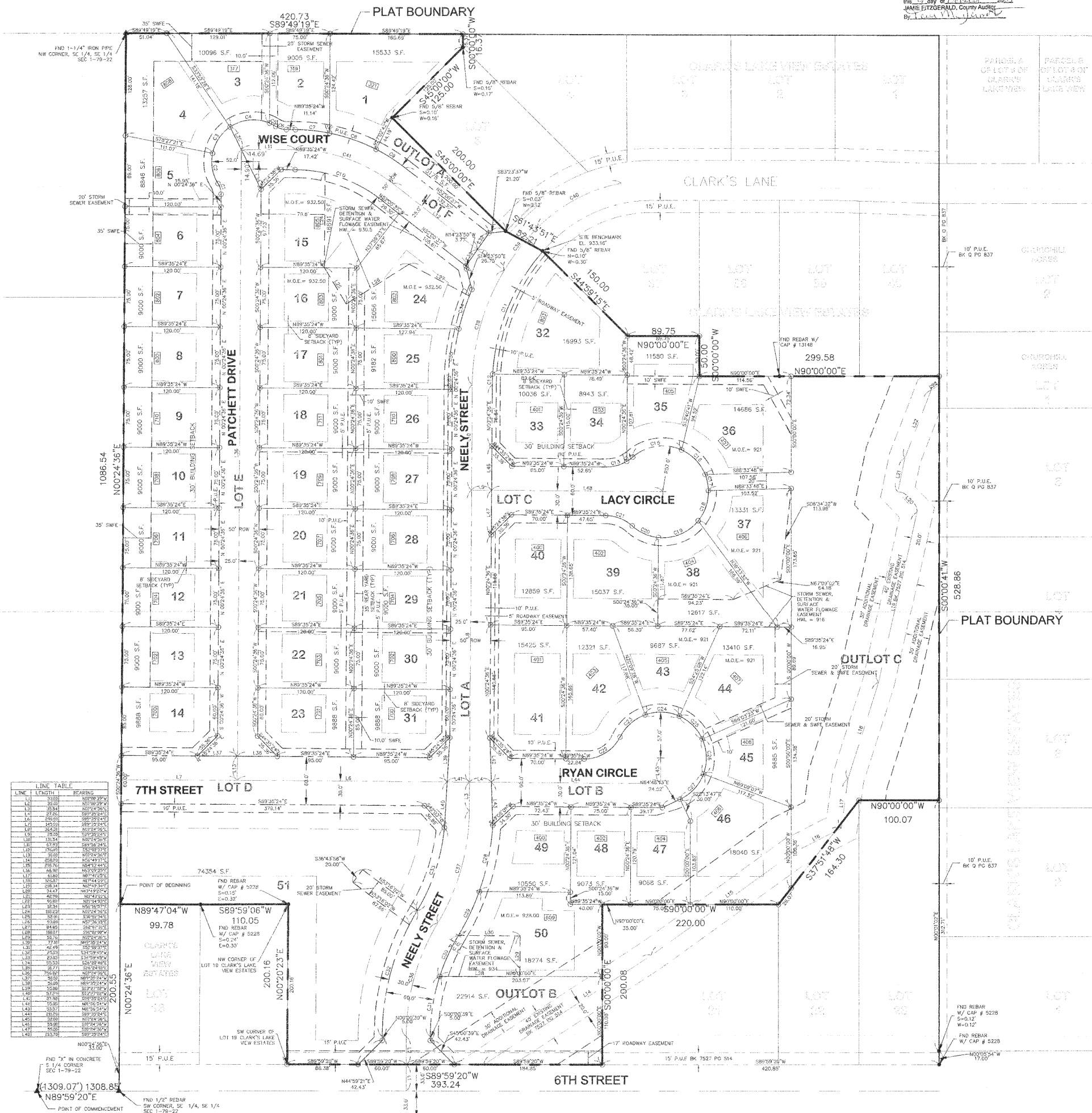
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Recorded: 12/24/2008 at 03:34:17 PM
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PLAT COUNTY: IOWA
FILE#: 2008-002947
12399-785-798

LEGAL DESCRIPTION FOR DEER RUN:

THAT PART OF THE SE 1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, ALSO KNOWN AS A PORTION OF CLARK'S LAKE VIEW ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 1, THENCE N89°59'20"E ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 1, A DISTANCE OF 1308.85' TO THE SW CORNER OF THE SE 1/4 OF SAID SECTION 1; THENCE N00°24'36"E A DISTANCE OF 33' TO THE SW CORNER OF LOT 18 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE N00°24'36"E A DISTANCE OF 200.55' TO THE NW CORNER OF LOT 18 OF SAID CLARK'S LAKE VIEW ESTATES, SAID POINT BEING THE POINT OF BEGINNING.
THENCE N00°24'36"E A DISTANCE OF 1086.64' TO THE NW CORNER OF SAID CLARK'S LAKE VIEW ESTATES, SAID POINT ALSO BEING THE NW CORNER OF THE SE 1/4 OF SECTION 1-79-22; THENCE S89°19'19"E A DISTANCE OF 420.73' TO THE NW CORNER OF LOT 4 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE S00°00'00"W A DISTANCE OF 16.27' TO THE NE CORNER OF LOT 5 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE S45°00'00"W A DISTANCE OF 125.00' TO THE NW CORNER OF LOT 5 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE S45°00'00"W A DISTANCE OF 200.00' TO THE SW CORNER OF LOT 5 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE S61°43'51"E A DISTANCE OF 52.21' TO THE NE CORNER OF LOT 37 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE S44°58'15"E A DISTANCE OF 150.00' TO THE SW CORNER OF LOT 37 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE N90°00'00"E A DISTANCE OF 89.75' TO THE SE CORNER OF LOT 37 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE S00°00'00"W A DISTANCE OF 50.00' TO THE SW CORNER OF LOT 38 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE N80°00'00"E A DISTANCE OF 299.58' TO THE SE CORNER OF LOT 40 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE S00°00'00"W A DISTANCE OF 528.89' TO THE NE CORNER OF LOT 23 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE N90°00'00"W A DISTANCE OF 100.07' TO THE NW CORNER OF LOT 23 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE S37°51'48"W A DISTANCE OF 164.30' TO THE NW CORNER OF LOT 22 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE S90°00'00"W A DISTANCE OF 220.00' TO THE NW CORNER OF LOT 21 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE S00°00'00"E A DISTANCE OF 200.08' TO THE SW CORNER OF LOT 21 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE S89°59'20"W A DISTANCE OF 393.24' TO THE SW CORNER OF LOT 19 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE N00°20'23"E A DISTANCE OF 200.16' TO THE NW CORNER OF LOT 19 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE S89°59'06"W A DISTANCE OF 110.05' TO THE NE CORNER OF LOT 18 OF SAID CLARK'S LAKE VIEW ESTATES; THENCE N89°47'04"W A DISTANCE OF 99.78' TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 21.58 ACRES MORE OR LESS AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

State of Iowa, Polk County ss
I certify that the attached plat name has been approved as being unique to Polk County and this plat has been entered of record in the office of the Polk County Auditor on this day of December, 2008.
JAMES FITZGERALD, County Auditor
By: [Signature]



LINE	LENGTH	BEARING
L1	318.00	S89°59'20"W
L2	35.54	S89°59'20"W
L3	27.25	S89°59'20"W
L4	14.05	S89°59'20"W
L5	48.21	S89°59'20"W
L6	69.93	S89°59'20"W
L7	79.00	S89°59'20"W
L8	21.76	S89°59'20"W
L9	68.86	S89°59'20"W
L10	34.47	S89°59'20"W
L11	40.76	S89°59'20"W
L12	39.91	S89°59'20"W
L13	39.91	S89°59'20"W
L14	39.91	S89°59'20"W
L15	39.91	S89°59'20"W
L16	39.91	S89°59'20"W
L17	39.91	S89°59'20"W
L18	39.91	S89°59'20"W
L19	39.91	S89°59'20"W
L20	39.91	S89°59'20"W
L21	39.91	S89°59'20"W
L22	39.91	S89°59'20"W
L23	39.91	S89°59'20"W
L24	39.91	S89°59'20"W
L25	39.91	S89°59'20"W
L26	39.91	S89°59'20"W
L27	39.91	S89°59'20"W
L28	39.91	S89°59'20"W
L29	39.91	S89°59'20"W
L30	39.91	S89°59'20"W
L31	39.91	S89°59'20"W
L32	39.91	S89°59'20"W
L33	39.91	S89°59'20"W
L34	39.91	S89°59'20"W
L35	39.91	S89°59'20"W
L36	39.91	S89°59'20"W
L37	39.91	S89°59'20"W
L38	39.91	S89°59'20"W
L39	39.91	S89°59'20"W
L40	39.91	S89°59'20"W
L41	39.91	S89°59'20"W
L42	39.91	S89°59'20"W
L43	39.91	S89°59'20"W
L44	39.91	S89°59'20"W
L45	39.91	S89°59'20"W
L46	39.91	S89°59'20"W
L47	39.91	S89°59'20"W
L48	39.91	S89°59'20"W
L49	39.91	S89°59'20"W
L50	39.91	S89°59'20"W

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	BETA
C1	14.15	25.00	12.96	N57°47'27"W	38°25'00"
C2	32.25	25.00	28.28	N107°25'00"W	43°29'00"
C3	41.49	25.00	37.52	N157°47'27"W	44°33'00"
C4	51.74	25.00	46.73	S89°59'20"W	57°09'00"
C5	64.04	25.00	55.93	S89°59'20"W	64°33'00"
C6	78.29	25.00	64.11	S89°59'20"W	72°09'00"
C7	94.50	25.00	71.28	S89°59'20"W	80°00'00"
C8	112.57	25.00	77.44	S89°59'20"W	88°00'00"
C9	132.41	25.00	82.60	S89°59'20"W	96°00'00"
C10	153.92	25.00	86.76	S89°59'20"W	104°00'00"
C11	177.01	25.00	89.93	S89°59'20"W	112°00'00"
C12	202.59	25.00	92.11	S89°59'20"W	120°00'00"
C13	230.67	25.00	93.30	S89°59'20"W	128°00'00"
C14	261.25	25.00	93.50	S89°59'20"W	136°00'00"
C15	294.34	25.00	92.71	S89°59'20"W	144°00'00"
C16	330.94	25.00	90.94	S89°59'20"W	152°00'00"
C17	371.05	25.00	88.21	S89°59'20"W	160°00'00"
C18	415.67	25.00	84.54	S89°59'20"W	168°00'00"
C19	464.81	25.00	80.04	S89°59'20"W	176°00'00"
C20	518.47	25.00	74.82	S89°59'20"W	184°00'00"
C21	576.65	25.00	68.99	S89°59'20"W	192°00'00"
C22	639.35	25.00	62.67	S89°59'20"W	200°00'00"
C23	706.57	25.00	55.98	S89°59'20"W	208°00'00"
C24	778.31	25.00	48.95	S89°59'20"W	216°00'00"
C25	854.57	25.00	41.61	S89°59'20"W	224°00'00"
C26	935.35	25.00	34.00	S89°59'20"W	232°00'00"
C27	1020.65	25.00	26.16	S89°59'20"W	240°00'00"
C28	1110.47	25.00	18.14	S89°59'20"W	248°00'00"
C29	1204.81	25.00	10.00	S89°59'20"W	256°00'00"
C30	1303.67	25.00	1.79	S89°59'20"W	264°00'00"
C31	1407.05	25.00	-6.53	S89°59'20"W	272°00'00"
C32	1514.95	25.00	-14.71	S89°59'20"W	280°00'00"
C33	1627.37	25.00	-23.71	S89°59'20"W	288°00'00"
C34	1744.31	25.00	-33.48	S89°59'20"W	296°00'00"
C35	1865.77	25.00	-43.98	S89°59'20"W	304°00'00"
C36	1991.75	25.00	-55.17	S89°59'20"W	312°00'00"
C37	2122.25	25.00	-67.02	S89°59'20"W	320°00'00"
C38	2257.27	25.00	-79.50	S89°59'20"W	328°00'00"
C39	2396.81	25.00	-92.59	S89°59'20"W	336°00'00"
C40	2540.87	25.00	-106.27	S89°59'20"W	344°00'00"
C41	2689.45	25.00	-120.52	S89°59'20"W	352°00'00"
C42	2842.55	25.00	-135.32	S89°59'20"W	360°00'00"

- MONUMENT SET - 1/2" REBAR CAP #11078
- MONUMENT FOUND (AS NOTED)
- SECTION CORNER FOUND AS NOTED
- (0.00) RECORDED
- 0.30 MEASURED
- STREET ADDRESS
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- S.W.F.E. SURFACE WATER FLOWAGE EASEMENT
- M.O.E. MINIMUM STRUCTURE OPENING ELEVATION
- EXISTING EASEMENT
- EXISTING EASEMENT CENTERLINE
- LOT LINE
- EASEMENT LINE
- BUILDING SETBACK
- RIGHT-OF-WAY
- RIGHT-OF-WAY

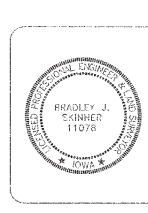
PREPARED FOR EASTERN POLK DEVELOPMENT 5161 MAPLE DRIVE PLEASANT HILL, IA 50327

BENCHMARK NORTHWEST PROPERTY CORNER (5/8" REBAR) OF LOT 37 OF CLARK'S LAKE VIEW ESTATES. E.L. 933.16

ZONING R-3 LOTS 1-50 R-3 LOT 51

SETBACKS FRONT = 30' REAR = 35' SIDES = 8'

- ### NOTES
- LOTS A, B, C, D, E & F ARE HEREBY DEDICATED TO THE CITY OF MITCHELLVILLE, IOWA FOR PUBLIC STREET RIGHT-OF-WAY.
 - LOT CORNER MONUMENTS SHOWN AS BEING SET SHALL BE SET WITHIN (1) YEAR AFTER THE RECORDING OF THIS PLAT DEPENDENT ON CONSTRUCTION COMPLETION. SET MONUMENTS ARE DESCRIBED AS A 24-INCH LONG, 1/2-INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP BEARING "PLS 11078".
 - THERE IS A MINIMUM STRUCTURE OPENING ELEVATION FOR LOTS 15,16,24,36,38,43,44, & 50. THE MINIMUM STRUCTURE OPENING ELEVATION IS THE LOWEST ELEVATION RECOMMENDED FOR A STRUCTURE OPENING ON THE SPECIFIED LOT. ADJACENT GRADING SHOULD ALLOW EXCESSIVE DRAINAGE TO PASS PRIOR TO REACHING THIS ELEVATION RELATIVE TO THE BENCHMARK PROVIDED HEREON.
 - RECENT GRADING AND UTILITY WORK HAS BEEN PERFORMED ON THIS SITE. A SOILS ANALYSIS AND FOUNDATION DESIGN IS RECOMMENDED FOR ANY STRUCTURE PROPOSED ON THIS PROPERTY.
 - OUTLOTS A, B & C ARE HEREBY DEDICATED TO THE CITY OF MITCHELLVILLE FOR THE PURPOSES OF STORM SEWER, STORM WATER MANAGEMENT, & OPEN SPACE.
 - THE INSTALLATION OF A FOUR FOOT CONCRETE WALK WILL BE REQUIRED BY THE HOMEOWNER WITH THE DEVELOPMENT OF EACH LOT. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING THE HANDICAPPED CURB RAMPS AT EACH INTERSECTION.



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED 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.

[Signature]
BRADLEY J. KINNER
DEC 31 2008
RENEWAL DATE: DEC 31, 2008
SHEETS COVERED BY THIS SEAL: 1 OF 1

8/20/07
DATE

Missman
STANLEY & ASSOCIATES, P.C.

11167 Aurora Avenue, Urbandale, Iowa 50322
(515) 331-6670 FAX (515) 331-6673

FINAL PLAT
DEER RUN
MITCHELLVILLE, IOWA

Missman Project No.: 0551009
Date: 08.02.07
Drawn By: TCB
Checked By: JTS

1 OF 1