

Doc ID: 038112690012 Type: PLT  
 Kind: PLAT  
 Recorded: 08/03/2022 at 11:37:18 AM  
 Fee Amt: \$62.00 Page 1 of 12  
 Polk County Iowa  
 JULIE M. HASKERTY RECORDER  
 File# 2022-00083140  
 BK 19217 Pg 984-995

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  
 EGRIFIN@SNYDER-ASSOCIATES.COM

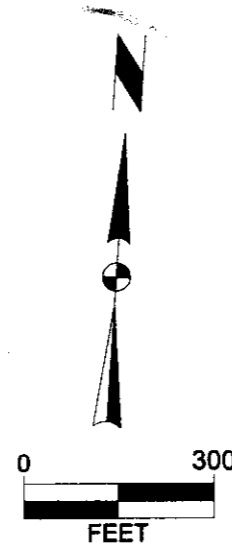
**SURVEY LOCATED:**  
 OUTLOT "Q"  
 QUAIL RUN PLAT 3

**REQUESTED BY:**  
 QUAIL RUN II, LLC

**RETURN TO:**  
 ERIN D. GRIFFIN  
 SNYDER & ASSOCIATES, INC.  
 2727 SW SNYDER BOULEVARD  
 ANKENY, IOWA 50023

**ADDRESS TABLE**

LOT #	ADDRESS
1	1004 WESTRIDGE STREET SW
2	1008 WESTRIDGE STREET SW
3	1012 WESTRIDGE STREET SW
4	1016 WESTRIDGE STREET SW
5	1020 WESTRIDGE STREET SW
6	1024 WESTRIDGE STREET SW
7	1028 WESTRIDGE STREET SW
8	1032 WESTRIDGE STREET SW
9	1036 WESTRIDGE STREET SW
10	1040 WESTRIDGE STREET SW
11	1044 WESTRIDGE STREET SW
12	1048 WESTRIDGE STREET SW
13	1100 WESTRIDGE STREET SW
14	1104 WESTRIDGE STREET SW
15	1105 WESTRIDGE STREET SW
16	1101 WESTRIDGE STREET SW
	OR 200 BOBWHITE AVENUE SW
17	1045 WESTRIDGE STREET SW
	OR 201 BOBWHITE AVENUE SW
18	1041 WESTRIDGE STREET SW
19	1037 WESTRIDGE STREET SW
20	1033 WESTRIDGE STREET SW
21	1029 WESTRIDGE STREET SW
22	1025 WESTRIDGE STREET SW
23	1021 WESTRIDGE STREET SW
24	1017 WESTRIDGE STREET SW
25	1013 WESTRIDGE STREET SW
26	1009 WESTRIDGE STREET SW
27	1005 WESTRIDGE STREET SW



# QUAIL RUN PLAT 4

## FINAL PLAT



VICINITY MAP  
 CITY OF BONDURANT

**PLAT DESCRIPTION**

OUTLOT "Q", QUAIL RUN PLAT 3, AN OFFICIAL PLAT, IN THE CITY OF BONDURANT, POLK COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**OWNER**

QUAIL RUN II LLC  
 LEGACY 515 LLC  
 4225 FLEUR DR STE 171  
 DES MOINES, IA 50321-2325

**SITE AREA**

GROSS AREA= 33.52 AC (1,460,045 SF)

**ZONING**

R-5: PLANNED UNIT DEVELOPMENT

**BULK REGULATIONS**

R-5 LOTS ARE SUBJECT TO R-2 BULK REGULATIONS  
 SINGLE-FAMILY DWELLING (LOTS 1-27)  
 MINIMUM LOT AREA= 7,500 SF  
 MINIMUM LOT WIDTH= 65'  
 FRONT YARD SETBACK= 30'  
 REAR YARD SETBACK= 35'  
 SIDE YARD SETBACK= 15' TOTAL  
 (5' MINIMUM ON EACH SIDE - 1 TO 1-1/2 STORY)  
 (7' MINIMUM ON EACH SIDE - 2 STORY)

**DATE OF SURVEY**

MAY 26, 2022

**NOTES**

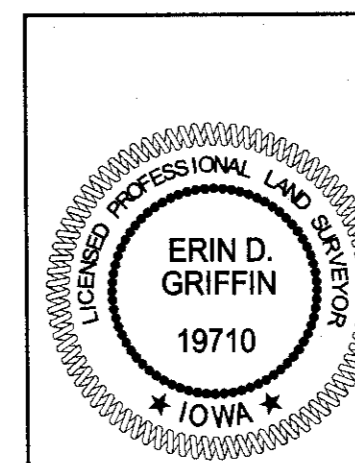
- 1.) THE USE OF ANY PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT AND ANY SUBORDINATE USER OF THE PUBLIC UTILITY EASEMENT MUST RELOCATE ITS UTILITY WHEN NECESSARY TO ACCOMMODATE THE CITY OF BONDURANT'S USE OF THIS EASEMENT.
- 2.) STREET LOT "A" SHALL BE DEDICATED TO THE CITY OF BONDURANT.

**LEGEND**

FEATURES	FOUND
Section Corner	●
1/2" Rebar, Yellow Plastic Cap No. 19710 (Unless Otherwise Noted)	○
ROW Marker	■
ROW Rail	□
Control Point	○
Bench Mark	⊕
Platted Distance	P
Measured Bearing & Distance	M
Recorded As	R
Deed Distance	D
Calculated Distance	C
Minimum Protection Elevation	MPE
Centerline	—
Section Line	---
1/4 Section Line	----
1/4 Section Line	-----
Easement Line	----

SET  
 △  
 ○  
 □  
 ⊕

RES. No. 220606-625  
**APPROVED**  
 Date: *July 6, 2022*  
 Name: *Julie M. Haskerty*  
*City Clerk*



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.

*Erin D. Griffin* 7/5/22 Date  
 Erin D. Griffin, PLS  
 License Number 19710  
 My License Renewal Date is December 31, 2023  
 Pages or sheets covered by this seal:  
 Sheets 1-3 of 3

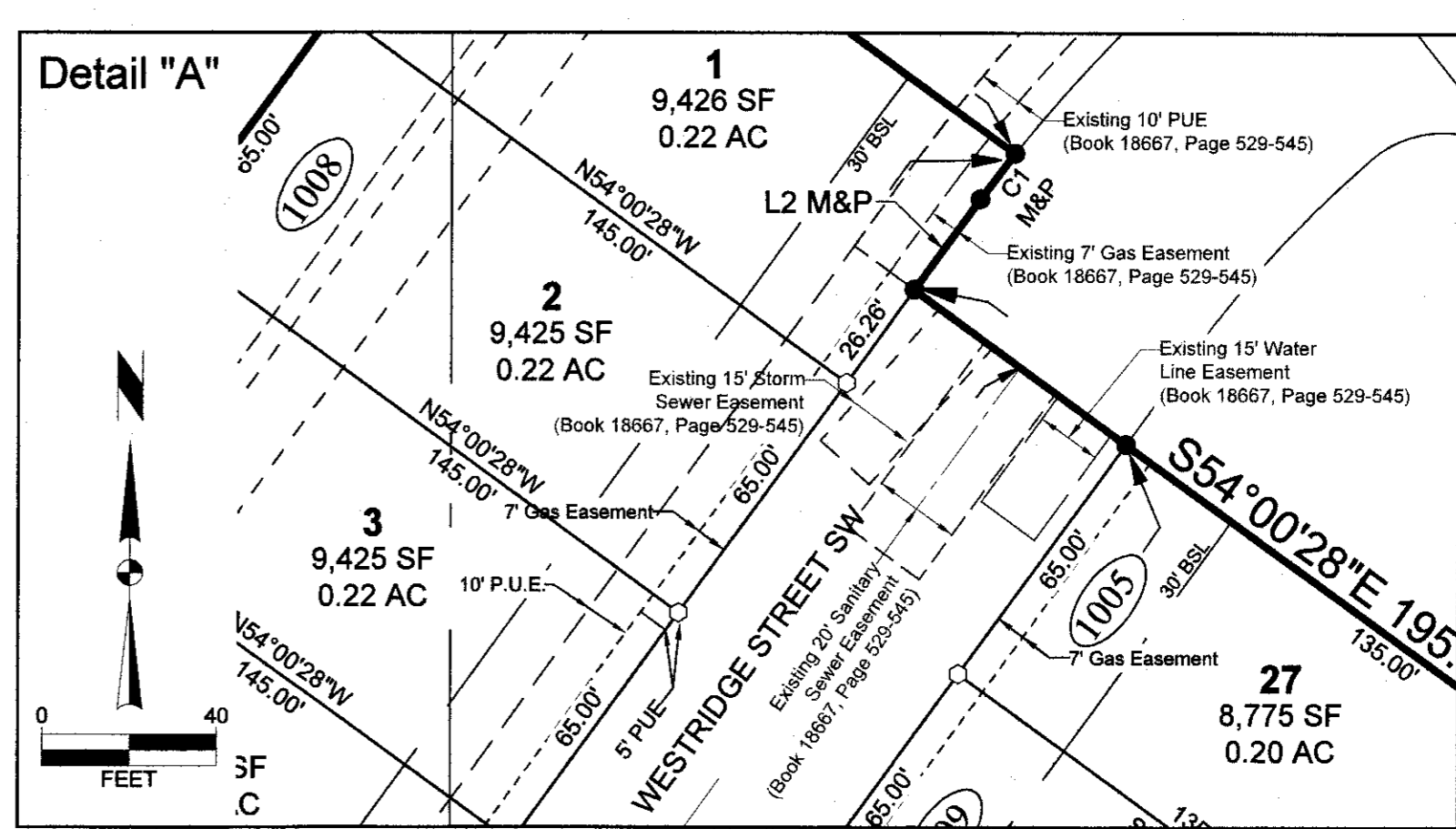
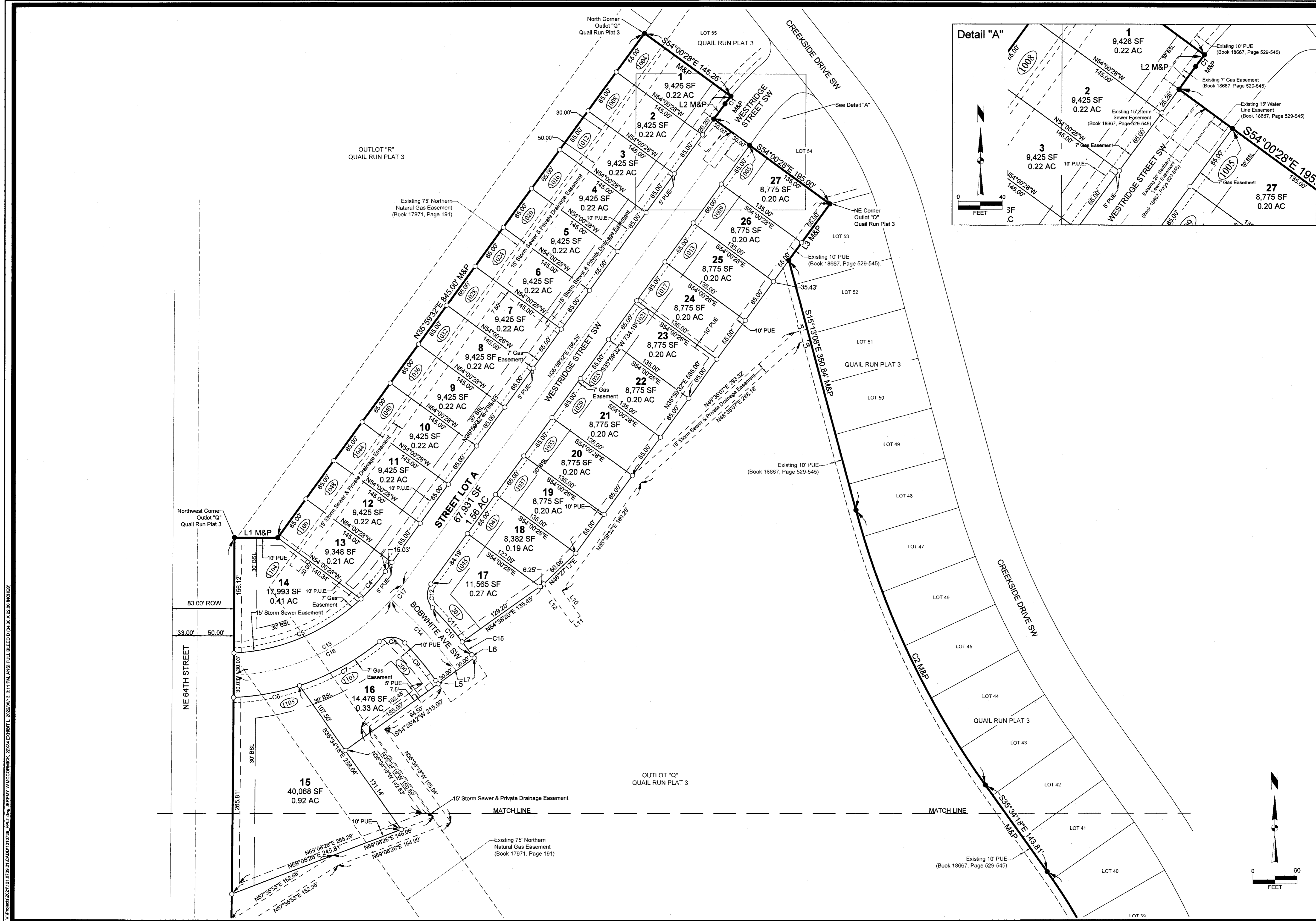


Project No: 121.0739.01  
 Sheet 1 OF 3

**QUAIL RUN PLAT 4**  
**FINAL PLAT**  
**BONDURANT, IA**  
**SNYDER & ASSOCIATES, INC.**  
 2727 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	6-13-22	JMM

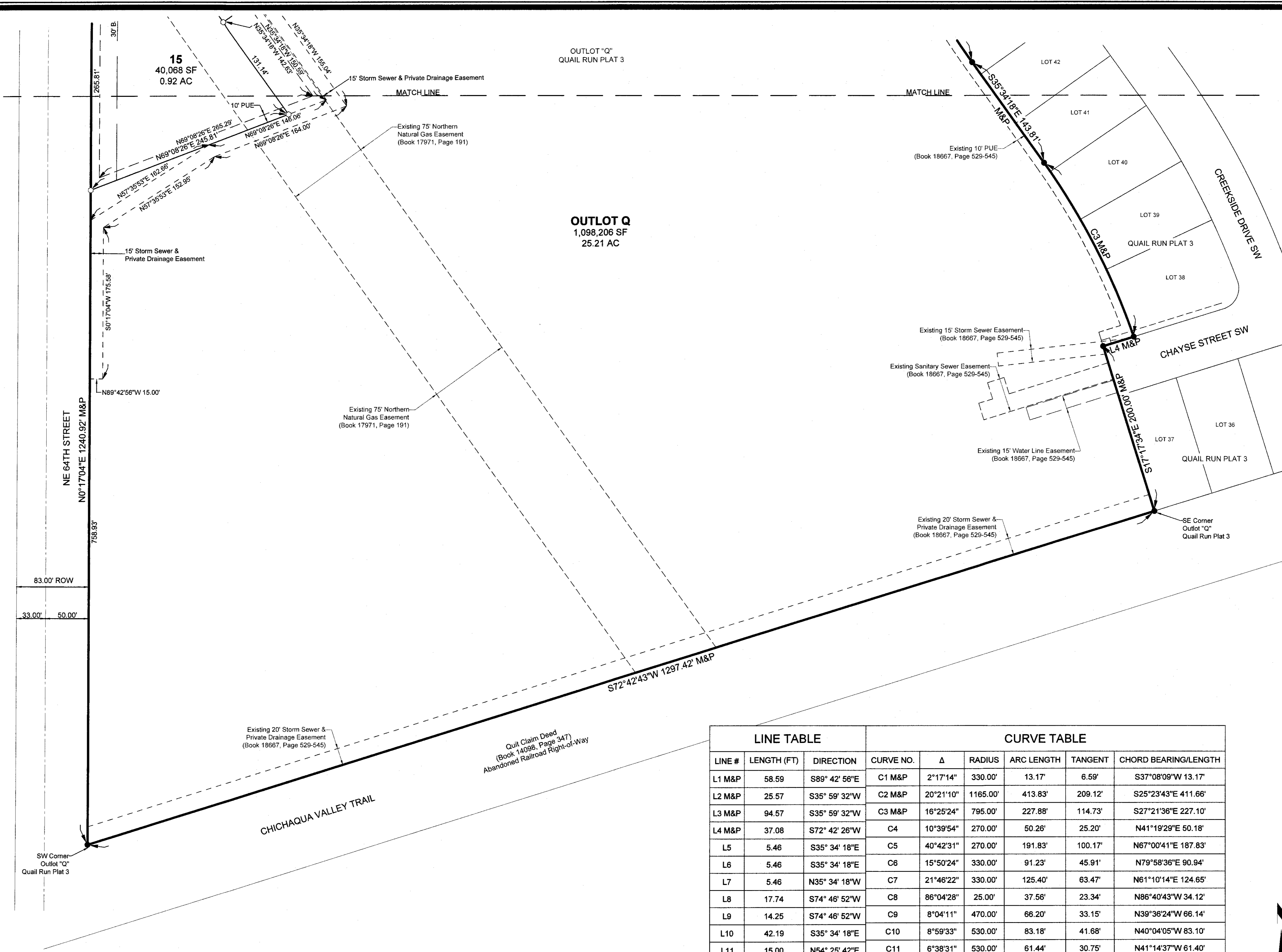
Checked By: EDG Scale: 1" = 300'  
 Engineer: Date: 05-26-2022 T-R-S: 80N-23W-36  
 Technician: AJD  
 Project No: 121.0739.01  
 Sheet 1 OF 3



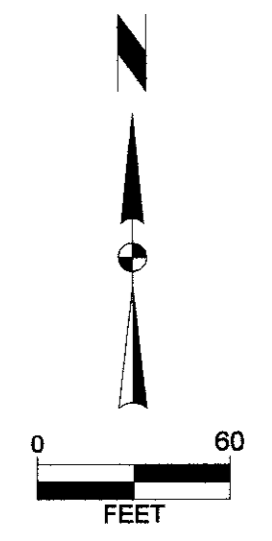
MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	6-13-22	JMM
Engineer:	Checked By: EDG	Scale: 1" = 60'	
Technician: AJD	Date: 05-25-2022	T-R-S: 80N-23W-36	
Project No: 121.0739.01			Sheet 2 OF 3

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LINE TABLE			CURVE TABLE					
LINE #	LENGTH (FT)	DIRECTION	CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
L1 M&P	58.59	S89° 42' 56"E	C1 M&P	2°17'14"	330.00'	13.17'	6.59'	S37°08'09"W 13.17'
L2 M&P	25.57	S35° 59' 32"W	C2 M&P	20°21'10"	1165.00'	413.83'	209.12'	S25°23'43"E 411.66'
L3 M&P	94.57	S35° 59' 32"W	C3 M&P	16°25'24"	795.00'	227.88'	114.73'	S27°21'36"E 227.10'
L4 M&P	37.08	S72° 42' 26"W	C4	10°39'54"	270.00'	50.26'	25.20'	N41°19'29"E 50.18'
L5	5.46	S35° 34' 18"E	C5	40°42'31"	270.00'	191.83'	100.17'	N67°00'41"E 187.83'
L6	5.46	S35° 34' 18"E	C6	15°50'24"	330.00'	91.23'	45.91'	N79°58'36"E 90.94'
L7	5.46	N35° 34' 18"W	C7	21°46'22"	330.00'	125.40'	63.47'	N61°10'14"E 124.65'
L8	17.74	S74° 46' 52"W	C8	86°04'28"	25.00'	37.56'	23.34'	N86°40'43"W 34.12'
L9	14.25	S74° 46' 52"W	C9	8°04'11"	470.00'	66.20'	33.15'	N39°36'24"W 66.14'
L10	42.19	S35° 34' 18"E	C10	8°59'33"	530.00'	83.18'	41.68'	N40°04'05"W 83.10'
L11	15.00	N54° 25' 42"E	C11	6°38'31"	530.00'	61.44'	30.75'	N41°14'37"W 61.40'
L12	64.50	S35° 34' 18"E	C12	80°33'24"	25.00'	35.15'	21.19'	S4°17'10"E 32.33'
			C13	51°39'56"	300.00'	270.52'	145.24'	N61°49'30"E 261.45'
			C14	14°26'09"	500.00'	125.98'	63.32'	N42°47'23"W 125.64'
			C15	2°21'03"	530.00'	21.74'	10.87'	N36°44'50"W 21.74'
			C16	46°34'50"	300.00'	243.90'	129.14'	N64°22'03"E 237.23'
			C17	5°05'06"	300.00'	26.63'	13.32'	N38°32'05"E 26.62'



MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	6-13-22	JMM

Engineer: EDG  
 Checked By: EDG  
 Technician: AJD  
 Date: 05-26-2022  
 Scale: 1" = 60'  
 T-R-S: 80A-23W-36  
 Project No: 121.0739.01  
 Sheet 3 OF 3

**QUAIL RUN PLAT 4**

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**SNYDER & ASSOCIATES**

Project No: 121.0739.01  
 Sheet 3 OF 3

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