

STONEBRIDGE PLAT 2

FINAL PLAT

INDEX LEGEND
 LOCATION: PT. OUTLOT 'Y', STONEBRIDGE PLAT 1, ALTOONA, POLK COUNTY, IOWA
 REQUESTOR: CRAMER AND ASSOCIATES INC.
 PROPRIETOR: CRAMER AND ASSOCIATES INC. 3100 SW BROOKSIDE DRIVE GRIMES, IA 50111
 SURVEYOR: MICHAEL A. BROONER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515-369-4400

LEGEND	FOUND	SET
SECTION CORNER AS 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	----	

AREA ABOVE RESERVED FOR RECORDER

REVISIONS	DATE
	12/16/24
	09/27/24
	06/28/24

OWNER / DEVELOPER

CRAMER AND ASSOCIATES INC.
 3100 SW BROOKSIDE DRIVE
 GRIMES, IA 50111
 CONTACT: ROBERT CRAMER
 EMAIL: RCRAMER@CRAMERBRIDGES.COM
 PH: (515) 265-1447

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

ZONING AND BULK REGULATIONS

EXISTING: R-5 STONEBRIDGE PUD
 UNDERLYING R-1

BULK REGULATIONS:

LOTS 1-47, 64-68
 MIN. LOT AREA = 7500 SF
 MIN. LOT WIDTH = 70 FEET
 MIN. FRONT YARD SETBACK = 30 FEET
 MIN. REAR YARD SETBACK = 35 FEET
 MIN. SIDE YARD SETBACK = 8 FT. EACH SIDE

LOTS 48-63, 69-84
 MIN. LOT AREA = 7500 SF
 MIN. LOT WIDTH = 60 FEET
 MIN. FRONT YARD SETBACK = 30 FEET
 MIN. REAR YARD SETBACK = 35 FEET
 MIN. SIDE YARD SETBACK = 5 FT. EACH SIDE

PLAT DESCRIPTION

A PART OF OUTLOT 'Y', STONEBRIDGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 84, SAID STONEBRIDGE PLAT 1; THENCE NORTH 00°19'52" WEST, 355.00 FEET; THENCE NORTH 88°28'23" EAST, 37.03 FEET; THENCE NORTH 01°31'37" WEST, 190.00 FEET; THENCE NORTH 88°28'23" EAST, 3.97 FEET; THENCE NORTH 01°31'37" WEST, 125.00 FEET; THENCE NORTH 88°28'23" EAST, 95.61 FEET; THENCE NORTH 00°19'52" WEST, 1.25 FEET; THENCE NORTH 89°40'08" EAST, 60.00 FEET; THENCE NORTH 88°28'23" EAST, 1052.79 FEET TO THE EASTERLY LINE OF SAID OUTLOT 'Y'; THENCE SOUTH 00°00'54" WEST ALONG SAID EASTERLY LINE, 248.87 FEET TO THE SOUTHWEST CORNER OF LOT 19, MEADOWLARK PLACE, AN OFFICIAL PLAT; THENCE NORTH 89°39'22" EAST ALONG SAID EASTERLY LINE, 570.01 FEET TO THE NORTHWEST CORNER OF STREET LOT 'D', SAID STONEBRIDGE PLAT 1; THENCE SOUTH 00°02'33" WEST ALONG SAID EASTERLY LINE, 257.80 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 904.91 FEET, WHOSE ARC LENGTH IS 347.56 FEET AND WHOSE CHORD BEARS SOUTH 11°02'44" WEST, 345.42 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID STONEBRIDGE PLAT 1; THENCE NORTH 67°57'02" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'Y', 215.01 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 690.00 FEET, WHOSE ARC LENGTH IS 16.83 FEET AND WHOSE CHORD BEARS SOUTH 22°44'53" WEST, 16.83 FEET; THENCE NORTH 66°33'11" WEST ALONG SAID SOUTHERLY LINE, 150.00 FEET; THENCE NORTH 07°47'12" EAST ALONG SAID SOUTHERLY LINE, 109.77 FEET; THENCE NORTH 89°59'06" WEST ALONG SAID SOUTHERLY LINE, 235.18 FEET; THENCE SOUTH 00°00'54" WEST ALONG SAID SOUTHERLY LINE, 30.25 FEET; THENCE SOUTH 88°28'23" WEST ALONG SAID SOUTHERLY LINE, 988.93 FEET; THENCE SOUTH 89°40'08" WEST ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE SOUTH 00°19'52" EAST ALONG SAID SOUTHERLY LINE, 38.90 FEET; THENCE SOUTH 89°40'08" WEST ALONG SAID SOUTHERLY LINE, 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.14 ACRES (1,051,722 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

JUNE 28, 2024

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.

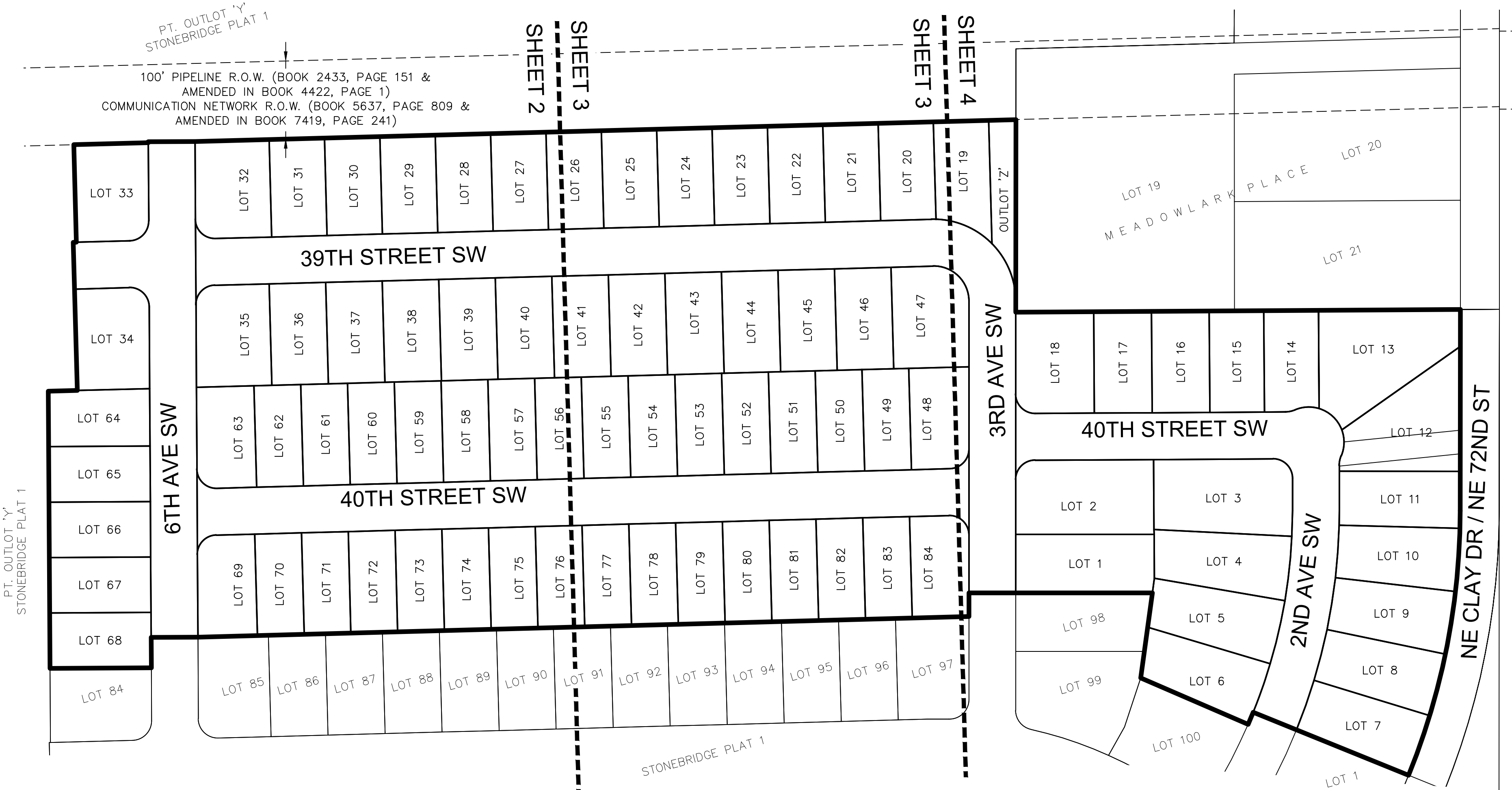
BENCHMARKS

CITY BENCHMARK CPM
 BRASS DISC IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SCENIC VIEW BOULEVARD & 8TH STREET SOUTHWEST. ELEVATION=948.75

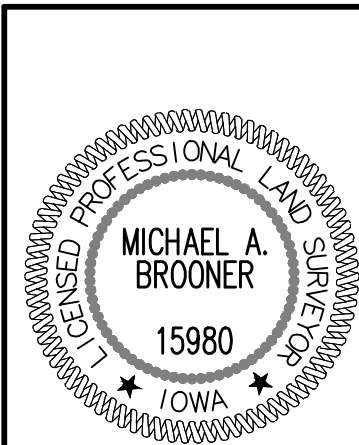
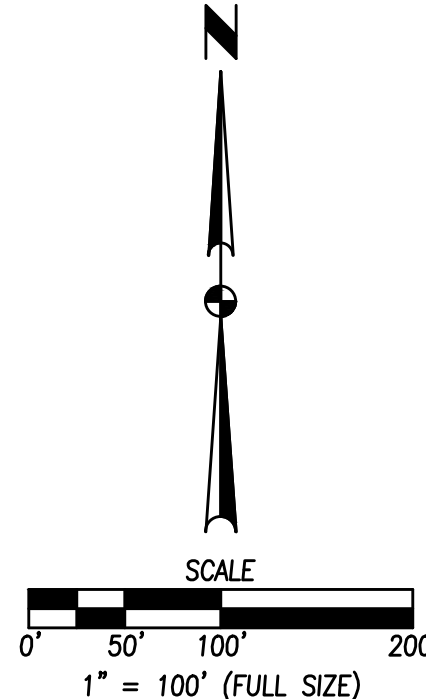
SET BENCHMARK
 BURY BOLT ON SOUTHEAST CORNER OF HYDRANT LOCATED AT THE EAST END OF 17TH STREET ON THE SOUTH SIDE OF THE ROAD. ELEVATION=956.67

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	22°00'25"	720.00'	276.55'	S11°02'45"W	274.85'
C2	91°32'31"	75.50'	120.63'	S45°45'21"E	108.20'
C3	91°32'31"	45.00'	71.90'	S45°45'21"E	64.49'
C4	88°48'15"	25.00'	38.75'	N44°04'16"E	34.98'
C5	91°11'45"	25.00'	39.79'	N45°55'44"W	35.72'
C6	88°27'29"	25.00'	38.60'	S44°14'39"W	34.88'
C7	91°32'31"	25.00'	39.94'	S45°45'21"E	35.83'
C8	88°48'15"	25.00'	38.75'	N44°04'16"E	34.98'
C9	91°11'45"	25.00'	39.79'	S45°55'44"E	35.72'
C10	88°48'15"	25.00'	38.75'	S44°04'16"W	34.98'
C11	91°11'45"	25.00'	39.79'	N45°55'44"W	35.72'
C12	3°14'11"	105.50'	5.96'	N89°54'30"W	5.96'
C13	43°36'12"	105.50'	80.29'	N66°29'19"W	78.36'
C14	44°42'07"	105.50'	82.31'	S22°20'09"E	80.24'
C15	90°21'42"	25.00'	39.43'	N45°09'57"W	35.47'
C16	22°37'12"	33.00'	13.03'	S78°20'36"W	12.94'
C17	39°36'11"	45.00'	31.10'	S86°50'06"W	30.49'
C18	52°46'32"	45.00'	41.45'	N46°58'33"W	40.00'
C19	43°15'01"	45.00'	33.97'	N01°02'14"E	33.17'
C20	22°37'12"	33.00'	13.03'	N11°21'08"E	12.94'
C21	1°25'56"	750.00'	18.75'	N00°45'31"E	18.75'
C22	5°08'37"	750.00'	67.33'	N04°02'48"E	67.31'
C23	5°08'37"	750.00'	67.33'	N09°11'25"E	67.31'
C24	5°08'37"	750.00'	67.33'	N14°20'02"E	67.31'
C25	5°08'37"	750.00'	67.33'	N19°28'39"E	67.31'
C26	6°53'21"	690.00'	82.96'	S20°00'09"W	82.91'
C27	6°53'21"	690.00'	82.96'	S13°06'49"W	82.91'
C28	6°53'21"	690.00'	82.96'	S06°13'28"W	82.91'
C29	2°44'15"	690.00'	32.97'	S01°24'40"W	32.96'
C30	90°23'21"	25.00'	39.44'	S45°09'08"E	35.48'
C31	89°38'18"	25.00'	39.11'	N44°50'03"E	35.24'
C32	5°08'39"	904.91'	81.25'	S19°28'35"W	81.22'
C33	5°08'39"	904.91'	81.25'	S14°19'56"W	81.22'
C34	5°08'39"	904.91'	81.25'	S09°11'16"W	81.22'
C35	5°08'39"	904.91'	81.25'	S04°02'37"W	81.22'
C36	1°25'45"	904.91'	22.57'	S00°45'25"W	22.57'



VICINITY MAP (NOT TO SCALE)



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.

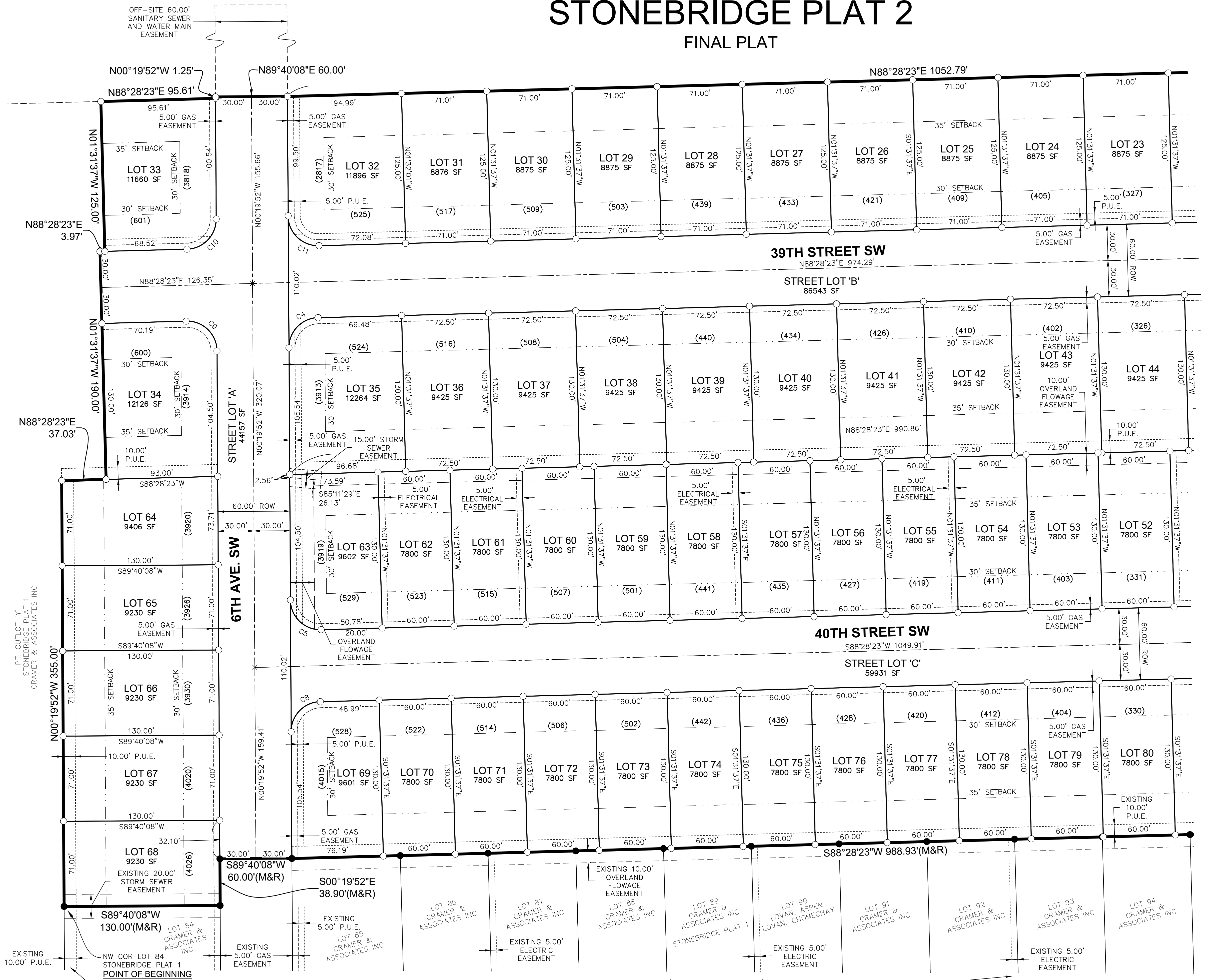
MICHAEL A. BROONER, P.L.S. DATE _____
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 4

FILE: H:\2024\1710595\WORK\PLAT 2_CDS\1710595-PLAT 2-FINAL PLATING.DWG DATE PLOTTED: 12/16/2024 10:09 AM PLOTTED BY: TOLG MANDERNACH

4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400
STONEBRIDGE PLAT 2
FINAL PLAT
 CIVIL DESIGN ADVANTAGE
 ALTOONA, IOWA
 1/4
 1710.595

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FINAL PLAT



FILE: H:\2017\10595\WORK\PLAT 2_FINAL\10595-PLAT 2-FINAL PLATING.DWG
 DATE PLOTTED: 12/16/2024 10:59 AM
 PLOTTED BY: TOLU MANDERNACK
 TECH: ENG.

DATE	12/16/24
REVISIONS	
CITY COMMENTS	
UPDATED	09/27/24
PREPARED	06/28/24

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 URBANDALE, IA 50322
 PHONE: (515) 369-4400

ENGINEER: **TECH:** **REVIEW:**

STONEBRIDGE PLAT 2
FINAL PLAT

ALTOONA, IOWA

2
4

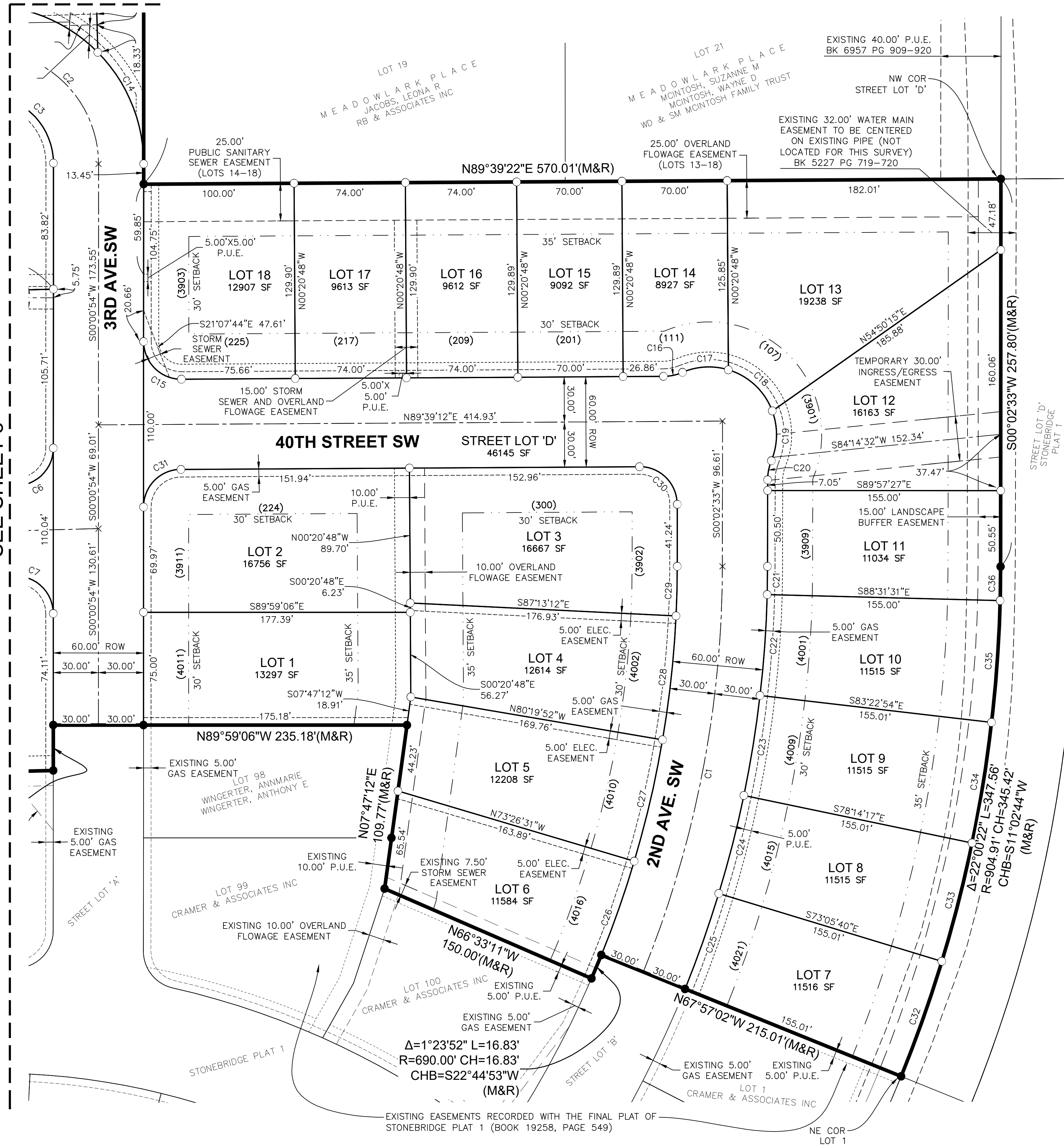
1710.595

SEE SHEET 3

EXISTING EASEMENTS RECORDED WITH THE FINAL PLAT OF STONEBRIDGE PLAT 1 (BOOK 19258, PAGE 549)

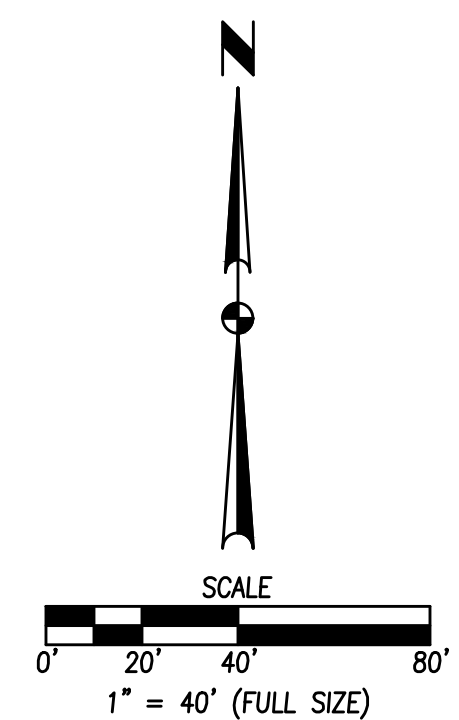
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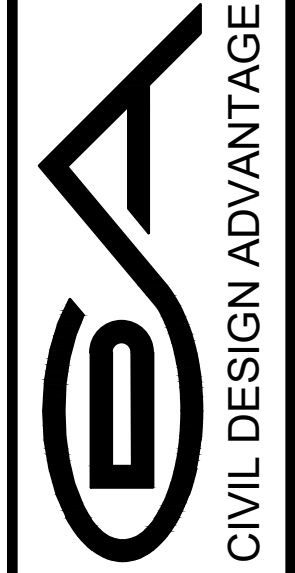
SEE SHEET 3

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ALTOONA, IOWA

STONEBRIDGE PLAT 2 FINAL PLAT

ENGINEER: _____
 TECH: _____
 REVIEW: _____