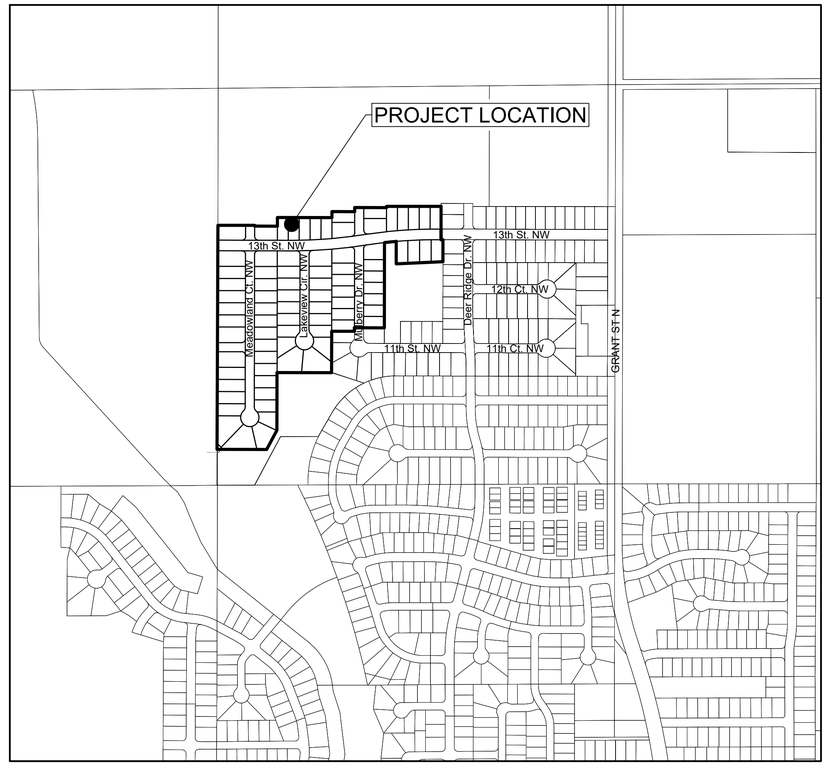
SANKEY SUMMIT PLAT 3
FINAL PLAT

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 "W" SANKEY SUMMIT PLAT 2
REQUESTED BY:
BONDURANT LOTS, LLC
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023



VICINITY MAP

PROPERTY DESCRIPTION
OUTLOT "W", SANKEY SUMMIT PLAT 2, AN OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK COUNTY, IOWA.

DATE OF SURVEY
APRIL 18, 2022

OWNER/DEVELOPER
BONDURANT LOTS II, LLC
2400 86TH STREET
URBANDALE, IA 50322
CONTACT: SCOTT TEMPLE
PHONE: (515) 276-3456

ZONING CLASSIFICATION
R-2: MEDIUM DENSITY RESIDENTIAL DISTRICT

BULK REGULATIONS
FRONT YARD SETBACK =30'
SIDE YARD SETBACK
ONE AND ONE HALF STORIES 15' TOTAL - 5' MIN. ON EACH SIDE
TWO AND THREE STORIES 15' TOTAL - 7' MIN. ON EACH SIDE
REAR YARD SETBACK =35'
MINIMUM LOT WIDTH =65'
MINIMUM LOT AREA =7,500 SF

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.
2. OUTLOT "X" WILL BE DEDICATED TO THE CITY OF BONDURANT.
3. STREET LOTS A, B, C, D, E, F, AND G WILL BE DEDICATED TO THE CITY OF BONDURANT.
4. SEE RECORDED MPE TABLE FOR INDIVIDUAL LOT MINIMUM PROTECTION ELEVATIONS.

ACRES
30.99 AC (1,349,785 S.F.)

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	1°30'20"	2965.00'	77.90'	38.95'	S84°17'24"W 77.90'
C2	0°36'15"	2965.00'	31.27'	15.63'	N89°48'56"E 31.27'
C3	1°29'18"	2965.00'	77.02'	38.51'	N88°46'09"E 77.02'
C4	1°29'23"	2965.00'	77.10'	38.55'	N87°16'48"E 77.09'
C5	1°29'32"	2965.00'	77.22'	38.61'	N85°47'20"E 77.22'
C6	1°37'55"	2965.00'	84.45'	42.23'	N82°43'17"E 84.44'
C7	81°47'17"	25.00'	35.69'	21.65'	N41°00'42"E 32.73'
C8	97°21'20"	25.00'	42.48'	28.43'	S48°33'37"E 37.55'
C9	2°18'47"	3035.00'	122.52'	61.27'	N83°55'06"E 122.52'
C10	2°23'14"	3035.00'	126.45'	63.24'	N86°16'07"E 126.44'
C11	87°20'41"	25.00'	38.11'	23.87'	N43°47'23"E 34.53'
C12	47°14'19"	34.50'	28.44'	15.09'	N23°30'06"W 27.65'
C13	24°35'14"	60.50'	25.96'	13.18'	N34°49'39"W 25.76'
C14	60°41'19"	60.50'	64.08'	35.42'	N7°48'38"E 61.13'
C15	56°59'49"	60.50'	60.18'	32.85'	N66°39'12"E 57.73'
C16	51°59'40"	60.50'	54.90'	29.50'	S58°51'04"E 53.04'
C17	55°37'22"	60.50'	58.73'	31.91'	S5°02'33"E 56.45'
C18	24°35'14"	60.50'	25.96'	13.18'	S35°03'45"W 25.76'
C19	47°14'19"	34.50'	28.44'	15.09'	S23°44'12"W 27.65'
C20	90°35'41"	25.00'	39.53'	25.26'	S45°10'48"E 35.54'

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C21	0°35'41"	3035.00'	31.51'	15.75'	N89°49'12"E 31.51'
C22	90°00'00"	25.00'	39.27'	25.00'	N45°07'03"E 35.36'
C23	47°14'19"	34.50'	28.44'	15.09'	N23°30'06"W 27.65'
C24	9°11'51"	60.50'	9.71'	4.87'	N42°31'20"W 9.70'
C25	63°31'50"	60.50'	67.08'	37.46'	N6°09'30"W 63.70'
C26	51°32'00"	60.50'	54.42'	29.20'	N51°22'25"E 52.60'
C27	56°50'52"	60.50'	60.03'	32.74'	S74°26'09"E 57.59'
C28	56°52'36"	60.50'	60.06'	32.76'	S17°34'25"E 57.62'
C29	36°29'29"	60.50'	38.53'	19.94'	S29°06'37"W 37.88'
C30	47°14'19"	34.50'	28.44'	15.09'	S23°44'12"W 27.65'
C31	90°00'00"	25.00'	39.27'	25.00'	S44°52'57"E 35.36'
C32	89°59'58"	25.00'	39.27'	25.00'	S45°07'04"W 35.36'
C33	90°00'00"	25.00'	39.27'	25.00'	S44°52'57"E 35.36'
C34	90°00'00"	25.00'	39.27'	25.00'	S45°07'03"W 35.36'
C35	90°00'00"	25.00'	39.27'	25.00'	N44°52'57"W 35.36'
C36	0°58'52"	2965.00'	50.77'	25.39'	S89°37'37"W 50.77'
C37	1°23'31"	2965.00'	72.03'	36.02'	S88°26'26"W 72.03'
C38	1°23'36"	2965.00'	72.11'	36.05'	S87°02'52"W 72.10'
C39	1°23'44"	2965.00'	72.22'	36.11'	S85°39'12"W 72.22'
C40	2°29'44"	2965.00'	129.15'	64.58'	S83°42'28"W 129.14'

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C41	82°20'28"	25.00'	35.93'	21.86'	S41°17'17"W 32.92'
C42	98°12'43"	25.00'	42.85'	28.87'	N48°59'18"W 37.80'
C43	2°01'52"	3035.00'	107.59'	53.80'	S82°55'16"W 107.59'
C44	1°21'56"	3035.00'	72.33'	36.17'	S84°37'10"W 72.33'
C45	1°21'46"	3035.00'	72.19'	36.10'	S85°59'01"W 72.19'
C46	1°21'39"	3035.00'	72.09'	36.04'	S87°20'44"W 72.08'
C47	1°21'35"	3035.00'	72.02'	36.01'	S88°42'21"W 72.02'
C48	0°43'55"	3035.00'	38.77'	19.38'	S89°45'06"W 38.77'
C49	8°12'43"	3000.00'	429.98'	215.36'	N86°00'42"E 429.61'
C50	1°26'13"	3460.25'	86.78'	43.39'	N89°20'09"E 86.77'
C51	6°30'20"	3022.59'	343.20'	171.79'	N85°10'16"E 343.02'
C52	1°02'36"	3035.00'	55.27'	27.64'	N89°00'04"E 55.27'
C53	1°01'02"	3035.00'	53.88'	26.94'	N87°58'15"E 53.88'
C54	0°51'23"	3035.00'	45.36'	22.68'	N82°20'01"E 45.36'
C55	0°33'15"	2965.00'	28.68'	14.34'	N82°10'58"E 28.68'
C56	8°12'43"	3000.00'	429.98'	215.36'	N86°00'42"E 429.61'

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	H	
Control Point	⊙	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

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.

11/18/2022
Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:
1-4 OF 4

MARK	REVISION	DATE	BY
4	REVISED PUE AS PER MIDAM	11-18-22	JWM
3	REVISED AS PER REVIEW	9-29-22	JWM
2	REVISED AS PER REVIEW	9-14-22	JWM
1	REVISED AS PER CITY COMMENTS	08-31-22	JWM

Engineer: EDC Checked By: EDG Scale: 1" =
Technician: JWM Date: 8-5-22 T-R-S: 80N-23W-25
Project No: 121.0740.01

Sheet 1 OF 4

BONDURANT, IA

SANKEY SUMMIT PLAT 3
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SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 121.0740.01
Sheet 1 OF 4

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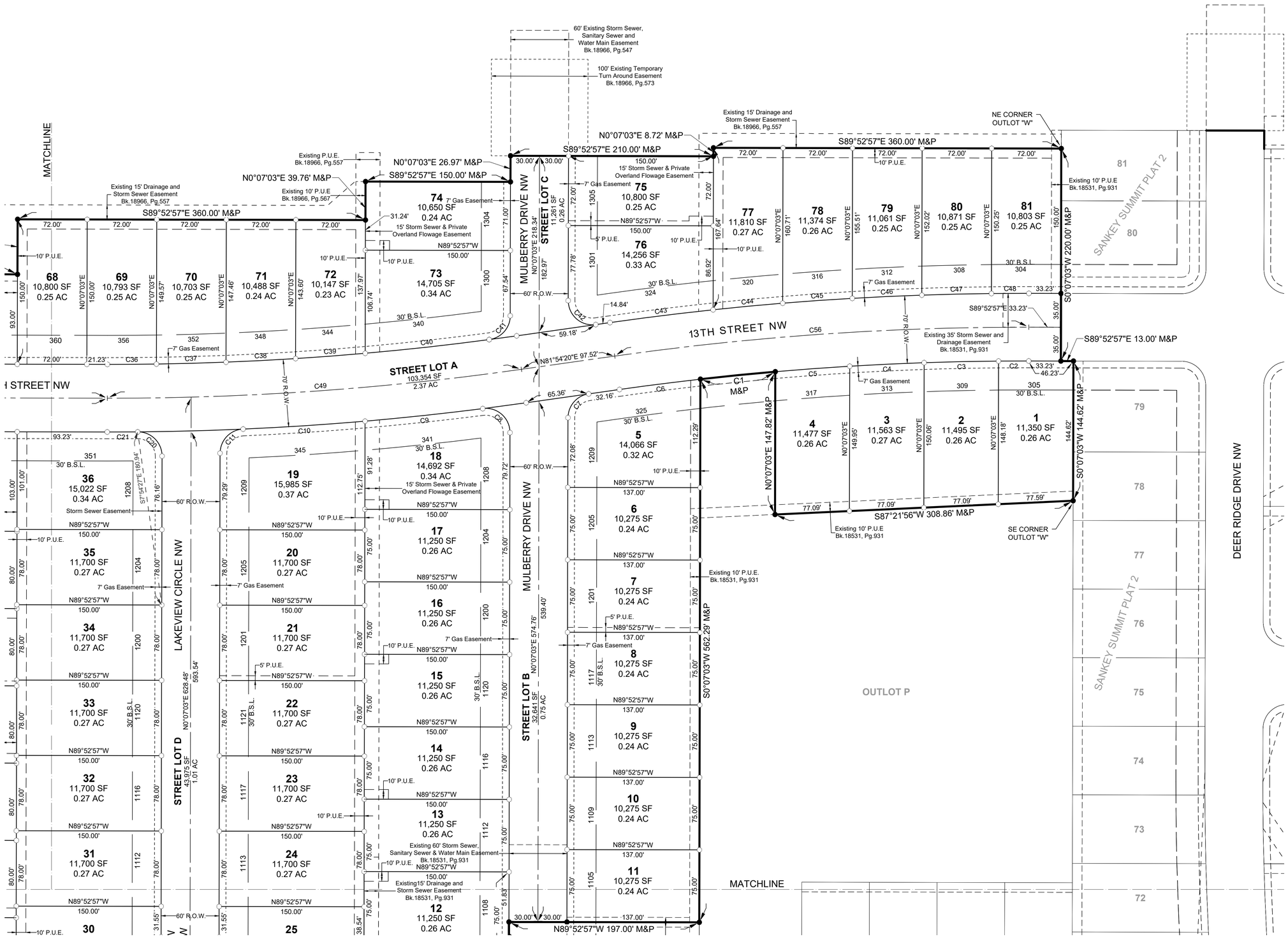

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Engineer: EDC | Checked By: EDG | Scale: 1" = 50'
Technician: JWM | Date: 07-13-22 | T-R-S: 80N-23W-25
Project No: 121.0740.01

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Sheet 2 OF 4

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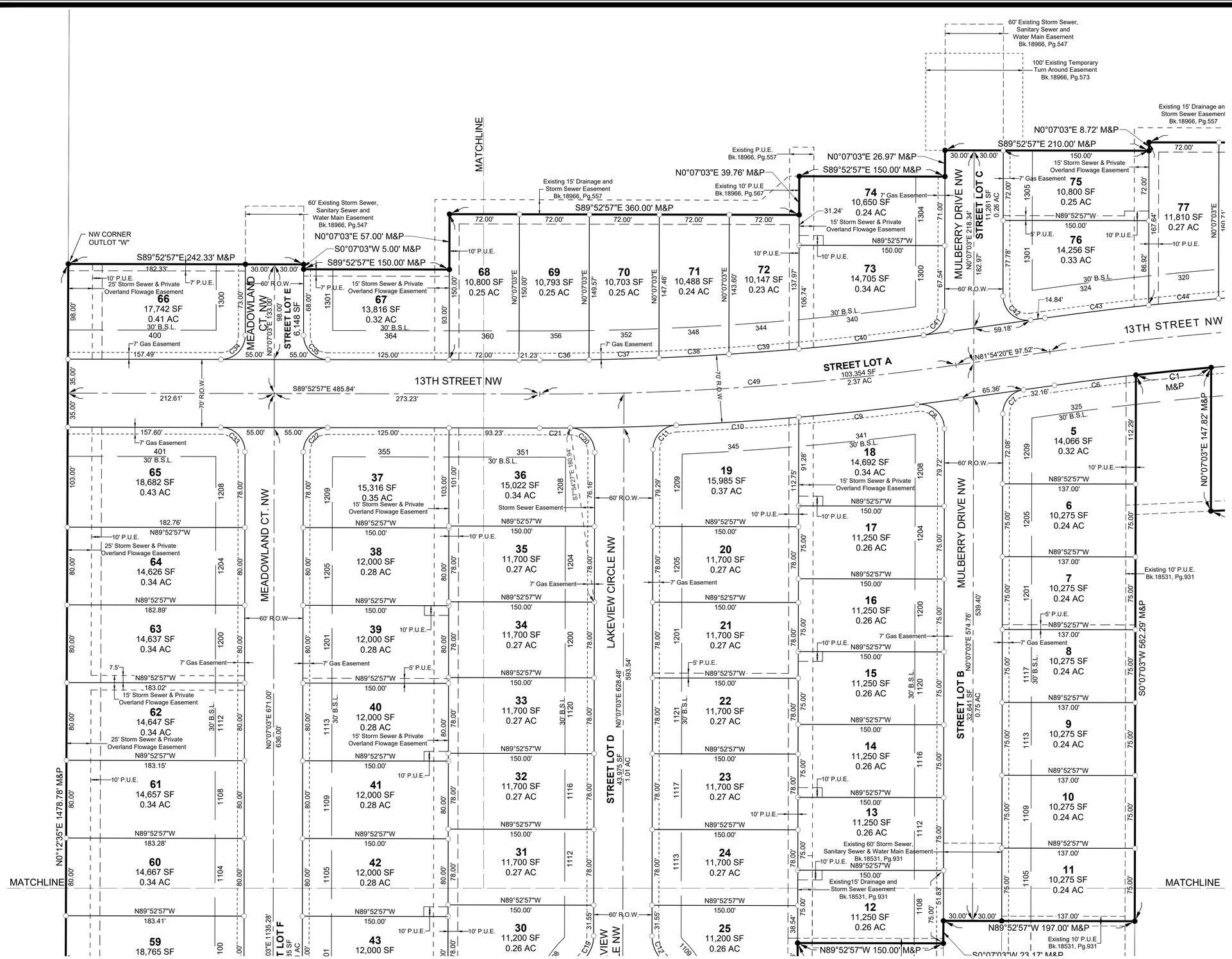

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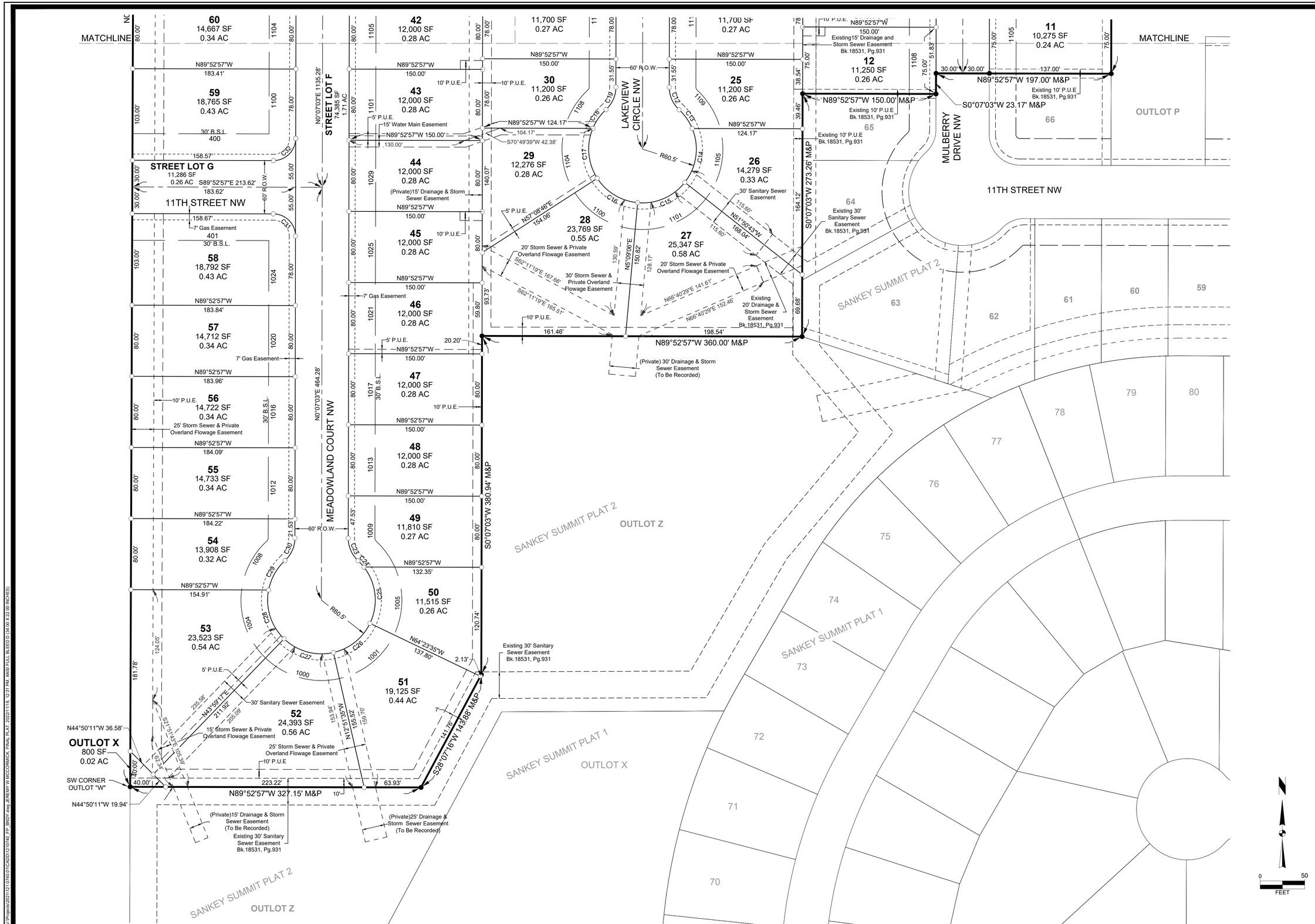

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