

INDEX LEGEND

LOCATION: SEC 29-79-26, PT. NE1/4 NE1/4
 SEC 29-79-26, PT. NW1/4 NE1/4
 PARCEL 'A', NE1/4 NE1/4 SEC 29-79-26
 WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: HUBBELL DEVELOPMENT SERVICES

PROPRIETOR: HRC ALDER POINT, LLC
 6900 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266

SURVEYOR: MATTHEW J. THOMAS

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-369-4400

OWNER
 HRC ALDER POINT, LLC
 CONTACT: MATT WELLER
 6900 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266
 PH. (515) 243-3228

DEVELOPER
 HUBBELL DEVELOPMENT SERVICES
 6900 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266
 CONTACT: MATT WELLER
 EMAIL: MATT.WELLER@HUBBELLREALTY.COM
 PHONE: (515) 243-3228

DATE OF SURVEY
 SEPTEMBER 22, 2022

ZONING
 R-4/PD-1

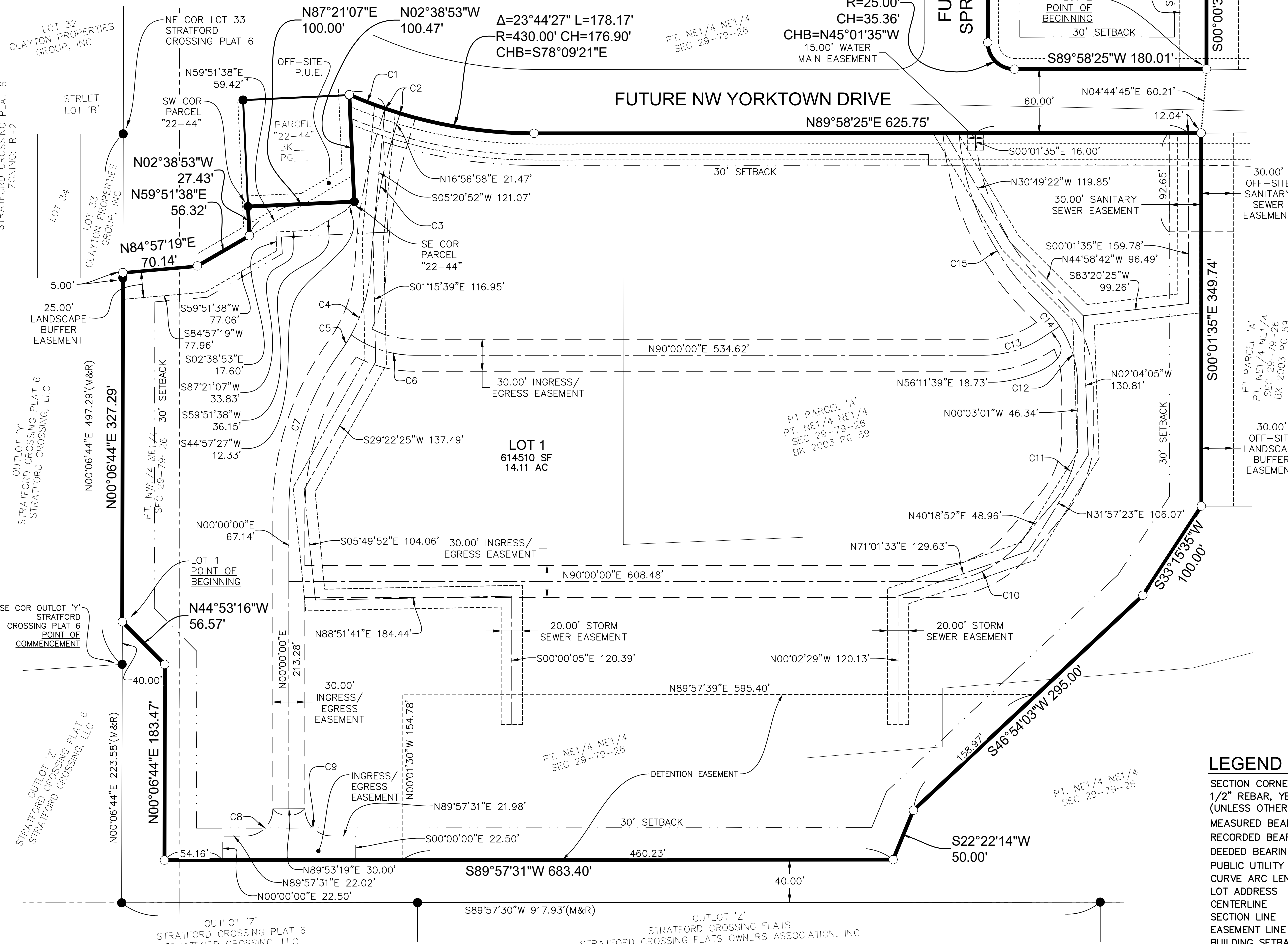
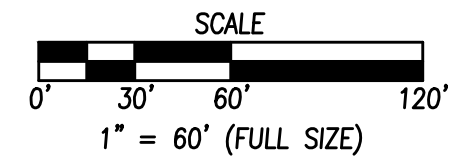
BULK REGULATIONS
SETBACKS:
 FRONT YARD:
 ALONG PUBLIC STREET ROW: 30 FT
 ALONG PRIVATE STREET: 25 FT
SIDE YARD:
 BETWEEN UNITS: 12 FT
 FROM PRIVATE STREET BOC: 15 FT
 FOR GREATER THAN 8 UNITS: 20 FT
REAR YARD:
 ALONG PUBLIC STREET ROW: 30 FT
 INTERNAL REAR YARD: 30 FT

RIALTO PLAT 1
FINAL PLAT

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

NOTES

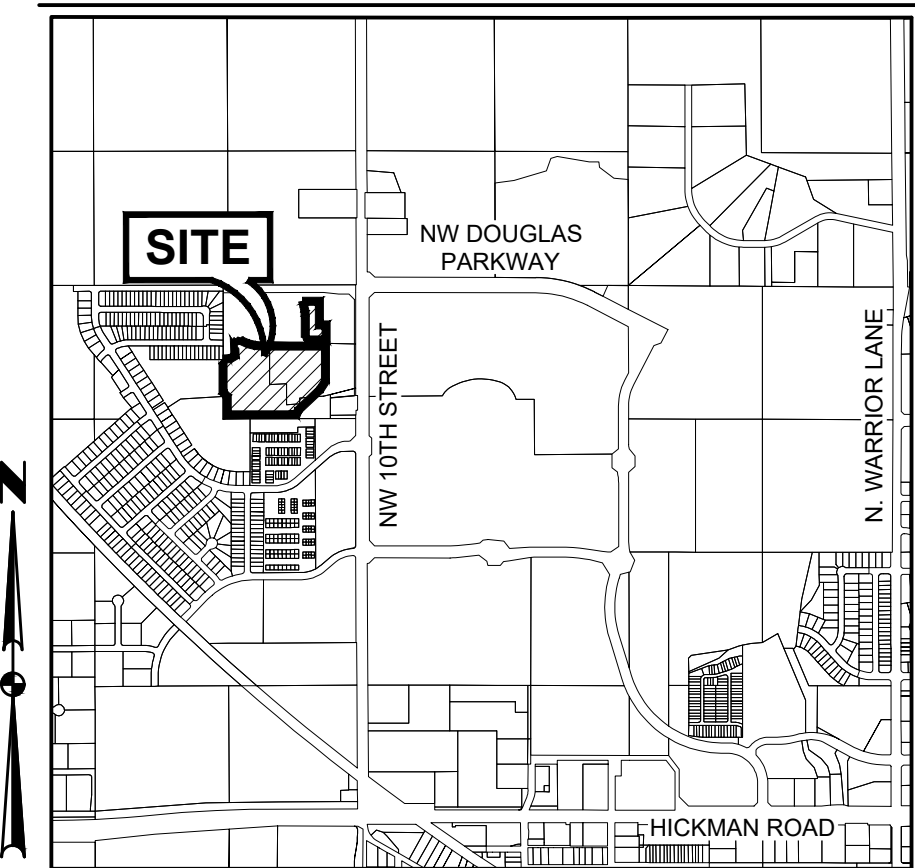
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°46'58"	430.00'	35.89'	S68°40'36"E	35.88'
C2	1°58'56"	430.00'	14.88'	S72°03'34"E	14.88'
C3	14°12'19"	500.00'	123.96'	N09°50'49"E	123.65'
C4	26°08'55"	150.00'	68.46'	N15°49'07"E	67.86'
C5	7°19'59"	150.00'	19.20'	N32°33'34"E	19.18'
C6	35°58'06"	100.00'	62.78'	S72°00'57"E	61.75'
C7	36°13'34"	250.00'	158.07'	N18°06'47"E	155.45'
C8	89°57'31"	25.50'	40.04'	N44°58'46"E	36.05'
C9	90°02'29"	25.50'	40.07'	S45°01'14"E	36.08'
C10	49°41'08"	100.00'	86.72'	N65°09'26"E	84.03'
C11	40°21'53"	100.00'	70.45'	N20°07'56"E	69.00'
C12	33°45'20"	100.00'	58.91'	N16°55'41"W	58.07'
C13	33°48'21"	100.00'	59.00'	N73°05'50"E	58.15'
C14	13°27'22"	100.00'	23.49'	N40°32'02"W	23.43'
C15	42°33'10"	250.00'	185.67'	N25°59'08"W	181.43'

VICINITY MAP NOT TO SCALE



PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2003, PAGE 59, BEING A PART OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT 'Y', STRATFORD CROSSING PLAT 6, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 00°06'44" EAST ALONG THE EAST LINE OF SAID STRATFORD CROSSING PLAT 6, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°06'44" EAST ALONG SAID EASTERLY LINE, 327.29 FEET; THENCE NORTH 84°57'19" EAST, 70.14 FEET; THENCE NORTH 59°51'38" EAST, 56.32 FEET; THENCE NORTH 02°38'53" WEST, 27.43 FEET TO THE SOUTHWEST CORNER OF PARCEL "22-44" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK _____, PAGE _____, BEING A PART OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 87°21'07" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL "22-44", A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "22-44"; THENCE NORTH 02°38'53" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "22-44" AND THE NORTHERLY EXTENSION THEREOF, 100.47 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 178.17 FEET AND WHOSE CHORD BEARS SOUTH 78°09'21" EAST, 176.90 FEET; THENCE NORTH 89°58'25" EAST, 625.75 FEET; THENCE SOUTH 00°01'35" EAST, 349.74 FEET; THENCE SOUTH 33°15'35" WEST, 100.00 FEET; THENCE SOUTH 46°54'03" WEST, 295.00 FEET; THENCE SOUTH 22°22'14" WEST, 50.00 FEET; THENCE SOUTH 89°57'31" WEST, 683.40 FEET; THENCE NORTH 00°06'44" EAST, 183.47 FEET; THENCE NORTH 44°53'16" WEST, 56.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.11 ACRES (614,510 SQUARE FEET).

AND COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT 'Y', STRATFORD CROSSING PLAT 6, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 00°06'44" EAST ALONG THE EAST LINE OF SAID STRATFORD CROSSING PLAT 6, A DISTANCE OF 367.29 FEET; THENCE NORTH 84°57'19" EAST, 70.14 FEET; THENCE NORTH 59°51'38" EAST, 56.32 FEET; THENCE NORTH 02°38'53" WEST, 27.43 FEET TO THE SOUTHWEST CORNER OF PARCEL "22-44" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK _____, PAGE _____, BEING A PART OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 87°21'07" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL "22-44", A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "22-44"; THENCE NORTH 02°38'53" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "22-44" AND THE NORTHERLY EXTENSION THEREOF, 100.47 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 178.17 FEET AND WHOSE CHORD BEARS SOUTH 78°09'21" EAST, 176.90 FEET; THENCE NORTH 89°58'25" EAST, 625.75 FEET; THENCE SOUTH 00°01'35" EAST, 349.74 FEET; THENCE SOUTH 33°15'35" WEST, 100.00 FEET; THENCE SOUTH 46°54'03" WEST, 295.00 FEET; THENCE SOUTH 22°22'14" WEST, 50.00 FEET; THENCE SOUTH 89°57'31" WEST, 683.40 FEET; THENCE NORTH 00°06'44" EAST, 183.47 FEET; THENCE NORTH 44°53'16" WEST, 56.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.08 ACRES (47,109 SQUARE FEET).

ALL CONTAINING 15.19 ACRES (661,619 SQUARE FEET).
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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	---	

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.

PRELIMINARY
NOT FOR CONSTRUCTION

MATTHEW J. THOMAS, P.L.S.
 LICENSE NUMBER 19968
 LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

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

DATE: 09/20/2022

REVISIONS:

ENGINEER: [Signature]

TECH: [Signature]

REVIEW: [Signature]

RIALTO PLAT 1
FINAL PLAT

2204.289