

**TUSCANY PLAT 6  
ALTOONA, IOWA  
FINAL PLAT**

**INDEX LEGEND**

CITY: ALTOONA
COUNTY: POLK
LOT: PART OF OUTLOT 'X'
SUBDIVISION: TUSCANY PLAT 1
PROPRIETOR: TUSCANY RESERVE, LLC
REQUESTED BY: TUSCANY RESERVE, LLC
SURVEYOR: MICHAEL LEE
COMPANY: MCCLURE ENGINEERING
RETURN TO: MICHAEL LEE
335 SE ORALABOR ROAD
ANKENY, IOWA 50021 / 515-512-1381

**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  
CSMITH@MCCLUREVISION.COM  
ATTN: CALEB SMITH

**SETBACK SUMMARY:**  
FRONT= 30 FEET  
SIDE= 10 FEET (5' BOTH SIDES)  
REAR=35 FEET

**ZONING:**  
R-5: PUD

**LEGAL DESCRIPTION:**  
OUTLOT 'X', TUSCANY PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ALTOONA, POLK COUNTY, IOWA; EXCEPT PARCEL 2016-4 OF OUTLOT 'X', TUSCANY PLAT 1 RECORDED IN BOOK 15905 PAGE 184 AND; EXCEPT TUSCANY PLAT 5, AN OFFICIAL PLAT, SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

**REFERENCED SURVEY DOCUMENTS:**  
PARCEL 2016-4 IN BOOK 15905 PAGE 184  
PARCEL 'A' OF LOT 16, THOMPSON'S 80TH STREET ACRES, PLAT NO. TWO IN BOOK 10096 PAGE 408 DEED IN BOOK 12433 PAGE 27

**CLOSURE REPORT:**  
LINE: S00°21'16"E Length: 1321.04'  
LINE: N89°54'00"W Length: 1729.51'  
LINE: N00°15'54"W Length: 659.30'  
LINE: N42°16'51"E Length: 155.77'  
LINE: N61°36'28"E Length: 110.01'  
CURVE  
Length: 48.34' Radius: 330.00'  
Delta: 8°23'34" Tangent: 24.21'  
Chord: 48.30' Course: S32°30'09"E  
LINE: S36°41'56"E Length: 17.54'  
LINE: N53°18'04"E Length: 170.00'  
LINE: N36°04'41"E Length: 27.31'  
Curve  
Length: 165.45' Radius: 240.00'  
Delta: 39°29'53" Tangent: 86.16'  
Chord: 162.19' Course: S45°38'26"E  
LINE: S25°53'30"E Length: 115.20'  
Curve  
Length: 630.83' Radius: 560.00'  
Delta: 64°32'33" Tangent: 353.62'  
Chord: 598.00' Course: S58°09'46"E  
LINE: N89°33'57"E Length: 7.13'  
LINE: N00°26'03"W Length: 190.00'  
LINE: S89°33'57"W Length: 4.56'  
LINE: N00°26'03"W Length: 130.00'  
LINE: S89°33'57"W Length: 30.91'  
LINE: N76°31'58"W Length: 40.42'  
Curve  
Length: 201.85' Radius: 240.00'  
Delta: 48°11'17" Tangent: 107.33'  
Chord: 195.95' Course: N49°59'08"W  
LINE: N25°53'30"W Length: 115.20'  
Curve  
Length: 511.87' Radius: 560.00'  
Delta: 52°22'17" Tangent: 275.38'  
Chord: 494.24' Course: N52°04'39"W  
LINE: N04°03'24"E Length: 93.03'  
LINE: S89°58'25"E Length: 1313.45'  
Perimeter: 7788.72' Area: 1,778,542 Sq. Ft.  
Error Closure: 0.0116 Course: N50°26'00"E  
Error North: 0.00736 East: 0.00891  
Precision 1: 666,298

**NOTES:**

- THE USE OF OUTLOT 'Z' SHALL BE A CITY PARK AND DEDICATED TO THE CITY OF ALTOONA.
- THE USE OF OUTLOT 'X' AND OUTLOT 'Y' SHALL BE OPEN SPACE OWNED BY THE HOME OWNERS ASSOCIATION.
- THE USE OF OUTLOT 'W' SHALL BE FOR FUTURE DEVELOPMENT.
- LOT 'A' SHALL BE DEDICATED TO THE CITY BY RECORDING THE PLAT

**ALTOONA CONTROL NETWORK:**  
CP 13 - BRASS DISC IN CONCRETE ALONG EAST SIDE OF 14TH AVENUE SW, ELEVATION = 950.997  
CP 6 - BRASS DISC IN CONCRETE AT SOUTHEAST CORNER OF ADVENTURELAND DRIVE AND PRAIRIE MEADOWS DRIVE, ELEVATION = 961.253

**GENERAL LEGEND**

---	SURVEY BOUNDARY
---	PROPOSED LOT
---	EXISTING PROPERTY LINE
---	SECTION LINE
---	SETBACK LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT

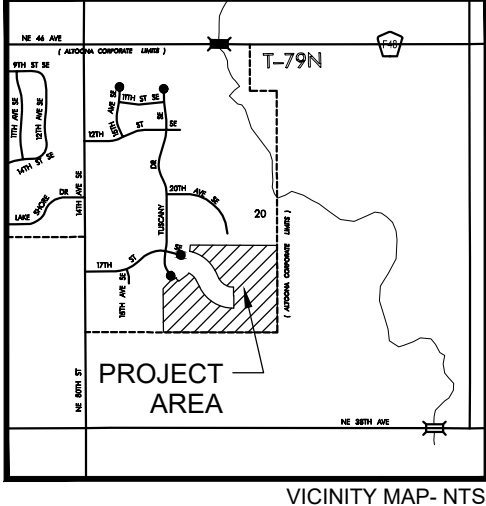
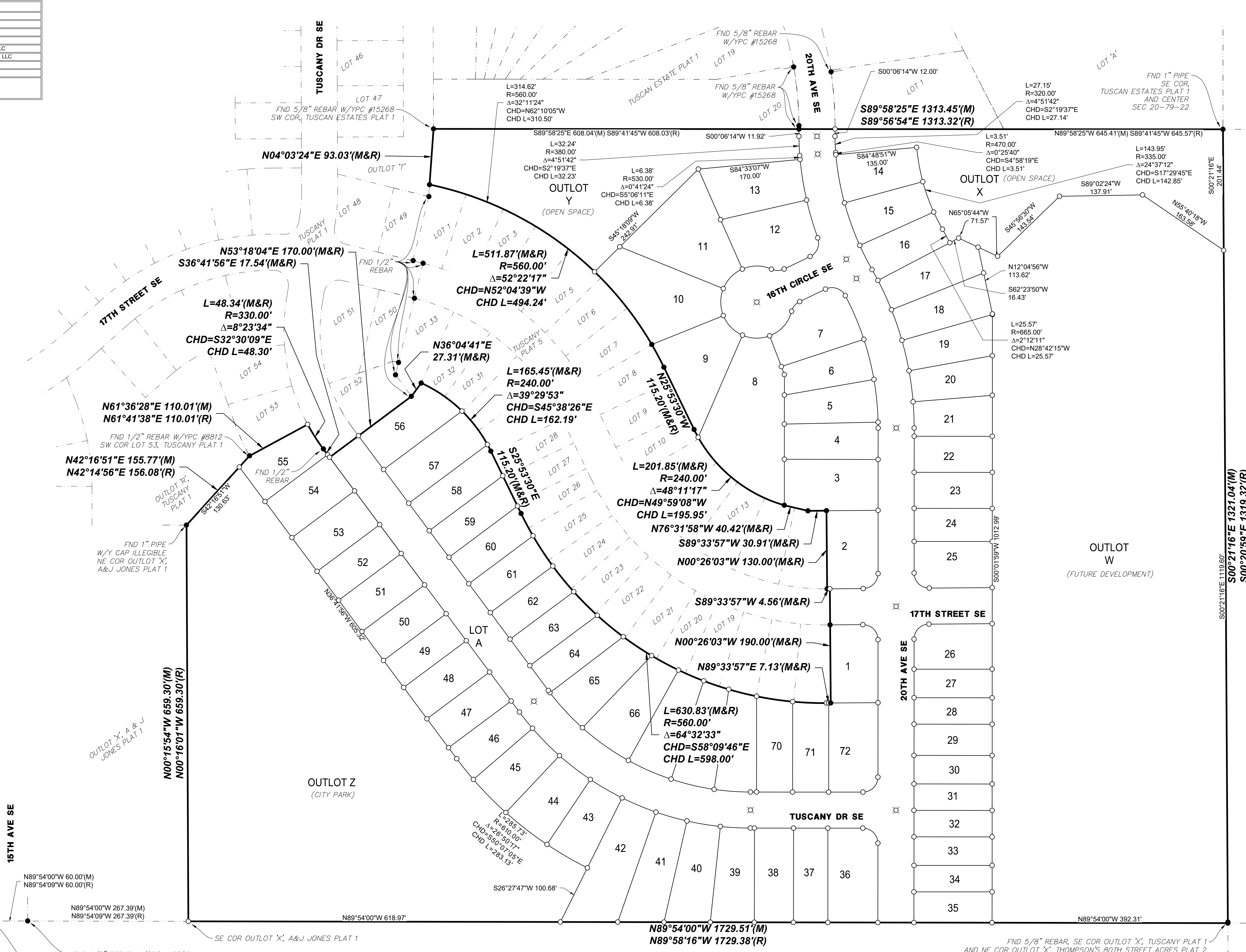
**MONUMENTS FOUND:**

- ▲ SECTION CORNER (TYPE AS NOTED)
- 1/2" REBAR W/YPC #16747 (UNLESS NOTED OTHERWISE)

**MONUMENTS SET:**

- ▲ SECTION CORNER #16747
- 1/2" REBAR W/YPC #16747 (UNLESS NOTED OTHERWISE)
- CUT X

FND FOUND  
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



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

MICHAEL D. LEE  
16747

DATE SURVEYED: \_\_\_\_\_ DATE: \_\_\_\_\_

**TUSCANY PLAT 6  
FINAL PLAT**

3/14/2022

ALTOONA, IOWA  
POLK COUNTY  
DATE: 9/30/2021

226035



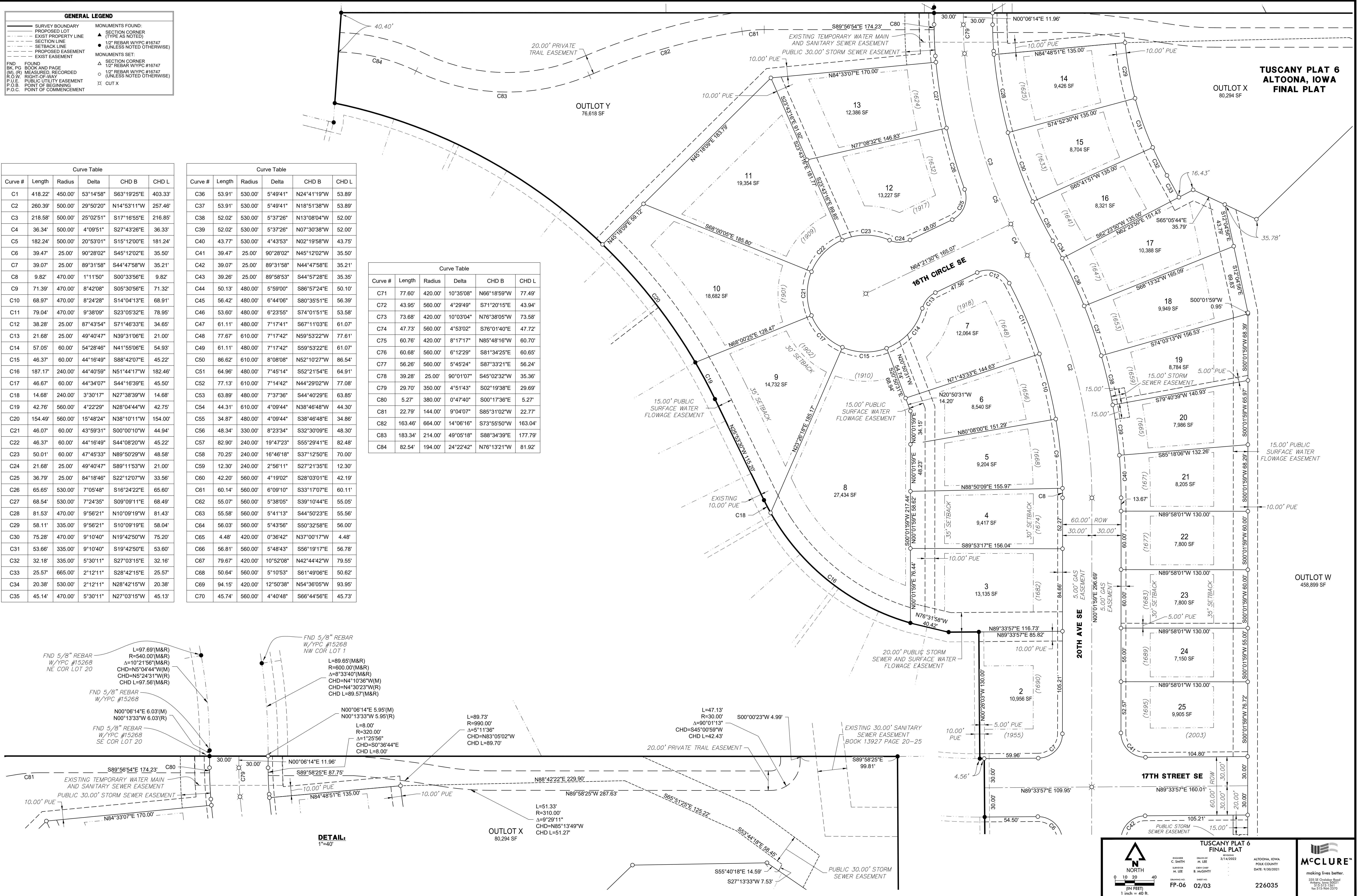
NW 1/4 SE 1/4  
SEC 20-79-22

GENERAL LEGEND	
—	SURVEY BOUNDARY
- - -	PROPOSED LOT
- - -	EXISTING PROPERTY LINE
- - -	SECTION LINE
- - -	SETBACK LINE
- - -	PROPOSED EASEMENT
- - -	EXISTING EASEMENT
▲	MONUMENTS FOUND: SECTION CORNER (TYPE AS NOTED)
●	1/2" REBAR W/YPC #16747 (UNLESS NOTED OTHERWISE)
○	MONUMENTS SET: SECTION CORNER 1/2" REBAR W/YPC #16747 (UNLESS NOTED OTHERWISE)
○	1/2" REBAR W/YPC #16747 (UNLESS NOTED OTHERWISE)
○	CUT X
FND	FOUND
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

Curve Table				
Curve #	Length	Radius	Delta	CHD B
C1	418.22'	450.00'	53°14'58"	S63°19'25"E 403.33'
C2	260.39'	500.00'	29°50'20"	N14°53'11"W 257.46'
C3	218.58'	500.00'	25°02'51"	S17°16'55"E 216.85'
C4	36.34'	500.00'	4°09'51"	S27°43'26"E 36.33'
C5	182.24'	500.00'	20°53'01"	S15°12'00"E 181.24'
C6	39.47'	25.00'	90°28'02"	S45°12'02"E 35.50'
C7	39.07'	25.00'	89°31'58"	S44°47'58"W 35.21'
C8	9.82'	470.00'	1°11'50"	S00°33'56"E 9.82'
C9	71.39'	470.00'	8°42'08"	S05°30'56"E 71.32'
C10	68.97'	470.00'	8°24'28"	S14°04'13"E 68.91'
C11	79.04'	470.00'	9°38'09"	S23°05'32"E 78.95'
C12	38.28'	25.00'	87°43'54"	S71°46'33"E 34.65'
C13	21.68'	25.00'	49°40'47"	N39°31'06"E 21.00'
C14	57.05'	60.00'	54°28'46"	N41°55'06"E 54.93'
C15	46.37'	60.00'	44°16'49"	S88°42'07"E 45.22'
C16	187.17'	240.00'	44°40'59"	N51°44'17"W 182.46'
C17	46.67'	60.00'	44°34'07"	S44°16'39"E 45.50'
C18	14.68'	240.00'	3°30'17"	N27°38'39"W 14.68'
C19	42.76'	560.00'	4°22'29"	N28°04'44"W 42.75'
C20	154.49'	560.00'	15°48'24"	N38°10'11"W 154.00'
C21	46.07'	60.00'	43°59'31"	S00°00'10"W 44.94'
C22	46.37'	60.00'	44°16'49"	S44°08'20"W 45.22'
C23	50.01'	60.00'	47°45'33"	N89°50'29"W 48.58'
C24	21.68'	25.00'	49°40'47"	S89°11'53"W 21.00'
C25	36.79'	25.00'	84°18'46"	S22°12'07"W 33.56'
C26	65.65'	530.00'	7°05'48"	S16°24'22"E 65.60'
C27	68.54'	530.00'	7°24'35"	S09°09'11"E 68.49'
C28	81.53'	470.00'	9°56'21"	N10°09'19"W 81.43'
C29	58.11'	335.00'	9°56'21"	S10°09'19"E 58.04'
C30	75.28'	470.00'	9°10'40"	N19°42'50"W 75.20'
C31	53.66'	335.00'	9°10'40"	S19°42'50"E 53.60'
C32	32.18'	335.00'	5°30'11"	S27°03'15"E 32.16'
C33	25.57'	665.00'	2°12'11"	S28°42'15"E 25.57'
C34	20.38'	530.00'	2°12'11"	N28°42'15"W 20.38'
C35	45.14'	470.00'	5°30'11"	N27°03'15"W 45.13'

Curve Table				
Curve #	Length	Radius	Delta	CHD B
C36	53.91'	530.00'	5°49'41"	N24°41'19"W 53.89'
C37	53.91'	530.00'	5°49'41"	N18°51'38"W 53.89'
C38	52.02'	530.00'	5°37'26"	N13°08'04"W 52.00'
C39	52.02'	530.00'	5°37'26"	N07°30'38"W 52.00'
C40	43.77'	530.00'	4°43'53"	N02°19'58"W 43.75'
C41	39.47'	25.00'	90°28'02"	N45°12'02"W 35.50'
C42	39.07'	25.00'	89°31'58"	N44°47'58"W 35.21'
C43	39.26'	25.00'	89°58'53"	S44°57'28"E 35.35'
C44	50.13'	480.00'	5°59'00"	S86°57'24"E 50.10'
C45	56.42'	480.00'	6°44'06"	S80°35'51"E 56.39'
C46	53.60'	480.00'	6°23'55"	S74°01'51"E 53.58'
C47	61.11'	480.00'	7°17'41"	S67°11'03"E 61.07'
C48	77.67'	610.00'	7°17'42"	N59°53'22"W 77.61'
C49	61.11'	480.00'	7°17'42"	S59°53'22"E 61.07'
C50	86.62'	610.00'	8°08'08"	N52°10'27"W 86.54'
C51	64.96'	480.00'	7°45'14"	S52°21'54"E 64.91'
C52	77.13'	610.00'	7°14'42"	N44°29'02"W 77.08'
C53	63.89'	480.00'	7°37'36"	S44°40'29"E 63.85'
C54	44.31'	610.00'	4°09'44"	N38°46'48"W 44.30'
C55	34.87'	480.00'	4°09'44"	S38°46'48"E 34.86'
C56	48.34'	330.00'	8°23'34"	S32°30'09"E 48.30'
C57	82.90'	240.00'	19°47'23"	S55°29'41"E 82.48'
C58	70.25'	240.00'	16°46'18"	S37°12'50"E 70.00'
C59	12.30'	240.00'	2°56'11"	S27°21'35"E 12.30'
C60	42.20'	560.00'	4°19'02"	S28°03'01"E 42.19'
C61	60.14'	560.00'	6°09'10"	S33°17'07"E 60.11'
C62	55.07'	560.00'	5°38'05"	S39°10'44"E 55.05'
C63	55.58'	560.00'	5°41'13"	S44°50'23"E 55.56'
C64	56.03'	560.00'	5°43'56"	S50°32'58"E 56.00'
C65	4.48'	420.00'	0°36'42"	N37°00'17"W 4.48'
C66	56.81'	560.00'	5°48'43"	S56°19'17"E 56.78'
C67	79.67'	420.00'	10°52'08"	N42°44'42"W 79.55'
C68	50.64'	560.00'	5°10'53"	S61°49'06"E 50.62'
C69	94.15'	420.00'	12°50'38"	N54°36'05"W 93.95'
C70	45.74'	560.00'	4°40'48"	S66°44'56"E 45.73'

Curve Table				
Curve #	Length	Radius	Delta	CHD B
C71	77.60'	420.00'	10°35'08"	N66°18'59"W 77.49'
C72	43.95'	560.00'	4°29'49"	S71°20'15"E 43.94'
C73	73.68'	420.00'	10°03'04"	N76°38'05"W 73.58'
C74	47.73'	560.00'	4°53'02"	S76°01'40"E 47.72'
C75	60.76'	420.00'	8°17'17"	N85°48'16"W 60.70'
C76	60.68'	560.00'	6°12'29"	S81°34'25"E 60.65'
C77	56.26'	560.00'	5°45'24"	S87°33'21"E 56.24'
C78	39.28'	25.00'	90°01'07"	S45°02'32"W 35.36'
C79	29.70'	350.00'	4°51'43"	S02°19'38"E 29.69'
C80	5.27'	380.00'	0°47'40"	S00°17'36"E 5.27'
C81	22.79'	144.00'	9°04'07"	S85°31'02"W 22.77'
C82	163.46'	664.00'	14°06'16"	S73°55'50"W 163.04'
C83	183.34'	214.00'	49°05'18"	S88°34'39"E 177.79'
C84	82.54'	194.00'	24°22'42"	N76°13'21"W 81.92'



DETAIL  
1"=40'

NORTH

0 10 20 40  
(IN FEET)  
1 inch = 40 ft.

**TUSCANY PLAT 6  
FINAL PLAT**

DESIGNED BY: C. SMITH  
DRAWN BY: AL LEE  
CHECKED BY: B. HENNING  
DATE: 9/30/2021

FP-06 02/03

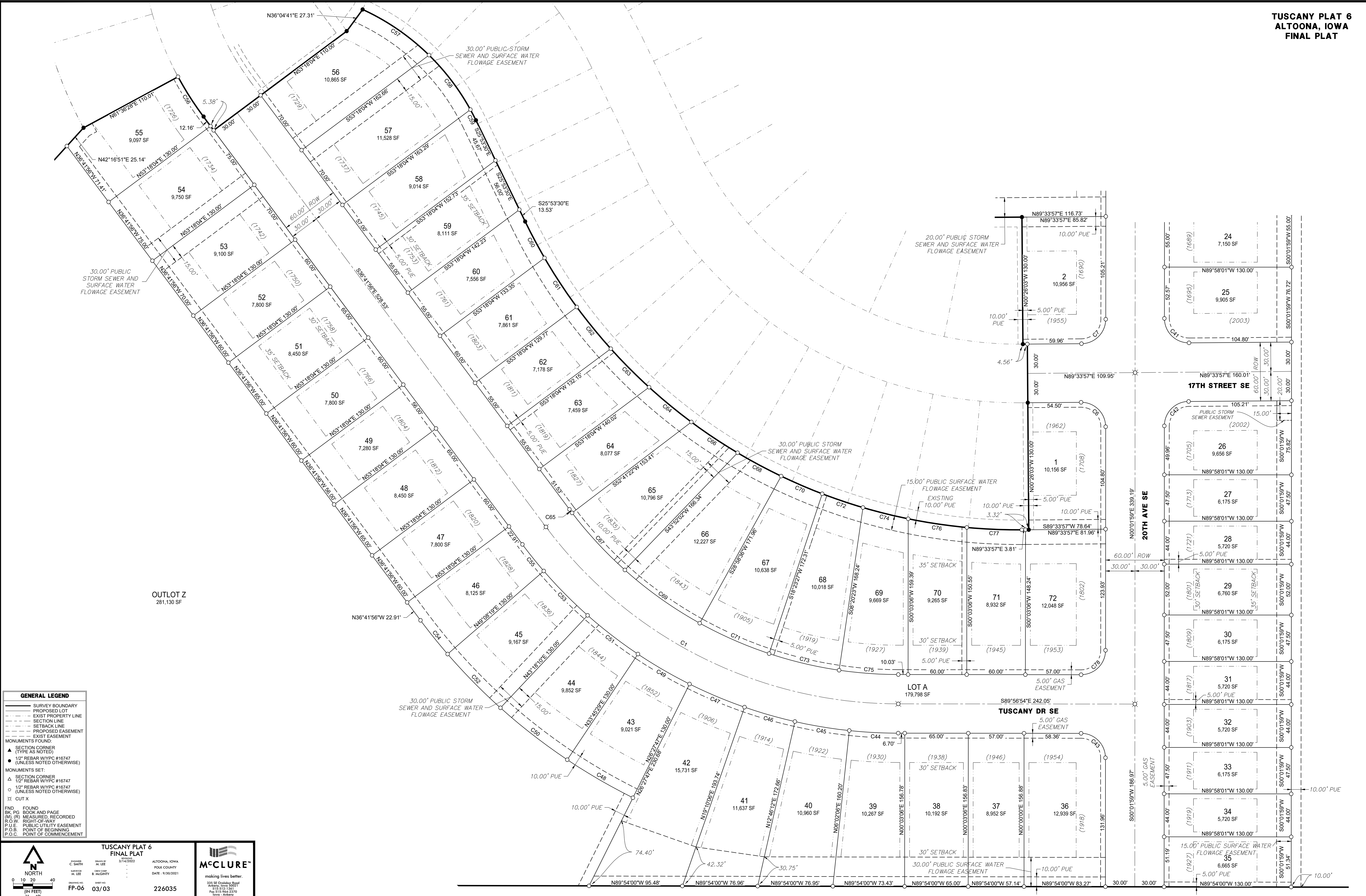
ALTOONA, IOWA  
POKE COUNTY

DATE: 9/30/2021

226035

making lives better.

225 SE Columbia Street  
Altoona, IA 52001  
715-371-1311  
fax 715-364-2370



**GENERAL LEGEND**

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

MONUMENTS FOUND:

- ▲ SECTION CORNER (TYPE AS NOTED)
- 1/2" REBAR W/PC #16747 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:

- ▲ SECTION CORNER
- △ 1/2" REBAR W/PC #16747
- 1/2" REBAR W/PC #16747 (UNLESS NOTED OTHERWISE)
- ✕ CUT X

FND FOUND  
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

<p><b>TUSCANY PLAT 6 FINAL PLAT</b></p>		<p>ALTOONA, IOWA POLE COUNTY DATE: 9/30/2021</p>	
<p>ENGINEER C. SMITH</p> <p>DRAWN BY M. LEE</p> <p>DATE: 9/30/2021</p>	<p>DATE: 9/30/2021</p>	<p>226035</p>	<p><b>McCLURE</b> making lives better.</p> <p>315 W. Oakdale Street Altoona, Iowa 50011 319.241.1241 319.241.1242 Fax: 319.244.2370 www.mcclure.com</p>

