

INDEX LEGEND	
CITY: ALTOONA	
COUNTY: POLK	
LOT: PART OF OUTLOT 'W'	
SUBDIVISION: TUSCANY PLAT 6	
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 / 515-512-1361	

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

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

ZONING:
R-5: JOHN ALTMAN PUD - TRACT 2

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 984-1229
TSMITH@MCCLUREVISION.COM
ATTN: TRENT SMITH

LEGAL DESCRIPTION:
OUTLOT 'W', TUSCANY PLAT 6, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ALTOONA, POLK COUNTY, IOWA SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

EVALUATED 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

NOTES:
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

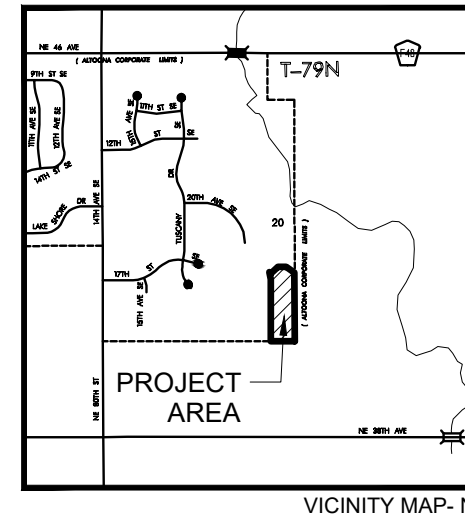
CP 6 - BRASS DISC IN CONCRETE AT SOUTHEAST CORNER OF ADVENTURELAND DRIVE AND PRAIRIE MEADOWS DRIVE, ELEVATION = 961.253

CLOSURE REPORT:
LINE: N89°54'00"W LENGTH: 392.31'
LINE: N00°01'59"E LENGTH: 1012.99'
LINE: N12°04'56"W LENGTH: 113.62'
LINE: S65°05'44"E LENGTH: 35.79'
LINE: N45°56'30"E LENGTH: 143.54'
LINE: N89°02'24"E LENGTH: 137.91'
LINE: S55°40'18"E LENGTH: 163.58'
LINE: S00°21'16"E LENGTH: 1119.60'

PERIMETER: 3119.33' AREA: 458,899 SQ. FT.
ERROR CLOSURE: 0.0129 COURSE: N61°08'44"E
ERROR NORTH: 0.00622 EAST: 0.01128

PRECISION: 1:241,809

**TUSCANY PLAT 7
ALTOONA, IOWA
FINAL PLAT**



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)
○	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



Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	39.07'	25.00'	89°31'58"	S44°47'58"W	35.21'
C2	12.86'	330.00'	2°13'57"	S01°08'57"W	12.86'
C3	22.08'	330.00'	3°50'02"	S04°10'57"W	22.08'
C4	30.55'	38.00'	46°03'44"	S16°55'54"E	29.73'
C5	19.24'	60.00'	18°22'08"	S30°46'42"E	19.15'
C6	51.56'	60.00'	49°14'01"	S03°01'23"W	49.99'
C7	42.05'	60.00'	40°09'09"	S47°42'57"W	41.19'
C8	50.79'	60.00'	48°29'59"	N87°57'29"W	49.29'
C9	47.45'	60.00'	45°18'58"	N41°03'01"W	46.23'
C10	57.94'	60.00'	55°19'43"	N09°16'20"E	55.71'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C11	15.94'	60.00'	15°13'30"	N44°32'56"E	15.90'
C12	30.55'	38.00'	46°03'44"	N29°07'50"E	29.73'
C13	25.53'	270.00'	5°25'00"	N03°23'28"E	25.52'
C14	3.06'	270.00'	0°38'59"	N00°21'28"E	3.06'
C15	39.47'	25.00'	90°28'02"	N45°12'02"W	35.50'
C16	39.07'	25.00'	89°31'58"	N44°47'58"E	35.21'
C17	65.36'	570.00'	6°34'10"	N03°15'06"W	65.32'
C18	36.67'	570.00'	3°41'10"	N08°22'47"W	36.67'
C19	30.55'	38.00'	46°03'42"	N33°15'15"W	29.73'
C20	7.20'	60.00'	6°52'20"	N52°50'56"W	7.19'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C21	65.88'	60.00'	62°54'56"	N17°57'18"W	62.62'
C22	41.47'	60.00'	39°35'55"	N33°18'07"E	40.65'
C23	40.64'	60.00'	38°48'45"	N72°30'28"E	39.87'
C24	40.99'	60.00'	39°08'24"	S68°30'57"E	40.20'
C25	39.55'	60.00'	37°46'19"	S30°03'36"E	38.84'
C26	49.23'	60.00'	47°00'48"	S12°19'58"W	47.86'
C27	10.56'	38.00'	15°55'33"	S27°52'35"W	10.53'
C28	19.99'	38.00'	30°08'08"	S04°50'45"W	19.76'
C29	31.57'	630.00'	2°52'16"	S08°47'14"E	31.57'
C30	60.22'	630.00'	5°28'37"	S04°36'48"E	60.20'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C31	20.98'	630.00'	1°54'28"	S00°55'15"E	20.98'
C32	39.47'	25.00'	90°28'02"	S45°12'02"E	35.50'
C33	107.40'	600.00'	10°15'21"	N05°05'42"W	107.25'
C34	31.76'	300.00'	6°03'59"	N03°03'58"E	31.75'

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.

PATRICK SHELLEST
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET
DATE SURVEYED: 5/16/2022

**TUSCANY PLAT 7
FINAL PLAT**

ENGINEER: ML
SURVEYOR: PS
DRAWN BY: ML
CHECKED BY: BM
REVISIONS:
6/29/2022
6/23/2022
6/27/2022

ALTOONA, IOWA
POLK COUNTY
DATE: 5/28/2022

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

PR#-226035

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

making lives better.
335 SE Oralabor Road
Ankeny, Iowa 50021
515-512-1361