

INDEX LEGEND

LOCATION: PT. LOT 2 O.P. NW FRL1/4 & N1/2 SW1/4 SEC 1-80-25
REQUESTOR: KIMBERLY DEVELOPMENT CORPORATION
PROPRIETOR: KIMBERLY DEVELOPMENT CORPORATION

SURVEYOR: LOUIS M. KELEHAN
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: CIVIL DESIGN ADVANTAGE

CROSSROADS AT THE LAKES PLAT 2
FINAL PLAT

OWNER / DEVELOPER: KIMBERLY DEVELOPMENT CORPORATION
ENGINEER / SURVEYOR: CIVIL DESIGN ADVANTAGE
DATE OF SURVEY: FEBRUARY 3, 2017

PLAT DESCRIPTION: A PART OF LOT 2 OF THE 'OFFICIAL PLAT OF THE NORTHWEST FRACTIONAL QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1 TOWN 80-RANGE 25'...

Table with 10 columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Contains curve data for curves C1 through C57.

BEGINNING AT THE NORTHEAST CORNER OF LOT 14, PINE RIDGE ESTATES, AN OFFICIAL PLAT IN SAID CITY OF POLK CITY; THENCE SOUTH 89°46'40" WEST ALONG THE NORTHERLY LINE OF SAID PINE RIDGE ESTATES...

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- 1. SET MONUMENTATION SHALL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THE PLAT IS RECORDED OR PRIOR TO CITY COUNCIL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS...

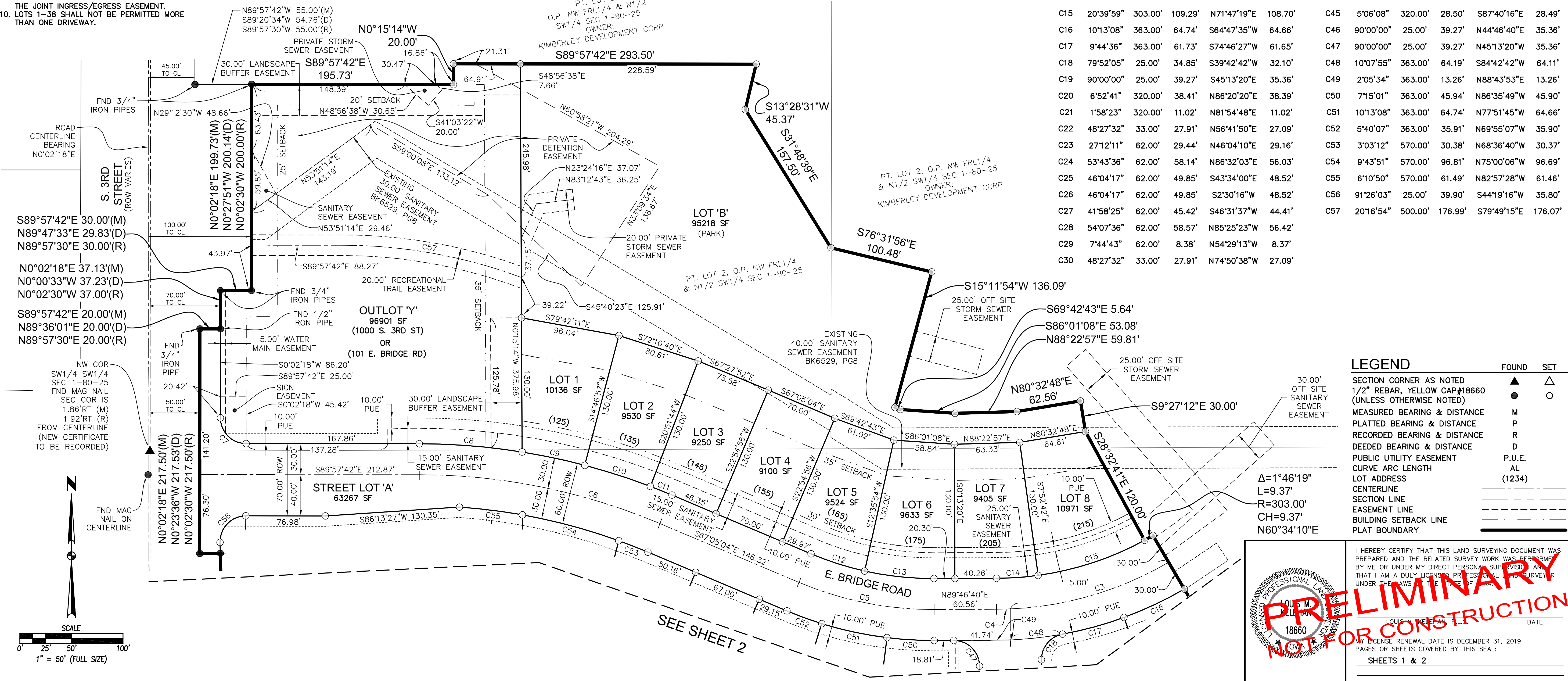
ZONING

PLANNED UNIT DEVELOPMENT (PUD), C-2 & C-2(R)

BULK REGULATIONS

- LOTS 1-38: MINIMUM LOT AREA = 8,000 SF, MINIMUM LOT WIDTH = 65 FT. SETBACKS: FRONT YARD = 30 FT, REAR YARD = 35 FT, SIDE YARD = 7 FT.

USES ON OUTLOT 'Z': USE SHALL BE RESTRICTED TO BUSINESS AND PROFESSIONAL OFFICES; MEDICAL OFFICE AND HEALTH CLINICS; STUDIOS - MUSIC, PHOTOGRAPHIC, DANCE AND FITNESS CENTERS; AND EDUCATION - CHILD CARE, INCLUDING DAYCARE CENTERS AND PRE-SCHOOLS...



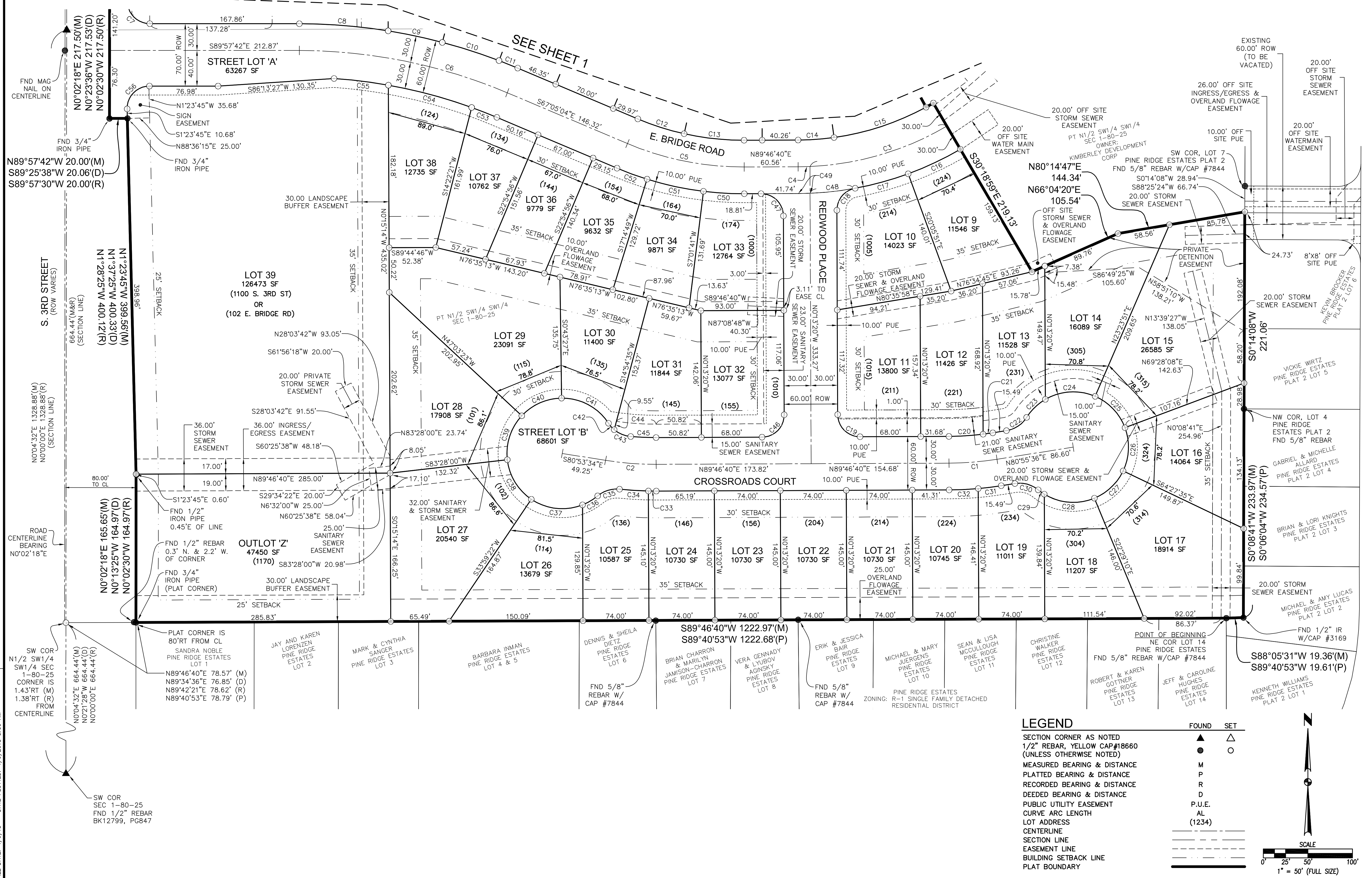
LEGEND table with columns FOUND and SET. Lists symbols for section corners, bearings, distances, easements, and boundaries.

Professional seal for Louis M. Kelehan, Surveyor No. 18660. Includes text: '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 'PRELIMINARY NOT FOR CONSTRUCTION' stamp.

Vertical title block on the right side containing project name 'CROSSROADS AT THE LAKES PLAT 2 FINAL PLAT', location 'POLK CITY, IOWA', contact info for Civil Design Advantage, and revision dates.

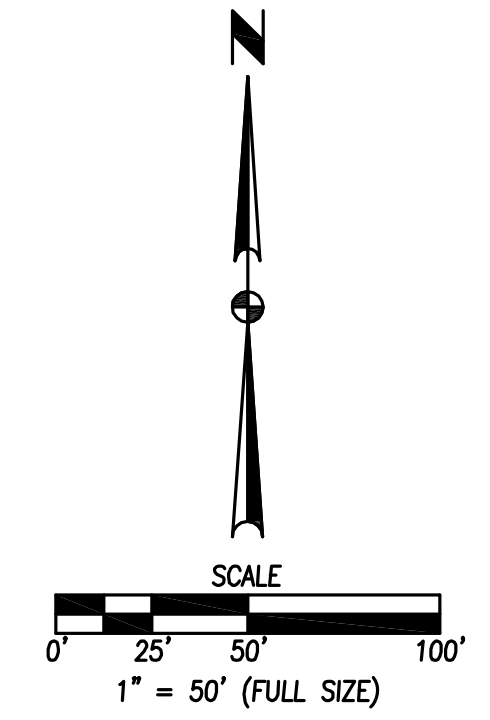
CROSSROADS AT THE LAKES PLAT 2

FINAL PLAT



LEGEND

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|--------|--------|
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| DATE | REVISIONS |
|----------|------------------|
| 02/14/18 | FOURTH SUBMITTAL |
| 02/09/18 | THIRD SUBMITTAL |
| 02/02/18 | SECOND SUBMITTAL |
| 12/15/17 | FIRST SUBMITTAL |

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PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: ENGINEER: EKO



POLK CITY, IOWA

CROSSROADS AT THE LAKES PLAT 2
FINAL PLAT

1708.469