RIVER RUN INDUSTRIAL PARK PLAT 1

FINAL PLAT

REQUESTED BY RIVER RUN LAND, LLC PROPRIETOR: 17389 BERKSHIRE PARKWAY CLIVE, IOWA 50325

MATTHEW J. THOMAS, PLS

SHEET 2

SHEET

SHEET 4

SHEET 5

SHEET 6

1" = 250' (FULL SIZE)

PREPARED BY CIVIL DESIGN ADVANTAGE, LLC & RETURN TO: 4121 NW URBANDALE DRIVE URBANDALE, IA 50322

PH: 515-369-4400

OUTLOT 'R'

OUGH

OWNER/DEVELOPER

RIVER RUN LAND, LLC 17389 BERKSHIRÉ PARKWAY CLIVE, IOWA 50325 PH: 515-975-7441 CONTACT: ERIC J. GRUBB EMAIL: ERIC@SOLIDGROUNDIOWA.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IA 50322

DATE OF SURVEY

JANUARY 25, 2023

OUTLOT 'Q'

LOT 1

OUTLOT 'Y

OUTLOT 'Z

LOT 2

LOT 9

-OUTLOT 'X

****∕OUTLOT 'W'

LOT 3

LOT 4

LOT 5

OUTLOT 'V'

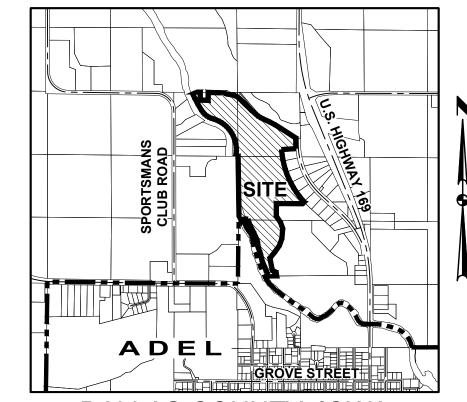
OUTLOT 'S

OUTLOT 'T'

OUTLOT 'U'

COUTLOT 'P'

VICINITY MAP (1"=2000")



DALLAS COUNTY, IOWA

LEGEND	FOUND	SET	
SECTION CORNER AS NOTED		\triangle	
1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)	•	0	
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			

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS
- 2. 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.
- 3. OUTLOTS 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X' AND 'Y' TO BE DEEDED AND OWNERSHIP TIED TO ADJACENT LOTS. MORE THAN ONE OUTLOT CAN BE DEEDED AND OWNERSHIP TIED TO ANOTHER LOT IF THEY ARE ADJACENT. OUTLOT 'R' MAY BE DEEDED SEPARATELY AND OWNED WITHOUT BEING TIED TO AN ADJACENT LOT IF IT HAS INGRESS-EGRESS EASEMENT RIGHTS FROM FAIRGROUND ROAD TO OUTLOT 'R'.
- 4. MINIMUM REAR YARD SETBACK LINES FOR LOTS 1 THROUGH 10 TO BE MEASURED FROM THE PLAT BOUNDARY, NOT FROM THE COMMON LOT LINE BETWEEN LOTS 1 THROUGH 10 AND OUTLOTS 'P' THROUGH 'Y'.
- 5. MINIMUM FRONT YARD SETBACK LINE FOR LOT 9 TO BE MEASURED FROM THE STREET LOT 'A' LOT LINE, NOT FROM THE
- COMMON LOT LINE BETWEEN LOT 9 AND OUTLOT 'X'. 6. A SURFACE WATER FLOWAGE EASEMENT COVERS ALL OF OUTLOTS 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X' AND 'Y'. ANY USE PROPOSED ON THESE OUTLOTS REQUIRES A DALLAS COUNTY FLOODPLAIN
- DEVELOPMENT PERMIT. 7. STREET LOT 'A' TO BE USED FOR PRIVATE STREET RIGHT OF WAY AND WILL BE MAINTAINED BY AN ASSOCIATION.
- 8. OUTLOT 'Z' TO BE DEEDED TO AN ADJACENT LOT IN THE FUTURE. 9. EFFECTIVE DATE OF FEMA FLOOD HAZARD SHOWN ON PLAT IS DECEMBER 15, 2022 AS SHOWN ON FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, IOWA, MAP NUMBER 19049C0194G.

ZONING

I-1 LIGHT INDUSTRIAL DISTRICT

BULK REGULATIONS

LOT AREA:	NO MINIMUM REQUIREMENTS
LOT WIDTH:	NO MINIMUM REQUIREMENTS
FRONT YARD SETBACK:	FIFTY (50) FEET
SIDE YARD SETBACK:	NO MINIMUM REQUIREMENT, EXCEPT WHEN ADJOINING ANY RESIDENTIAL DISTRICT OR USE, IN WHICH CASE, FIFTEEN (15) FEET SHALL BE REQUIRED. WHEN ADJOINING A STREET OR ROAD RIGHT-OF-WAY, FORTY (40) FEET SHALL BE REQUIRED.
REAR YARD SETBACK:	FORTY (40) FEET
MAXIMUM BUILDING HEIGHT:	PRINCIPAL BUILDING-45 FEFT EXCEPT THAT FOR EACH ONE (1)

FOOT THAT THE BUILDING OR A PORTION OF IT IS SET BACK BEYOND THE REQUIRED FRONT, SIDE, AND REAR YARDS, ONE (1) FOOT MAY BE ADDED TO THE HEIGHT LIMIT OF SUCH BUILDING OR

PORTION THEREOF. ACCESSORY BUILDING-20 FEET.

PLAT DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19. TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN DALLAS COUNTY. IOWA, LYING EAST OF THE WEST BANK OF MILL SLOUGH AND LYING SOUTH AND WEST OF A STRIP OF LAND BEING 20 FEET WIDE, COMMENCING AT A POINT 2 RODS SOUTH OF THE SOUTH BANK OF THE NORTH COON RIVER AND AT THE WEST SIDE OF THE BRIDGE WHICH CROSSES SAID RIVER IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 IN SAID TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER BEING THREE RODS SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH THREE RODS TO SAID NORTHWEST CORNER: EXCEPT COMMENCING 36 RODS WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE WEST 10 RODS, THENCE SOUTH 10 RODS, THENCE EAST 10 RODS, THENCE NORTH 10 RODS TO THE POINT OF BEGINNING PER DEED IN RECORDED IN BOOK 73, PAGE 489.

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN DALLAS COUNTY, IOWA, LYING NORTH AND WEST OF SANDE LAND PLAT II, AN OFFICIAL PLAT IN SAID DALLAS COUNTY AND LYING SOUTH AND WEST OF A STRIP OF LAND BEING 20 FEET WIDE, COMMENCING AT A POINT 2 RODS SOUTH OF THE SOUTH BANK OF THE NORTH COON RIVER AND AT THE WEST SIDE OF THE BRIDGE WHICH CROSSES SAID RIVER IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 IN SAID TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER BEING THREE RODS SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER. THENCE NORTH THREE RODS TO SAID NORTHWEST CORNER: EXCEPT LEGALLY ESTABLISHED ROADS AND HIGHWAYS.

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20. TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN DALLAS COUNTY. IOWA, LYING EAST OF THE WEST BANK OF MILL SLOUGH AND LYING WEST OF SANDE LAND PLAT II, AN OFFICIAL PLAT IN SAID DALLAS COUNTY; EXCEPT THE DALLAS COUNTY, IOWA EXCEPTION AS DESCRIBED BELOW.

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20. TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN DALLAS COUNTY. IOWA, LYING WEST OF SANDE LAND PLAT II, AN OFFICIAL PLAT IN SAID DALLAS COUNTY: EXCEPT THE DALLAS COUNTY, IOWA EXCEPTION AS DESCRIBED BELOW.

THAT PART OF THE NORTH 68 RODS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN DALLAS COUNTY, IOWA, LYING NORTH AND EAST OF THE SOUTHWEST BANK OF MILL SLOUGH; EXCEPT THE DALLAS COUNTY, IOWA EXCEPTION AS DESCRIBED BELOW.

DALLAS COUNTY, IOWA EXCEPTION

COMMENCING AT THE NORTH 1/4 CORNER OF SECT. 29-T79N-R27W OF THE 5TH P.M., DALLAS COUNTY, IOWA, THENCE SO'OO'W 215.1 FEET, THENCE S90'OO'W 255.9 FEET TO A POINT OF BEGINNING, THENCE S72°57'W 306.6 FEET, THENCE S02°10'W 135.0 FEET, THENCE S39°46'W 276.0 FEET, THENCE S34°15'E 120.0 FEET, THENCE S59°50'E 295.5 FEET, THENCE S23°571/2'E 117.2 FEET, THENCE S05°22'E 134.5 FEET, THENCE S89°06½'W 1482.4 FEET, THENCE NO9°38½'W 77.0 FEET, THENCE N65°28½'W 87.6 FEET, THENCE N11°28W 262.5 FEET, THENCE N38°52'E 164.6 FEET, THENCE N 34°31½'E 167.6 FEET, THENCE N18°56'E 147.6 FEET, THENCE NO4°52'E 213.0 FEET, THENCE N20°18'W 138.8 FEET, THENCE N34°49½'W 153.4 FEET, THENCE N0°00'E 264.5 FEET, THENCE N90°00'E 614.0 FEET. THENCE 86.5 FEET ALONG A 1782.7 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY WITH A LONG CHORD S46°07'E 86.5 FEET, THENCE S47°30½'E 578.4 FEET, THENCE 165.4 FEET ALONG A 1560.1 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WITH A LONG CHORD S44°28'E 165.3 FEET, THENCE N72°57'E 324.1 FEET, THENCE 105.5 FEET ALONG A 1860.1 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WITH A LONG CHORD S35*411/2'E 105.5 FEET, TO THE POINT OF BEGINNING CONTAINING 40.00 ACRES.

PROPERTY CONTAINS 84.28 ACRES (3,671,412 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

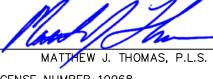
CONVL	DLLIA	INADIOS	LLINOTTI	DEAMINO	CHOND
C1	6*05'41"	551.27	58.64	S63°47'35"E	58.61'
C2	6°05'41"	579.27	61.62	N63°47'35"W	61.59'
C3	5*54'18"	2 4 11.77	248.57	N63°53'17"W	248.46
C4	12 ° 55'01"	551.27	124.28	N54 ° 17 ' 14"W	124.02
C5	0°28'57"	1782.50'	15.01'	N16°11'30"W	15.01'
C6	1*31'42"	1482.50'	39.55	S00°21'18"E	39.55
C 7	0°17'25"	1482.50'	7.51'	S01°15'51"E	7.51'
C8	0*47'51"	1482.50	20.63	S03°27'05"E	20.63
С9	99*50'25"	272.50'	474.84'	S36°08'19"W	417.01
C10	11 ° 21 ' 01"	280.00'	55.47'	S80°23'01"W	55.38'
C11	16 ° 25'35"	280.00'	80.27	N66 ° 29'43"E	80.00'
C12	40°40'24"	280.00'	198.77 '	S37*56'43"W	194.62
C13	99*50'25"	230.00'	400.79	N36 ° 08'19"E	351.97
C14	99*50'25"	220.00'	383.36	N36°08'19"E	336.67
C15	311'09"	280.00'	15.57	S16*00'57"W	15.57
C16	281216"	280.00'	137.83'	S00'19'14"W	136.45
C17	48°41'07"	38.00'	32.29	S10°33'40"W	31.33'
C18	81°38'57"	65.00'	92.63'	S05*55'15"E	84.99
C19	47°57'51"	65.00'	54.41	S70°43'39"E	52.84
C20	17°42'26"	65.00'	20.09	N76°26'12"E	20.01
C21	35°26'14"	65.00'	40.20'	N49*51'52"E	39.56
C22	40°32'38"	57.00'	40.33	N47°18'40"E	39.50
C23	85°06'47"	57.00	84.67	N15*31'02"W	77.10'
C24	47°09'23"	28.00'	23.04	S37°21'35"E	22.40'
C25	44"17'31"	38.00'	29.38'	N35°55'40"W	28.65
C26	7"12'46"	57.00'	7.18	N61°40'48"W	7.17
C27	51°30'17"	41.00'	36.86	N39*32'03"W	35.63'
C28	72 ° 14'55"	72.00'	90.79	S24°48'50"E	84.89
C29	6°47'41"	1782.50'	211.38'	S07°14'50"E	211.26'
C30	5'18'21"	1782.50'	165.06	S13°17'51"E	165.01
C31	2*24'18"	1782.50'	74.82	S17*38'08"E	74.82
C32	2*26'04"	1802.50	76.59	S17'37'15"E	76.58
C33	7°41'49"	1782.50	239.45	S22°41'11"E	239.27
C34	6°26'21"	1802.50	202.58	N22°03'27"W	202.47
C35	8'14'14"	1782.50	256.26	S30'39'12"E	256.04
C36	9*38'58"	1782.50	300.20	S39*35'48"E	299.84
C37	2*46'34"	1782.50'	86.36	S45°48'34"E	86.35
C38	16 ° 58'56"	925.04	274.18	N25*58'27"W	273.18
C39	18 ° 23'50"	1251.88'	401.97	N17°00'31"W	400.24
C40	11*52'27"	1192.87	247.21	N26*36'39"W	246.77
C41	5°41'04"	1365.01	135.43'	S07°23'10"W	135.37
C42	35°57'31"	596.42	374.31	S10°23'34"E	368.20
C43	42*29'53"	396.42	294.04	S14°14'20"E	287.35
C44	37°25'58"	596.42	389.66	S47°05'19"E	382.77
C45	30°19'01"	396.42	209.76	S50°38'47"E	207.32
C46	27°23'46"	300.00	143.45	S52°06'24"E	142.08
C47	20°56'57"	1188.88	434.69	S27°56'03"E	432.27
O 17	1	1100.00	107.UJ	327 00 00 L	102.21
	I HEREE	BY CERTIFY T	HAT THIS LA	AND SURVEYING D	OCUMENT W

CURVE DELTA RADIUS LENGTH BEARING CHORD

MATTHEW J THOMAS

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.

08/07/2023



SHEETS 1 THROUGH 6

LICENSE NUMBER 19968 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL:

2208.576

