

FILE: IA 2203.162 UNO PLAT 2 2023182 - FINAL PLATING  
FILE DATE: 8/7/23 DATE PLOTTED: 8/7/2023 12:00 PM  
PLOT BY: JON ENOAL TECH

COMMENT:  
ENG.

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

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

OCTOBER 25, 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  
REAR YARD

= 30 FT  
= 30 FT PRINCIPAL STRUCTURE  
= 5 FT ACCESSORY BUILDING  
= 5 FT PRINCIPAL STRUCTURE  
= 3 FT ACCESSORY BUILDING

SIDE YARD (LOTS 1--52, 67, 68 AND 79--82)

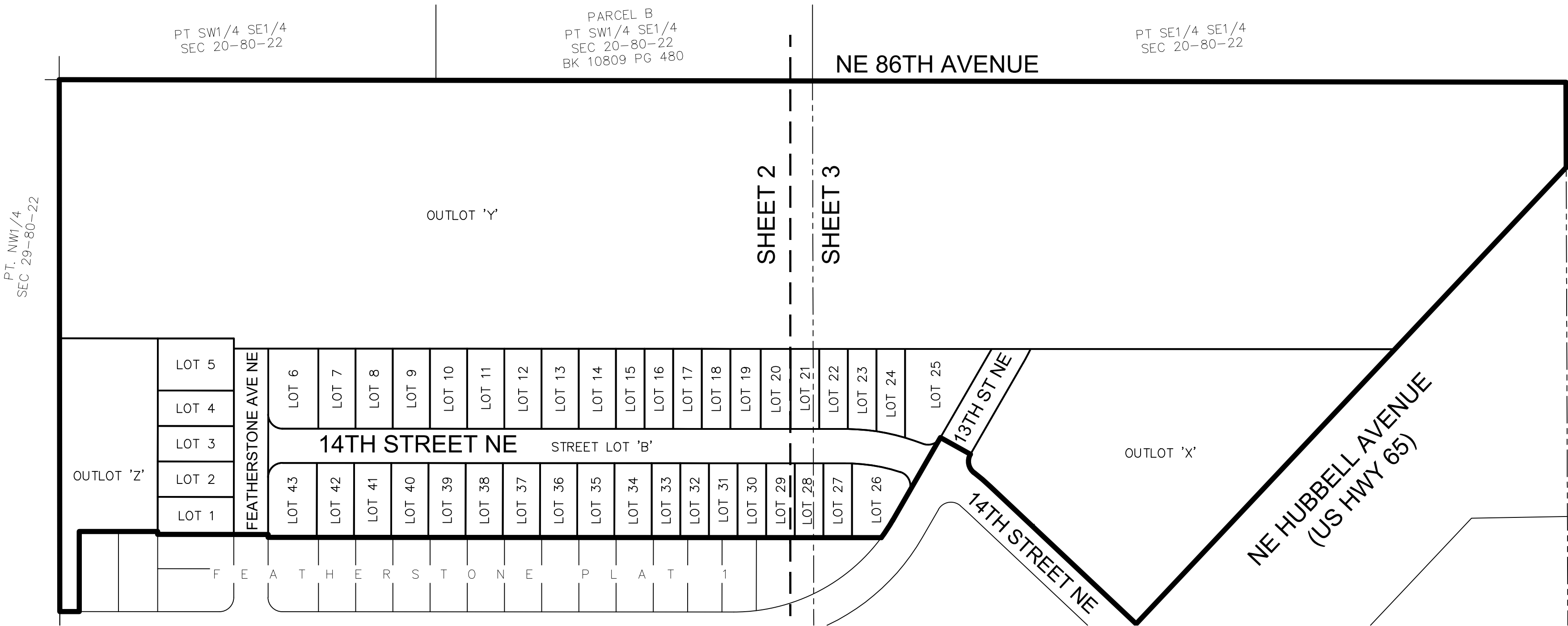
SIDE YARD (LOTS 53--66 AND 69--78)

= 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 ENCROACH 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.

SHEET INDEX



NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE SEPARATELY-RECORDED MPE TABLE.
3. ANY USE OF A PUBLIC UTILITY EASEMENT IN AN AREA OVERLAPPING A DESIGNATED CITY OF BONDURANT EASEMENT IS SUBORDINATE TO THE CITY'S USE OF THAT EASEMENT AND ANY USER OF THE PUBLIC UTILITY EASEMENT MUST RELOCATE AT NO COST TO THE CITY IF THE USE OF THE EASEMENT IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENT AT ANY TIME.
4. STREET LOTS A, B, AND C SHALL BE DEDICATED TO THE CITY OF PLEASANT HILL FOR PUBLIC RIGHT OF WAY.

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 NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 89°54'03" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 2632.30 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°12'01" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 148.74 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, 1096.20 FEET TO THE NORTHEAST CORNER OF FEATHERSTONE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF BONDURANT; THENCE NORTH 46°42'06" WEST ALONG THE NORTHERLY LINE OF SAID FEATHERSTONE PLAT 1, A DISTANCE OF 349.97 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 37.28 FEET AND WHOSE CHORD BEARS NORTH 49°35'18" WEST, 37.27 FEET; THENCE NORTHERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 35.99 FEET AND WHOSE CHORD BEARS NORTH 11°14'16" WEST, 32.96 FEET; THENCE NORTH 60°52'45" WEST ALONG SAID NORTHERLY LINE, 60.01 FEET; THENCE SOUTH 30°00'00" WEST ALONG SAID NORTHERLY LINE, 167.27 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 320.00 FEET, WHOSE ARC LENGTH IS 36.07 FEET AND WHOSE CHORD BEARS SOUTH 33°13'45" WEST, 36.05 FEET; THENCE NORTH 89°57'55" WEST ALONG SAID NORTHERLY LINE, 1071.23 FEET; THENCE NORTH 00°02'05" EAST ALONG SAID NORTHERLY LINE, 5.00 FEET; THENCE NORTH 89°57'55" WEST ALONG SAID NORTHERLY LINE, 193.00 FEET; THENCE NORTH 00°02'05" EAST ALONG SAID NORTHERLY LINE, 5.00 FEET; THENCE NORTH 89°57'55" WEST ALONG SAID NORTHERLY LINE, 137.00 FEET; THENCE SOUTH 00°02'05" WEST ALONG SAID NORTHERLY LINE, 140.00 FEET; THENCE NORTH 89°57'55" WEST ALONG SAID NORTHERLY LINE, 33.97 FEET TO THE NORTHWEST CORNER OF SAID FEATHERSTONE PLAT 1, ALSO BEING THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00°03'20" WEST ALONG SAID WEST LINE, 929.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.71 ACRES (1,903,879 SQUARE FEET).

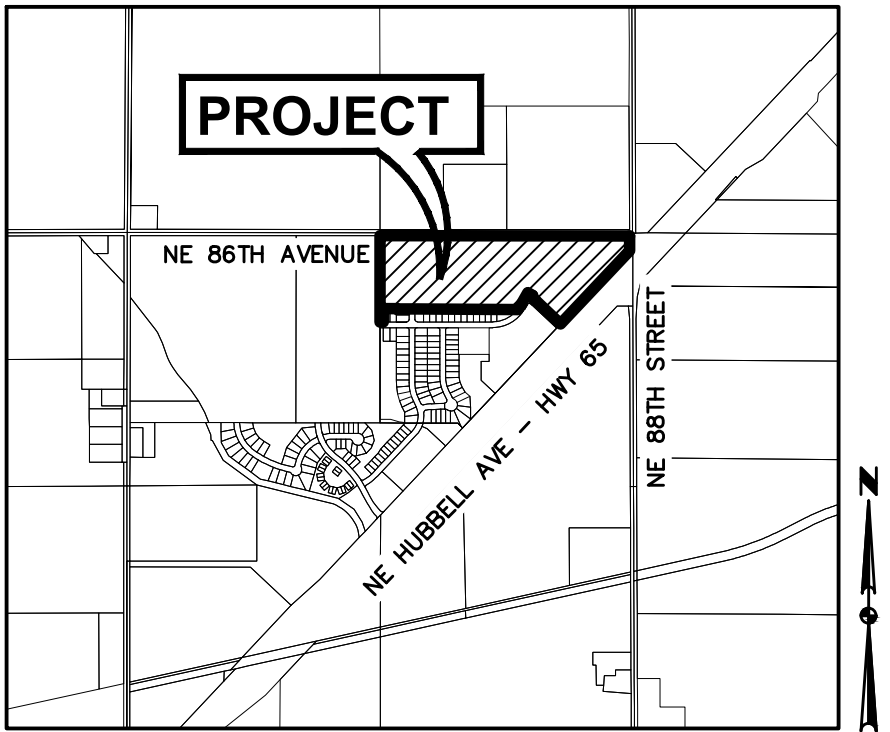
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

| CURVE | DELTA      | RADIUS  | LENGTH  | BEARING     | CHORD   |
|-------|------------|---------|---------|-------------|---------|
| C1    | 90°00'00"  | 25.00'  | 39.27'  | N44°57'55"W | 35.36'  |
| C2    | 0°41'35"   | 370.00' | 4.48'   | N89°37'07"W | 4.48'   |
| C3    | 7°46'24"   | 370.00' | 50.20'  | N85°23'07"W | 50.16'  |
| C4    | 7°56'06"   | 370.00' | 51.24'  | N77°31'52"W | 51.20'  |
| C5    | 5°04'48"   | 370.00' | 32.80'  | N71°01'25"W | 32.79'  |
| C6    | 81°30'59"  | 25.00'  | 35.57'  | S70°45'29"W | 32.64'  |
| C7    | 101°47'54" | 25.00'  | 44.42'  | S20°53'57"E | 38.80'  |
| C8    | 15°59'08"  | 310.00' | 86.49'  | S79°47'28"E | 86.21'  |
| C9    | 2°10'53"   | 310.00' | 11.80'  | S88°52'28"E | 11.80'  |
| C10   | 90°00'00"  | 25.00'  | 39.27'  | N45°02'05"E | 35.36'  |
| C11   | 24°20'57"  | 340.00' | 144.49' | S77°47'26"E | 143.41' |
| C12   | 1°42'15"   | 350.00' | 10.41'  | N29°08'53"E | 10.41'  |
| C13   | 4°06'33"   | 380.00' | 27.25'  | S27°56'43"W | 27.25'  |
| C14   | 5°46'25"   | 370.00' | 37.28'  | N49°35'18"W | 37.27'  |
| C15   | 82°28'31"  | 25.00'  | 35.99'  | N11°14'16"W | 32.96'  |
| C16   | 6°27'30"   | 320.00' | 36.07'  | S33°13'45"W | 36.05'  |

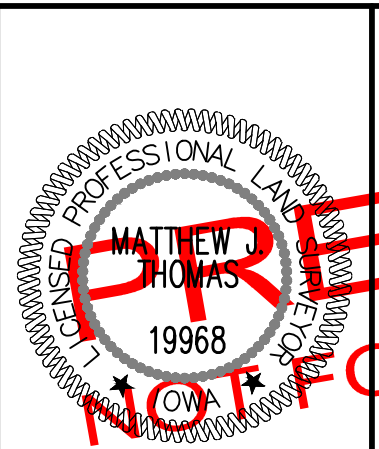
VICINITY MAP

(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                                              | ---    |     |



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

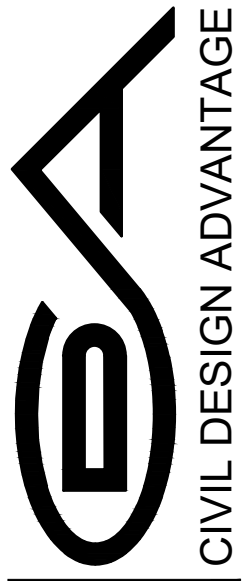
|  |          |
|-----------------------------------------------------------------------------------|----------|
| REVISIONS                                                                         | DATE     |
|                                                                                   |          |
|                                                                                   |          |
|                                                                                   |          |
|                                                                                   |          |
|                                                                                   |          |
| FIRST SUBMITTAL                                                                   | 11/30/22 |

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

REVIEW:

TECH:

ENGINEER:



BONDURANT, IOWA

FEATHERSTONE PLAT 2

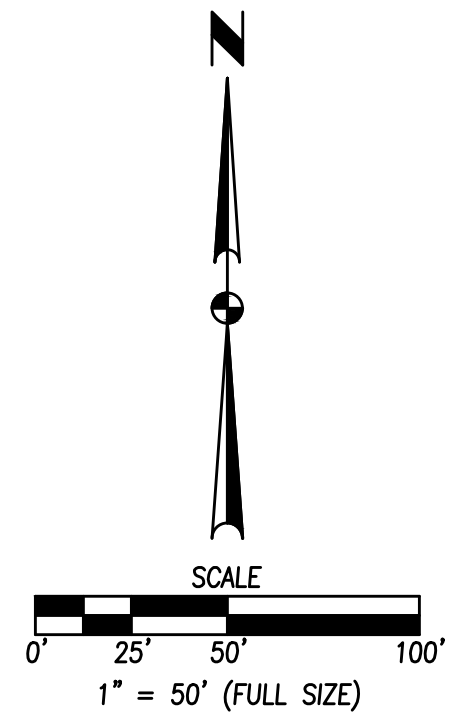
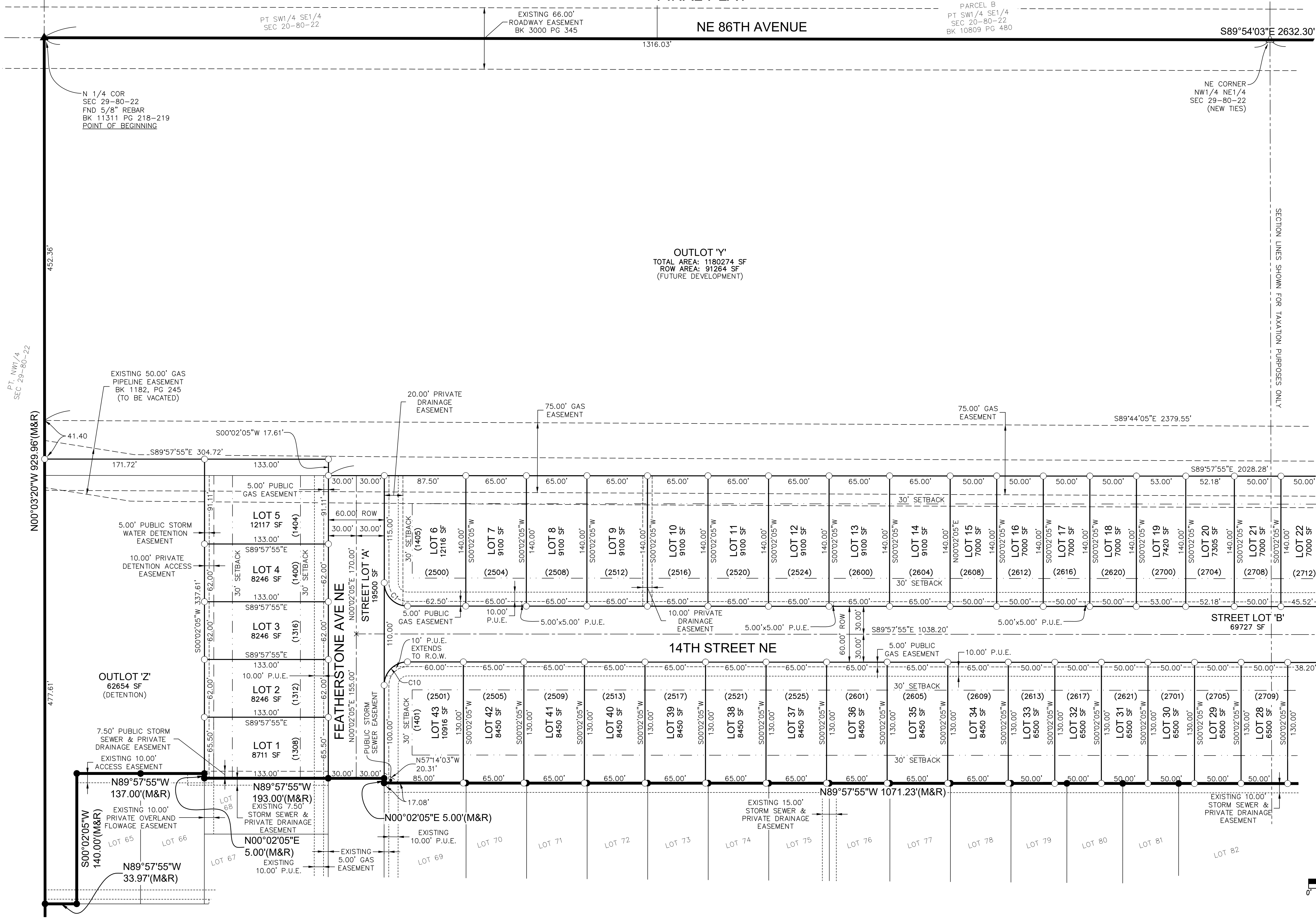
FINAL PLAT

1/3

2203.162

# FEATHERSTONE PLAT 2

FINAL PLAT



FEATHERSTONE PLAT 2  
FINAL PLAT

2/3  
2203.162

CIVIL DESIGN ADVANTAGE  
BONDURANT, IOWA

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

ENGINEER:  
TECH:  
REVIEW:

REVISIONS

DATE

11/30/22

PT. NW1/4  
SEC 29-80-22

PT. SW1/4 SE1/4  
SEC 20-80-22

EXISTING 66.00'  
ROADWAY EASEMENT  
BK 3000 PG 345

PARCEL B  
PT SW1/4 SE1/4  
SEC 20-80-22  
BK 10809 PG 480

NE CORNER  
NW1/4 NE1/4  
SEC 29-80-22  
(NEW TIES)

SECTION LINES SHOWN FOR TAXATION PURPOSES ONLY

OUTLOT 'Y'  
TOTAL AREA: 1180274 SF  
ROW AREA: 91264 SF  
(FUTURE DEVELOPMENT)

OUTLOT 'Z'  
62654 SF  
(DETENTION)

LOT 1  
8711 SF  
(1308)

LOT 2  
8246 SF  
(1312)

LOT 3  
8246 SF  
(1316)

LOT 4  
8246 SF  
(1400)

LOT 5  
12117 SF  
(1404)

LOT 6  
12116 SF  
(2500)

LOT 7  
9100 SF  
(2504)

LOT 8  
9100 SF  
(2508)

LOT 9  
9100 SF  
(2512)

LOT 10  
9100 SF  
(2516)

LOT 11  
9100 SF  
(2520)

LOT 12  
9100 SF  
(2524)

LOT 13  
9100 SF  
(2600)

LOT 14  
9100 SF  
(2604)

LOT 15  
7000 SF  
(2608)

LOT 16  
7000 SF  
(2612)

LOT 17  
7000 SF  
(2616)

LOT 18  
7000 SF  
(2620)

LOT 19  
7420 SF  
(2700)

LOT 20  
7305 SF  
(2704)

LOT 21  
7000 SF  
(2708)

LOT 22  
7000 SF  
(2712)

LOT 23  
8450 SF  
(2501)

LOT 24  
8450 SF  
(2505)

LOT 25  
8450 SF  
(2509)

LOT 26  
8450 SF  
(2513)

LOT 27  
8450 SF  
(2517)

LOT 28  
8450 SF  
(2521)

LOT 29  
8450 SF  
(2525)

LOT 30  
8450 SF  
(2601)

LOT 31  
8450 SF  
(2605)

LOT 32  
8450 SF  
(2609)

LOT 33  
6500 SF  
(2613)

LOT 34  
6500 SF  
(2617)

LOT 35  
6500 SF  
(2621)

LOT 36  
6500 SF  
(2701)

LOT 37  
6500 SF  
(2705)

LOT 38  
6500 SF  
(2709)

LOT 39  
6500 SF  
(2713)

LOT 40  
6500 SF  
(2717)

LOT 41  
6500 SF  
(2721)

LOT 42  
6500 SF  
(2725)

LOT 43  
10916 SF  
(2501)

LOT 44  
10916 SF  
(2505)

LOT 45  
10916 SF  
(2509)

LOT 46  
10916 SF  
(2513)

LOT 47  
10916 SF  
(2517)

LOT 48  
10916 SF  
(2521)

LOT 49  
10916 SF  
(2525)

LOT 50  
10916 SF  
(2601)

LOT 51  
10916 SF  
(2605)

LOT 52  
10916 SF  
(2609)

LOT 53  
10916 SF  
(2613)

LOT 54  
10916 SF  
(2617)

LOT 55  
10916 SF  
(2621)

LOT 56  
10916 SF  
(2701)

LOT 57  
10916 SF  
(2705)

LOT 58  
10916 SF  
(2709)

LOT 59  
10916 SF  
(2713)

LOT 60  
10916 SF  
(2717)

LOT 61  
10916 SF  
(2721)

LOT 62  
10916 SF  
(2725)

LOT 63  
10916 SF  
(2729)

LOT 64  
10916 SF  
(2733)

LOT 65  
10916 SF  
(2737)

LOT 66  
10916 SF  
(2741)

LOT 67  
10916 SF  
(2745)

LOT 68  
10916 SF  
(2749)

LOT 69  
10916 SF  
(2753)

LOT 70  
10916 SF  
(2757)

LOT 71  
10916 SF  
(2761)

LOT 72  
10916 SF  
(2765)

LOT 73  
10916 SF  
(2769)

LOT 74  
10916 SF  
(2773)

LOT 75  
10916 SF  
(2777)

LOT 76  
10916 SF  
(2781)

LOT 77  
10916 SF  
(2785)

LOT 78  
10916 SF  
(2789)

LOT 79  
10916 SF  
(2793)

LOT 80  
10916 SF  
(2797)

LOT 81  
10916 SF  
(2801)

LOT 82  
10916 SF  
(2805)

