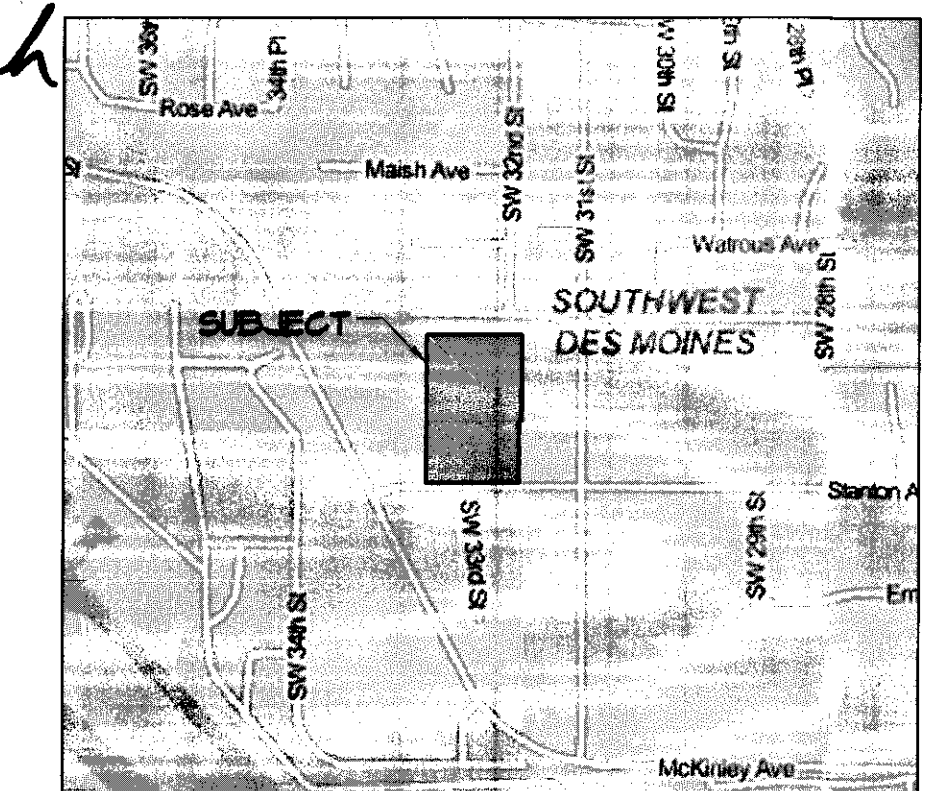


FINAL PLAT  
STANTON ACRES NORTH  
PLAT 1  
DES MOINES, IOWA

Doc ID: 02870270008 Type: PLT  
Kind: PLAT  
Recorded: 06/30/2014 at 10:43:35 AM  
Fee Amt: \$67.00 Page 1 of 8  
Polk County Iowa  
JULIE M. HAGGERTY RECORDER  
Filed: 2015-0018307  
BK 15236 Pg 226-233



VICINITY SKETCH  
NORTH SCALE: 1"=500'

**OWNER/DEVELOPER**  
KRUSE CONSTRUCTION L.L.C.,  
2204 RIVERWOODS AVENUE  
DES MOINES, IOWA 50320  
PH: (515) 681-5082

**LEGAL DESCRIPTION**  
LOT 8, SERENDIPITY PLAT FOUR, AN OFFICIAL PLAT, RECORDED IN BOOK 'T', PAGE 600 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING 5.98 ACRES.

**CERTIFICATION**

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.

DATE: 5-30-14  
PATRICK J. SHEPARD, IOWA LICENSE NO. 12265  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET ONLY

**BENCHMARK**  
ARROW ON HYDRANT  
NE CORNER OF SWL STANTON AVENUE & SWL 31ST STREET  
ELEVATION: 173.26

**LEGEND**

---	EXISTING/PROPOSED	---	PLAT BOUNDARY
---		---	SECTION LINES
---		---	LOT LINES
---		---	CENTERLINE
---		---	EASEMENT LINES
●	FOUND PROPERTY CORNER	○	SET PROPERTY CORNER (3/8" I.R. W/ ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARING & DISTANCE	P.	PREVIOUSLY RECORDED BEARING & DISTANCE
I.R.	IRON ROD	I.P.	IRON PIPE
(234)	ADDRESS	P.U.E.	PUBLIC UTILITY EASEMENT
M.P.E.	MINIMUM PROTECTION ELEVATION		



- NOTES:**
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS, LICENSES, OR AGREEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
  - THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1/10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1/5,000.
  - ALL BEARINGS ARE BASED UPON THE SOUTH LINE OF THE LOT 8, SERENDIPITY PLAT FOUR ASSUMED AS S89°59'31"W FOR COMPUTATION PURPOSES.
  - LOT "A" TO BE DEDICATED TO THE CITY OF DES MOINES FOR PUBLIC STREET RIGHT-OF-WAY.

**FLOOD ZONE DESIGNATION**  
ZONE X FROM THE REVISED JULY 15, 1988 FEMA FLOOD INSURANCE RATE MAP #1902210004E

- EASEMENT LIST**
- PUBLIC STORM SEWER & SURFACE WATER FLOWAGE EASEMENT
  - PUBLIC WATER MAIN EASEMENT
  - PRIVATE STORMWATER FACILITIES MAINTENANCE EASEMENT
  - PUBLIC STORM SEWER & SURFACE WATER FLOWAGE EASEMENT
  - PUBLIC WATER MAIN EASEMENT
  - PRIVATE STORMWATER FACILITIES MAINTENANCE EASEMENT
  - PUBLIC STORM SEWER EASEMENT
  - PUBLIC STORM SEWER EASEMENT
  - PUBLIC STORM SEWER & SURFACE WATER FLOWAGE EASEMENT

**CENTERLINE CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	42°45'41"	200.00'	149.21'	78.30'	145.83	N21°22'24"E
C2	42°45'18"	200.00'	149.24'	78.24'	145.80	N21°22'39"E

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C3	14°04'08"	225.00'	95.25'	21.76'	95.11'	S07°01'35"W
C4	20°11'36"	225.00'	79.71'	40.28'	79.30'	S24°12'37"W
C5	8°23'43"	225.00'	92.91'	16.51'	92.94'	S38°33'26"W
C6	14°38'33"	175.00'	59.91'	30.29'	59.70'	S32°56'01"W
C7	23°06'45"	175.00'	70.59'	35.78'	70.12'	S11°33'22"W
C8	48°21'32"	38.00'	32.14'	17.10'	31.19'	S24°13'46"E
C9	30°06'46"	57.00'	29.96'	15.33'	29.61'	S33°24'09"E
C10	56°54'30"	57.00'	26.70'	30.94'	54.39'	S01°04'00"W
C11	51°21'15"	57.00'	51.09'	21.40'	49.40'	S64°14'22"W
C12	44°23'43"	57.00'	49.14'	26.21'	47.63'	N65°18'04"W
C13	53°48'15"	57.00'	55.52'	30.18'	53.35'	N12°42'10"W
C14	33°15'34"	57.00'	33.09'	17.02'	32.63'	N31°44'45"E
C15	48°21'32"	38.00'	32.14'	17.10'	31.19'	N24°13'46"E
C16	11°31'20"	225.00'	45.64'	22.90'	45.56'	N05°48'40"E
C17	20°44'39"	225.00'	81.79'	41.35'	81.34'	N22°02'10"E
C18	10°18'14"	225.00'	40.47'	20.29'	40.41'	N37°36'08"E
C19	24°33'02"	175.00'	74.99'	38.08'	74.41'	N30°28'41"E
C20	18°12'44"	175.00'	55.63'	28.05'	55.34'	N04°05'53"E

**FINAL PLAT**  
STANTON ACRES NORTH PLAT 1  
DES MOINES, IOWA

**CEC**  
Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 Fax: 515.276.7084 mail@cecinc.com

Scale: 1"=40'  
NORTH  
DATE: MAY 30, 2014

SHEET 1 OF 1