

QUAIL RUN PLAT 3 FINAL PLAT

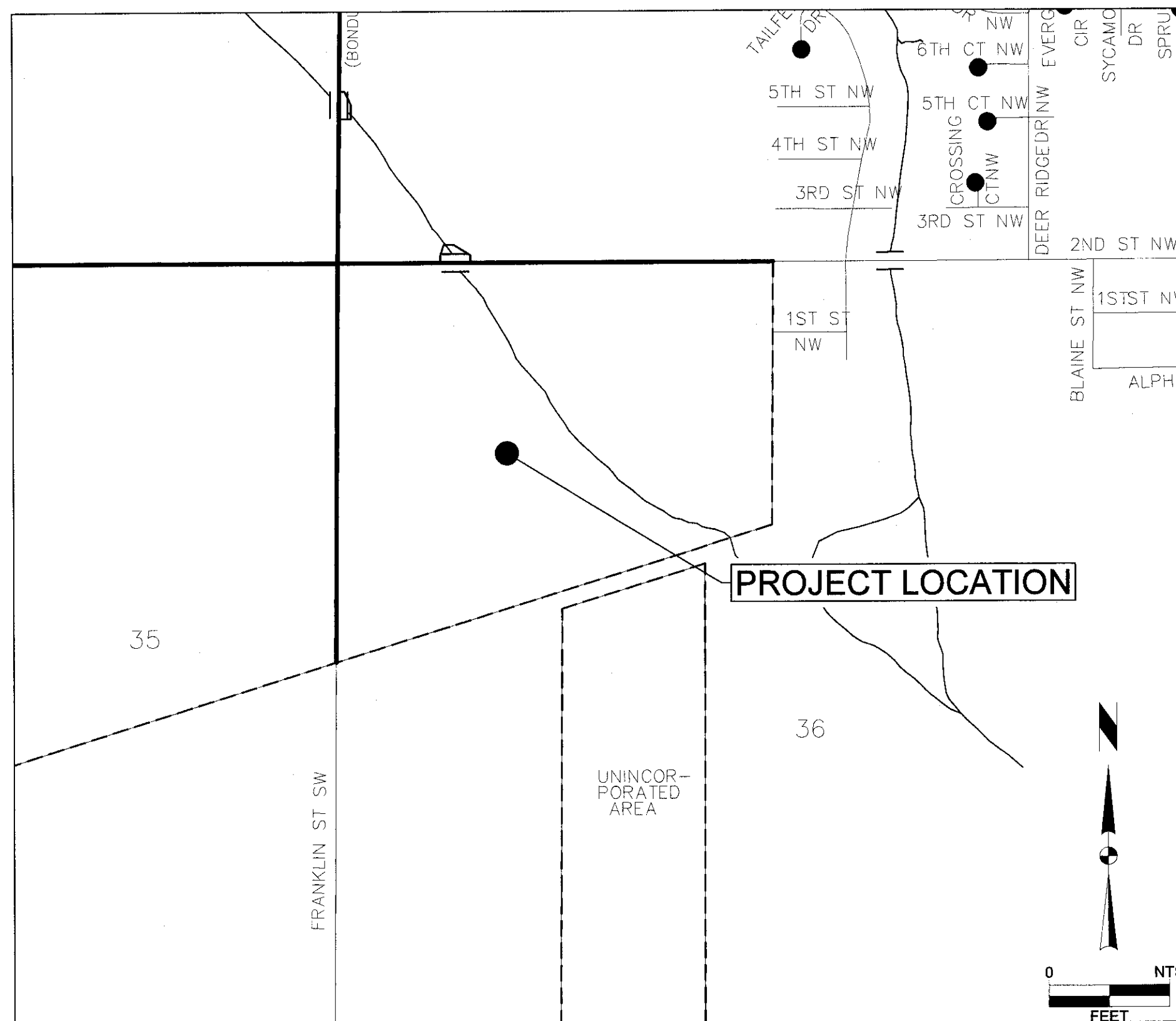


Doc ID: 03662820017 Type: PLT
Kind: PLAT
Recorded: 07/27/2021 at 03:34:32 PM
Fee amt: \$87.00 Page 1 of 17
Polk County Iowa
JULIE M. HARGREY RECORDER
File# 2021-00079325
Bk 18667 Pg 529-545

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
OUTLOT "Y" QUAIL RUN PLAT 2 &
W1/2 NW1/4 SECTION 36-80-23
REQUESTED BY:
QUAIL RUN II LLC
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023



VICINITY MAP

PROPERTY DESCRIPTION

OUTLOT "Y", QUAIL RUN PLAT 2, AN OFFICIAL PLAT, AND A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT "Y"; THENCE SOUTH 72°42'28" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "Y"; 1115.82 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "Y"; THENCE SOUTH 12°42'45" WEST, 1347.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF NE 64TH STREET; THENCE NORTH 00°17'04" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 2016.04 FEET; THENCE SOUTH 89°51'58" EAST, 375.32 FEET; THENCE NORTH 00°13'05" EAST, 348.28 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2ND STREET NW; THENCE NORTH 89°52'11" EAST ALONG SAID SOUTH LINE, 243.80 FEET; THENCE SOUTH 00°18'32" EAST CONTINUING ALONG SAID SOUTH LINE, 40.00 FEET; THENCE NORTH 89°52'11" EAST, CONTINUING ALONG SAID SOUTH LINE 144.02 FEET; THENCE SOUTH 37°07'25" EAST, 75.48 FEET; THENCE SOUTH 33°14'45" EAST, 860.90 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "Y"; THENCE SOUTH 34°57'44" EAST ALONG THE EAST LINE OF SAID OUTLOT "Y", 166.42 FEET; THENCE SOUTH 47°05'22" EAST, CONTINUING ALONG SAID EAST LINE, 305.14 FEET; THENCE SOUTH 42°28'13" EAST CONTINUING ALONG SAID EAST LINE, 285.39 FEET; THENCE SOUTH 54°46'08" EAST CONTINUING ALONG SAID EAST LINE, 151.75 FEET; THENCE SOUTH 72°47'59" EAST CONTINUING ALONG SAID EAST LINE, 156.16 FEET; THENCE SOUTH 83°50'19" EAST CONTINUING ALONG SAID EAST LINE, 121.91 FEET; THENCE SOUTH 73°00'36" EAST CONTINUING ALONG SAID EAST LINE, 104.92 FEET; THENCE SOUTH 41°32'35" EAST CONTINUING ALONG SAID EAST LINE, 54.56 FEET; THENCE SOUTH 24°20'38" EAST CONTINUING ALONG SAID EAST LINE, 42.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.55 ACRES (2,942.317 S.F.).

DATE OF SURVEY

SEPTEMBER 18, 2020

OWNER/DEVELOPER

QUAIL RUN II LLC
2400 88TH STREET
URBANDALE, IA 50322
CONTACT: SCOTT TEMPLE
PHONE: (515) 276-3456

ZONING CLASSIFICATION

R-5: PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

R-5 LOTS ARE SUBJECT TO R-2 BULK REGULATIONS
SINGLE-FAMILY DWELLING (LOTS 1-55)
MINIMUM LOT AREA = 7,600SF
MINIMUM LOT WIDTH = 65'
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 35'
SIDE YARD SETBACK = 15' TOTAL
(5' MINIMUM ON EACH SIDE - 1 OR 1.5 STORY)
(7' MINIMUM ON EACH SIDE - 2 STORY)

LINE	BEARING	DIST.
L1	S00°08'34"E	28.55'
L2	S17°17'34"E	4.26'
L3	S35°59'32"W	25.57'
L4	S42°01'40"W	41.41'
L5	S35°59'32"W	52.80'
L6	S35°59'32"W	30.00'
L7	S51°24'47"W	44.00'

CURVE	Δ	RAD.	LENGTH	TAN.	CHORD BEARING	CHORD DIST.
C1	2°17'14"	330.00'	13.17'	6.59'	S37°08'09"W	13.17'
C2	1°50'02"	1165.00'	37.29'	18.65'	S16°08'10"E	37.29'
C3	3°53'41"	1165.00'	79.19'	39.61'	S19°00'01"E	79.17'
C4	3°53'41"	1165.00'	79.19'	39.61'	S22°53'42"E	79.17'
C5	3°53'41"	1165.00'	79.19'	39.61'	S26°47'23"E	79.17'
C6	3°53'41"	1165.00'	79.19'	39.61'	S30°41'03"E	79.17'
C7	2°56'25"	1165.00'	59.78'	29.90'	S34°06'06"E	59.78'
C8	0°53'58"	795.00'	12.48'	6.24'	S35°07'19"E	12.48'
C9	4°43'11"	795.00'	65.49'	32.76'	S32°18'45"E	65.47'
C10	4°43'11"	795.00'	65.49'	32.76'	S27°35'33"E	65.47'
C11	6°05'04"	795.00'	84.42'	42.25'	S22°11'26"E	84.38'
C12	38°27'23"	330.00'	221.49'	115.10'	S19°21'31"E	217.36'
C13	4°20'47"	530.00'	40.21'	20.11'	N31°51'29"E	40.20'
C14	7°40'45"	530.00'	71.04'	35.57'	N37°52'15"E	70.98'
C15	7°40'45"	530.00'	71.04'	35.57'	N45°33'00"E	70.98'
C16	7°40'45"	530.00'	71.04'	35.57'	N53°13'46"E	70.98'
C17	7°40'45"	530.00'	71.04'	35.57'	N60°54'31"E	70.98'
C18	7°39'48"	530.00'	70.89'	35.50'	N68°34'48"E	70.84'
C19	0°17'43"	530.00'	2.73'	1.37'	N72°33'34"E	2.73'
C20	21°39'30"	270.00'	102.06'	51.65'	N10°57'34"W	101.46'
C21	16°47'54"	270.00'	79.16'	39.87'	N30°11'16"W	78.88'
C22	88°13'26"	25.00'	38.49'	24.24'	S05°31'30"W	34.80'
C23	11°21'28"	330.00'	65.42'	32.82'	S43°57'30"W	65.31'
C24	4°38'35"	500.00'	40.23'	20.12'	N36°16'55"W	40.22'
C25	8°06'53"	500.00'	70.81'	35.47'	N29°55'11"W	70.75'
C26	8°06'53"	500.00'	70.81'	35.47'	N21°48'18"W	70.75'
C27	2°31'43"	500.00'	22.07'	11.04'	N16°29'00"W	22.07'

CURVE	Δ	RAD.	LENGTH	TAN.	CHORD BEARING	CHORD DIST.
C28	17°30'43"	440.00'	134.48'	67.77'	S29°49'51"E	133.96'
C29	12°50'49"	270.00'	60.54'	30.40'	N42°24'56"E	60.41'
C30	82°34'28"	25.00'	40.39'	26.15'	S84°52'28"E	36.14'
C31	5°51'21"	440.00'	44.97'	22.50'	N18°08'49"W	44.95'
C32	1°50'02"	1030.00'	32.97'	16.49'	S16°08'10"E	32.97'
C33	3°53'41"	1030.00'	70.01'	35.02'	S19°00'01"E	70.00'
C34	3°53'41"	1030.00'	70.01'	35.02'	S22°53'42"E	70.00'
C35	3°53'41"	1030.00'	70.01'	35.02'	S26°47'23"E	70.00'
C36	3°53'41"	1030.00'	70.01'	35.02'	S30°41'03"E	70.00'
C37	2°56'25"	1030.00'	52.86'	26.43'	S34°06'06"E	52.85'
C38	0°53'58"	930.00'	14.60'	7.30'	N35°07'19"W	14.60'
C39	4°43'11"	930.00'	76.61'	38.33'	N32°18'45"W	76.59'
C40	4°43'11"	930.00'	76.61'	38.33'	N27°35'33"W	76.59'
C41	4°43'33"	930.00'	76.71'	38.37'	N22°52'11"W	76.68'
C42	93°12'51"	25.00'	40.67'	26.44'	N26°08'00"E	36.33'
C43	3°57'26"	835.00'	57.67'	28.85'	S17°11'51"E	57.66'
C44	3°57'26"	970.00'	66.99'	33.51'	S17°11'51"E	66.98'
C45	4°49'47"	970.00'	81.77'	40.91'	S21°35'28"E	81.74'
C46	4°49'47"	835.00'	70.39'	35.21'	S21°35'28"E	70.37'
C47	4°49'47"	835.00'	70.39'	35.21'	S26°25'15"E	70.37'
C48	4°49'47"	970.00'	81.77'	40.91'	S26°25'15"E	81.74'
C49	4°59'13"	970.00'	84.43'	42.24'	S31°19'45"E	84.40'
C50	4°42'15"	835.00'	68.95'	34.30'	S31°11'16"E	68.54'
C51	1°44'57"	970.00'	29.61'	14.81'	S34°41'50"E	29.61'
C52	2°01'55"	835.00'	29.61'	14.81'	S34°33'21"E	29.61'
C53	2°53'53"	1125.00'	56.90'	28.46'	N34°07'22"W	56.90'
C54	4°12'50"	1125.00'	82.74'	41.39'	N30°34'00"W	82.72'

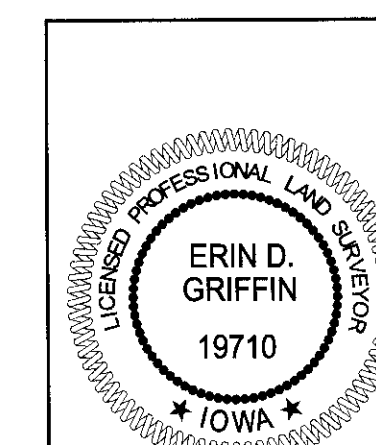
CURVE	Δ	RAD.	LENGTH	TAN.	CHORD BEARING	CHORD DIST.
C55	2°53'53"	990.00'	50.08'	25.04'	N34°07'22"W	50.07'
C56	4°12'50"	990.00'	72.81'	36.42'	N30°34'00"W	72.79'
C57	4°12'50"	990.00'	72.81'	36.42'	N26°21'10"W	72.79'
C58	2°38'47"	1125.00'	51.96'	25.99'	N27°08'12"W	51.96'
C59	5°20'13"	1125.00'	104.79'	52.43'	N21°34'39"W	104.75'
C60	4°05'15"	990.00'	70.63'	35.33'	N22°12'08"W	70.61'
C61	87°08'04"	25.00'	38.02'	23.78'	S63°43'32"E	34.46'
C62	9°09'20"	470.00'	75.10'	37.63'	N68°07'46"E	75.02'
C63	10°39'54"	335.00'	62.38'	31.27'	S35°01'02"W	62.27'
C64	11°02'08"	335.00'	64.52'	32.36'	S45°52'03"W	64.42'
C65	10°30'52"	335.00'	61.48'	30.82'	S56°38'33"W	61.39'
C66	12°09'59"	470.00'	99.80'	50.09'	S57°28'06"W	99.61'
C67	5°20'13"	1125.00'	104.79'	52.43'	N21°34'39"W	104.75'
C68	1°34'03"	1125.00'	30.78'	15.39'	N25°01'47"W	30.77'
C69	11°02'08"	470.00'	90.52'	45.40'	N45°52'03"E	90.38'
C70	10°39'54"	470.00'	87.49'	43.87'	N35°01'02"E	87.36'
C71	38°27'23"	300.00'	201.36'	104.64'	S19°21'31"E	197.60'
C72	23°22'04"	470.00'	191.69'	97.19'	S26°54'11"E	190.38'
C73	20°21'10"	1000.00'	355.22'	179.50'	S25°23'43"E	353.36'
C74	18°16'44"	960.00'	306.27'	154.45'	S26°25'58"E	304.97'
C75	15°25'15"	300.00'	80.74'	40.62'	S43°42'09"W	80.50'
C76	43°01'20"	500.00'	375.44'	197.07'	N51°11'45"E	366.68'
C77	20°21'09"	1165.00'	413.83'	209.12'	S25°23'44"E	411.65'
C78	16°25'24"	795.00'	227.88'	114.73'	S27°21'36"E	227.10'
C79	32°12'54"	335.00'	188.36'	96.74'	S45°47'32"W	185.89'
C80	9°45'30"	1125.00'	191.61'	96.04'	N30°41'33"W	191.38'
C81	20°21'10"	835.00'	296.61'	149.88'	N25°23'43"W	295.05'

NOTES

1. THE USE OF ANY PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT AND ANY SUBORDINATE USER OF THE PUBLIC UTILITY EASEMENT MUST RELOCATE ITS UTILITY WHEN NECESSARY TO ACCOMMODATE THE CITY OF BONDURANT'S USE OF THIS EASEMENT.

LEGEND

- Survey Section Corner
- 1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)
- ROW Marker
- ROW Rail
- Control Point
- Bench Mark
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 1/4 Section Line
- Easement Line



I hereby certify that this land surveying document was prepared 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.
Erin D. Griffin 7/27/21 Date
Erin D. Griffin, PLS
License Number 19710
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal:
Sheets 1 through 4 of 4

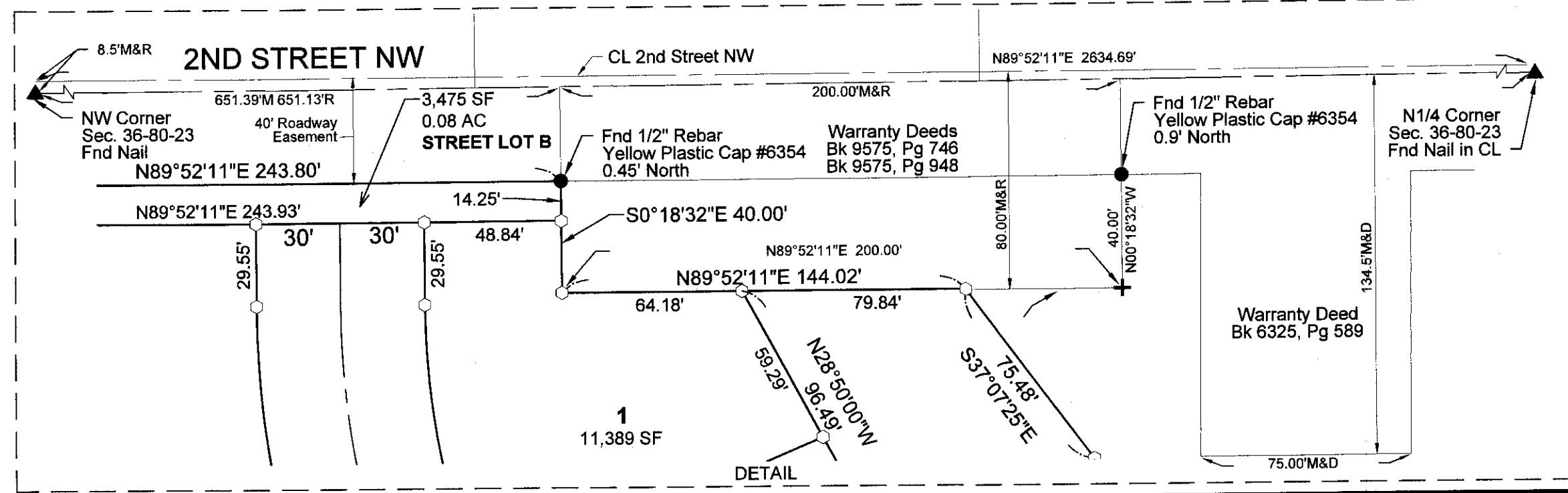
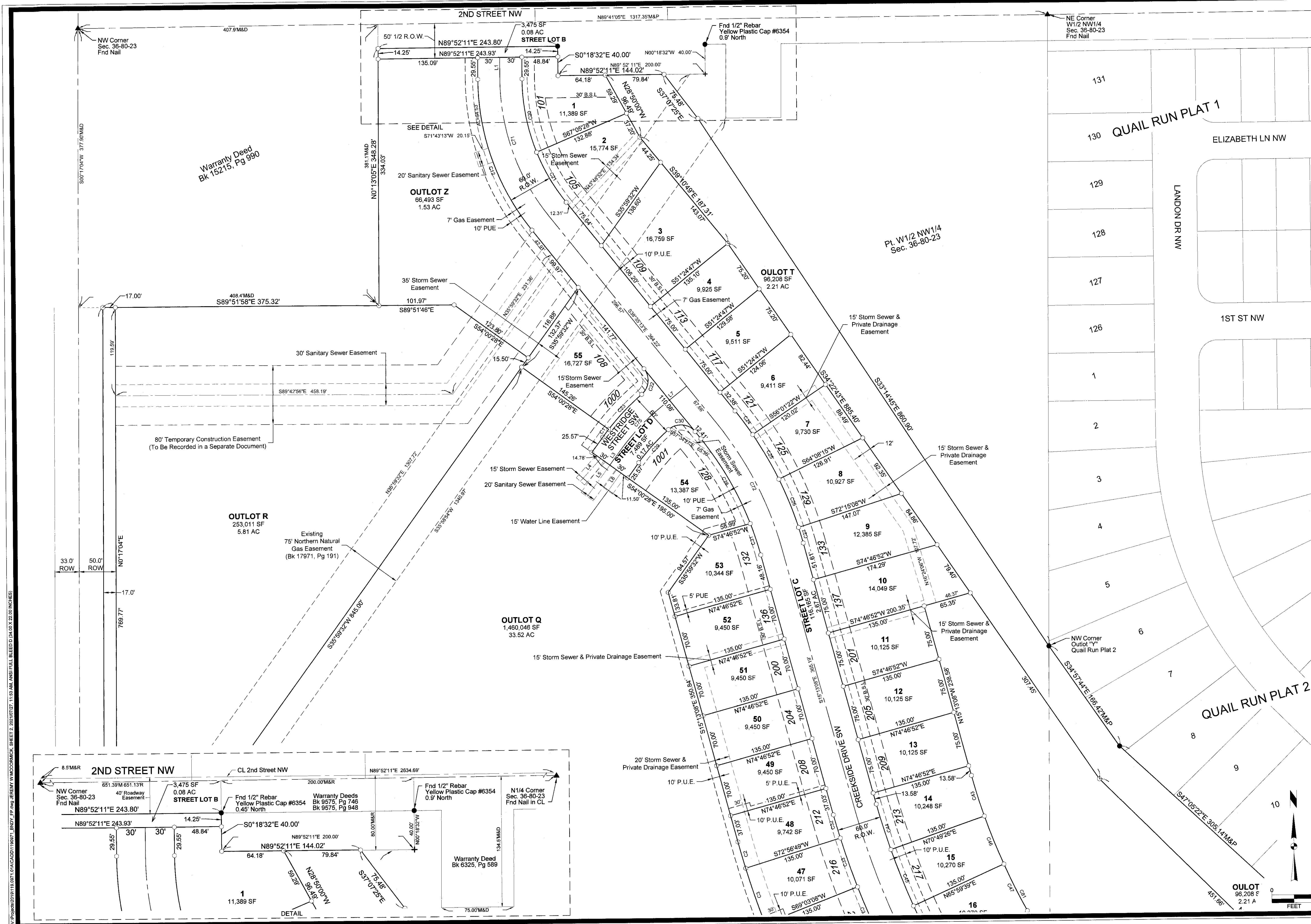
QUAIL RUN PLAT 3
FINAL PLAT



Project No: 119.0971.01A
Sheet 1 of 4

BONDURANT, IA
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

REVISED PER REVIEW	07/27/21	SGK
REVISE OVERALL BOUNDARY	07/27/21	SGK
REVISION	DATE	BY
Checked By: EDG	04/28/2021	Scale: 1" = 100'
Engineer: SGK		T.R.S. 80N-23W-36
Technician: SGK		
Project No: 119.0971.01A		
Sheet 1 of 4		



MARK	REVISION	DATE	BY
2	REVISED PER REVIEW	07/27/21	SGK
1	REVISE OVERALL BOUNDARY	07/20/21	SGK

Engineer: EDC
Checked By: EDG
Technician: SGK

Scale: 1"=60'
Date: 04/28/2021
T-R-S: 80N-23W-36

Project No: 119.0971.01A
Sheet 2 of 4

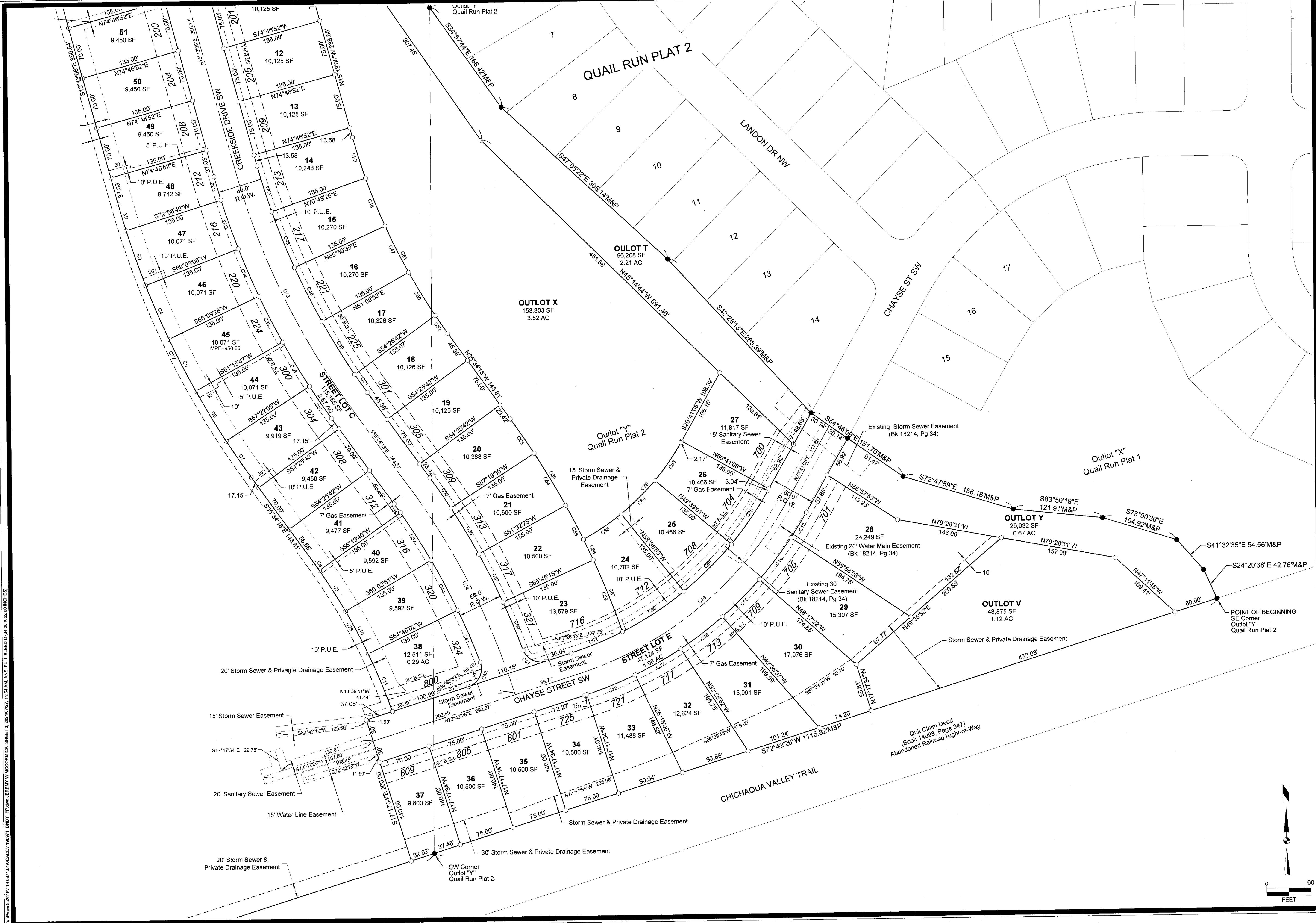
BONDURANT, IA

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-638-6441 | www.snyder-associates.com

QUAIL RUN PLAT 3
FINAL PLAT
SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 119.0971.01A
Sheet 2 of 4



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2	REVISED PER REVIEW	SGK	07/27/21
1	REVISE OVERALL BOUNDARY	SGK	07/20/21
	MARKS	REVISION	DATE
	Engineer: EDC	Checked By: EDG	Scale: 1" = 60'
	Technician: SGK	Date: 04/28/2021	T-R-S: 80N-23W-36
			Project No: 119.0971.01A
			Sheet 3 of 4


QUAIL RUN PLAT 3

FINAL PLAT

BONDURANT, IA

SNYDER & ASSOCIATES, INC.

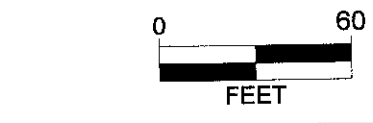
5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608.838-0444 | www.snyder-associates.com

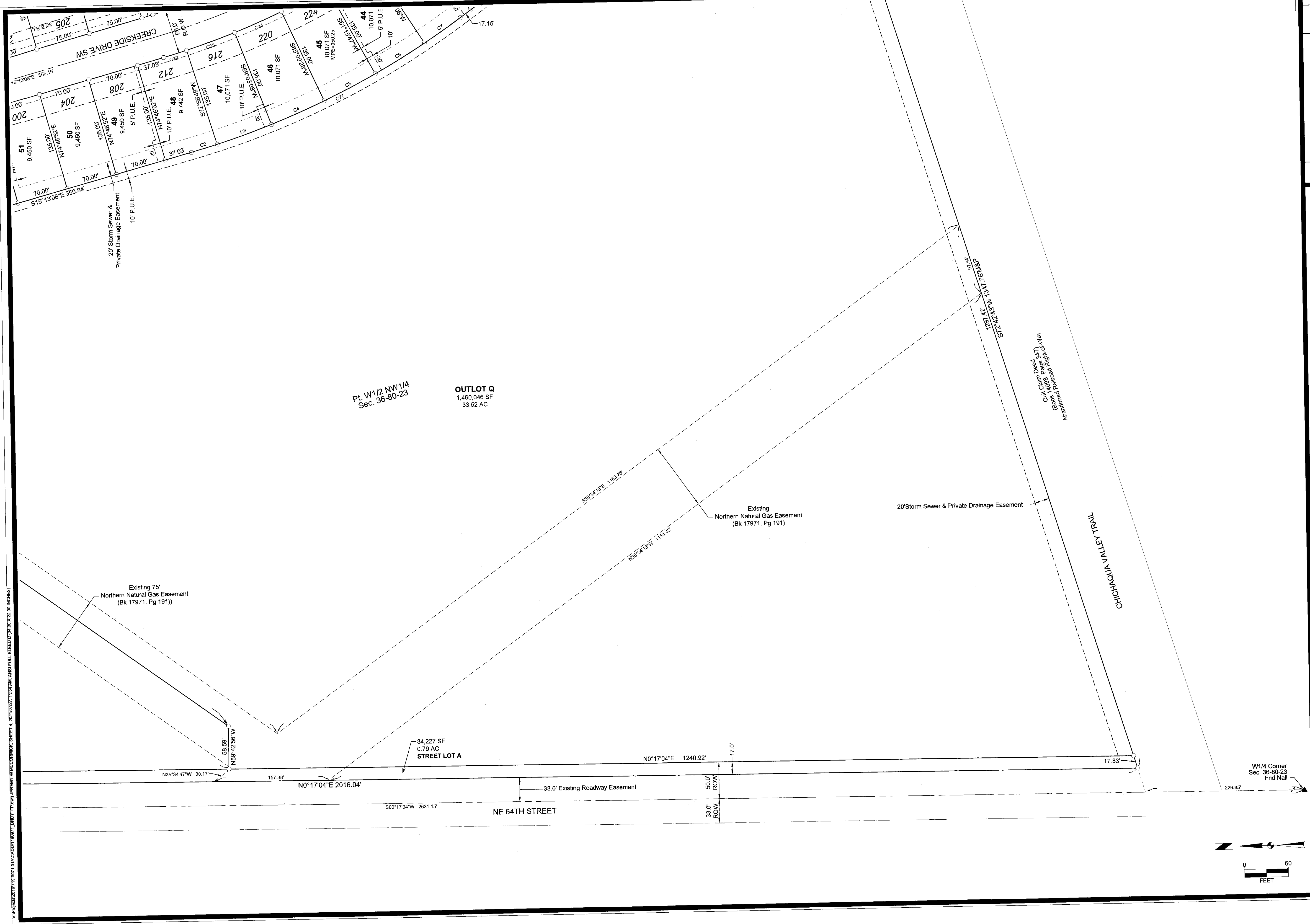


SNYDER & ASSOCIATES

Project No: 119.0971.01A

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REVISION	DATE	BY
1	07/27/21	ISGK
2	07/20/21	ISGK
REVISOR: PER REVIEW		
REVISOR: OVERALL BOUNDARY		
MARK	DATE	BY
1		
ENGINEER: EDC		
CHECKED BY: EDG		
DATE: 04/28/2021		
TECHNICIAN: ISGK		
SCALE: 1"=80'		
PROJECT: 119.0971.01A		
T-R-S: 80N-23W-36		
SHEET 4 OF 4		

QUAIL RUN PLAT 3
FINAL PLAT
BONDURANT, IA
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-984-2020 | WWW.SNYDER-ASSOCIATES.COM

SNYDER & ASSOCIATES

Project No: 119.0971.01A
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