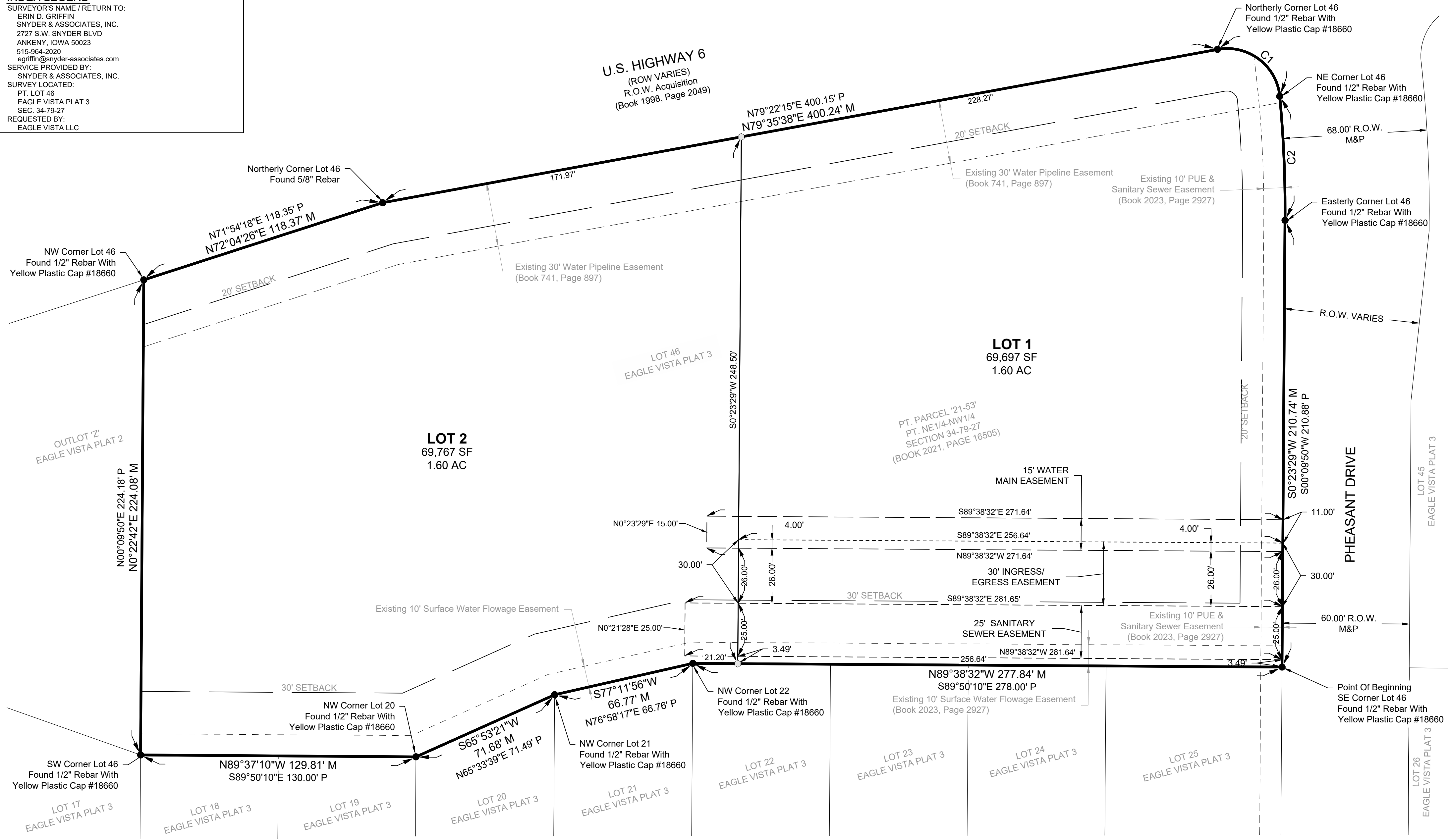


EAGLE VISTA PLAT 4 FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND
 SURVEYOR'S NAME / RETURN TO:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020
 egriffin@snyder-associates.com
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 PT. LOT 46
 EAGLE VISTA PLAT 3
 SEC. 34-79-27
 REQUESTED BY:
 EAGLE VISTA LLC



PROPERTY DESCRIPTION
 LOT 46, EAGLE VISTA PLAT 3, AN OFFICIAL PLAT, CITY OF ADEL, DALLAS COUNTY, IOWA.
 PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY
 JUNE 11, 2024

PROPERTY ADDRESS
 25096 U.S. HIGHWAY 6

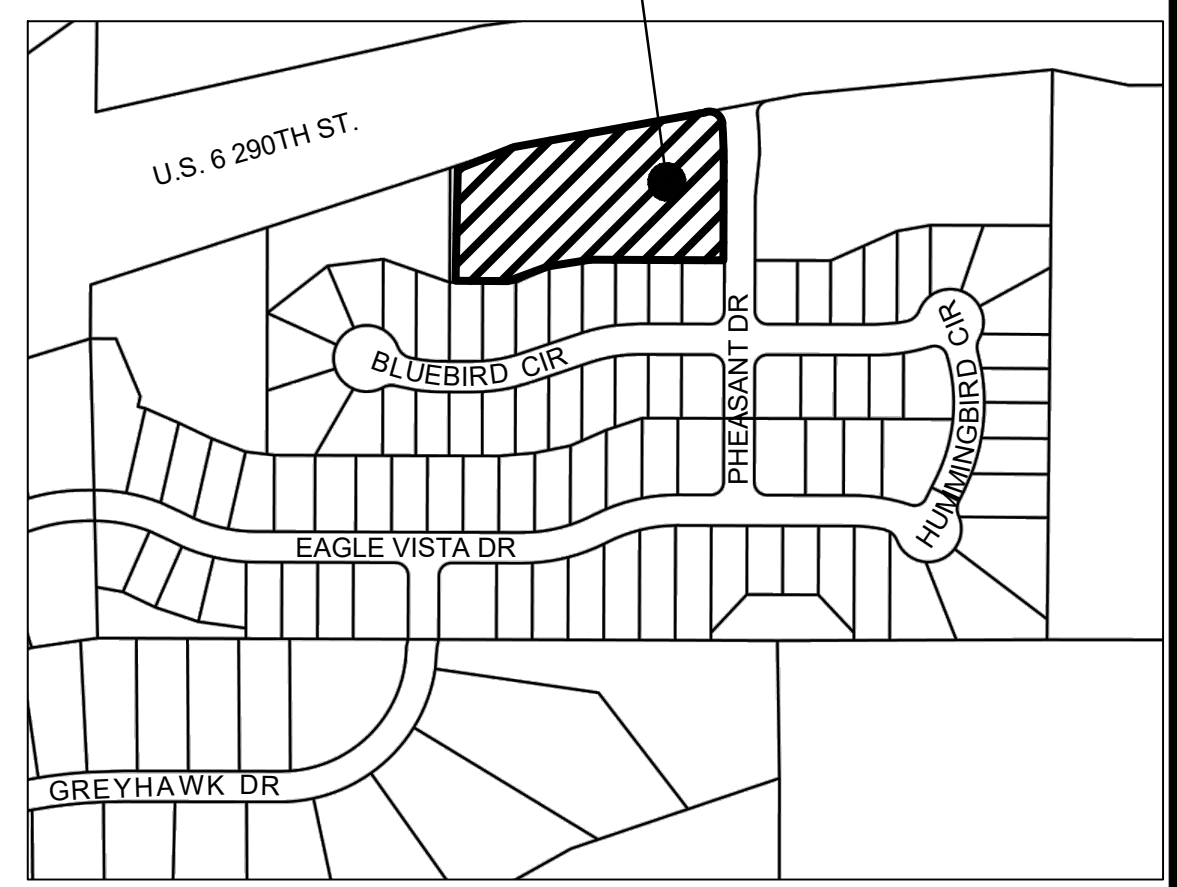
PROPERTY OWNER
 EAGLE VISTA LLC
 9500 UNIVERSITY AVE STE 2112
 WEST DES MOINES, IA 50266

AREA SUMMARY
 GROSS AREA: 3.20 ACRES (139,464 SF)
 LOT 1: 1.60 ACRES (69,697 SF)
 LOT 2: 1.60 ACRES (69,767 SF)

ZONING
 C-3: HIGHWAY COMMERCIAL DISTRICT

BULK REGULATIONS
 FRONT YARD SETBACK: 20'
 REAR YARD SETBACK:
 ADJACENT TO RESIDENTIALLY ZONED PROPERTY-30'
 OTHERWISE NONE REQUIRED
 SIDE YARD SETBACK:
 ADJACENT TO STREET-20'
 ADJACENT TO RESIDENTIAL DISTRICT-30'
 OTHERWISE NONE REQUIRED

SUBJECT LOCATION



VICINITY MAP

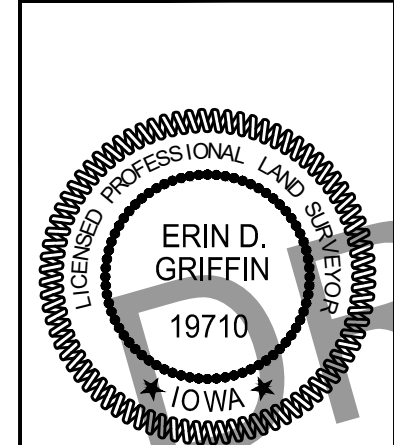
ADEL, IOWA
 (NOT TO SCALE)

LEGEND

FEATURES
 Section Corner
 1/2" Rebar, Yellow Plastic Cap # 19710
 (Unless Otherwise Noted)
 ROW Marker
 ROW Rail
 Control Point
 Bench Mark
 Platted Distance
 Measured Bearing & Distance
 Recorded As
 Deed Distance
 Calculated Distance
 Yellow Plastic Cap
 Centerline
 Section Line
 1/4 Section Line
 1/4 1/4 Section Line
 Easement Line

FOUND SET
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 P
 M
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CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1 M	94°36'06"	25.00'	41.28'	27.09'	N53°02'03"W 36.75'
C1 P	94°55'18"	25.00'	41.42'	-	N53°10'06"W 36.84'
C2 M	5°53'14"	570.00'	58.57'	29.31'	N2°26'51"W 58.54'
C2 P	5°52'17"	570.00'	58.41'	-	N2°46'18"W 58.38'



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, PLS _____ Date _____
 License Number 19710
 My License Renewal Date is December 31, 2025
 Pages or sheets covered by this seal:
 Sheet 1 of 1

MARK	REVISION	DATE	BY

Engineer: EDG
 Checked By: EDG
 Date: 06-28-2024
 Technician: AJD
 Scale: 1" = 30'
 T-R-S: 79N-27W-34
 Project No.: 124,0698.01
 Sheet 1 of 1

EAGLE VISTA PLAT 4
FINAL PLAT
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 124,0698.01
 Sheet 1 of 1