

PLAT RECORDING INFORMATION
DATE: 11/22/16
PLAT: 16296-413425
FILE: 2016-0005640

LOST LAKE ESTATES PLAT 3

FINAL PLAT

ENGINEER/SURVEYOR:
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

OWNER/DEVELOPER:
DIAMOND DEVELOPMENT, LLC
309 EAST 1ST STREET
ANKENY, IOWA 50021

DATE OF SURVEY:
NOVEMBER 9, 2016

ZONING
R-1A (R) RESTRICTED TO:
1. MINIMUM 80' LOT WIDTH
2. MINIMUM REAR YARD SETBACK = 35'
3. MINIMUM LOT AREA = 9400 SF

BULK REGULATIONS:
SETBACKS:
FRONT: 30 FEET
REAR: 35 FEET
SIDE: 8 FEET

BENCHMARK:
BURY BOLT NW CORNER WEST
BROADWAY & KING'S PLACE
ELEVATION=972.25

PLAT DESCRIPTION:

OUTLOT 'Z', LOST LAKE ESTATES PLAT 2, AN OFFICIAL PLAT AND A PART OF LOTS 19, 20 AND 21, IN THE OFFICIAL PLAT OF SECTION 35, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF POLK COUNTY, POLK COUNTY, IOWA AND MORE, PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 'Y', SAID LOST LAKE ESTATES PLAT 2; THENCE NORTH 00°18'50" WEST ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 153.63 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 00°13'24" WEST ALONG SAID WEST LINE, 450.08 FEET; THENCE NORTH 89°13'57" EAST, 225.00 FEET; THENCE NORTH 11°53'30" EAST, 32.39 FEET; THENCE SOUTH 89°48'49" EAST, 207.38 FEET; THENCE SOUTH 00°11'11" WEST, 18.35 FEET; THENCE SOUTH 89°48'49" EAST, 140.00 FEET; THENCE NORTH 00°11'11" EAST, 37.21 FEET; THENCE SOUTH 89°48'49" EAST, 200.00 FEET; THENCE SOUTH 00°11'11" WEST, 47.91 FEET; THENCE SOUTH 89°48'49" EAST, 150.00 FEET TO THE WEST RIGHT OF WAY OF N. BROADWAY STREET; THENCE SOUTH 00°11'11" WEST ALONG SAID WEST RIGHT OF WAY, 516.27 FEET; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 851.51 FEET, WHOSE ARC LENGTH IS 102.01 FEET AND WHOSE CHORD BEARS SOUTH 03°14'45" EAST, 101.95 FEET TO THE NORTHEAST CORNER OF STREET LOT 'C', LOST LAKE ESTATES PLAT 2; THENCE NORTH 89°48'49" WEST ALONG THE NORTH LINE OF SAID STREET LOT 'C', 7.09 FEET TO THE NORTHWEST CORNER OF SAID STREET LOT 'C'; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID STREET LOT 'C' AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 858.51 FEET, WHOSE ARC LENGTH IS 22.15 FEET AND WHOSE CHORD BEARS SOUTH 07°21'39" EAST, 22.10 FEET TO THE SOUTHWEST CORNER OF SAID STREET LOT 'C' AND THE SOUTHEAST CORNER OF OUTLOT 'Z'; LOST LAKE ESTATES PLAT 2; THENCE NORTH 89°48'49" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'Z', 151.96 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 00°11'11" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 21.96 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 89°48'49" WEST ALONG THE NORTH LINE OF SAID LOST LAKE ESTATES PLAT 2, A DISTANCE OF 60.00 FEET; THENCE NORTH 00°11'11" EAST ALONG SAID NORTH LINE, 6.93 FEET; THENCE NORTH 89°48'49" WEST ALONG SAID NORTH LINE, 764.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.20 ACRES (618,564 SQUARE FEET), THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA:

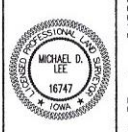
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	353°17'	858.51'	58.26'	N4°40'39"W	58.25'
C2	2°55'11"	858.51'	43.75'	N1°16'25"W	43.74'
C3	90°00'00"	25.00'	39.27'	N44°48'49"W	35.36'
C4	15°55'58"	230.00'	63.96'	N81°50'50"W	63.75'
C5	17°41'59"	230.00'	71.05'	N85°01'50"W	70.77'
C6	1°47'17"	230.00'	7.18'	S57°04'29"E	7.18'
C7	2°29'36"	230.00'	10.01'	S54°56'03"E	10.01'
C8	31°16'02"	230.00'	125.51'	N40°32'50"W	123.98'
C9	77°32'39"	25.00'	33.84'	N63°41'09"W	31.31'
C10	48°27'32"	33.00'	27.91'	S53°18'46"W	27.09'
C11	24°38'39"	62.00'	26.69'	S41°24'49"W	26.46'
C12	56°19'34"	62.00'	60.95'	S81°54'28"W	58.53'
C13	47°56'20"	62.00'	51.87'	N45°57'37"W	50.36'
C14	49°39'24"	62.00'	53.73'	N2°30'15"E	52.07'
C15	49°52'35"	62.00'	53.97'	N52°36'14"E	52.28'
C16	48°27'32"	62.00'	52.44'	S78°13'43"E	50.89'
C17	48°27'32"	33.00'	27.91'	S78°13'43"E	27.09'
C18	77°32'39"	25.00'	33.84'	N38°46'12"E	31.31'
C19	01°16'18"	230.00'	0.76'	N0°05'32"E	0.76'
C20	32°6'32"	170.00'	10.21'	S1°32'05"E	10.21'
C21	32°15'57"	170.00'	9.99'	S4°56'20"E	9.98'
C22	12°38'39"	200.00'	44.14'	S8°08'09"E	44.05'
C23	90°00'00"	200.00'	314.16'	S44°48'49"E	282.64'
C24	77°21'21"	200.00'	270.02'	S51°08'09"E	249.98'
C25	51°6'41"	170.00'	15.66'	S87°10'29"E	15.65'
C26	90°00'00"	25.00'	39.27'	N45°11'11"E	35.36'
C27	51°39'35"	25.00'	22.54'	N64°21'23"E	21.78'
C28	24°54'42"	230.00'	100.00'	N12°27'28"W	99.22'
C29	81°16'47"	170.00'	241.18'	S43°53'45"E	221.44'
C30	51°38'18"	25.00'	22.53'	N76°38'19"W	21.78'
C31	10°30'09"	62.00'	11.36'	N34°20'04"E	11.35'

NOTE

- 4'-WIDE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN PUBLIC RIGHT-OF-WAY, IN CONJUNCTION WITH THE BUILDING PERMIT. SIDEWALK RAMP DAMAGED DURING HOME CONSTRUCTION SHALL BE REPAIRED IN CONJUNCTION WITH THE BUILDING PERMIT. (IT IS NOT THE CITY'S RESPONSIBILITY TO DETERMINE SIDEWALK ELEVATIONS; THE BUILDER IS REQUIRED TO CONSTRUCT THEM IN ACCORDANCE WITH ADA REQUIREMENTS.)
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- LOTS 23-30 SHALL NOT BE PERMITTED DRIVEWAY ACCESS TO N. BROADWAY STREET.
- THERE SHALL BE ONLY ONE DRIVEWAY PERMITTED FOR LOTS 1-30.
- NO ROOF DRAINS OR SUBDRAINS SHALL BE EXTENDED INTO THE 35' BUFFER EASEMENT ADJACENT TO THE USA SAYLORVILLE LAKE PARCEL.
- LOTS 3, 4, 6, 7 AND 8 ARE REQUIRED TO HAVE A SITE-SPECIFIC FOUNDATION DESIGN AND BUILDING LAYOUT PREPARED BY A GEOTECHNICAL OR STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE ADJACENT PROPERTY OWNER SHALL BE RESPONSIBLE FOR SNOW REMOVAL AND SIDEWALK REPAIR AT EACH CLUSTER MAILBOX.
- NO LOTS WITHIN LOST LAKES PLAT 3 SHALL BE PERMITTED TO HAVE AN INDIVIDUAL MAILBOX.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EMBANKMENTS INCLUDING REPAIR OF ANY DAMAGE DUE TO EROSION, WITHIN ALL OVERLAND FLOWAGE EASEMENTS OR REAR YARDS.
- THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE DRAINAGE OBSTRUCTIONS FROM THE OVERLAND FLOWAGE EASEMENT AREAS.
- OUTLOT 'Y' SHALL BE PERMANENTLY TIED TO LOT 7 AND OUTLOT 'Z' SHALL BE PERMANENTLY TIED TO LOT 6.
- THE BUILDING PERMIT FOR LOT 28 SHALL REQUIRE APPROVAL OF THE PUBLIC WORKS DIRECTOR; THE HOMEBUILDER WILL BE REQUIRED TO GRIND THE CURB AND INSTALL A 4' WIDE ADA ACCESSIBLE SIDEWALK RAMP WITH GRIND DETECTABLE WARNINGS AT THE CROSSWALK ACROSS LOST LAKE DRIVE UNLESS THE PUBLIC WORKS DIRECTOR DETERMINES THE ACTUAL LOT 28 DRIVEWAY IS AN ACCEPTABLE ALTERNATIVE TO SAID RAMP.
- THE MINIMUM OPENING ELEVATION SHALL BE THE ELEVATION OF THE LOWEST OPENING IN THE FOUNDATION, INCLUDING DOORS AND/OR WINDOWS.
- AN ELEVATION CERTIFICATE WILL NEED TO BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON ALL LOTS WITH A DESIGNATED M.O.E. TO DEMONSTRATE PROTECTION ELEVATION REQUIREMENTS HAVE BEEN MET.

I certify that the attached plat name has been approved as being unique to Polk County and that this plat has been entered of record in the office of the Polk County Auditor.
JAMIE FITZGERALD, County Auditor
By: *[Signature]*

POLK COUNTY
City Engineer
Date Approved: 11-22-16
Planning & Zoning Commission
City Council: 11-28-16
Resolution Number: 2016-118



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.
[Signature] 11-22-16
MICHAEL D. LEE, P.L.S. DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS ONE AND TWO

DATE	
REVISIONS	
DATE	
DESCRIPTION	
DATE	
DESCRIPTION	
DATE	
DESCRIPTION	

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 389-4400 FAX: (515) 389-4410
TECH: _____
ENGINEER: _____



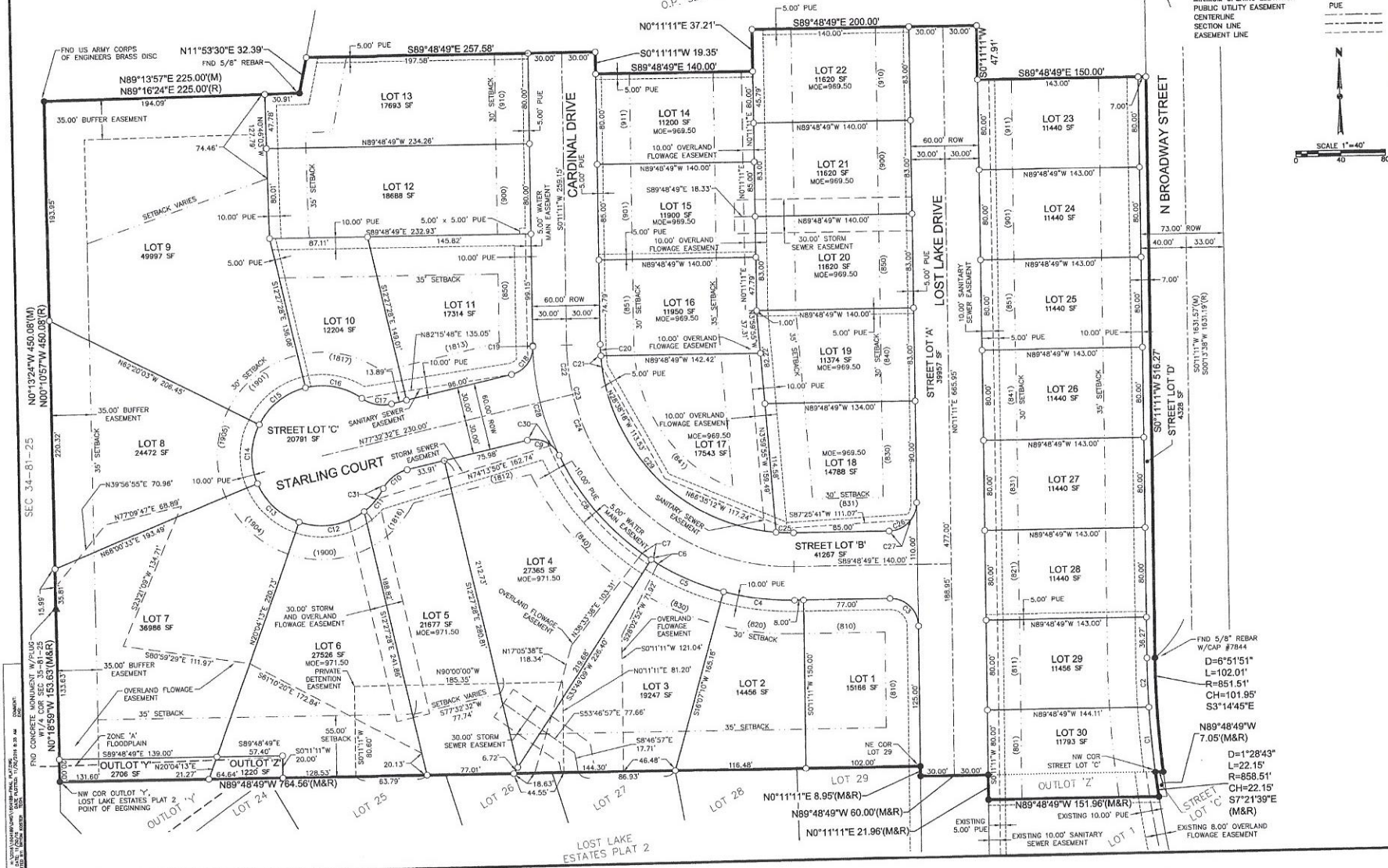
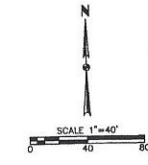
LOST LAKE ESTATES PLAT 3
POLK COUNTY, IOWA
FINAL PLAT

1
2
1604.189

LOST LAKE ESTATES PLAT 3 FINAL PLAT

LEGEND:

- SECTION CORNER AS NOTED
- 1/2" REBAR YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)
- PLATTED BEARING & DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED BEARING & DISTANCE
- DEEDED BEARING & DISTANCE
- MINIMUM OPENING ELEVATION
- PUBLIC UTILITY EASEMENT
- CENTERLINE
- SECTION LINE
- EASEMENT LINE



<p>REVISIONS</p> <p>DATE</p> <p>BY</p> <p>CHKD</p> <p>DATE</p> <p>BY</p> <p>CHKD</p> <p>DATE</p> <p>BY</p> <p>CHKD</p> <p>DATE</p> <p>BY</p> <p>CHKD</p>	<p>3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410</p> <p>TECH: _____</p> <p>ENGINEER: _____</p>
<p>B.A. CIVIL DESIGN ADVANTAGE</p>	
<p>LOST LAKE ESTATES PLAT 3 FINAL PLAT</p>	
<p>2 / 2 1604.189</p>	