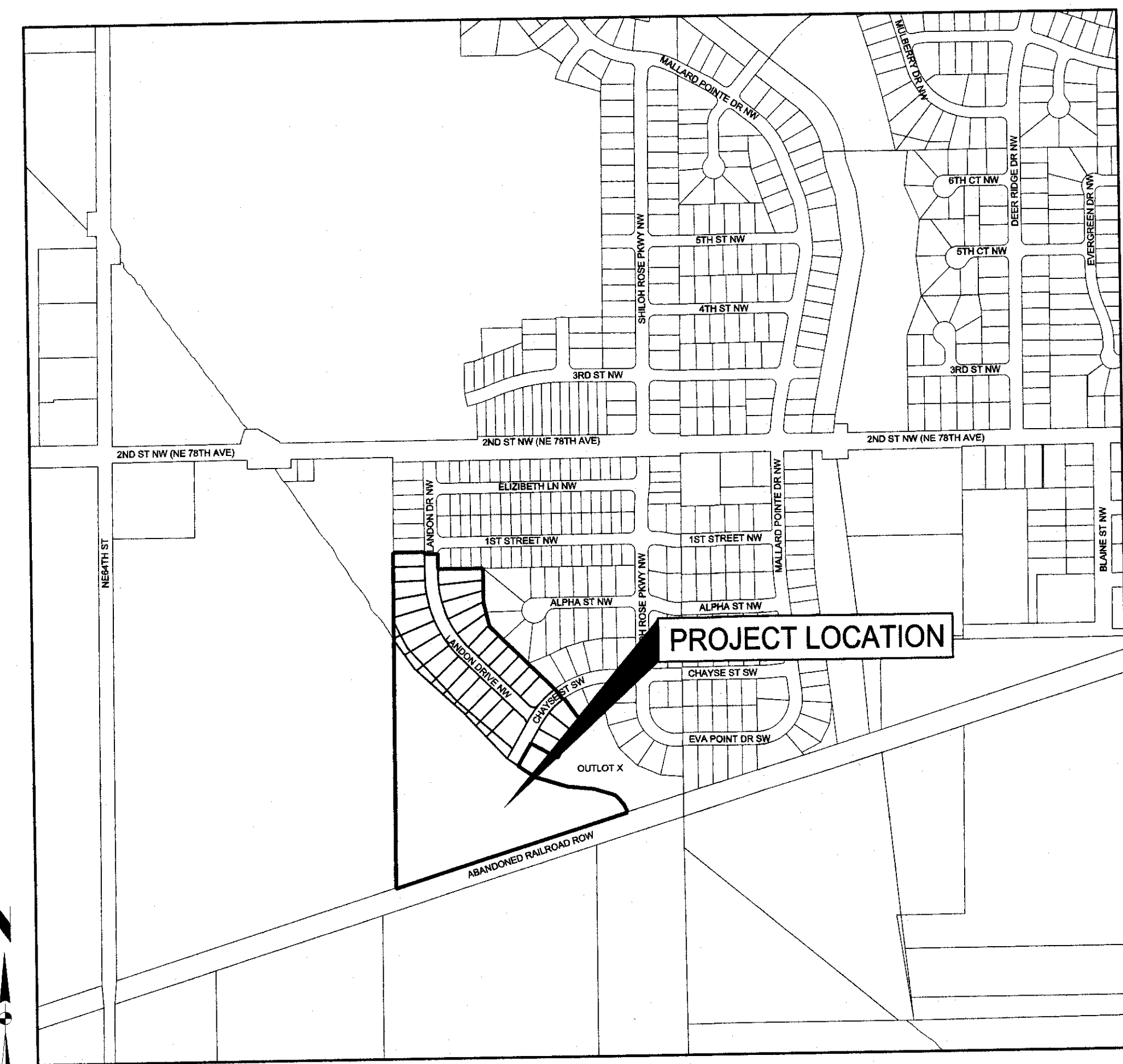


QUAIL RUN PLAT 2 FINAL PLAT

Doc ID: 035904600014 Type: PLT
Kind: PLAT
Recorded: 11/24/2020 at 03:08:13 PM
Page: 1 of 14
File: 2020-00060157
PLK County Iowa
JULIE H. HAGGERTY RECORDER
FILE# 2020-00060157
BK 18214 Pg 34-47

AREA ABOVE RESERVED FOR RECORDER
INDEX LEGEND
SURVEYOR'S NAME / RETURN TO:
ERIN GRIFFIN
SNYDER & ASSOCIATES, INC.
4727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. 1/2 NW 1/4
SEC. 36-80-23
REQUESTED BY:
QUAIL RUN LLC



1"=500'

VICINITY MAP

PLAT DESCRIPTION

A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, LYING NORTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 126, QUAIL RUN PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°41'05" EAST ALONG THE WEST LINE OF SAID QUAIL RUN PLAT 1, A DISTANCE OF 144.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 126; THENCE SOUTH 00°18'55" EAST CONTINUING ALONG THE SAID WEST LINE, 9.84 FEET TO THE SOUTHWEST CORNER OF STREET LOT "A"; THENCE NORTH 89°41'05" EAST CONTINUING ALONG SAID WEST LINE, 60.00 FEET TO THE SOUTHEAST CORNER OF STREET LOT "A"; THENCE SOUTH 00°18'55" EAST CONTINUING ALONG SAID WEST LINE, 70.00 FEET TO THE SOUTHWEST CORNER LOT 58; THENCE NORTH 89°41'05" EAST CONTINUING ALONG SAID WEST LINE, 205.65 FEET TO THE NORTHWEST CORNER OF LOT 117; THENCE SOUTH 00°18'55" EAST CONTINUING ALONG SAID WEST LINE, 156.73 FEET; THENCE SOUTH 13°08'16" EAST CONTINUING ALONG SAID WEST LINE, 111.51 FEET; THENCE SOUTH 45°18'55" EAST CONTINUING ALONG SAID WEST LINE, 414.86 FEET TO THE NORTHWEST CORNER OF STREET LOT "G"; THENCE SOUTH 36°41'41" EAST CONTINUING ALONG SAID WEST LINE, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID STREET LOT "G"; THENCE NORTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 7.14 FEET AND WHOSE CHORD BEARS NORTH 53°51'30" EAST, 7.14 FEET TO THE NORTHWEST CORNER OF LOT 101; THENCE SOUTH 35°35'19" EAST CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 101 AND ALSO A NORTHERLY CORNER OF OUTLOT "X"; THENCE SOUTH 47°02'36" WEST CONTINUING ALONG SAID WEST LINE, 58.99 FEET; THENCE SOUTH 32°47'58" WEST CONTINUING ALONG SAID WEST LINE, 64.19 FEET; THENCE SOUTH 29°41'05" WEST CONTINUING ALONG SAID WEST LINE, 75.00 FEET; THENCE NORTH 60°18'55" WEST CONTINUING ALONG SAID WEST LINE, 140.00 FEET; THENCE SOUTH 29°41'05" WEST CONTINUING ALONG SAID WEST LINE, 119.90 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "X"; THENCE SOUTH 54°46'09" EAST CONTINUING ALONG SAID WEST LINE, 91.47 FEET; THENCE SOUTH 72°47'59" EAST CONTINUING ALONG SAID WEST LINE, 156.16 FEET; THENCE SOUTH 83°50'19" EAST CONTINUING ALONG SAID WEST LINE, 121.91 FEET; THENCE SOUTH 73°00'36" EAST CONTINUING ALONG SAID WEST LINE, 104.92 FEET; THENCE SOUTH 41°32'35" EAST CONTINUING ALONG SAID WEST LINE, 54.56 FEET; THENCE SOUTH 24°20'38" EAST CONTINUING ALONG SAID WEST LINE, 42.76 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "X" AND THE SOUTHWEST CORNER OF SAID QUAIL RUN PLAT 1; THENCE SOUTH 72°42'26" WEST, 115.82 FEET TO THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 1; THENCE NORTH 00°18'03" EAST ALONG SAID WEST LINE, 1540.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.32 ACRES (928,822 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER
QUAIL RUN LLC
2400 86TH ST
URBANDALE, IA 50322
CONTACT: SCOTT TEMPLE (515)276-3456

ZONING
EXISTING: PUD

BULK REGULATIONS
SINGLE FAMILY BULK REGULATIONS
65' WIDE X 120' DEEP
7,500 SF MINIMUM
30' FRONT YARD SETBACK
5' SIDE YARD SETBACK / 10' TOTAL (1 OR 1.5 STORY)
7' SIDE YARD SETBACK / 14' TOTAL (2 STORY)
35' REAR YARD SETBACK

ACRES
PT. NE 1/4, NW 1/4 10.90 ACRES
PT. SE 1/4, NW 1/4 10.42 ACRES

NOTES

1. THE USE OF ANY PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT AND ANY SUBORDINATE USER OF THE PUBLIC UTILITY EASEMENT MUST RELOCATE ITS FACILITY WHEN NECESSARY TO ACCOMMODATE THE CITY OF BONDURANT'S USE OF THIS EASEMENT.

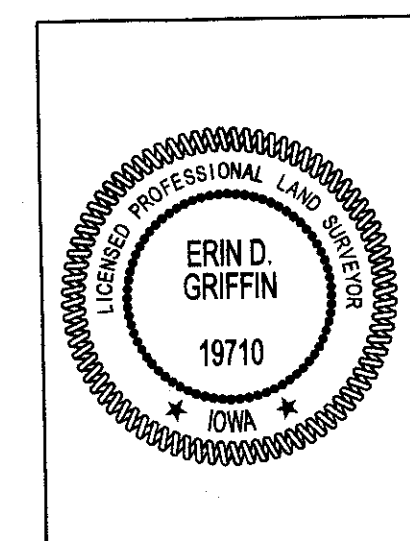
CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	1°54'49" LT	530.00'	17.70'	8.85'	S 1°16'19" E 17.70'
A-2	6°38'37" LT	530.00'	61.45'	30.76'	S 5°33'02" E 61.42'
A-3	6°38'35" LT	530.00'	61.45'	30.76'	S 12°11'38" E 61.41'
A-4	7°09'09" LT	530.00'	66.16'	33.12'	S 19°05'29" E 66.12'
A-5	7°09'10" LT	530.00'	66.16'	33.13'	S 26°14'39" E 66.12'
A-6	7°09'10" LT	530.00'	66.16'	33.13'	S 33°23'48" E 66.12'
A-7	7°09'10" LT	530.00'	66.16'	33.13'	S 40°32'58" E 66.12'
A-8	1°11'22" LT	530.00'	11.00'	5.50'	S 44°43'14" E 11.00'
A-9	45°00'00" LT	500.00'	392.70'	207.11'	S 22°48'55" E 382.68'
A-10	1°04'40" RT	470.00'	8.84'	4.42'	N 44°46'35" W 8.84'
A-11	9°44'38" RT	470.00'	79.93'	40.06'	N 39°21'56" W 79.83'
A-12	9°53'52" RT	470.00'	78.18'	39.18'	N 29°43'41" W 78.09'
A-13	9°53'31" RT	470.00'	81.14'	40.67'	N 20°00'59" W 81.04'
A-14	9°53'00" RT	470.00'	81.07'	40.64'	N 10°07'44" W 80.97'
A-15	4°52'19" RT	470.00'	39.96'	19.99'	N 2°45'04" W 39.95'
A-16	45°00'00" RT	530.00'	416.25'	219.53'	N 22°48'55" W 405.64'
A-17	45°00'00" LT	470.00'	369.14'	194.68'	S 22°48'55" E 359.72'
B-1	95°44'43" RT	25.00'	41.78'	27.64'	S 7°48'55" E 30.44'
B-2	23°37'14" RT	400.00'	164.90'	83.64'	S 86°48'44" W 37.08'
D-1	14°21'57" RT	430.00'	107.81'	54.19'	N 41°29'42" E 163.74'
D-2	23°37'14" RT	370.00'	152.53'	77.37'	N 45°07'21" E 107.53'
D-3	9°59'26" RT	370.00'	64.52'	32.34'	N 41°29'42" E 151.146'
D-4	14°44'10" RT	370.00'	95.16'	47.84'	N 34°40'48" E 64.43'
D-5	23°37'14" RT	430.00'	177.27'	89.91'	N 47°02'36" E 94.90'
D-6	9°15'17" LT	430.00'	69.46'	34.80'	N 41°29'42" E 176.02'
D-7	23°37'14" RT	400.00'	164.90'	83.64'	S 34°16'44" W 69.38'
F-1	24° 20' 32" LT	225.00'	95.59'	48.53'	N 41°29'42" E 163.74'
					S 78° 08' 39" E 94.87'

LEGEND

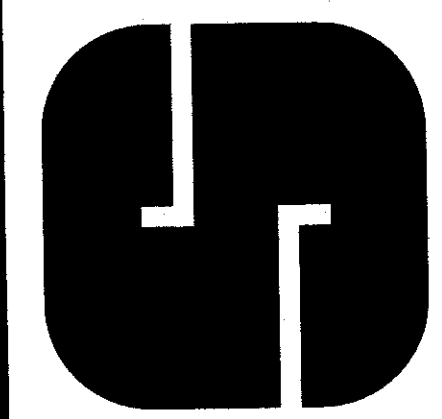
Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊙	⊞
Control Point	●	○
Bench Mark	■	□
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	---	---
Section Line	---	---
1/4 Section Line	---	---
1/4 1/4 Section Line	---	---
Easement Line	---	---

RES. 201116-334
APPROVED
Date: November 16, 2020
Name: Erin D. Griffin
City Clerk



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.
Erin D. Griffin, PLS
11/18/20
Date
License Number 19710
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal:
Sheets 1 & 2 of 2

QUAIL RUN PLAT 2
FINAL PLAT



Project No: 118.0175

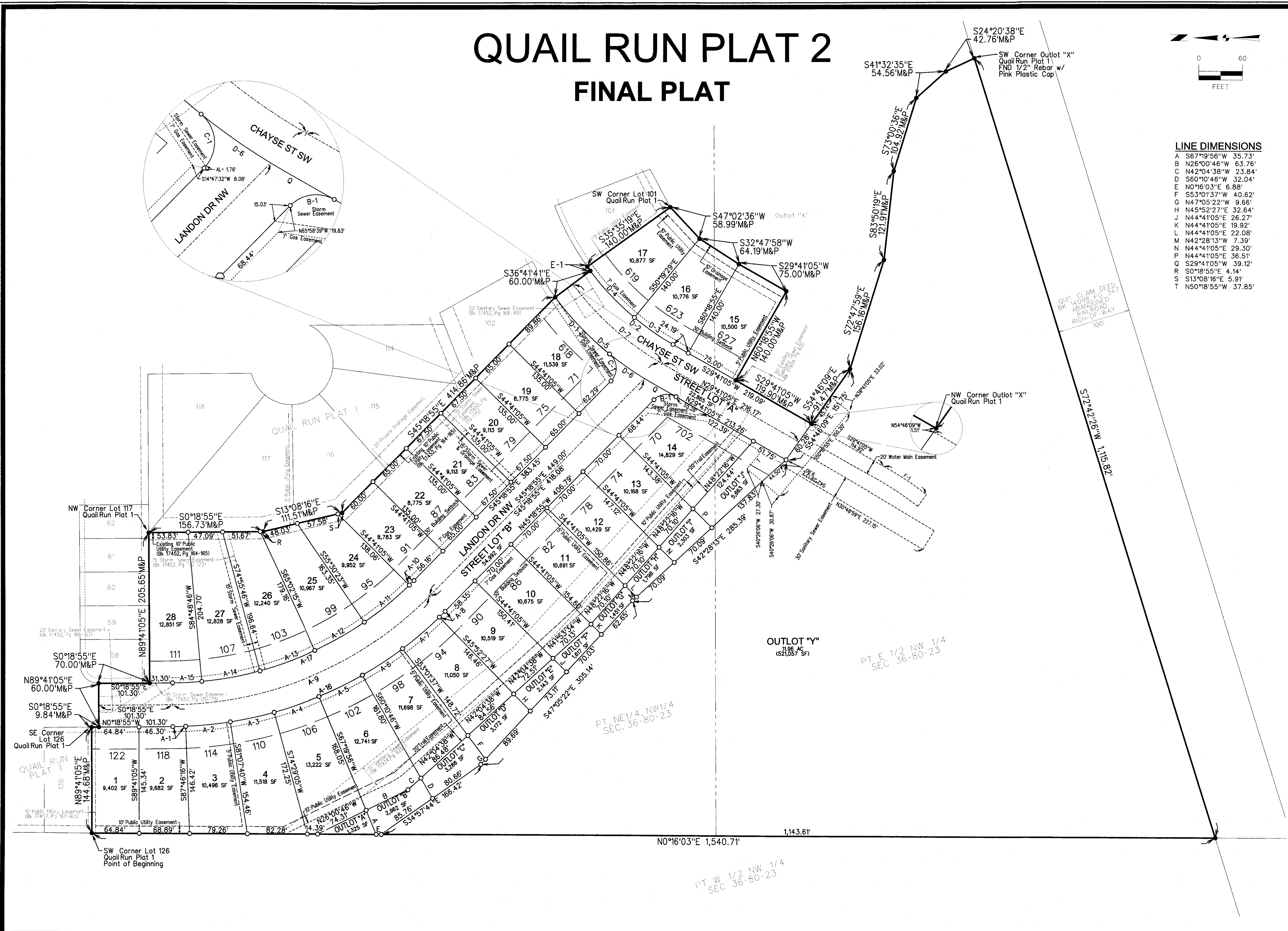
Sheet 1 of 2

Sheet 1 of 2
Project No: 118.0175

BONDURANT, IA
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

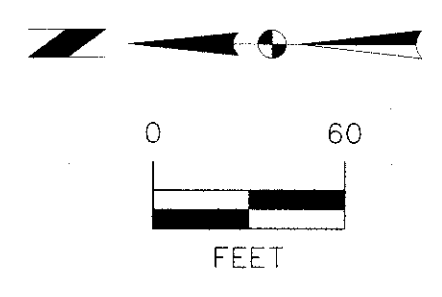
SNYDER & ASSOCIATES, INC.

QUAIL RUN PLAT 2 FINAL PLAT



LINE DIMENSIONS

A	S67°19'56"W	35.73'
B	N26°00'46"W	63.76'
C	N42°04'38"W	23.84'
D	S60°10'46"W	32.04'
E	N0°16'03"E	6.88'
F	S53°01'37"W	40.62'
G	N47°05'22"W	9.66'
H	N45°52'27"E	32.64'
J	N44°41'05"E	26.27'
K	N44°41'05"E	19.92'
L	N44°41'05"E	22.08'
M	N42°28'13"W	7.39'
N	N44°41'05"E	29.30'
P	N44°41'05"E	36.51'
Q	S29°41'05"W	39.12'
R	S0°18'55"E	4.14'
S	S13°08'16"E	5.91'
T	N50°18'55"W	37.85'



MARK	EDC	EDG	BY
1	AS PER CITY COMMENTS	11/03/20 KMM	
REVISION	DATE	BY	
1	AS PER CITY COMMENTS	11/03/20 KMM	
EDC	Checked By:	EDG	Scale: 1"=60'
JDP	Checked By:	JDP	Field Bk: Pg.
JDP	Date:	10-15-20	Project No: 118.0175
JDP	Technician:	JDP	Sheet 2 of 2

QUAIL RUN PLAT 2
FINAL PLAT

BONDURANT, IA

SNYDER & ASSOCIATES, INC.

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Project No: 118.0175
Sheet 2 of 2