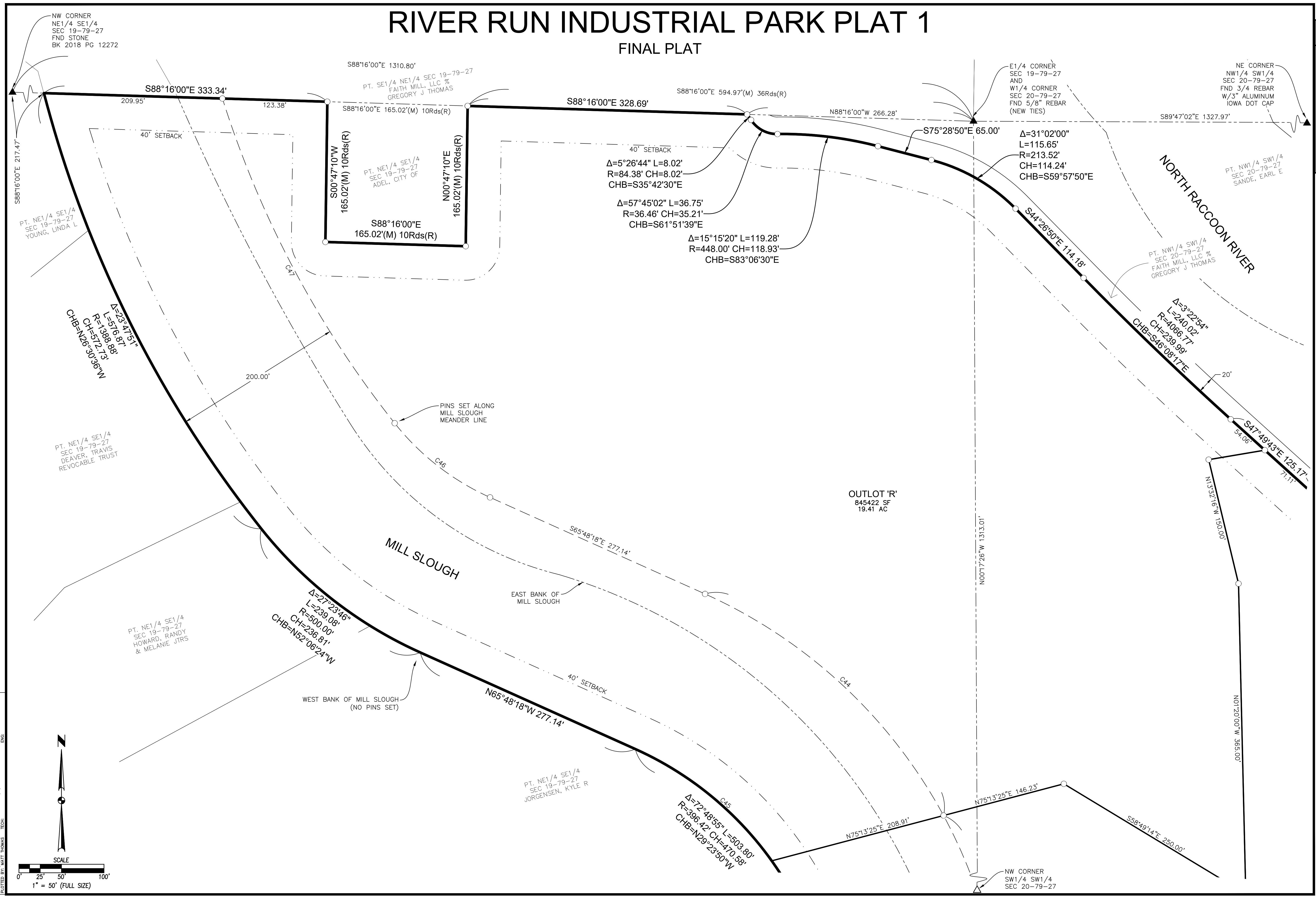


RIVER RUN INDUSTRIAL PARK PLAT 1

FINAL PLAT



SCALE
0' 25' 50' 100'
1" = 50' (FULL SIZE)

COMMENT: ENG.
DATE PLOTTED: 8/7/2023 9:52 AM
DRAWN BY: MATT THOMAS

REVISIONS	DATE
REVISOR	08/02/23
REVISOR	06/29/23
REVISOR	06/08/23
PREPARED	01/30/23

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

TECH: ENGINEER: REVIEW:

2 RIVER RUN INDUSTRIAL PARK PLAT 1
FINAL PLAT

DALLAS COUNTY, IOWA

2208.576

RIVER RUN INDUSTRIAL PARK PLAT 1

FINAL PLAT

E1/4 CORNER
SEC 19-79-27
AND
W1/4 CORNER
SEC 20-79-27
FND 5/8" REBAR
(NEW TIES)

OUTLOT 'R'
845422 SF
19.41 AC

N00°17'26"W 1313.01'

N75°13'25"E 208.91'

OUTLOT 'S'
255862 SF
5.87 AC

PINS SET ALONG
MILL SLOUGH
MEANDER LINE

NW CORNER
SW1/4 SW1/4
SEC 20-79-27

$\Delta=19^{\circ}00'42''$
L=182.92'
R=551.27'
CH=182.08'
CHB=S57°20'05"E

$\Delta=9^{\circ}43'32''$
L=414.13'
R=2439.77'
CH=413.64'
CHB=S61°58'40"E

LOT 3
233222 SF
5.35 AC

OUTLOT 'Q'
37705 SF
0.87 AC
(STORM WATER
DETENTION)

LOT 2
52840 SF
1.21 AC

OUTLOT 'P'
3890 SF
0.09 AC

LOT 1
56399 SF
1.29 AC

LOT 4
89043 SF
2.04 AC

STREET LOT 'A'
77614 SF
1.78 AC

S86°09'00"W 300.00'(M)
S85°48'00"W 300.00'(R)

FAIRGROUND
ROAD

$\Delta=4^{\circ}15'33''$ L=110.21'
R=1482.50' CH=110.18'
CHB=S01°43'13"E

100.00' ROW

NORTH RACCOON RIVER

PT. NW1/4 SW1/4
SEC 20-79-27
SANDE, EARL E

PT. NW1/4 SW1/4
SEC 20-79-27
FAITH MILL, LLC %
GREGORY J THOMAS

OFF-SITE
PRIVATE STORM
SEWER EASEMENT

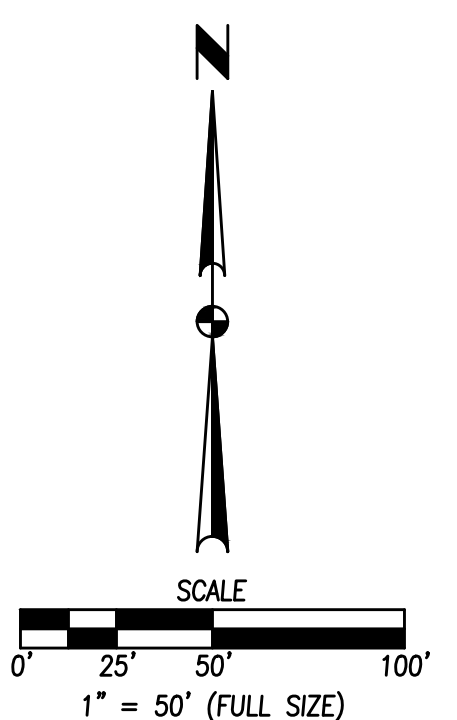
28.00' SURFACE
WATER FLOWAGE
EASEMENT

15.00' SURFACE
WATER FLOWAGE
EASEMENT

15.00' WATER
MAIN EASEMENT

20.00' SANITARY
SEWER EASEMENT

LOT 1
SANDE LAND II
&M HOLDINGS, LLC

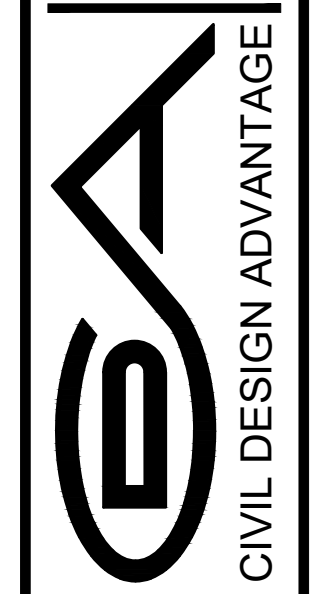


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DATE PLOTTED: 8/7/2023 9:52 AM
PLOTTED BY: MAT THOMAS

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REVIS	08/02/23
REVIS	06/29/23
REVIS	06/08/23
PREPARED	01/30/23

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PHONE: (515) 369-4400

TECH: REVIEW:
ENGINEER:

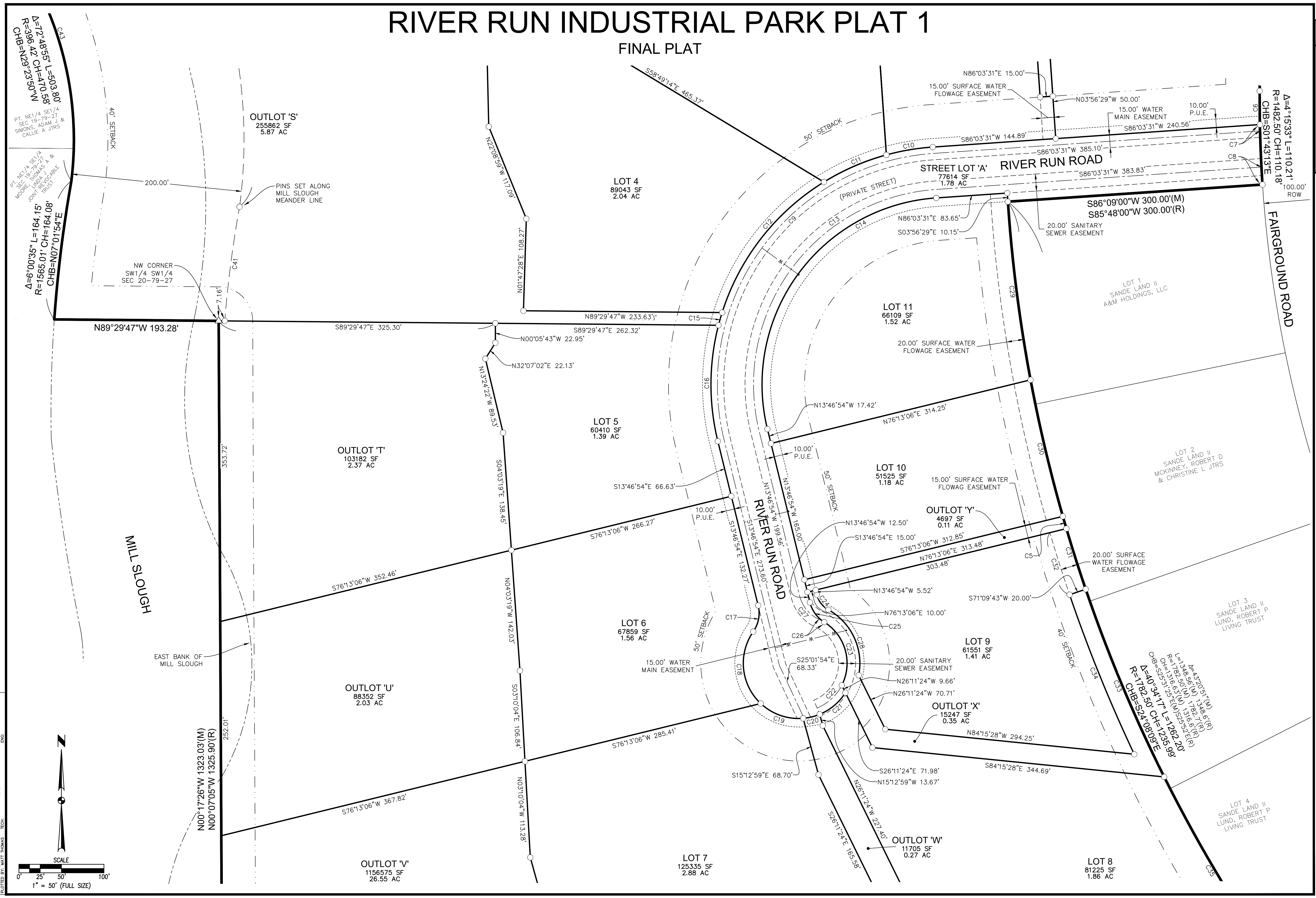


CIVIL DESIGN ADVANTAGE
DALLAS COUNTY, IOWA

3 RIVER RUN INDUSTRIAL PARK PLAT 1
6 FINAL PLAT
2208.576

RIVER RUN INDUSTRIAL PARK PLAT 1

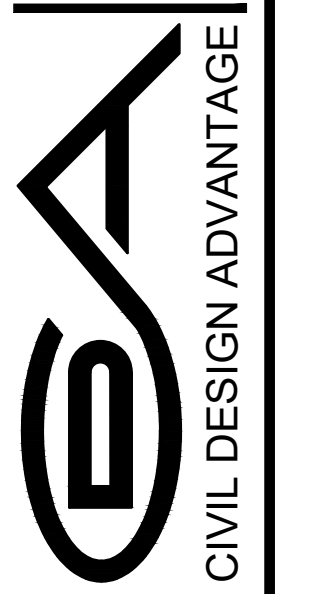
FINAL PLAT



FILE: IA 2208576.DWG
 DATE PLOTTED: 8/7/2023 9:52 AM
 COMMENT: FINAL PLAT
 PLOTTED BY: WAT THOMAS
 TECH: ENG

REVISIONS	DATE
PREPARED	01/30/23
REVISED	06/08/23
REVISED	06/29/23
REVISED	08/02/23

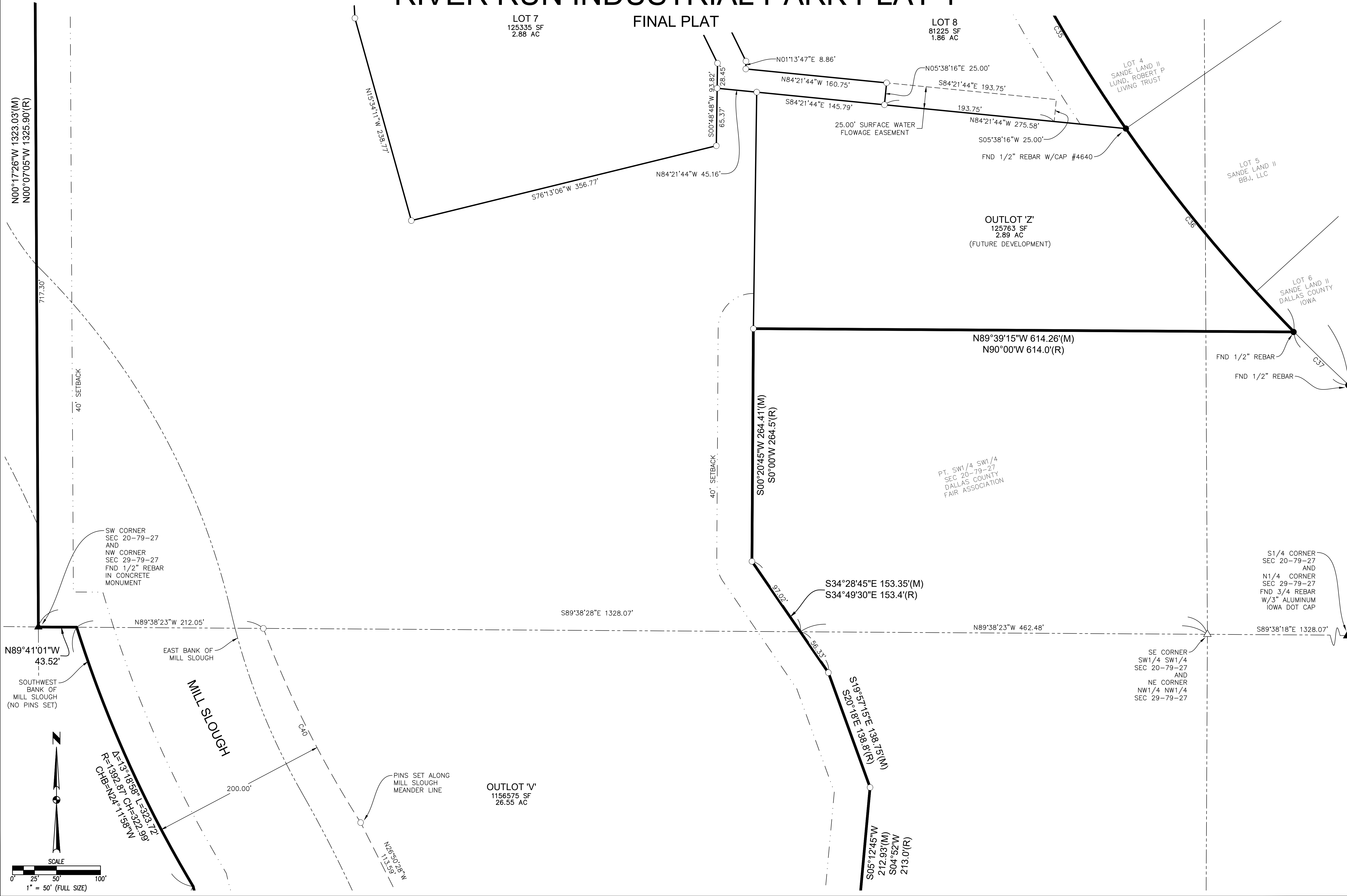
ENGINEER:
 TECH: 369-4400
 REVIEW: 369-4400



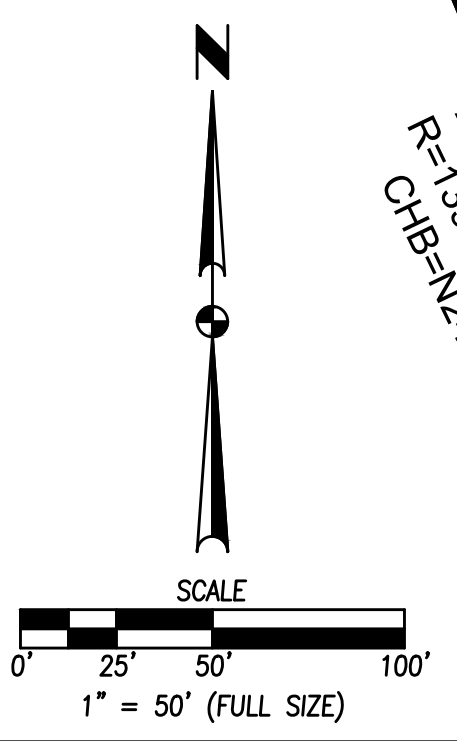
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 URBANDALE, IA 50322
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4 RIVER RUN INDUSTRIAL PARK PLAT 1
6 FINAL PLAT
 2208.576
 DALLAS COUNTY, IOWA

RIVER RUN INDUSTRIAL PARK PLAT 1



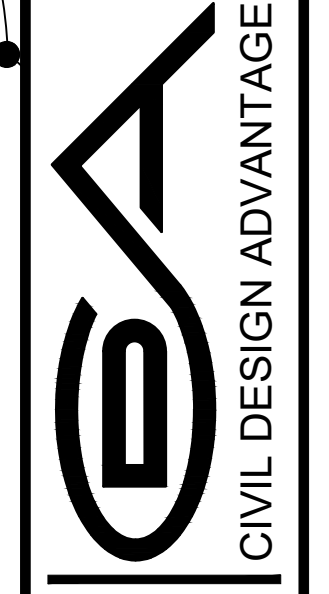
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 COMMENT: ENG.
 DATE: 8/7/23
 DATE PLOTTED: 8/7/2023 9:52 AM
 PLOTTED BY: MATT THOMAS



REVISIONS	DATE
REVIS	08/02/23
REVIS	06/29/23
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PREPARED	01/30/23

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TECH:
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 REVIEW:



RIVER RUN INDUSTRIAL PARK PLAT 1
FINAL PLAT

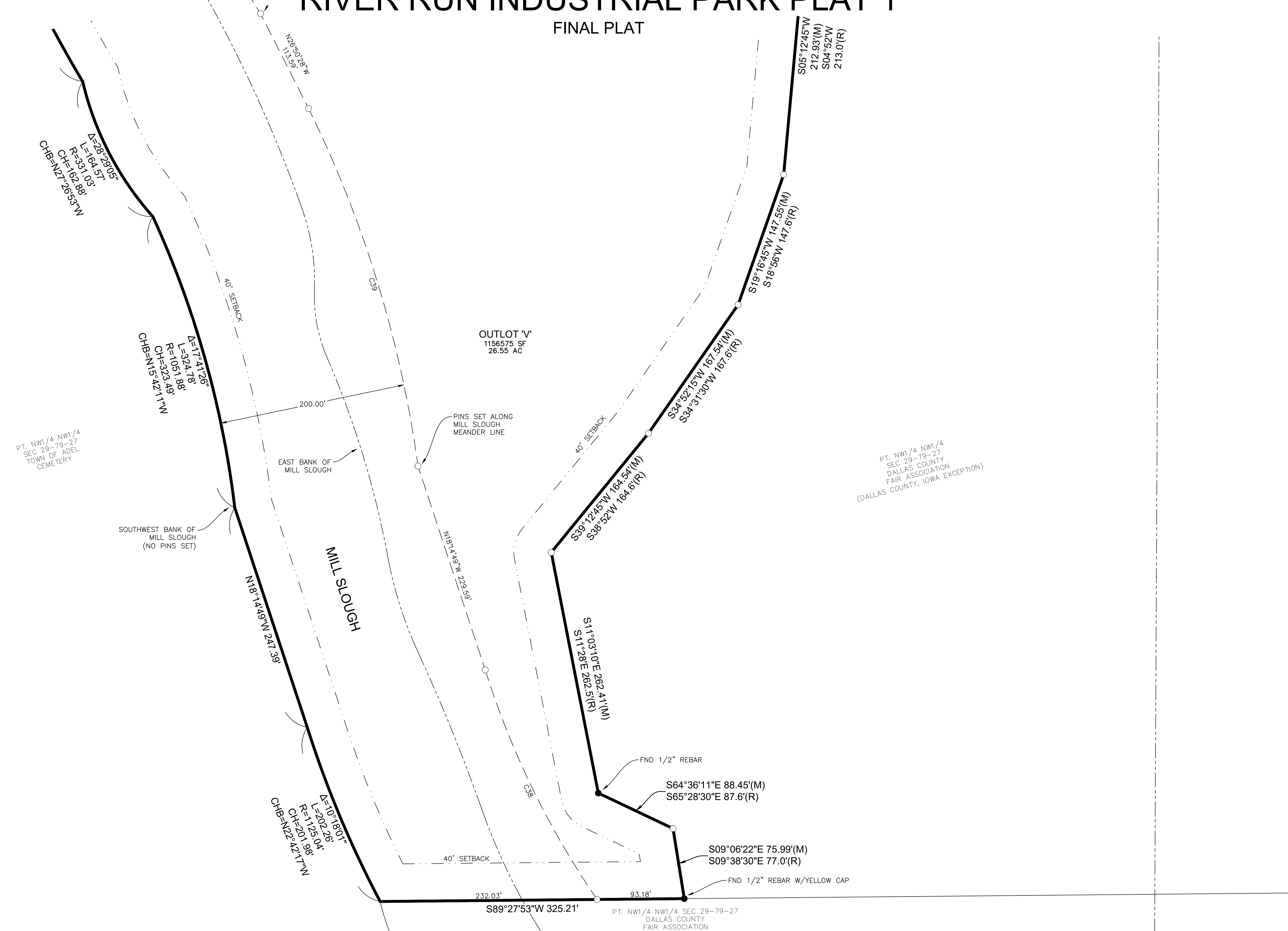
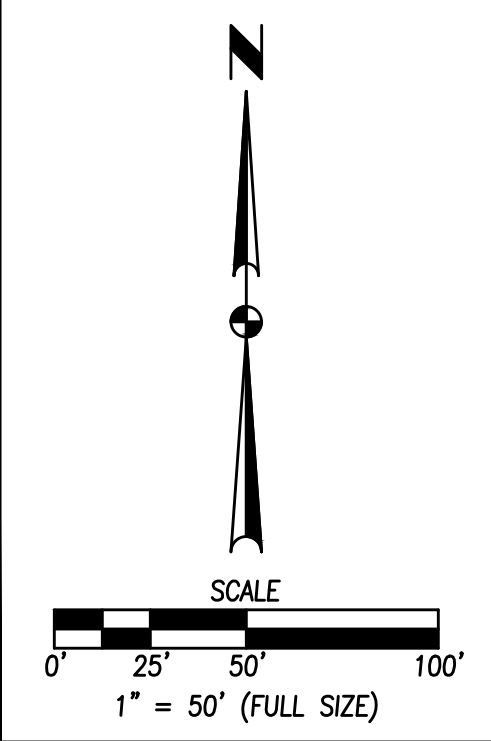
DALLAS COUNTY, IOWA

2208.576

RIVER RUN INDUSTRIAL PARK PLAT 1

FINAL PLAT

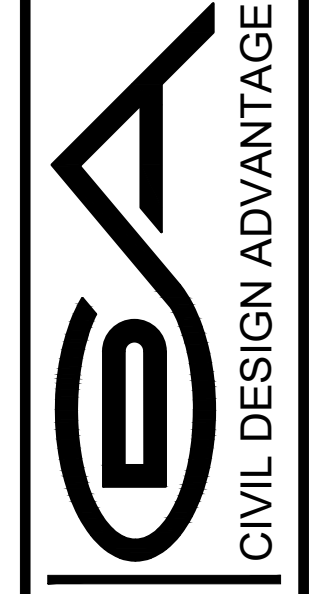
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RIVER RUN INDUSTRIAL PARK PLAT 1
 FINAL PLAT