

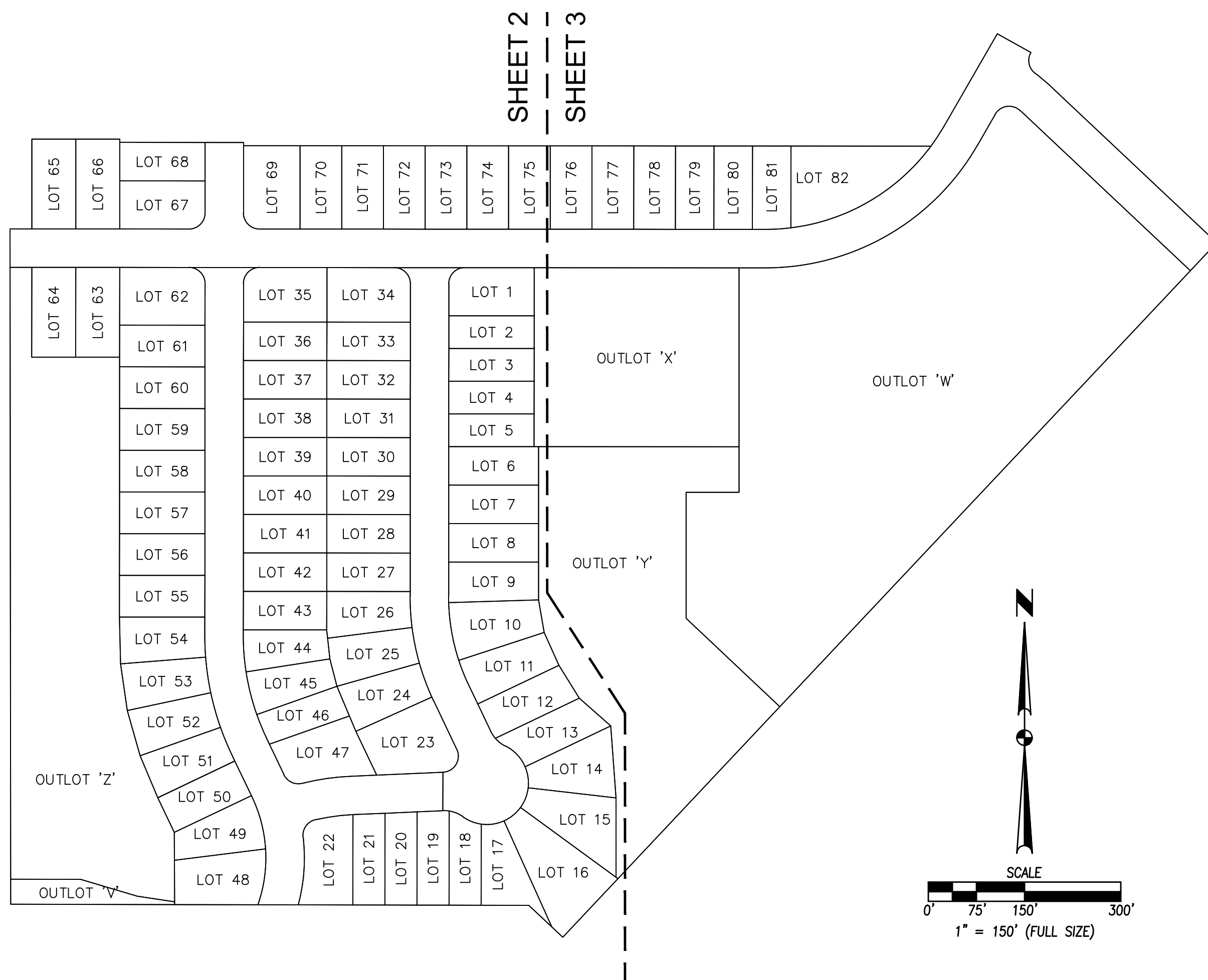
FEATHERSTONE PLAT 1

FINAL PLAT

INDEX LEGEND
LOCATION: SEC 29-80-22, PT. NE1/4 BONDURANT, POLK COUNTY, IOWA
REQUESTOR: HRC BONDURANT LLC
PROPRIETOR: HRC BONDURANT LLC
 6900 WESTOWN PARKWAY
 WEST DES MOINES, IA 50266
SURVEYOR: MATTHEW J. THOMAS
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-369-4400

DATE	REVISIONS
10-13-22	FIRST SUBMITTAL
09-16-22	SECOND SUBMITTAL

SHEET INDEX



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C10	90°00'00"	25.00'	39.27'	N45°02'05"E	35.36'
C11	1°44'02"	320.00'	9.68'	N00°49'56"W	9.68'
C12	16°25'35"	320.00'	91.74'	N09°54'44"W	91.43'
C13	7°22'14"	320.00'	41.17'	N21°48'39"W	41.14'
C14	15°10'51"	50.00'	13.25'	N33°05'12"W	13.21'
C15	40°14'13"	64.50'	45.30'	N43°33'43"W	44.37'
C16	23°00'13"	50.00'	20.07'	N52°10'43"W	19.94'
C17	29°57'23"	64.50'	33.72'	N08°27'55"W	33.34'
C19	29°38'07"	64.50'	33.36'	N21°19'49"E	32.99'
C24	29°38'07"	64.50'	33.36'	N50°57'56"E	32.99'
C28	32°24'15"	64.50'	36.48'	N81°59'07"E	35.99'
C31	26°52'05"	50.00'	23.45'	S67°43'11"E	23.23'
C32	27°31'37"	64.50'	30.99'	S68°02'57"E	30.69'
C35	11°18'59"	50.00'	9.88'	S86°48'42"E	9.86'
C36	0°02'02"	320.00'	0.19'	N87°30'47"E	0.19'
C38	21°46'16"	280.00'	106.39'	N04°13'07"E	105.76'
C39	83°37'02"	25.00'	36.48'	N35°08'30"E	33.33'
C40	10°32'45"	320.00'	58.90'	N82°13'23"E	58.82'
C42	113°01'34"	25.00'	49.32'	S31°01'01"W	41.70'
C46	1°08'35"	380.00'	7.58'	S24°55'29"E	7.58'
C47	8°31'57"	380.00'	56.59'	S20°05'13"E	56.54'
C48	8°31'57"	380.00'	56.59'	S11°33'16"E	56.54'
C49	7°19'23"	380.00'	48.57'	S03°37'36"E	48.54'
C52	90°00'00"	25.00'	39.27'	S44°57'55"E	35.36'
C53	90°00'00"	25.00'	39.27'	N45°02'05"E	35.36'
C54	8°47'55"	370.00'	56.82'	N04°21'52"W	56.76'
C55	10°39'25"	370.00'	68.82'	N14°05'33"W	68.72'
C56	6°04'31"	370.00'	39.23'	N22°27'31"W	39.21'
C57	11°38'52"	380.00'	77.25'	S81°42'22"W	77.12'
C58	78°37'17"	25.00'	34.31'	N64°48'25"W	31.68'
C59	23°05'51"	220.00'	88.69'	S07°46'58"W	88.09'
C60	21°43'49"	220.00'	83.44'	S14°37'52"E	82.94'
C62	6°03'51"	430.00'	45.51'	S22°27'51"E	45.49'
C64	7°28'43"	430.00'	56.13'	S15°41'34"E	56.09'
C65	7°28'43"	430.00'	56.13'	S08°12'51"E	56.09'
C66	4°30'34"	430.00'	33.84'	S02°13'12"E	33.83'
C71	90°00'00"	25.00'	39.27'	S44°57'55"E	35.36'
C72	90°00'00"	25.00'	39.27'	S45°02'05"W	35.36'
C73	90°00'00"	25.00'	39.27'	N44°57'55"W	35.36'
C74	7°02'51"	320.00'	39.36'	S86°30'40"W	39.34'
C75	46°31'44"	320.00'	259.87'	S59°43'22"W	252.78'
C76	8°17'32"	250.00'	36.18'	N21°21'00"W	36.15'
C78	25°31'51"	400.00'	178.24'	N12°43'50"W	176.77'
C81	60°02'05"	350.00'	366.73'	N60°01'03"E	350.18'
C82	25°31'51"	350.00'	155.96'	N12°43'50"W	154.67'
C83	14°44'02"	350.00'	90.00'	N80°09'47"E	89.76'
C84	34°09'23"	250.00'	149.03'	N00°07'32"W	146.84'
C85	13°51'00"	340.00'	82.19'	S53°37'36"E	81.99'
C87	100°27'25"	25.00'	43.83'	N80°13'42"E	38.43'
C88	2°50'29"	310.00'	15.37'	S48°07'20"E	15.37'
C89	60°02'05"	380.00'	398.17'	N60°01'03"E	380.20'

OWNER / DEVELOPER

HRC BONDURANT LLC
 CONTACT: STEVE MOSELEY
 6900 WESTOWN PARKWAY
 WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

DATE OF SURVEY

SEPTEMBER 1, 2022

ZONING

EXISTING: R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

BULK REGULATIONS

SINGLE FAMILY DETACHED LOTS

PERMITTED USES – PRINCIPAL: ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES.

SETBACKS

FRONT YARD = 30 FT
 REAR YARD = 5 FT PRINCIPAL STRUCTURE
 = 5 FT ACCESSORY BUILDING
 SIDE YARD (LOTS 1-52, 67, 68 AND 79-82) = 5 FT PRINCIPAL STRUCTURE
 = 3 FT ACCESSORY BUILDING
 SIDE YARD (LOTS 53-66 AND 69-78) = 15 FT TOTAL, WITH 7' MIN. ON ONE SIDE WHEN TWO-STORY, 5' MIN. ON ONE SIDE WHEN ONE-STORY OR ONE AND ONE-HALF STORY.

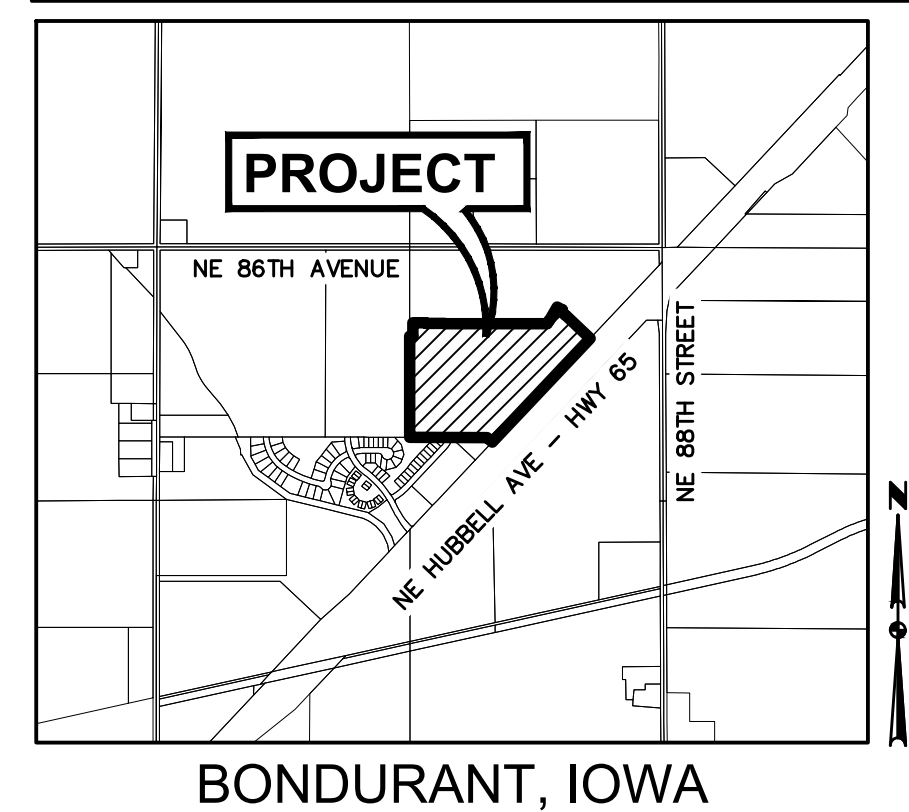
UNCOVERED DECKS MAY ENCOACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.

LOT WIDTH RANGE FROM 50 FT TO 90 FT
 MIN. LOT AREA = 5,000 SF
 THE SAME HOME ELEVATION CANNOT BE BUILT ON ADJACENT LOTS.

PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF PARK SIDE PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF BONDURANT; THENCE NORTH 46°44'01" WEST ALONG THE NORTHERLY LINE OF SAID PARK SIDE PLAT 2, A DISTANCE OF 72.49 FEET; THENCE NORTH 89°52'39" WEST CONTINUING ALONG SAID NORTHERLY LINE, 807.52 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00°03'20" WEST ALONG SAID WEST LINE, 1053.05 FEET; THENCE SOUTH 89°57'55" EAST, 33.97 FEET; THENCE NORTH 00°02'05" EAST, 140.00 FEET; THENCE SOUTH 89°57'55" EAST, 137.00 FEET; THENCE SOUTH 00°02'05" WEST, 5.00 FEET; THENCE SOUTH 89°57'55" EAST, 193.00 FEET; THENCE SOUTH 00°02'05" WEST, 5.00 FEET; THENCE SOUTH 89°57'55" EAST, 1071.23 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 320.00 FEET, WHOSE ARC LENGTH IS 36.07 FEET AND WHOSE CHORD BEARS NORTH 33°13'45" EAST, 36.05 FEET; THENCE NORTH 30°00'00" EAST, 167.27 FEET; THENCE SOUTH 60°52'45" EAST, 60.01 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 35.99 FEET AND WHOSE CHORD BEARS SOUTH 11°14'16" EAST, 32.96 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 37.28 FEET AND WHOSE CHORD BEARS SOUTH 49°35'18" EAST, 37.27 FEET; THENCE SOUTH 46°42'06" EAST, 349.97 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NE HUBBELL AVENUE; THENCE SOUTH 43°15'59" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1487.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.87 ACRES (1,736,850 SQUARE FEET).
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

VICINITY MAP (NOT TO SCALE)



LEGEND

FOUND	SET	
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		---
SECTION LINE		----
EASEMENT LINE		-.-.-.-
BUILDING SETBACK LINE		=====
PLAT BOUNDARY		=====

PRELIMINARY
NOT FOR CONSTRUCTION

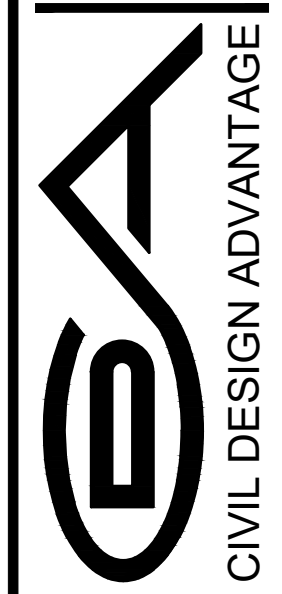
PROFESSIONAL LAND SURVEYOR
MATTHEW J. THOMAS
 LICENSE NUMBER 19968
 19968

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.

MATTHEW J. THOMAS, P.L.S. DATE _____
 LICENSE NUMBER 19968
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 3

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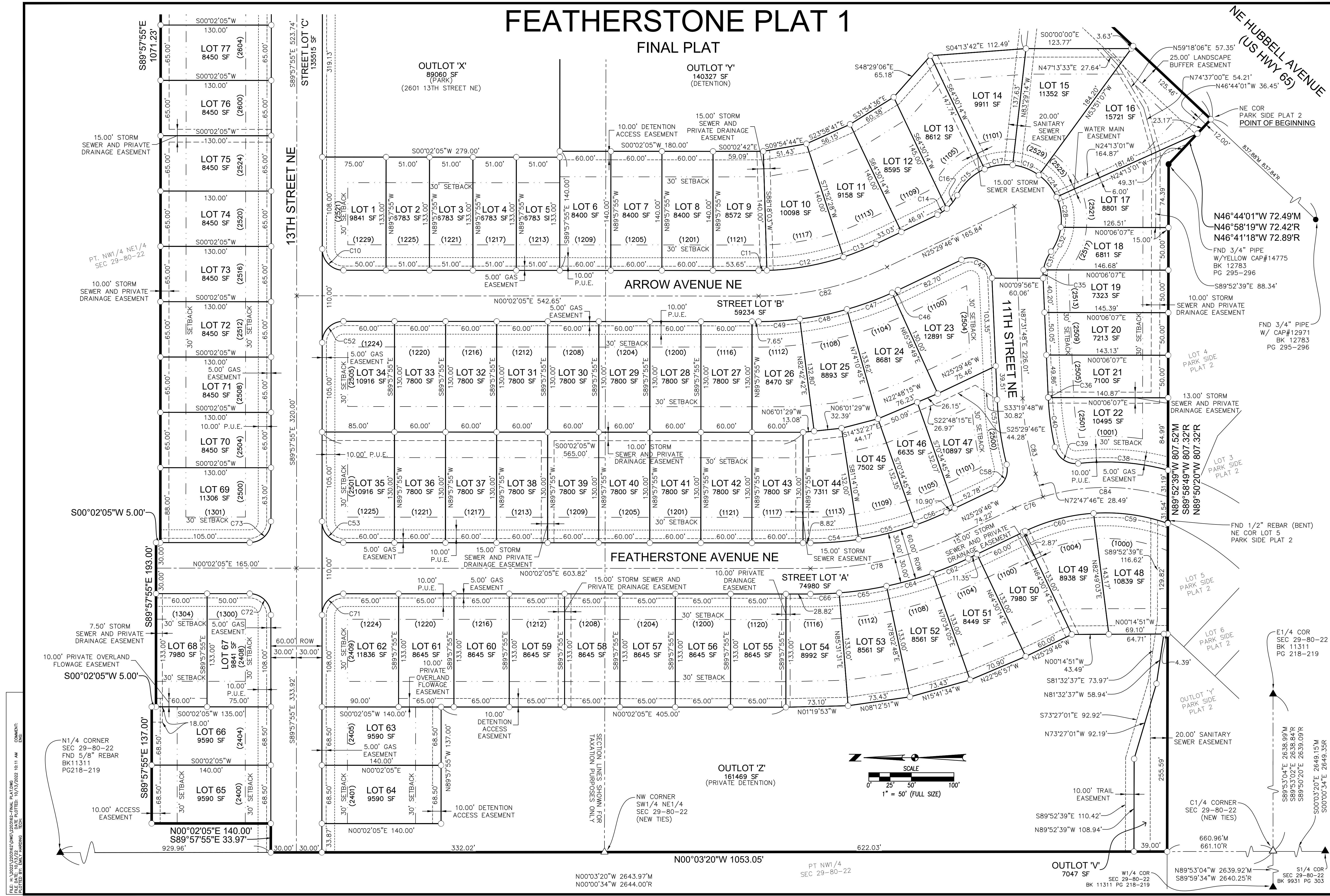
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 ENGINEER: _____
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



FEATHERSTONE PLAT 1
FINAL PLAT
 BONDURANT, IOWA

FEATHERSTONE PLAT 1

FINAL PLAT



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CHECKED BY: J. HARRIS

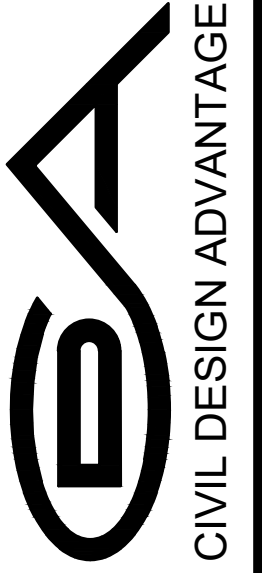
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ENGINEER:	TECH:
REVIEW:	

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FEATHERSTONE PLAT 1
FINAL PLAT

2
3

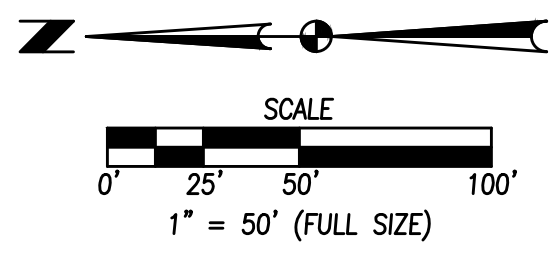
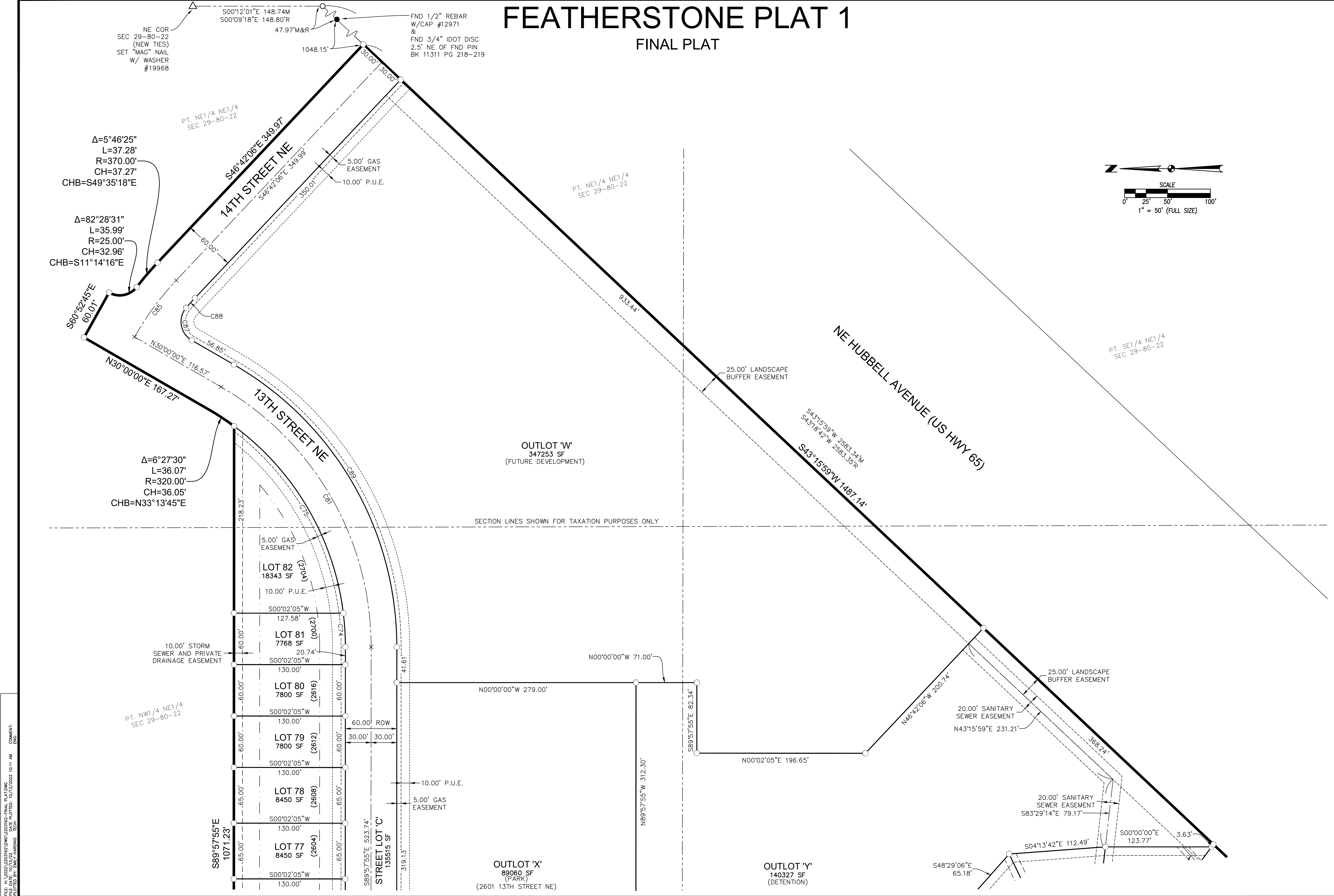
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CIVIL DESIGN ADVANTAGE
BONDURANT, IOWA

FEATHERSTONE PLAT 1

FINAL PLAT



REVISIONS	DATE
	10-13-22
	09-16-22

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FINAL PLAT

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PLOTED BY: JAMES HARRISON