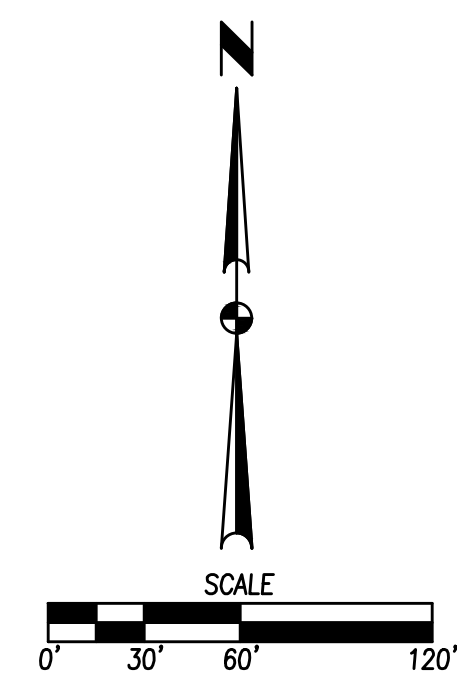




LOT TYPE
 STANDARD █
 DAYLIGHT █

- NOTES:**
- SIDEYARD SETBACKS SHOWN ARE 7' ON ONE SIDE OR 14' TOTAL. SIDEYARD SETBACKS CAN BE REDUCED BY 2' ON EACH SIDE IF THE HOME IS LESS THAN TWO STORIES.
 - BUILDABLE WIDTHS ARE MEASURED FROM THE FRONT OF SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT.

LOT NUMBER	LOT ADDRESS	LOT AREA (SQUARE FEET)
1	200 FIRESIDE DRIVE NW	9530
2	204 FIRESIDE DRIVE NW	6805
3	208 FIRESIDE DRIVE NW	6808
4	300 FIRESIDE DRIVE NW	6812
5	304 FIRESIDE DRIVE NW	6814
6	308 FIRESIDE DRIVE NW	6807
7	312 FIRESIDE DRIVE NW	6904
8	316 FIRESIDE DRIVE NW	7257
9	320 FIRESIDE DRIVE NW	7891
10	324 FIRESIDE DRIVE NW	7894
11	400 FIRESIDE DRIVE NW	7172
12	404 FIRESIDE DRIVE NW	7167
13	408 FIRESIDE DRIVE NW	7166
14	412 FIRESIDE DRIVE NW	7168
15	416 FIRESIDE DRIVE NW	7172
16	420 FIRESIDE DRIVE NW	7644
17	513 FIRESIDE DRIVE NW	7020
18	509 FIRESIDE DRIVE NW	7020
19	505 FIRESIDE DRIVE NW	7020
20	501 FIRESIDE DRIVE NW	7020
21	425 FIRESIDE DRIVE NW	7020
22	421 FIRESIDE DRIVE NW	6750
23	417 FIRESIDE DRIVE NW	6792
24	413 FIRESIDE DRIVE NW	6798
25	409 FIRESIDE DRIVE NW	6798
26	405 FIRESIDE DRIVE NW	6798
27	401 FIRESIDE DRIVE NW	7481
28	317 FIRESIDE DRIVE NW	7481
29	313 FIRESIDE DRIVE NW	7042
30	309 FIRESIDE DRIVE NW	7191
31	305 FIRESIDE DRIVE NW	8200
32	301 FIRESIDE DRIVE NW / 828 3RD STREET NW	13757
33	824 3RD STREET NW	7608
34	820 3RD STREET NW	7088
35	816 3RD STREET NW	7088
36	812 3RD STREET NW	7088
37	808 3RD STREET NW	7088
38	804 3RD STREET NW	7088
39	800 3RD STREET NW / 300 LANDON DRIVE NW	9312
40A	708 3RD STREET NW / 301 LANDON DRIVE NW	10987
40B	704 3RD STREET NW	8990
41A	701 3RD STREET NW	6159
41B	705 3RD STREET NW	5820
42A	709 3RD STREET NW	5738
42B	713 3RD STREET NW / 201 LANDON DRIVE NW	8526
43	801 3RD STREET NW / 200 LANDON DRIVE NW	9287
44	805 3RD STREET NW	6750
45	809 3RD STREET NW	6750
46	813 3RD STREET NW	6750
47	817 3RD STREET NW	6750
48	821 3RD STREET NW	6750
49	825 3RD STREET NW	6750
50	201 FIRESIDE DRIVE NW / 829 3RD STREET NW	8385



DATE: _____

REVISIONS: _____

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: _____

ENGINEER: _____

CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

HARVEST MEADOWS PLAT 1

SALES PLAT

1/1

2008.424

HARVEST MEADOWS PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PT SW1/4 SEC 25-80-23
BONDURANT, POLK COUNTY, IOWA

REQUESTOR: KIMBERLEY DEVELOPMENT CORPORATION

PROPRIETOR: KIMBERLEY DEVELOPMENT CORPORATION
2785 N. ANKENY BLVD STE. 22
ANKENY, IA 50023

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

OWNER / DEVELOPER

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: BILL KIMBERLEY
2785 N. ANKENY BLVD STE. 22
ANKENY, IA 50023

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

ZONING

R-5 PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT

BULK REGULATIONS

SETBACKS

FRONT: 30'

*LOTS 1, 39, 43 AND 50 SHALL BE ALLOWED
A 20' SETBACK OFF OF 2ND STREET NW AND
LONDON DRIVE NW

REAR: 25' (ONE FAMILY)
35' (TWO FAMILY)

SIDE: LESS THAN 2-STORY: 5' MIN/10' TOTAL
MORE THAN 2-STORY: 7' MIN/14' TOTAL

MIN. LOT WIDTH: 50' (ONE FAMILY)
85' (TWO FAMILY)

MIN. LOT AREA: 6,500 SF (ONE FAMILY)
10,000 SF (TWO FAMILY)

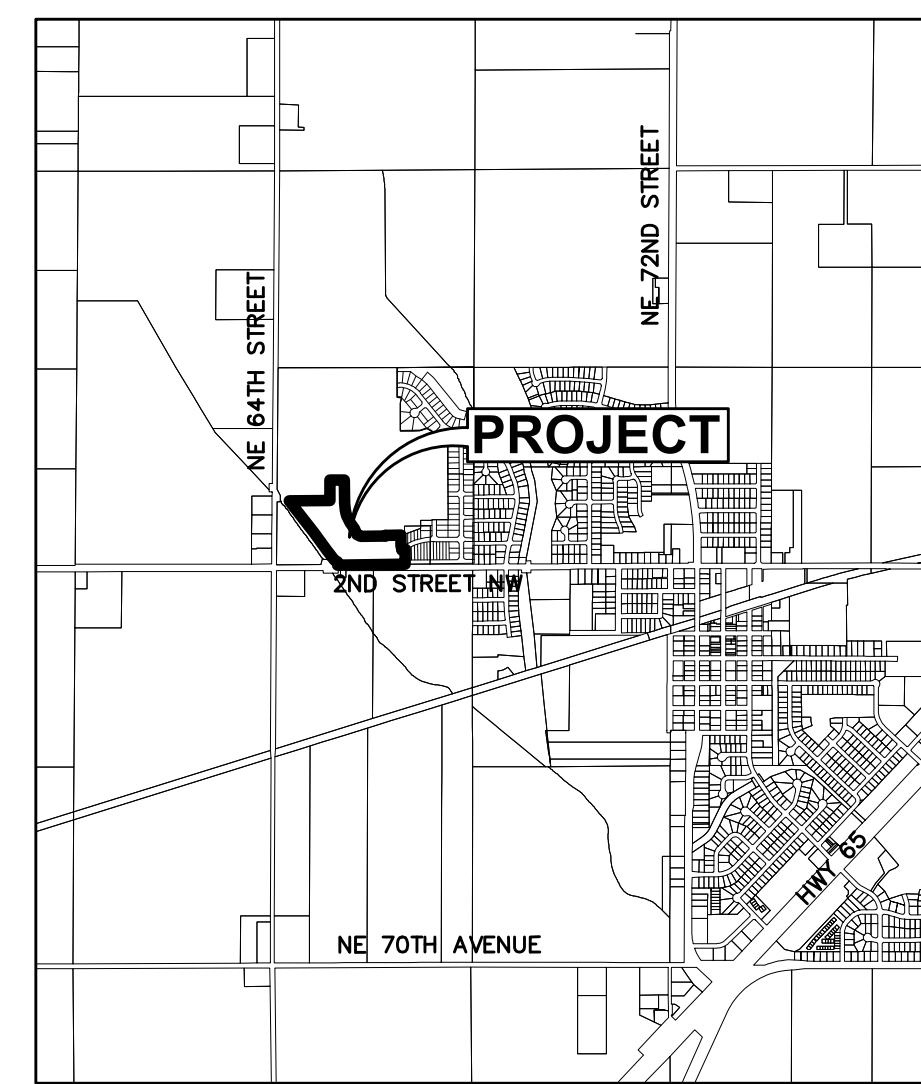
DATE OF SURVEY

APRIL 23, 2021

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #16747 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

VICINITY MAP



BONDURANT, IOWA

PLAT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

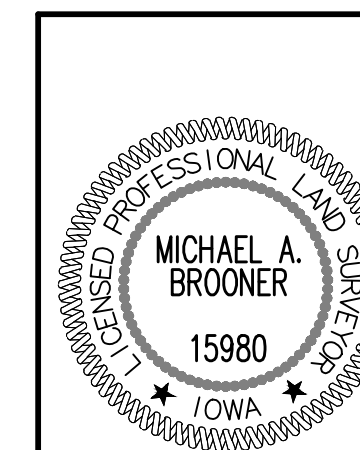
BEGINNING AT THE NORTHWEST CORNER OF LOT 11A, BLUEJAY LANDING PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF BONDURANT; THENCE SOUTH 00°02'29" EAST ALONG THE WESTERLY LINE OF SAID BLUEJAY LANDING PLAT 1, A DISTANCE OF 138.14 FEET; THENCE SOUTH 11°44'36" EAST CONTINUING ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 630.00 FEET, WHOSE ARC LENGTH IS 43.20 FEET AND WHOSE CHORD BEARS NORTH 76°17'33" EAST, 43.19 FEET; THENCE SOUTH 00°09'06" EAST CONTINUING ALONG SAID WESTERLY LINE, 203.41 FEET TO THE SOUTHWEST CORNER OF SAID BLUEJAY LANDING PLAT 1; THENCE SOUTH 89°38'28" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 904.57 FEET TO THE EASTERLY LINE OF PARCEL 2 AS SHOWN ON THE ROW ACQUISITION PLAT RECORDED IN BOOK 9677, PAGE 514; THENCE NORTH 00°21'32" WEST ALONG SAID EASTERLY LINE, 46.25 FEET; THENCE NORTH 59°00'33" WEST CONTINUING ALONG SAID EASTERLY LINE, 51.43 FEET; THENCE NORTH 37°25'48" WEST, 164.71 FEET; THENCE NORTH 35°53'39" WEST, 291.60 FEET; THENCE NORTH 37°20'20" WEST, 374.82 FEET; THENCE NORTH 37°26'04" WEST, 164.16 FEET; THENCE NORTH 89°50'11" EAST, 547.63 FEET; THENCE NORTH 00°09'49" WEST, 271.28 FEET; THENCE NORTH 89°50'11" EAST, 195.00 FEET; THENCE SOUTH 00°09'49" EAST, 310.00 FEET; THENCE SOUTH 01°56'34" EAST, 45.06 FEET; THENCE SOUTH 07°07'19" EAST, 44.09 FEET; THENCE SOUTH 12°19'56" EAST, 44.09 FEET; THENCE SOUTH 17°32'34" EAST, 44.09 FEET; THENCE SOUTH 23°00'51" EAST, 48.50 FEET; THENCE SOUTH 28°44'46" EAST, 48.50 FEET; THENCE SOUTH 33°29'30" EAST, 49.33 FEET; THENCE SOUTH 33°38'41" EAST, 55.18 FEET; THENCE SOUTH 22°09'31" EAST, 80.12 FEET; THENCE SOUTH 67°04'19" EAST, 56.53 FEET; THENCE NORTH 89°50'11" EAST, 332.27 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 620.00 FEET, WHOSE ARC LENGTH IS 7.09 FEET AND WHOSE CHORD BEARS NORTH 06°59'21" WEST, 7.09 FEET; THENCE NORTH 89°50'11" EAST, 206.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.07 ACRES (743,605 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. ALL HOMES ARE REQUIRED TO HAVE A MINIMUM 2-CAR GARAGE.
4. A LANDSCAPE BUFFER OF TREES SHALL BE PROVIDED ON THE LOTS THAT BACK UP TO 2ND STREET NW AT THE TIME EACH LOT CONSTRUCTS A HOME.
5. ANY USE OF A PUBLIC UTILITY EASEMENT OR GAS MAIN EASEMENT IS SUBORDINATE TO THE CITY'S USE OF A DESIGNATED UTILITY EASEMENT AND ANY USER OF THE PUBLIC EASEMENT OR GAS MAIN EASEMENT MUST RELOCATE AT NO COST TO THE CITY IN THE EVENT THE USE OF THE PUBLIC UTILITY EASEMENT OR GAS MAIN EASEMENT IS IN CONFLICT WITH ITS DESIGNATED EASEMENT.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°01'48"	600.00'	0.31'	N78°16'18"E	0.31'	C31	6°15'28"	470.00'	51.33'	N03°17'33"W	51.31'
C2	11°32'59"	220.00'	44.35'	N84°03'41"E	44.27'	C32	2°46'22"	530.00'	25.65'	N05°02'06"W	25.65'
C3	5°15'24"	500.00'	45.87'	N03°47'36"W	45.86'	C33	86°30'54"	25.00'	37.75'	N46°54'22"W	34.26'
C4	6°15'28"	500.00'	54.61'	N03°17'33"W	54.58'	C34	94°20'53"	25.00'	41.17'	S42°39'44"W	36.67'
C5	6°49'18"	650.00'	77.39'	N03°34'28"W	77.34'	C35	1°54'36"	470.00'	15.67'	S05°28'00"E	15.67'
C6	14°43'50"	650.00'	167.11'	N08°14'29"W	166.65'	C36	6°15'28"	530.00'	57.89'	S03°17'33"E	57.86'
C7	18°21'40"	650.00'	208.30'	N24°47'14"W	207.41'	C37	90°00'00"	25.00'	39.27'	S45°09'49"E	35.36'
C8	33°48'15"	650.00'	383.50'	N17°03'57"W	377.96'	C38	99°38'31"	25.00'	43.48'	N40°00'55"E	38.20'
C9	4°21'11"	620.00'	47.10'	N02°20'24"W	47.09'	C39	6°57'09"	680.00'	82.51'	N06°19'46"W	82.46'
C10	5°12'38"	620.00'	56.38'	N07°07'19"W	56.36'	C40	87°18'38"	25.00'	38.10'	N46°30'30"W	34.52'
C11	5°12'38"	620.00'	56.38'	N12°19'56"W	56.36'	C41	63°51'05"	25.00'	27.86'	N57°54'38"E	26.44'
C12	5°12'38"	620.00'	56.38'	N17°32'34"W	56.36'	C42	93°11'14"	25.00'	40.66'	S43°14'34"W	36.32'
C13	5°43'55"	620.00'	62.03'	N23°00'51"W	62.00'	C43	4°57'00"	620.00'	53.56'	S05°49'33"E	53.55'
C14	5°43'55"	620.00'	62.03'	N28°44'46"W	62.00'	C44	5°12'38"	620.00'	56.38'	S10°54'22"E	56.36'
C15	2°21'21"	620.00'	25.49'	N32°47'24"W	25.49'	C45	5°12'38"	620.00'	56.38'	S16°07'00"E	56.36'
C16	1°35'00"	680.00'	18.79'	N33°10'34"W	18.79'	C46	5°12'38"	620.00'	56.38'	S21°19'37"E	56.36'
C17	3°56'51"	680.00'	46.85'	N30°24'38"W	46.84'	C47	5°12'38"	620.00'	56.38'	S26°32'15"E	56.36'
C18	9°23'50"	680.00'	111.53'	N23°44'18"W	111.40'	C48	4°49'30"	620.00'	52.21'	S31°33'19"E	52.20'
C19	7°10'27"	25.00'	31.03'	N54°36'06"W	29.08'	C49	3°35'05"	680.00'	42.54'	S32°10'31"E	42.54'
C20	90°00'00"	25.00'	39.27'	S44°50'11"W	35.36'	C50	4°30'11"	680.00'	53.44'	S28°07'54"E	53.43'
C21	43°14'59"	25.00'	18.87'	N21°27'40"E	18.43'	C51	4°30'11"	680.00'	53.44'	S23°37'43"E	53.43'
C22	4°01'34"	620.00'	43.57'	N02°10'36"W	43.56'	C52	4°05'36"	680.00'	48.58'	S19°19'49"E	48.57'
C23	6°29'52"	620.00'	70.31'	S03°24'45"E	70.27'	C53	4°05'36"	680.00'	48.58'	S15°14'13"E	48.57'
C24	6°31'09"	680.00'	77.37'	N03°25'24"W	77.33'	C54	4°05'36"	680.00'	48.58'	S11°08'37"E	48.57'
C25	90°00'00"	25.00'	39.27'	N45°09'49"W	35.36'	C55	4°05'36"	680.00'	48.58'	S07°03'00"E	48.57'
C26	11°38'22"	190.00'	38.60'	S84°01'00"W	38.53'	C56	4°05'36"	680.00'	48.58'	S02°57'24"E	48.57'
C27	3°58'45"	630.00'	43.75'	N76°19'03"E	43.74'	C57	0°44'47"	680.00'	8.86'	S00°32'13"E	8.86'
C28	9°49'01"	250.00'	42.84'	N83°14'49"E	42.78'	C58	2°21'13"	669.50'	27.50'	N07°57'45"W	27.50'
C29	1°40'52"	250.00'	7.33'	N88°59'45"E	7.33'	C59	9°14'02"	680.00'	109.59'	N14°25'21"W	109.47'
C30	90°00'00"	25.00'	39.27'	N44°50'11"E	35.36'						



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.

MICHAEL A. BROONER, P.L.S. DATE: 12-14-2021

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

REVISIONS	DATE
FINAL SUBMITTAL	12/13/21
REVISED	10/1/21
THIRD SUBMITTAL	09/16/21
SECOND SUBMITTAL	06/21/21
FIRST SUBMITTAL	05/17/21

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER: REVIEW:



HARVEST MEADOWS PLAT 1
FINAL PLAT

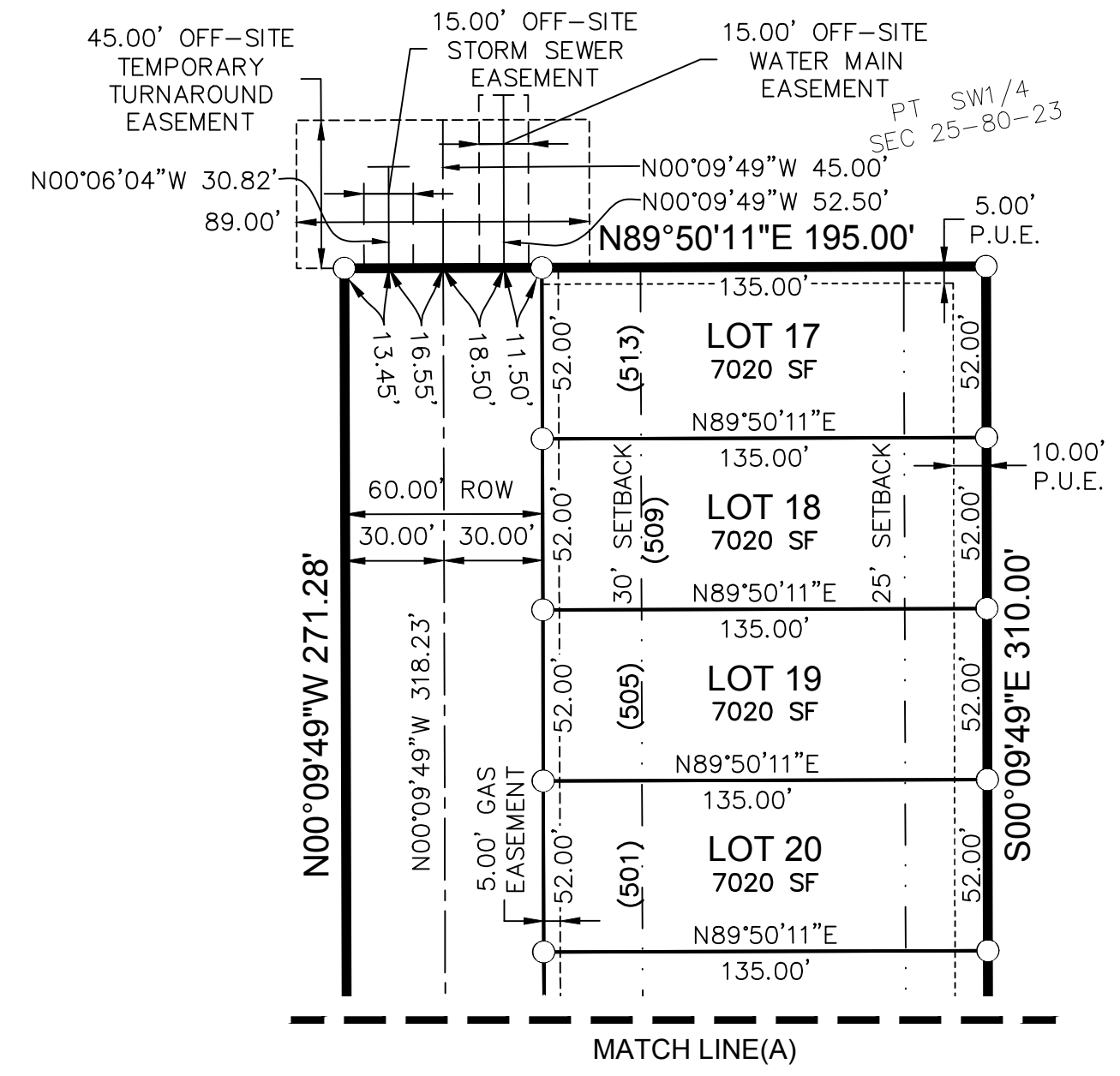
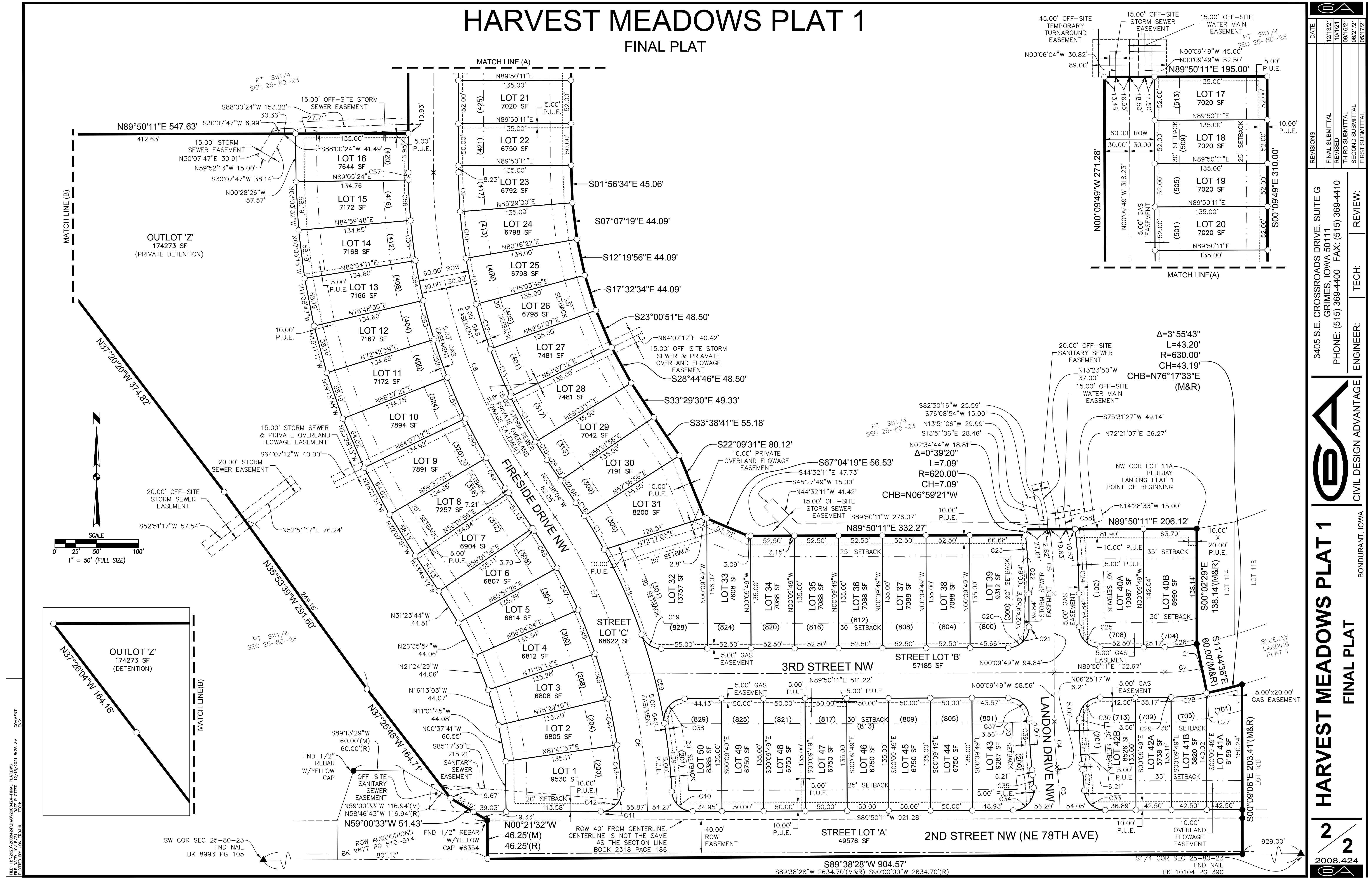
BONDURANT, IOWA

1/2
2008.424

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DATE PLOTTED: 12/13/2021 8:25 AM
PLOTTER: HP PLOTTER
SCALE: AS SHOWN

HARVEST MEADOWS PLAT 1

FINAL PLAT



DATE	REVISIONS	ENGINEER	TECH	REVIEW
12/13/21	FINAL SUBMITTAL	SA		
10/1/21	REVISED			
09/16/21	THIRD SUBMITTAL			
06/21/21	SECOND SUBMITTAL			
05/17/21	FIRST SUBMITTAL			

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HARVEST MEADOWS PLAT 1
FINAL PLAT

BONDURANT, IOWA

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2
2008.424