

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:**

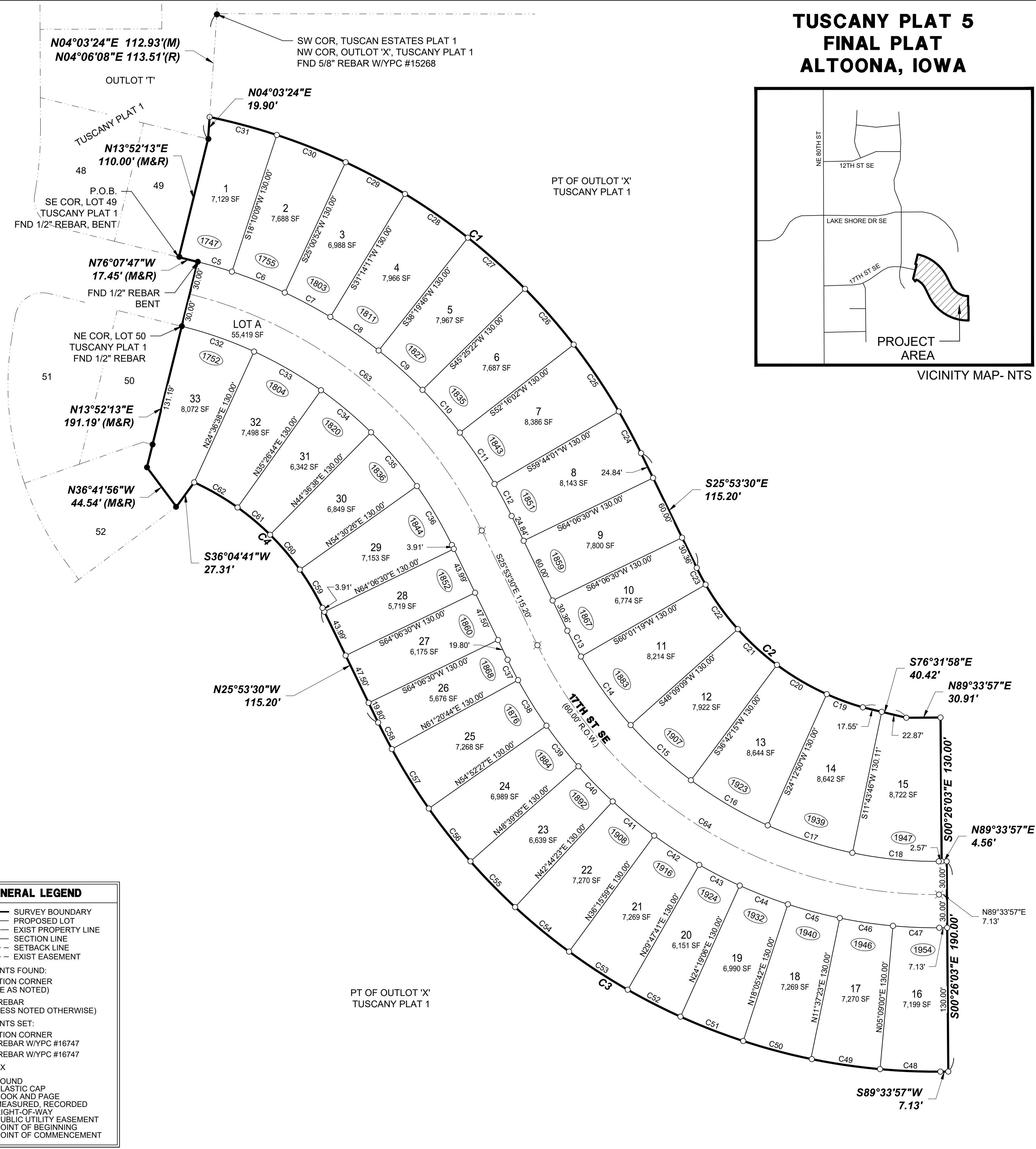
A PART OF OUTLOT 'X', TUSCANY PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ALTOONA, POLK COUNTY, STATE OF IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 SOUTHEAST 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 SOUTHEAST 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.

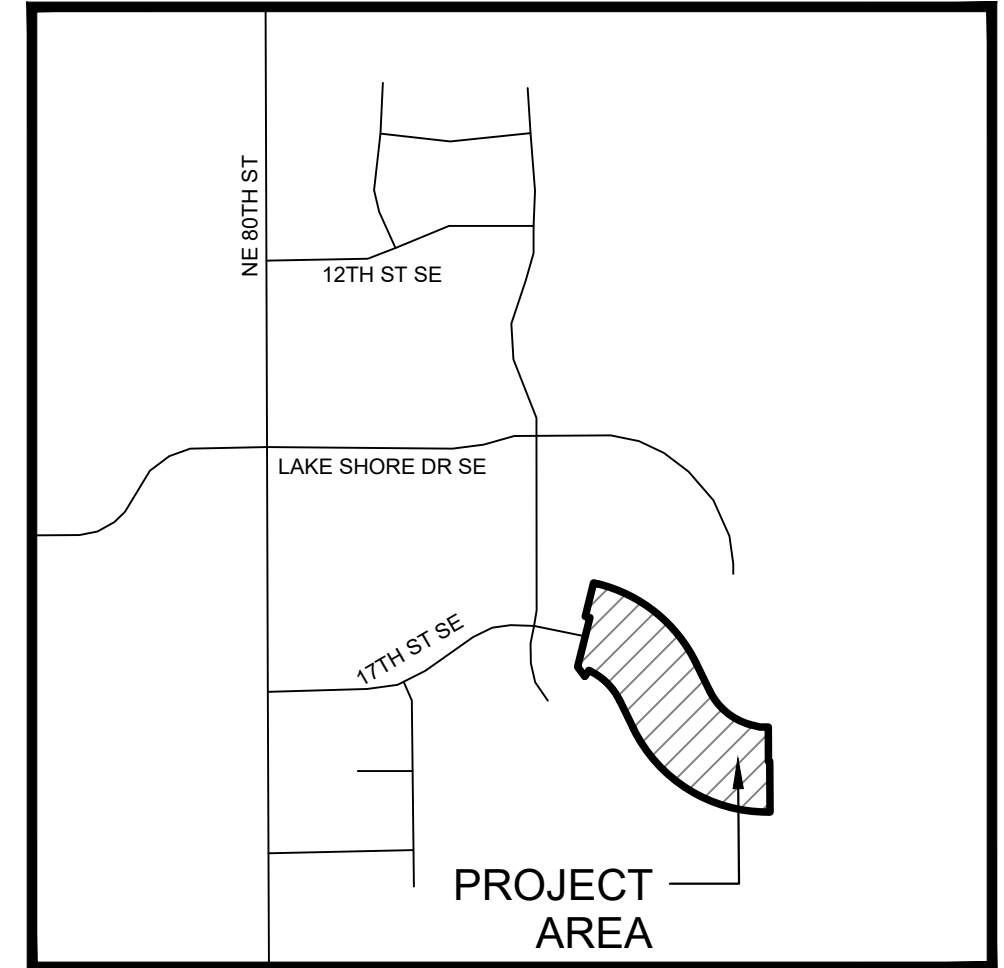
CURVE TABLE				
Curve #	Length	Radius	Delta	CHD B
C1	511.87	560.00	52°22'17"	S52°04'39"E
C2	201.85	240.00	48°11'17"	S49°59'08"E
C3	630.83	560.00	64°32'33"	N58°09'46"W
C4	165.45	240.00	39°29'53"	N45°38'26"W
C5	32.26	430.00	4°17'56"	N73°58'49"W
C6	51.37	430.00	6°50'42"	N68°24'29"W
C7	46.70	430.00	6°13'20"	N61°52'29"W
C8	53.23	430.00	7°05'35"	N55°13'01"W
C9	53.23	430.00	7°05'36"	N48°07'26"W
C10	51.37	430.00	6°50'40"	N41°09'18"W
C11	56.04	430.00	7°28'00"	N33°59'59"W
C12	32.83	430.00	4°22'29"	N28°04'44"W
C13	26.39	370.00	4°05'11"	S27°56'05"E
C14	76.65	370.00	11°52'10"	S35°54'46"E
C15	73.93	370.00	11°26'54"	S47°34'18"E
C16	80.66	370.00	12°29'25"	S59°32'27"E
C17	80.62	370.00	12°29'04"	S72°01'42"E
C18	76.55	370.00	12°09'49"	S84°21'08"E
C19	34.74	240.00	8°17'37"	N69°55'58"W
C20	52.32	240.00	12°29'25"	N59°32'27"W
C21	47.95	240.00	11°26'54"	N47°34'18"W
C22	49.72	240.00	11°52'10"	N35°54'46"W
C23	17.12	240.00	4°05'11"	N27°56'05"W
C24	42.76	560.00	4°22'29"	N28°04'44"W
C25	72.98	560.00	7°28'00"	N33°59'59"W
C26	66.90	560.00	6°50'40"	N41°09'18"W
C27	69.33	560.00	7°05'36"	N48°07'26"W
C28	69.33	560.00	7°05'35"	N55°13'01"W
C29	60.81	560.00	6°13'20"	N61°52'29"W
C30	66.90	560.00	6°50'42"	N68°24'29"W
C31	62.87	560.00	6°25'57"	N75°02'49"W
C32	69.36	370.00	10°44'24"	N70°45'35"W

CURVE TABLE				
Curve #	Length	Radius	Delta	CHD B
C33	69.97	370.00	10°50'07"	N59°58'19"W
C34	59.18	370.00	9°09'54"	N49°58'19"W
C35	63.91	370.00	9°53'48"	N40°26'28"W
C36	62.00	370.00	9°36'04"	N30°41'32"W
C37	20.73	430.00	2°45'46"	S27°16'23"E
C38	48.57	430.00	6°28'18"	S31°53'25"E
C39	46.70	430.00	6°13'22"	S38°14'14"E
C40	44.37	430.00	5°54'42"	S44°18'16"E
C41	48.58	430.00	6°28'24"	S50°29'49"E
C42	48.57	430.00	6°28'18"	S56°58'10"E
C43	41.10	430.00	5°28'35"	S62°56'37"E
C44	46.71	430.00	6°13'24"	S68°47'36"E
C45	48.57	430.00	6°28'19"	S75°08'27"E
C46	48.58	430.00	6°28'23"	S81°36'48"E
C47	41.91	430.00	5°35'03"	S87°38'31"E
C48	54.58	560.00	5°35'03"	N87°38'31"W
C49	63.27	560.00	6°28'23"	N81°36'48"W
C50	63.26	560.00	6°28'19"	N75°08'27"W
C51	60.83	560.00	6°13'24"	N68°47'36"W
C52	53.52	560.00	5°28'35"	N62°56'37"W
C53	63.25	560.00	6°28'18"	N56°58'10"W
C54	63.27	560.00	6°28'24"	N50°29'49"W
C55	57.78	560.00	5°54'42"	N44°18'16"W
C56	60.82	560.00	6°13'22"	N38°14'14"W
C57	63.25	560.00	6°28'18"	N31°53'25"W
C58	27.00	560.00	2°45'46"	N27°16'23"W
C59	40.22	240.00	9°36'04"	N30°41'32"W
C60	41.45	240.00	9°53'48"	N40°26'28"W
C61	38.39	240.00	9°09'54"	N49°58'19"W
C62	45.39	240.00	10°50'07"	N59°58'19"W
C63	350.73	400.00	50°14'17"	S51°00'38"E
C64	450.59	400.00	64°32'33"	S58°09'46"E

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)
○	MONUMENTS SET:
△	SECTION CORNER
△	1/2" REBAR W/YPC #16747
○	1/2" REBAR W/YPC #16747
✕	CUT X
FND	FOUND
PC	PLASTIC CAP
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



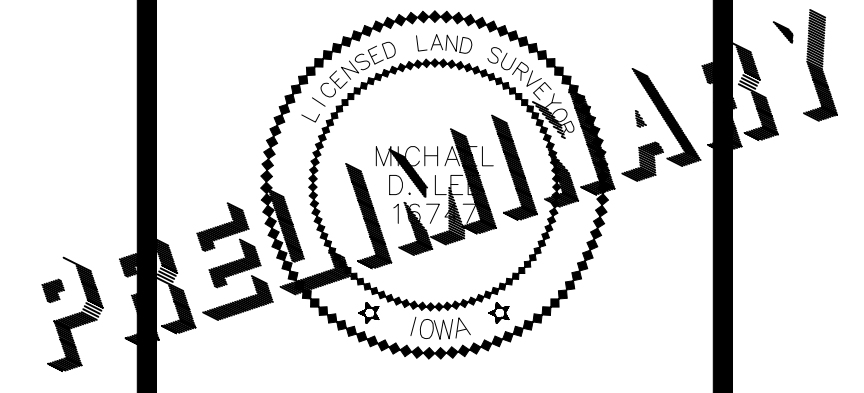
**TUSCANY PLAT 5  
FINAL PLAT  
ALTOONA, IOWA**



1360 NW 121st Street, STE A  
Clive, Iowa 50325  
515-964-1229  
fax 515-964-2370

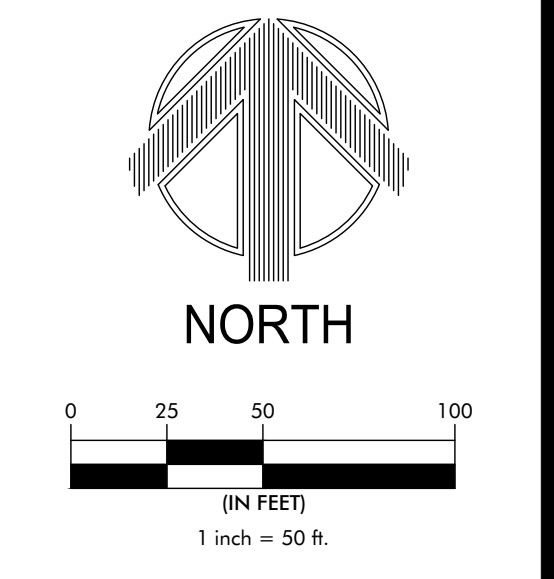
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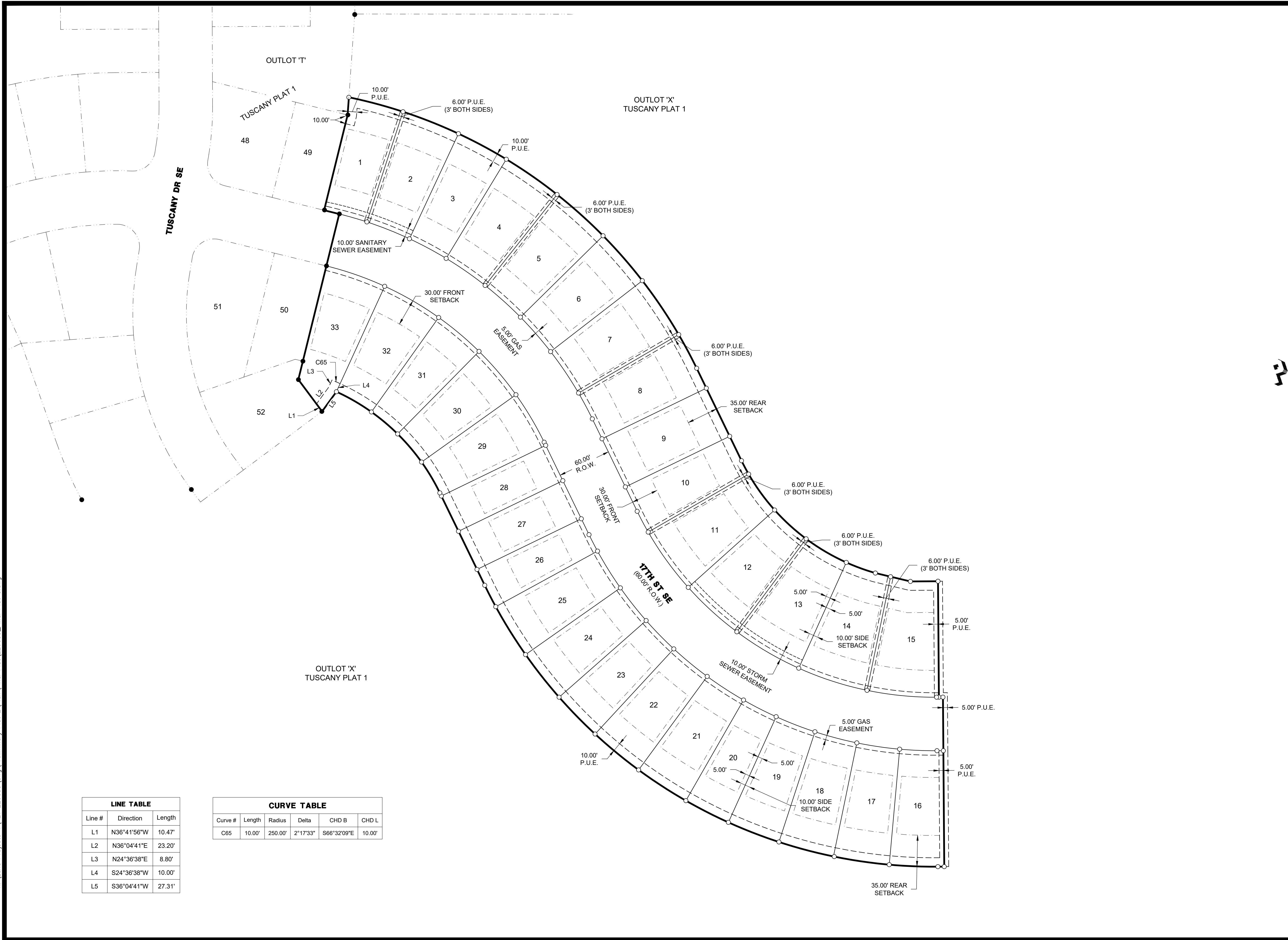
DATE: \_\_\_\_\_  
NAME: MICHAEL D. LEE, PLS NO. 16747  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
PAGES OR SHEETS COVERED BY THIS SEAL:  
2 SHEETS



**TUSCANY PLAT 5  
FINAL PLAT**  
ALTOONA, IOWA  
POLK COUNTY  
226035  
09/03/2019  
REVISIONS  
ENGINEER: J. BECKER  
DRAWN BY: C. CARLETON  
SURVEYOR: M. LEE  
CREW CHIEF: ----  
DRAWING NO. FP-05  
SHEET NO. 01/02

DRAWING PATH: N:\Land Projects\4\AL1\_226035.dwg; Preliminary Plat 2; Plan\Final Plat\226035\_Final Plat\_5.dwg

DRAWING PATH: N:\Land Projects 4\ALT 226035.dwg\ Preliminary Plat 2\Plan\Final Plat\226035\_Final Plat\_5.dwg



LINE TABLE		
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	S36°04'41"W	27.31'

CURVE TABLE					
Curve #	Length	Radius	Delta	CHD B	CHD L
C65	10.00'	250.00'	2°17'33"	S66°32'09"E	10.00'

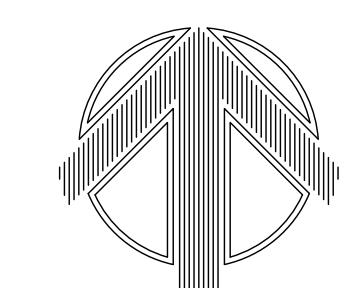


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Clive, Iowa 50325  
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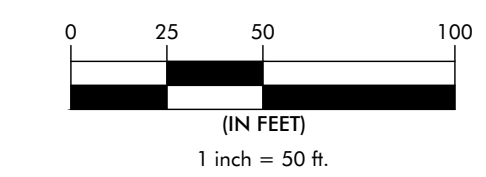
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**PRELIMINARY**



NORTH



**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  
----

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