

# MONARCH CROSSING PLAT 1

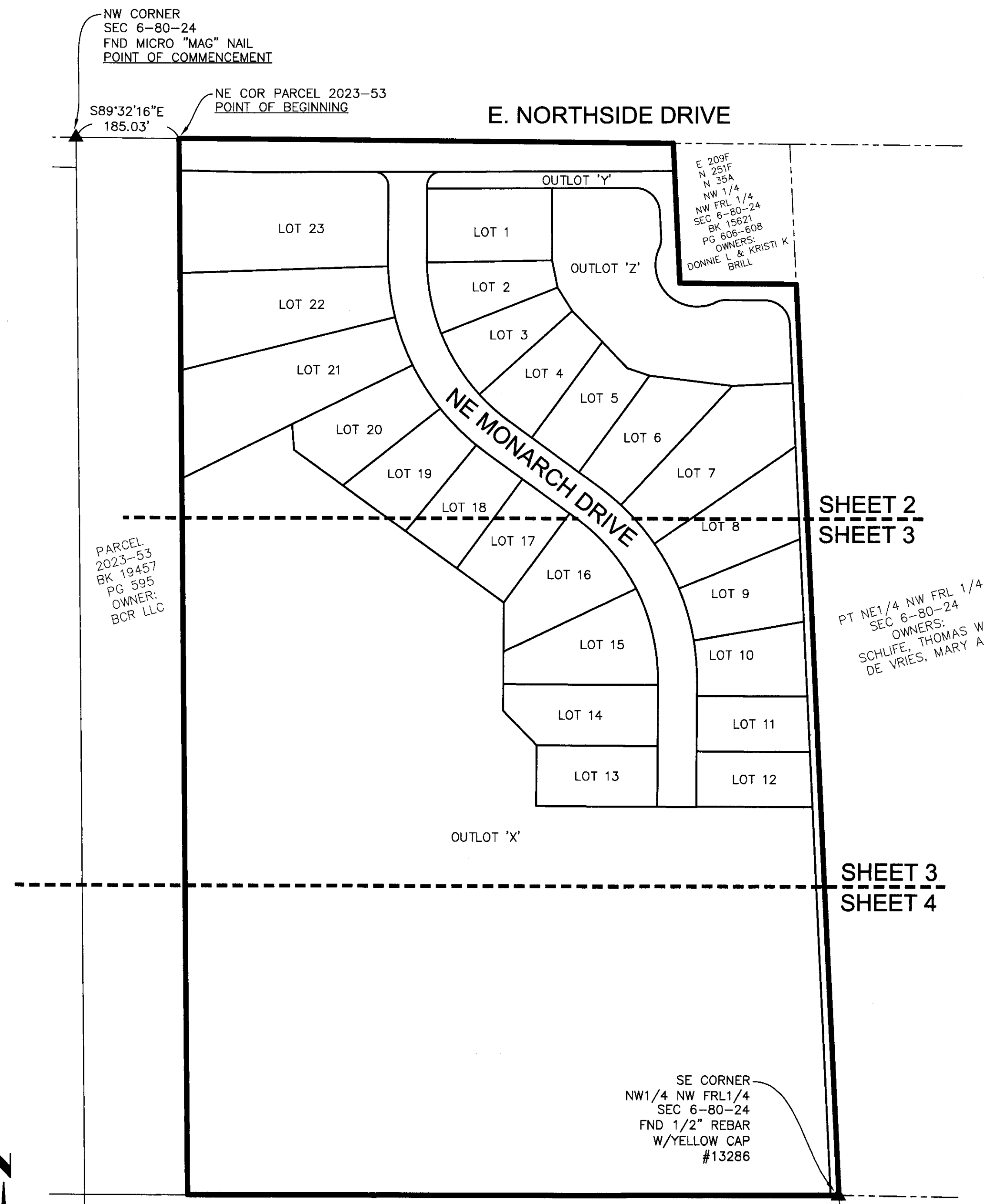
## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: PT. NW1/4 NW FRL 1/4 IN SEC 6-80-R24W POLK CITY, POLK COUNTY, IOWA  
 REQUESTED BY: NORTH POLK ESTATES  
 PROPRIETOR: 6601 WESTOWN PKWY STE 200 WEST DES MOINES, IOWA 50286  
 SURVEYOR: MICHAEL A. BROONER  
 PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC  
 & RETURN TO: 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515-369-4400

Doc ID: 03978290017 Type: PLT  
 Kind: PLAT  
 Recorded: 10/24/2024 at 11:05:13 AM  
 Fee Amt: \$87.00 Page 1 of 17  
 Polk County Iowa  
 JULIE M. HAGERITY RECORDER  
 File# 2024-00055601  
 BK 19951 PG 299-315

AREA ABOVE RESERVED FOR RECORDER

DATE	REVISIONS
09/23/24	UPDATED
09/26/24	SECOND SUBMITTAL
09/26/24	REVISED
09/26/24	PREPARED



### PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF POLK CITY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°32'16" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER, 185.03 FEET TO THE POINT OF BEGINNING, ALSO BEING THE NORTHEAST CORNER OF PARCEL "2023-53" OF SAID NORTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER, AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 19457, PAGE 595-596; THENCE CONTINUING SOUTH 89°32'16" EAST ALONG SAID NORTH LINE, 888.78 FEET TO THE NORTHWEST CORNER OF THE EAST 209 FEET OF THE NORTH 251 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 02°50'21" EAST ALONG THE WEST LINE OF SAID EAST 209 FEET OF THE NORTH 251 FEET, A DISTANCE OF 251.38 FEET TO THE SOUTHWEST CORNER OF SAID EAST 209 FEET OF THE NORTH 251 FEET; THENCE SOUTH 89°30'12" EAST ALONG THE SOUTH LINE OF SAID EAST 209 FEET OF THE NORTH 251 FEET, A DISTANCE OF 209.35 FEET TO THE SOUTHEAST CORNER OF SAID EAST 209 FEET OF THE NORTH 251 FEET, ALSO BEING A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 02°51'00" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER, 1641.88 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89°55'26" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER, 1171.05 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2023-53"; THENCE NORTH 00°38'14" WEST ALONG THE EAST LINE OF SAID PARCEL "2023-53", A DISTANCE OF 1901.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.18 ACRES (2,098,634 SQUARE FEET).

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

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	54°06'28"	400.00'	377.74'	S26°53'27"E	363.86'	C16	20°34'23"	365.00'	131.06'	N11°29'11"W	130.36'
C2	54°06'28"	400.00'	377.74'	S26°53'27"E	363.86'	C17	1°21'46"	365.00'	8.68'	N00°31'07"W	8.68'
C3	89°32'52"	25.00'	39.07'	S44°56'13"W	35.22'	C18	90°27'08"	25.00'	39.47'	S45°03'47"E	35.49'
C4	87°27'00"	45.00'	68.68'	S46°33'51"E	62.21'	C19	2°05'23"	435.00'	15.86'	S00°52'55"E	15.86'
C5	26°08'00"	45.00'	20.53'	S10°13'39"W	20.35'	C20	12°12'49"	435.00'	92.73'	S08°02'01"E	92.55'
C6	138°55'52"	75.00'	181.86'	S46°10'17"E	140.47'	C21	12°12'49"	435.00'	92.73'	S20°14'50"E	92.55'
C7	26°08'00"	45.00'	20.53'	N77°25'48"E	20.35'	C22	12°12'49"	435.00'	92.73'	S32°27'39"E	92.55'
C8	86°39'12"	45.00'	68.06'	S46°10'36"E	61.75'	C23	12°12'49"	435.00'	92.73'	S44°40'29"E	92.55'
C9	9°51'48"	435.00'	74.88'	N04°46'07"W	74.79'	C24	3°09'48"	435.00'	24.02'	S52°21'47"E	24.01'
C10	12°49'31"	435.00'	97.37'	N16°06'47"W	97.17'	C25	26°50'40"	365.00'	171.01'	S40°31'21"E	169.45'
C11	12°12'49"	435.00'	92.73'	N28°37'57"W	92.55'	C26	27°15'48"	365.00'	173.68'	S13°28'07"E	172.05'
C12	12°12'49"	435.00'	92.73'	N40°50'46"W	92.55'	C27	0°23'43"	435.00'	3.00'	S13°56'34"E	3.00'
C13	6°59'31"	435.00'	53.08'	N50°26'56"W	53.05'	C28	11°59'21"	25.00'	5.23'	N05°49'54"W	5.22'
C14	11°35'55"	365.00'	73.89'	N48°08'44"W	73.76'						
C15	20°34'23"	365.00'	131.06'	N32°03'35"W	130.36'						

### OWNER / DEVELOPER

NORTH POLK ESTATES  
 6601 WESTOWN PKWY STE 200  
 WEST DES MOINES, IOWA 50286  
 CONTACT: SCOTT GROWDON  
 PH: (515) 778-4634

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

### DATE OF SURVEY

MAY 1ST, 2024

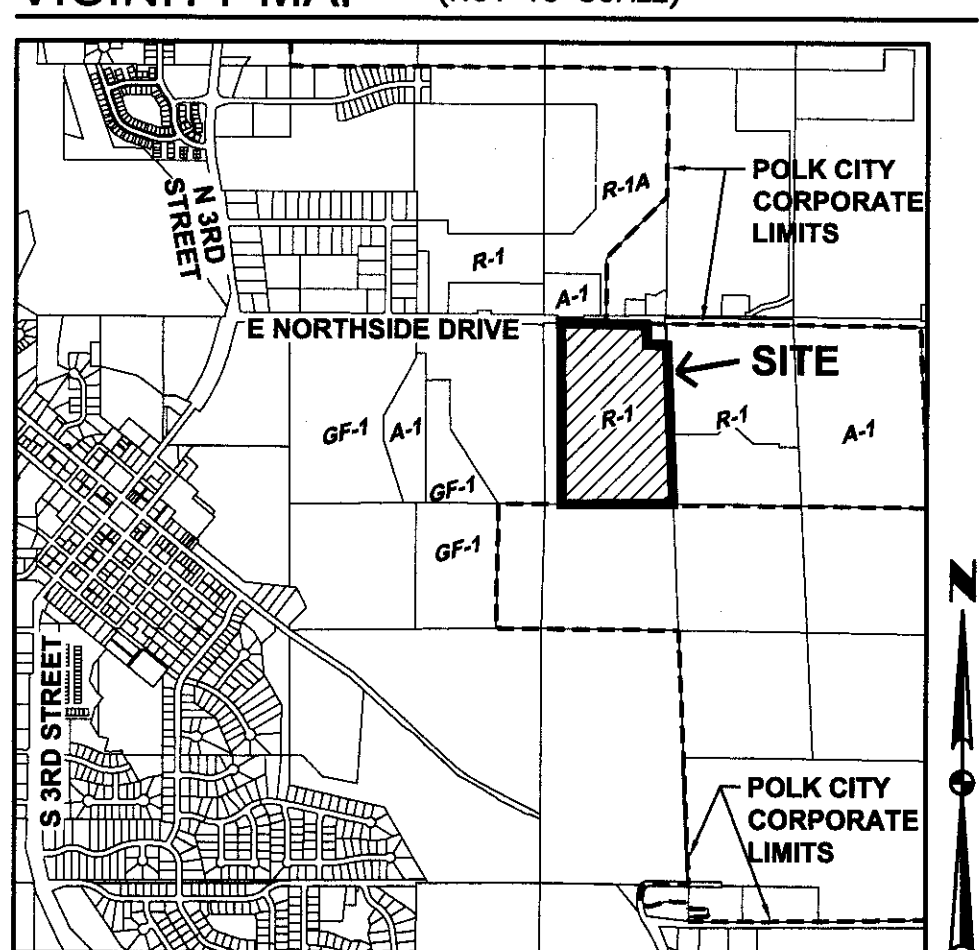
### ZONING

R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

### BULK REGULATIONS

MINIMUM LOT AREA:	10,000 SF
MINIMUM LOT WIDTH:	80'
FRONT YARD SETBACK:	35'
SIDE YARD SETBACK:	8'
REAR YARD SETBACK:	35'

### VICINITY MAP (NOT TO SCALE)



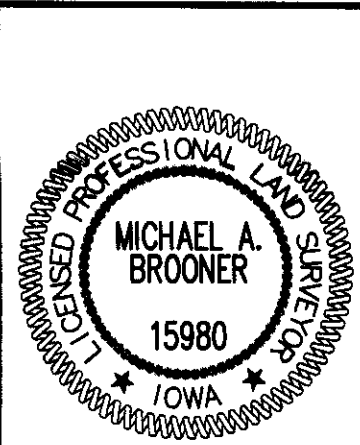
### LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP #19968 (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	----	

### 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 AND RECORDED ENGINEERING EXHIBIT FOR ANY ELEVATION RESTRICTIONS.
- AN ELEVATION CERTIFICATE SHALL 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.
- STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF POLK CITY FOR PUBLIC RIGHT-OF-WAY.
- OUTLOT 'Y' SHALL BE DEEDED TO THE CITY OF POLK CITY FOR A RECREATIONAL TRAIL.
- OUTLOT 'Z' SHALL BE OWNED BY THE HOMEOWNER'S ASSOCIATION AND THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DETENTION FACILITIES.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PROPOSED MONUMENT SIGN AND ASSOCIATED LIGHTING AND/OR LANDSCAPING. SITE PLAN APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THIS SIGN.
- NO LOTS WITHIN MONARCH CROSSING PLAT 1 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.
- LOTS 1 AND 23 SHALL NOT BE PERMITTED DRIVEWAY ACCESS FROM E. NORTHSIDE DRIVE.
- IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF THE DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES MUST RELOCATE WITHOUT EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.
- THE TEMPORARY TURNAROUND EASEMENT SHALL BE AUTOMATICALLY VACATED WHEN THE CITY OF POLK CITY ACCEPTS THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE ABUTTING PLAT TO THE SOUTH THAT INCLUDES THE EXTENSION OF NE MONARCH DRIVE.
- THE DEVELOPER SHALL GRADE THE SOUTHERN PORTION OF OUTLOT 'Y' FOR A RECREATIONAL TRAIL IN A FUTURE PHASE.

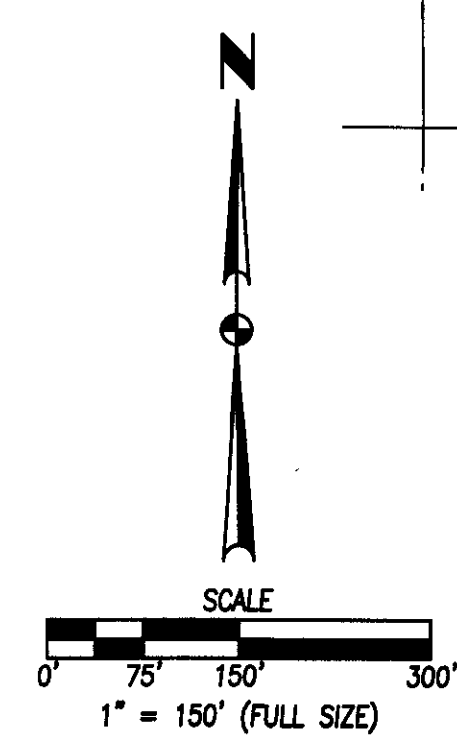
**CITY OF POLK CITY**  
 Plat Approval \_\_\_\_\_ Date Approved \_\_\_\_\_  
 Planning & Zoning Commission \_\_\_\_\_  
 City Council \_\_\_\_\_  
 Resolution Number 2024-124



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING 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* 10-9-2024  
 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\231086\DWG\231086-FINAL PLAT.DWG  
 PLOTTED BY: JON TERDAHL  
 DATE: 10/24/2024 10:49 AM  
 COMMENT: DWG

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

**CIVIL DESIGN ADVANTAGE**

POLK CITY, IOWA

**MONARCH CROSSING PLAT 1**  
**FINAL PLAT**

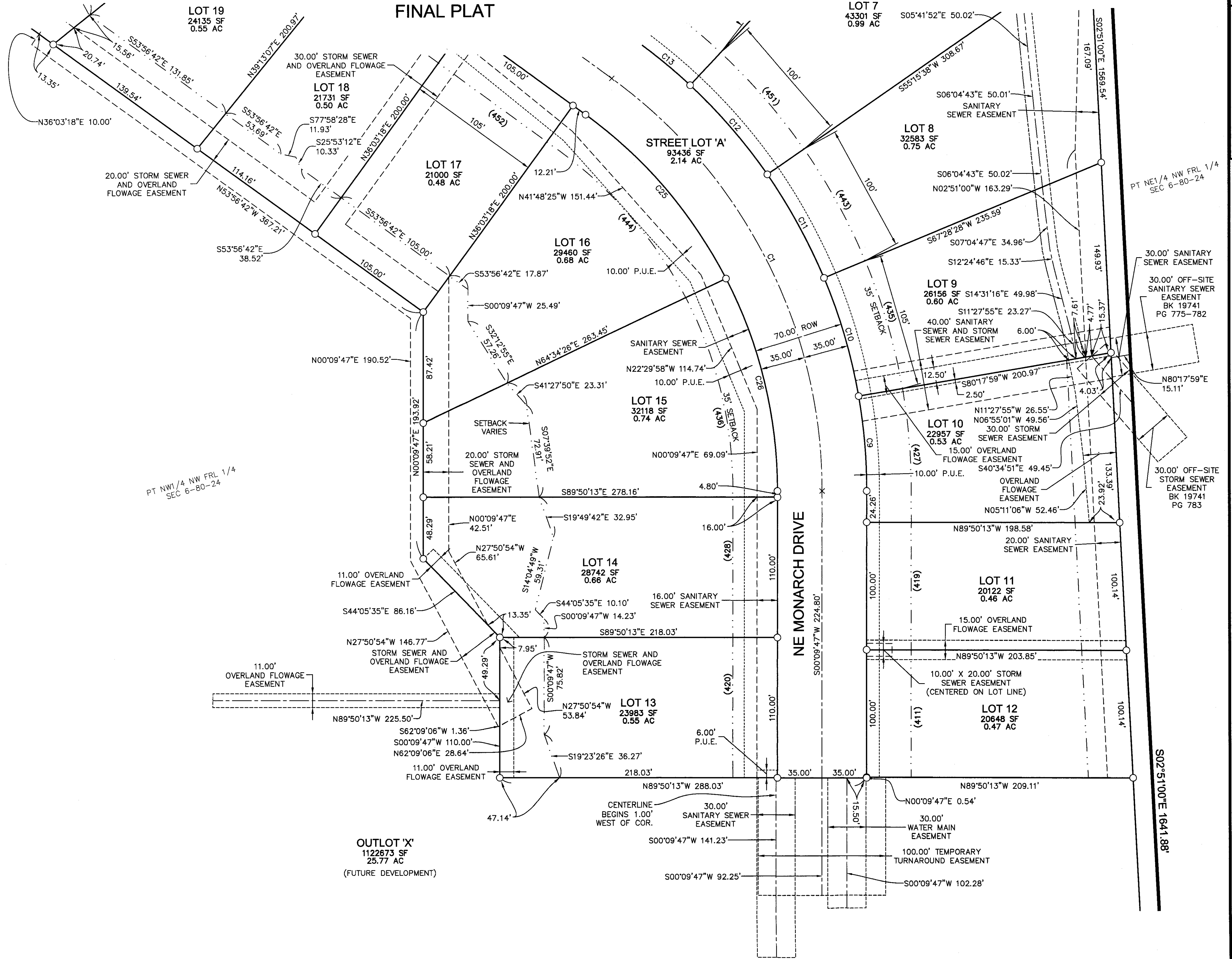
1/4

2310.656



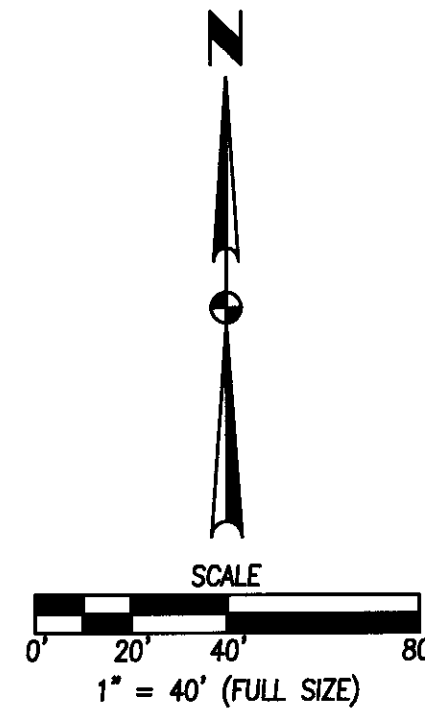
# MONARCH CROSSING PLAT 1

## FINAL PLAT



N00°38'14"W 1901.58'(M&R)

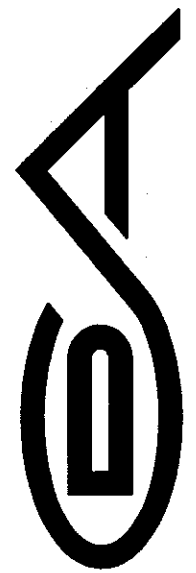
1287.96'



E. L. BROWN & SONS ENGINEERS, P.L.L.C.  
 FILE DATE: 9/23/24  
 DATE PLOTTED: 10/7/2024 10:49 AM  
 PLOTTED BY: CM BROWN, TECH.

REVISIONS	DATE	DESCRIPTION
1	09/23/24	INITIAL
2	09/26/24	REVISION
3	09/26/24	REVISION

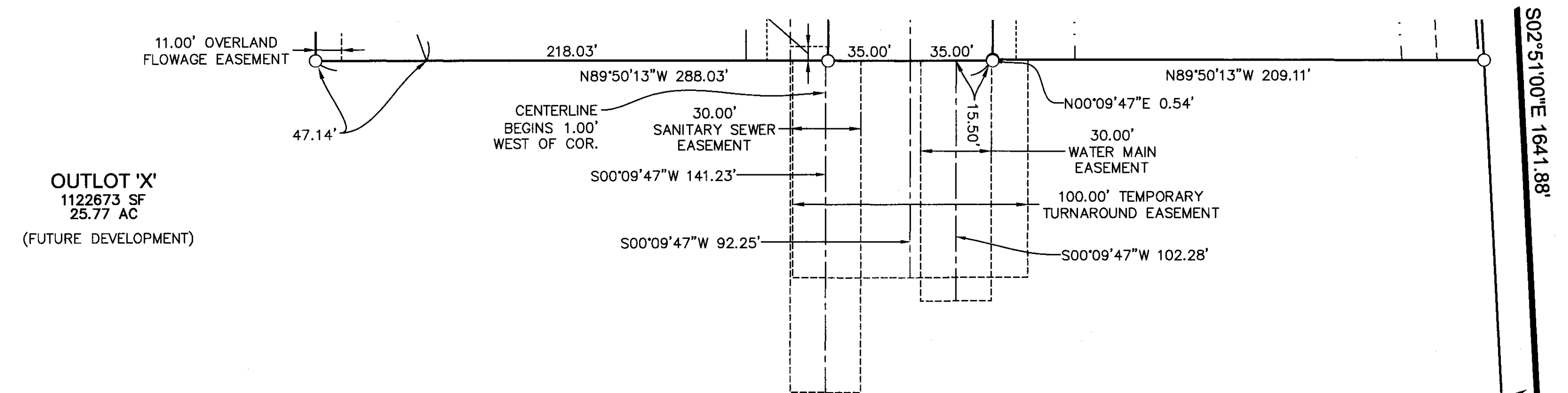
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



**MONARCH CROSSING PLAT 1**  
**FINAL PLAT**

# MONARCH CROSSING PLAT 1

## FINAL PLAT



**OUTLOT 'X'**  
 1122673 SF  
 25.77 AC  
 (FUTURE DEVELOPMENT)

THE DEVELOPER SHALL GRADE THIS  
 OUTLOT AREA FOR A RECREATIONAL  
 TRAIL PLATFORM AT THE TIME OUTLOT  
 'X' IS FURTHER DEVELOPED.

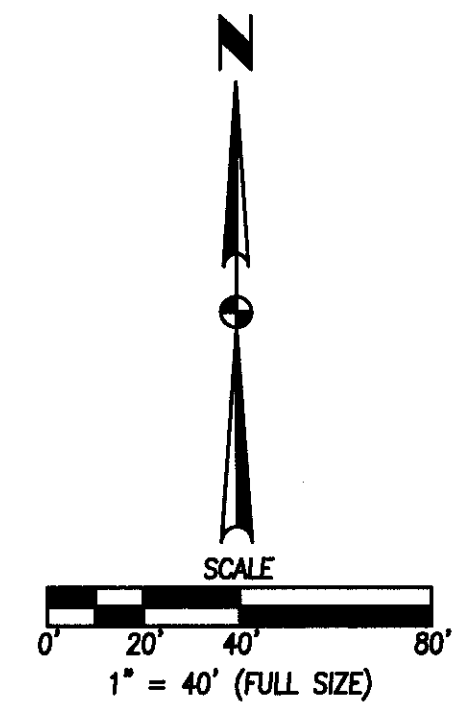
N00°38'14"W 1901.58'(M&R)  
 1287.96'

PARCEL 2023-53  
 BK. 19457 PG. 595

S02°51'00"E 1641.88'

687.33'

PT. NE 1/4 NW FRL 1/4  
 SEC 6-80-24



FILE: H:\2023\2310656\000\2310656-FINAL PLATING  
 PLOTTED: 10/27/2024 10:49 AM  
 PLOTTED BY: JAW  
 CHECKED BY: JAW  
 COMPILED BY: JAW  
 ENC:

14.0'

FIELD FENCE

9.0'

15.02'

SE COR PARCEL 2023-53

S89°55'26"W 1171.05'

PT SW 1/4 NW FRL 1/4  
 SEC 6-80-24

SE COR NW 1/4 NW FRL 1/4  
 SEC 6-80-24  
 FND 1/2" REBAR  
 W/YELLOW CAP #13286

REVISIONS	DATE	DESCRIPTION
01	09/23/24	PREPARED
02	08/28/24	REVIS
03	06/26/24	REVIS
04	05/03/24	REVIS

4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	TECH:	REVIEW:
CIVIL DESIGN ADVANTAGE	ENGINEER:	

**MONARCH CROSSING PLAT 1**  
**FINAL PLAT**

4 / 4  
 2310.656