

Doc ID: 20190107144 Type: PLT
Kind: PLT
Recorded: 06/11/2020 at 11:07:28 AM
Fee Amt: \$67.00 Page 1 of 13
POLK COUNTY IOWA
JULIE M. HAGBERTY RECORDER
FILE# 2019-00107144
BK 17884 PG 154.166

INDEX LEGEND	
CITY: ALTOONA	COUNTY: POLK
OUTLOT: PART OF OUTLOT 'X'	
SUBDIVISION: TUSCANY PLAT 1	
PROPRIETOR: TUSCANY RESERVE, LLC	
REQUESTED BY: TUSCANY RESERVE, LLC	
SURVEYOR: MICHAEL D. LEE	
COMPANY: MCCLURE	
RETURN TO: MICHAEL D. LEE 1360 NW 121ST STREET, STE A CLIVE, IOWA 50325 / 515-964-1229	

OWNERS:
TUSCANY RESERVE, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
(515) 280-2059
ATTN: JOE PIETRUSZYNSKI

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
ATTN: JAKE BECKER

SETBACKS:
FRONT= 30'
SIDE= 10' (5' BOTH SIDES)
REAR= 35'

ZONING:
R-5; PUD

LEGAL DESCRIPTION:
A PART OF OUTLOT 'X', TUSCANY PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ALTOONA, POLK COUNTY, STATE OF IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 49, TUSCANY PLAT 1; THENCE NORTH 13°52'13" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'X' WHICH IS ALSO THE EAST LINE OF SAID LOT 49, A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 49; THENCE NORTH 4°03'24" EAST ALONG SAID WESTERLY LINE, 19.90 FEET; THENCE SOUTHWEST ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 511.87 FEET AND WHOSE CHORD BEARS SOUTH 52°04'39" EAST, 494.24 FEET; THENCE SOUTH 25°53'30" EAST, 115.20 FEET; THENCE SOUTHWEST ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 240.00 FEET, WHOSE ARC LENGTH IS 201.85 FEET AND WHOSE CHORD BEARS SOUTH 49°59'08" EAST, 195.95 FEET; THENCE SOUTH 76°31'58" EAST, 40.42 FEET; THENCE NORTH 89°33'57" EAST, 30.91 FEET; THENCE SOUTH 00°26'03" EAST, 130.00 FEET; THENCE NORTH 89°33'57" EAST, 4.56 FEET; THENCE SOUTH 00°26'03" EAST, 190.00 FEET THENCE SOUTH 89°33'57" WEST, 7.13 FEET; THENCE NORTHWEST ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 630.83 FEET AND WHOSE CHORD BEARS NORTH 58°09'46" WEST, 598.00 FEET; THENCE NORTH 25°53'30" WEST, 115.20 FEET; THENCE NORTHWEST ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 240.00 FEET, WHOSE ARC LENGTH IS 165.45 FEET AND WHOSE CHORD BEARS NORTH 45°38'26" WEST, 162.19 FEET; THENCE SOUTH 36°04'41" WEST, 27.31 FEET TO THE WESTERLY LINE OF SAID OUTLOT 'X', TUSCANY PLAT 1 AND THE NORTHEASTERLY LINE OF LOT 52, TUSCANY PLAT 1; THENCE NORTH 36°41'56" WEST ALONG SAID WESTERLY LINE, 44.54 FEET; THENCE NORTH 13°52'13" EAST ALONG SAID WESTERLY LINE, 191.19 FEET; THENCE NORTH 76°07'47" WEST ALONG SAID WESTERLY LINE, 17.45 FEET TO THE POINT OF BEGINNING CONTAINING 6.84 ACRES THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CLOSURE REPORT:

LINE COURSE: N13°52'13"E	LENGTH: 110.00'				
LINE COURSE: N04°03'24"E	LENGTH: 19.90'				
CURVE COURSE: L= 511.87'	R= 560.00'	D= 052°22'17"	T= 275.38'	CH= 494.24'	S52°04'39"E
LINE COURSE: S25°53'30"E	LENGTH: 115.20'				
CURVE COURSE: L= 201.85'	R= 240.00'	D= 048°11'17"	T= 107.33'	CH= 195.95'	S49°59'08"E
LINE COURSE: S76°31'58"E	LENGTH: 40.42'				
LINE COURSE: N89°33'57"E	LENGTH: 30.91'				
LINE COURSE: S00°26'03"E	LENGTH: 130.00'				
LINE COURSE: N89°33'57"E	LENGTH: 4.56'				
LINE COURSE: S00°26'03"E	LENGTH: 190.00'				
LINE COURSE: S89°33'57"W	LENGTH: 7.13'				
CURVE COURSE: L= 630.83'	R= 560.00'	D= 064°32'33"	T= 353.62'	CH= 598.00'	N58°09'46"W
LINE COURSE: N25°53'30"W	LENGTH: 115.20'				
CURVE COURSE: L= 165.45'	R= 240.00'	D= 039°29'53"	T= 86.16'	CH= 162.19'	N45°38'26"W
LINE COURSE: S36°04'41"W	LENGTH: 27.31'				
LINE COURSE: N36°41'56"W	LENGTH: 44.54'				
LINE COURSE: N13°52'13"E	LENGTH: 191.19'				
LINE COURSE: N76°07'47"W	LENGTH: 17.45'				

PERIMETER: 2553.83' AREA: 297888.94 SQ. FT.
ERROR CLOSURE: 0.0129 COURSE: S06°48'26"W
ERROR NORTH: -0.01284 EAST: -0.00153
PRECISION 1: 197969.77

CURVE TABLE				
Curve #	Length	Radius	CHD B	CHD L
C1	511.87	560.00	S52°04'39"E	494.24'
C2	201.85	240.00	S49°59'08"E	195.95'
C3	630.83	560.00	S49°59'08"E	598.00'
C4	165.45	240.00	N45°38'26"W	162.19'
C5	32.26	430.00	N73°58'49"W	32.26'
C6	51.37	430.00	N68°24'29"W	51.34'
C7	46.70	430.00	N61°52'29"W	46.67'
C8	53.23	430.00	N55°13'01"W	53.20'
C9	53.23	430.00	N49°07'28"W	53.20'
C10	51.37	430.00	N41°09'18"W	51.34'
C11	56.04	430.00	N33°59'59"W	56.00'
C12	32.83	430.00	N28°04'44"W	32.82'
C13	26.39	370.00	S27°56'05"E	26.38'
C14	76.65	370.00	S35°54'46"E	76.51'
C15	73.93	370.00	S47°34'18"E	73.81'
C16	80.66	370.00	S59°32'27"E	80.50'
C17	80.62	370.00	S72°01'42"E	80.46'
C18	78.55	370.00	S84°21'08"E	78.40'
C19	34.74	240.00	N69°55'58"W	34.71'
C20	52.32	240.00	N59°32'27"W	52.22'
C21	47.95	240.00	N47°34'18"W	47.87'
C22	49.72	240.00	N36°54'46"W	49.63'

CURVE TABLE				
Curve #	Length	Radius	CHD B	CHD L
C23	17.12	240.00	N27°56'05"W	17.11'
C24	42.78	560.00	N28°04'44"W	42.75'
C25	72.98	560.00	N33°59'59"W	72.93'
C26	66.90	560.00	N41°09'18"W	66.86'
C27	69.33	560.00	N48°07'26"W	69.28'
C28	69.33	560.00	N55°13'01"W	69.28'
C29	60.81	560.00	N61°52'29"W	60.78'
C30	66.90	560.00	N68°24'29"W	66.86'
C31	62.87	560.00	N75°02'49"W	62.84'
C32	69.38	370.00	N70°44'24"W	69.26'
C33	69.97	370.00	N78°00'07"W	69.87'
C34	59.18	370.00	N89°58'19"W	59.12'
C35	63.91	370.00	N90°26'28"W	63.83'
C36	62.00	370.00	N93°06'04"W	61.93'
C37	20.73	430.00	S27°16'23"E	20.73'
C38	48.57	430.00	S31°53'25"E	48.54'
C39	46.70	430.00	S38°14'14"E	46.68'
C40	44.37	430.00	S44°18'16"E	44.35'
C41	48.58	430.00	S50°29'49"E	48.56'
C42	48.57	430.00	S56°58'10"E	48.54'
C43	41.10	430.00	S52°28'35"E	41.08'
C44	46.71	430.00	S58°47'36"E	46.68'

CURVE TABLE				
Curve #	Length	Radius	CHD B	CHD L
C45	48.57	430.00	S75°08'27"E	48.55'
C46	48.58	430.00	S81°36'48"E	48.55'
C47	41.91	430.00	S87°38'31"E	41.88'
C48	54.58	560.00	S87°38'31"W	54.56'
C49	63.27	560.00	S81°36'48"W	63.23'
C50	63.26	560.00	S75°08'27"W	63.22'
C51	60.83	560.00	S61°13'24"W	60.80'
C52	53.52	560.00	S62°56'37"W	53.50'
C53	63.25	560.00	S56°58'10"W	63.22'
C54	63.27	560.00	S50°29'49"W	63.24'
C55	57.78	560.00	S54°42'16"W	57.75'
C56	60.82	560.00	S48°14'14"W	60.79'
C57	63.25	560.00	S41°53'25"W	63.22'
C58	27.00	560.00	S27°16'23"W	27.00'
C59	40.22	240.00	S36°04'41"W	40.17'
C60	41.45	240.00	S40°26'28"W	41.40'
C61	38.39	240.00	S49°58'19"W	38.35'
C62	45.39	240.00	S59°58'19"W	45.32'
C63	350.73	400.00	S51°00'38"E	339.60'
C64	450.59	400.00	S62°56'37"E	427.14'

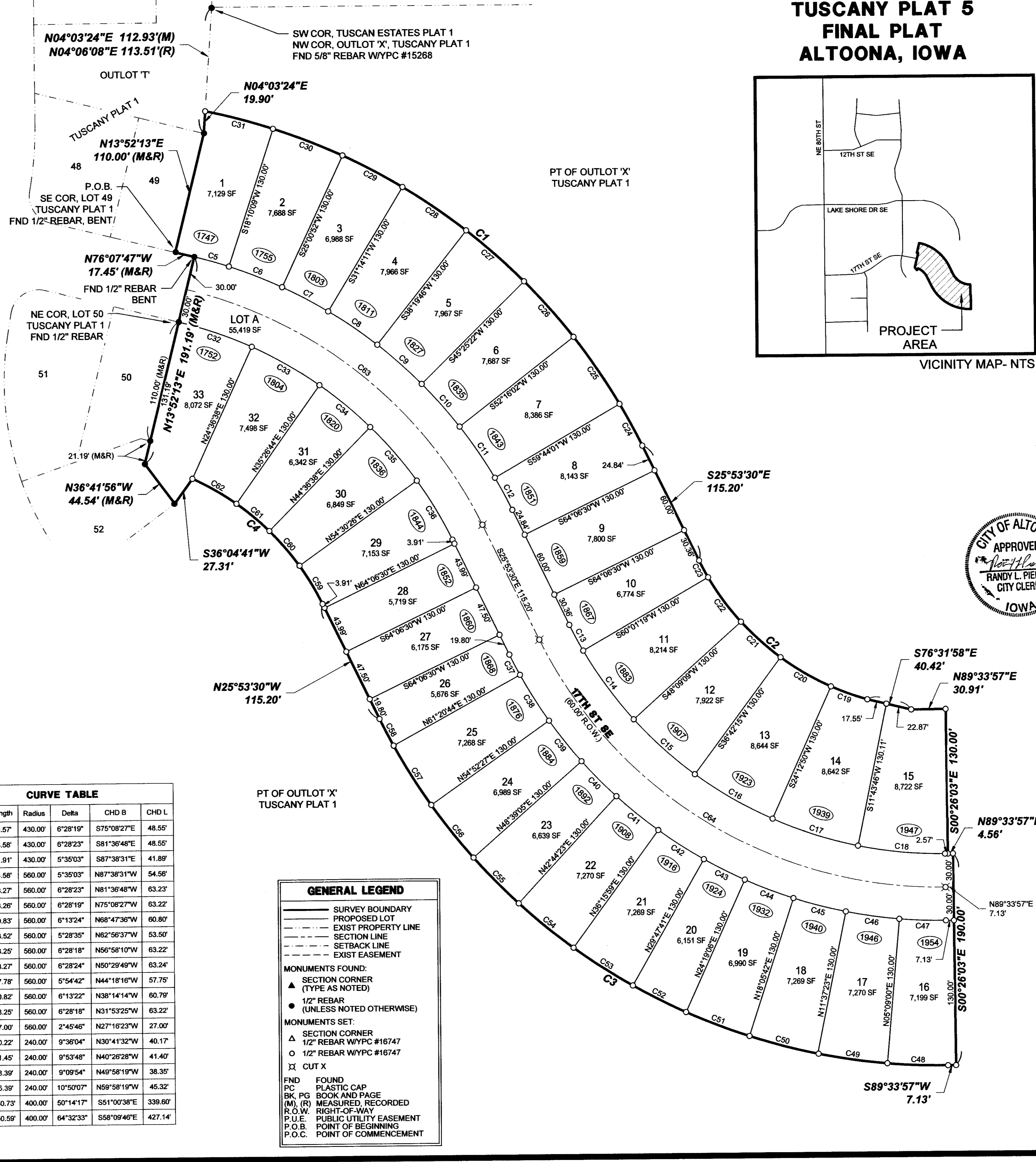
GENERAL LEGEND

— SURVEY BOUNDARY
--- PROPOSED LOT
--- EXIST PROPERTY LINE
--- SECTION LINE
--- SETBACK LINE
--- EXIST EASEMENT

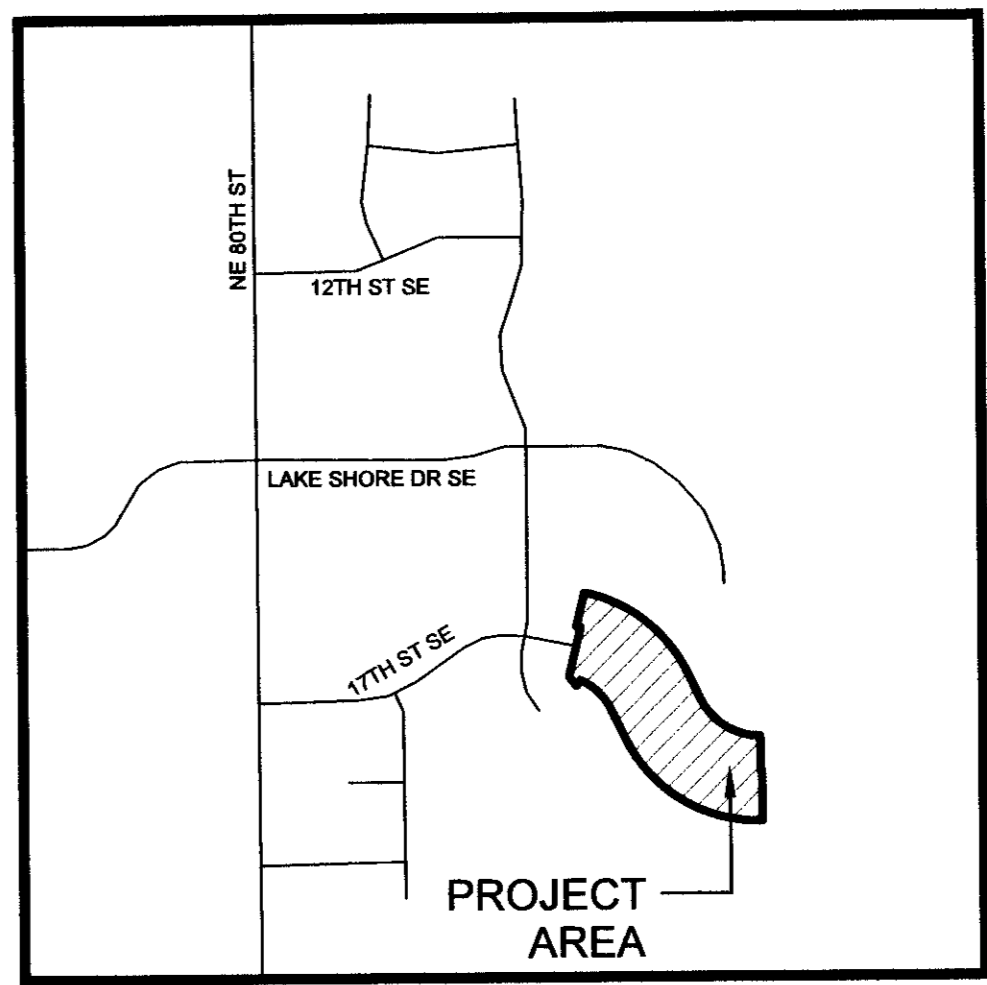
MONUMENTS FOUND:
▲ SECTION CORNER (TYPE AS NOTED)
● 1/2" REBAR (UNLESS NOTED OTHERWISE)
○ 1/2" REBAR WYPC #16747
○ 1/2" REBAR WYPC #16747

MONUMENTS SET:
▲ SECTION CORNER
● 1/2" REBAR WYPC #16747
○ 1/2" REBAR WYPC #16747
○ CUT X

FND FOUND
PC PLASTIC CAP
BK BOOK AND PAGE
M, (R) MEASURED, RECORDED
R.O.W. RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT



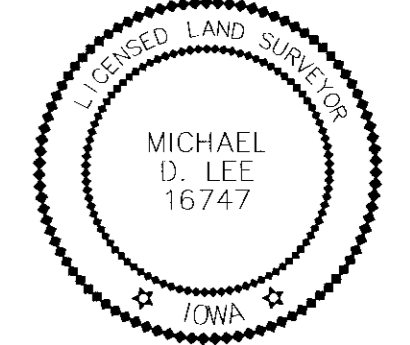
**TUSCANY PLAT 5
FINAL PLAT
ALTOONA, IOWA**



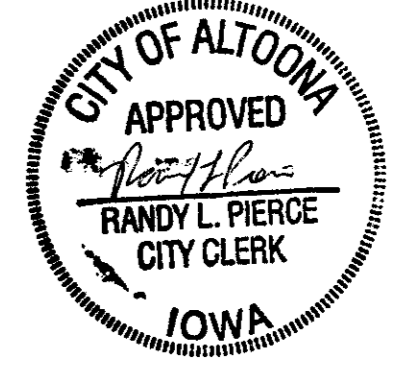
1360 NW 121st Street, STE A
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515-964-1229
fax 515-964-2370

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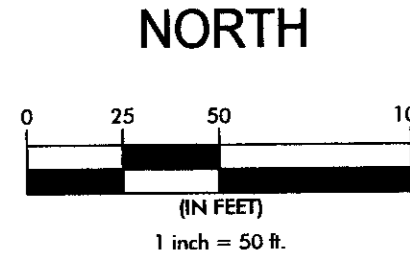
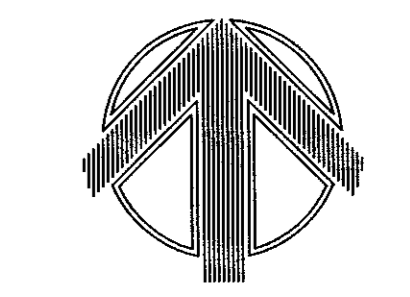
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



DATE: 5-15-2020
MICHAEL D. LEE, PLS
NO. 16747

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PAGES OR SHEETS COVERED BY THIS SEAL:
2 SHEETS



**TUSCANY PLAT 5
FINAL PLAT
ALTOONA, IOWA**
POLK COUNTY
226035
09/03/2019
REVISIONS

ENGINEER: J. BECKER
DRAWN BY: C. CARLETON
SURVEYOR: M. LEE
CHECKED BY: B. MCGINTY

DRAWING NO. FP-05
SHEET NO. 01/02

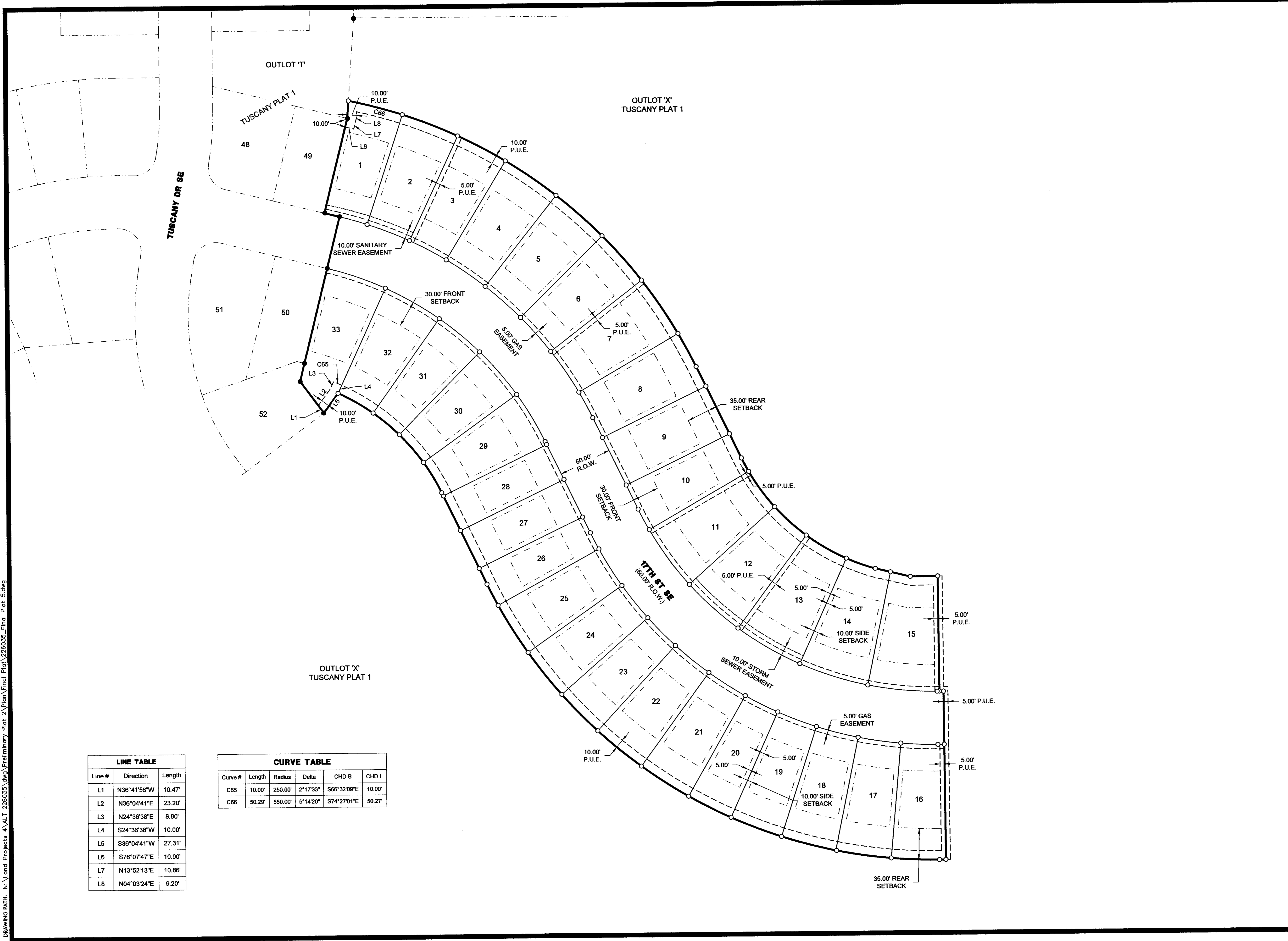
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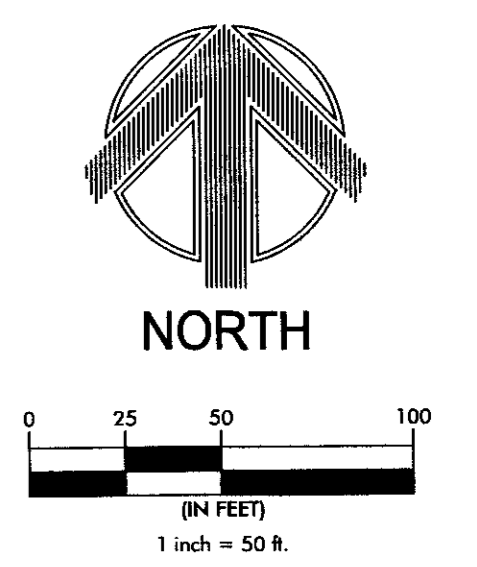
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Line #	Direction	Length
L1	N36°41'56"W	10.47'
L2	N36°04'41"E	23.20'
L3	N24°36'38"E	8.80'
L4	S24°36'38"W	10.00'
L5	S38°04'41"W	27.31'
L6	S78°07'47"E	10.00'
L7	N13°52'13"E	10.86'
L8	N04°03'24"E	9.20'

Curve #	Length	Radius	Delta	CHD B	CHD L
C65	10.00'	250.00'	2°17'33"	S66°32'09"E	10.00'
C66	50.29'	550.00'	5°14'20"	S74°27'01"E	50.27'



**TUSCANY PLAT 5
FINAL PLAT**
ALTOONA, IOWA
POLK COUNTY
226035
09/03/2019
REVISIONS

ENGINEER: J. BECKER
DRAWN BY: C. CARLETON
SURVEYOR: M. LEE
CREW CHIEF: B. MCGINTY

DRAWING NO.: FP-05
SHEET NO.: 02/02