

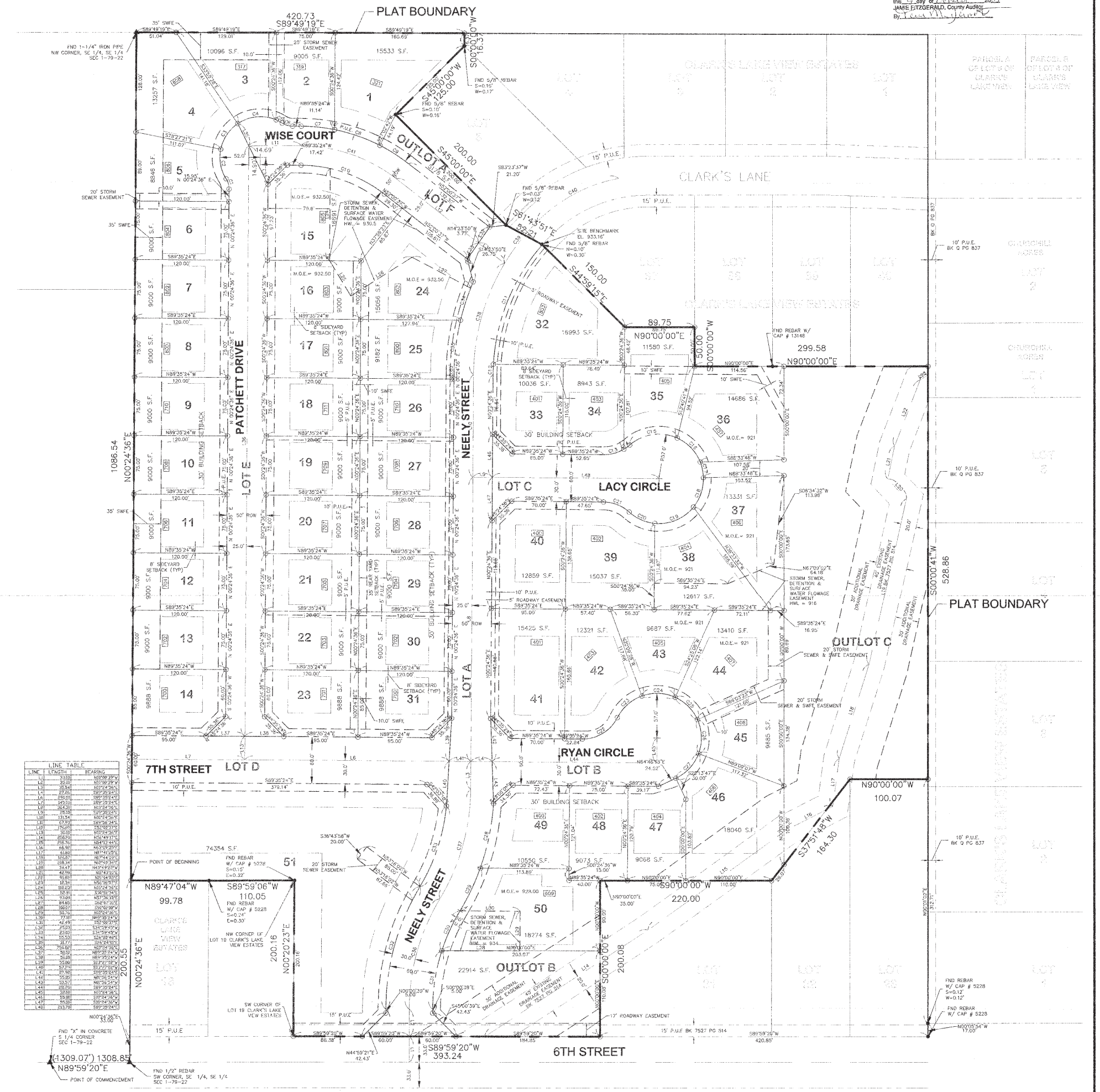
FINAL PLAT FOR DEER RUN PLAT 1

Doc ID: 002430014 Tract PLT
 Record: 10/24/2007 at 03:34:17 PM
 Fee Amt: \$97.00 Page 1 of 14
 Plat County: Linn
 File #: 2008-002947
 PL 12399 785-798

LEGAL DESCRIPTION FOR DEER RUN:

THAT PART OF THE SE ¼ 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 ¼ CORNER OF SAID SECTION 1, THENCE N89°59'20"E ALONG THE SOUTH LINE OF THE SE ¼ OF SAID SECTION 1, A DISTANCE OF 1308.85' TO THE SW CORNER OF THE SE ¼ OF THE SE ¼ 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 ¼ 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 NW 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 184.30' 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 the plat has been entered of record in the office of the Polk County Auditor this 11th day of October, 2007
 JAMES FITZGERALD, County Auditor
 By: _____



LINE TABLE

LINE	LENGTH	BEARING
L1	1308.85	N89°59'20"W
L2	33.00	N00°24'36"E
L3	200.55	N00°24'36"E
L4	1086.64	N00°24'36"E
L5	420.73	S89°19'19"E
L6	16.27	S00°00'00"W
L7	125.00	S45°00'00"W
L8	200.00	S45°00'00"W
L9	52.21	S61°43'51"E
L10	150.00	S44°58'15"E
L11	89.75	N90°00'00"E
L12	50.00	S00°00'00"W
L13	299.58	N80°00'00"E
L14	100.07	S00°00'00"W
L15	184.30	S37°51'48"W
L16	220.00	S90°00'00"W
L17	200.08	S00°00'00"E
L18	393.24	S89°59'20"W
L19	200.16	N00°20'23"E
L20	110.05	S89°59'06"W
L21	99.78	N89°47'04"W

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	14.15	23.00	12.96	N85°47'37"W	88°28'00"
C2	32.20	52.00	28.39	N81°24'55"W	43°20'00"
C3	49.49	77.00	41.97	N75°45'29"W	24°44'00"
C4	51.74	79.00	48.63	S84°26'51"W	57°03'00"
C5	64.44	95.00	58.83	N64°15'12"W	36°04'00"
C6	14.15	23.00	12.96	S73°28'51"E	36°28'00"
C7	42.87	69.00	38.93	N84°07'44"W	51°22'00"
C8	49.49	77.00	41.97	N89°44'51"W	58°44'00"
C9	51.74	79.00	48.63	S89°39'24"E	57°03'00"
C10	64.44	95.00	58.83	N84°15'12"E	36°04'00"
C11	14.15	23.00	12.96	N54°18'46"E	18°29'49"
C12	32.20	52.00	28.39	N43°58'31"W	9°33'37"
C13	49.49	77.00	41.97	N33°38'16"W	5°38'44"
C14	51.74	79.00	48.63	N23°18'01"W	3°14'44"
C15	64.44	95.00	58.83	N12°57'46"W	1°50'44"
C16	14.15	23.00	12.96	N02°37'31"W	0°26'44"
C17	32.20	52.00	28.39	N92°17'16"W	0°02'44"
C18	49.49	77.00	41.97	N81°57'01"W	0°00'00"
C19	51.74	79.00	48.63	N71°36'46"W	0°00'00"
C20	64.44	95.00	58.83	N61°16'31"W	0°00'00"
C21	14.15	23.00	12.96	N50°56'16"W	0°00'00"
C22	32.20	52.00	28.39	N40°36'01"W	0°00'00"
C23	49.49	77.00	41.97	N30°15'46"W	0°00'00"
C24	51.74	79.00	48.63	N19°55'31"W	0°00'00"
C25	64.44	95.00	58.83	N9°35'16"W	0°00'00"
C26	14.15	23.00	12.96	N09°15'01"W	0°00'00"
C27	32.20	52.00	28.39	N08°54'46"W	0°00'00"
C28	49.49	77.00	41.97	N08°34'31"W	0°00'00"
C29	51.74	79.00	48.63	N08°14'16"W	0°00'00"
C30	64.44	95.00	58.83	N07°54'01"W	0°00'00"
C31	14.15	23.00	12.96	N07°33'46"W	0°00'00"
C32	32.20	52.00	28.39	N07°13'31"W	0°00'00"
C33	49.49	77.00	41.97	N06°53'16"W	0°00'00"
C34	51.74	79.00	48.63	N06°33'01"W	0°00'00"
C35	64.44	95.00	58.83	N06°12'46"W	0°00'00"
C36	14.15	23.00	12.96	N05°52'31"W	0°00'00"
C37	32.20	52.00	28.39	N05°32'16"W	0°00'00"
C38	49.49	77.00	41.97	N05°12'01"W	0°00'00"
C39	51.74	79.00	48.63	N04°51'46"W	0°00'00"
C40	64.44	95.00	58.83	N04°31'31"W	0°00'00"
C41	14.15	23.00	12.96	N04°11'16"W	0°00'00"
C42	32.20	52.00	28.39	N03°51'01"W	0°00'00"
C43	49.49	77.00	41.97	N03°30'46"W	0°00'00"
C44	51.74	79.00	48.63	N03°10'31"W	0°00'00"
C45	64.44	95.00	58.83	N02°50'16"W	0°00'00"
C46	14.15	23.00	12.96	N02°30'01"W	0°00'00"
C47	32.20	52.00	28.39	N02°09'46"W	0°00'00"
C48	49.49	77.00	41.97	N01°49'31"W	0°00'00"
C49	51.74	79.00	48.63	N01°29'16"W	0°00'00"
C50	64.44	95.00	58.83	N01°09'01"W	0°00'00"

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

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.

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

DATE 8/20/07

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.

BRADLEY J. KINNER
 11078

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



LOT INFORMATION

LOT NUMBER	LOT ADDRESS	LOT AREA (SQ. FT)
1	817 WHITETAIL COURT NE	18795
2	815 WHITETAIL COURT NE	17980
3	813 WHITETAIL COURT NE	17502
4	811 WHITETAIL COURT NE	47426
5	809 WHITETAIL COURT NE	56806
6	810 WHITETAIL COURT NE	31487
7	812 WHITETAIL COURT NE	13499
8	814 WHITETAIL COURT NE	12849
9	816 WHITETAIL COURT NE	16380
10	815 FAWN COURT NE	17021
11	813 FAWN COURT NE	13589
12	811 FAWN COURT NE	63266
13	810 FAWN COURT NE	86448
14	812 FAWN COURT NE	14865
15	814 FAWN COURT NE	15217
16	415 COYOTE STREET NE	9750
17	417 COYOTE STREET NE	9750
18	501 COYOTE STREET NE	8450
19	503 COYOTE STREET NE	8450
20	505 COYOTE STREET NE	8450
21	507 COYOTE STREET NE	8450
22	509 COYOTE STREET NE	8450
23	511 COYOTE STREET NE	8450
24	513 COYOTE STREET NE	8450
25	515 COYOTE STREET NE	8424
26	517 COYOTE STREET NE	11787
27	520 ELKHORN STREET NE	9323
28	518 ELKHORN STREET NE	6500
29	516 ELKHORN STREET NE	6500
30	514 ELKHORN STREET NE	6500
31	512 ELKHORN STREET NE	6795
32	510ELKHORN STREET NE	6760
33	508 ELKHORN STREET NE	6760
34	506 ELKHORN STREET NE	6760
35	504 ELKHORN STREET NE	6760
36	502 ELKHORN STREET NE	6760
37	500 ELKHORN STREET NE	6760
38	501 ELKHORN STREET NE	7104
39	503 ELKHORN STREET NE	7107
40	505 ELKHORN STREET NE	7108
41	507 ELKHORN STREET NE	6974
42	509 ELKHORN STREET NE	6977
43	511 ELKHORN STREET NE	6979
44	513 ELKHORN STREET NE	6982
45	515 ELKHORN STREET NE	6985
46	517 ELKHORN STREET NE	6988
47	519 ELKHORN STREET NE	6991
48	521 ELKHORN STREET NE	10294

- LOT TYPE**
- STANDARD
 - DAYLIGHT
 - WALKOUT
- SETBACKS**
- FRONT: 25 FEET
 REAR: 25 FEET
 SIDE: 10 FEET (5' ON EACH SIDE)

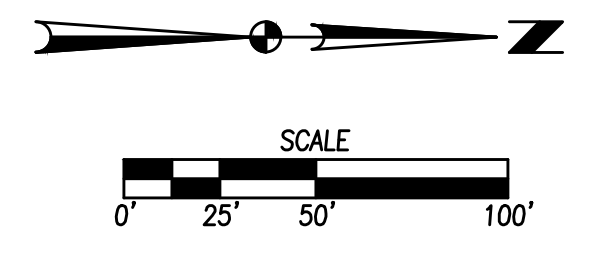
NOTE:

- BUILDABLE WIDTHS ARE MEASURED FROM THE FRONT OF SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT.



FILE: H:\2021\210313\210313-SALES PLAT-SOLDING
 COMMENT: SALES PLAT - SOLDING
 PLOTTED BY: EKO
 DATE: 8/16/2023 11:26 AM

DATE		REVISIONS		MODIFIED		MODIFIED		PREPARED		
			DEER RUN PLAT 3 SALES PLAT							
			CIVIL DESIGN ADVANTAGE							
			MITCHELLVILLE, IOWA							
			4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410							
			ENGINEER: EKO							
			TECH: MST							



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