

CHRISTIAN JUON ESTATES PLAT 2

PRELIMINARY PLAT - SHEET 1 OF 2

NW 126TH AVE
66' ROW

S84°57'30"E 2654.43'

BRIAN SWANSON
440 NW 126TH AVE
SLATER, IA 50244-8029
0039B 3/1/1994
PARCEL C BK 14439 PG 496 BNG PRT L15 3 & 5 LESS 2.73A RD CHRISTIAN JUON EST

3

S84°54'56"E 2430.29'

OUTLOT X

38.19 ACRES
PERMANENT OPEN
SPACE - UNBUILDABLE

PARCEL D

2606.84'

N89°52'06"W 2649.56'

OUTLOT Y

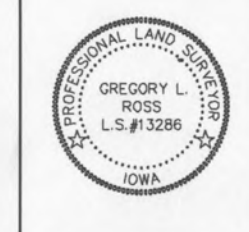
7.00 ACRES
PERMANENT OPEN
SPACE - UNBUILDABLE

500'40'54"W 1243.61'

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED BY ME AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IOWA.
LICENSE RENEWAL DATE: DEC 31 2028 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: GREGORY L. ROSS P.L.S. 13296 DATE:



LEGEND

- MONUMENT FOUND AS NOTED
- SET 1/2" IR W/ ORANGE CAP #19266
- SECTION CORNER FOUND AS NOTED
- SECTION CORNER SET AS NOTED
- SANITARY MANHOLE AS NOTED
- STORM MANHOLE AS NOTED
- TRAFFIC MANHOLE AS NOTED
- UTILITY MANHOLE AS NOTED
- PHONE MANHOLE AS NOTED
- ELECTRIC MANHOLE AS NOTED
- GAS METER AS NOTED
- GAS VALVE AS NOTED
- UTILITY POLE AS NOTED
- WELL AS NOTED
- FIREHYDRANT AS NOTED
- PROPOSED WATER VALVE
- CURB INTAKE AS NOTED
- AREA INTAKE AS NOTED
- HANDICAPPED PARKING AS NOTED
- ELECTRIC TRANSFORMER BOX
- PERMIT TEST SITE AS NOTED
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MEASURED DISTANCE OR BEARING
- RECORDED DISTANCE OF BEARING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FENCE LINE AS NOTED
- BURIED TELEVISION AS NOTED
- BURIED ELECTRIC AS NOTED
- OVER-HEAD UTILITIES
- GAS MAIN AS NOTED
- WATER MAIN AS NOTED
- STORM SEWER AS NOTED
- SANITARY SEWER AS NOTED
- BURIED TELEPHONE
- BURIED GAS/UTILITIES

**ASSOCIATED ENGINEERING
AEC COMPANY OF IOWA**

1830 SE Princeton Dr. Ste M Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 206837
FIRST SUBMITTAL DATE: 4/25/2017
REVISED 3/10/17 COMMENTS DATED 5/8/17

NW 16TH ST
100' ROW

N00°23'33"E 654.42'

N00°23'43"E 422.31'

LOT A - 0.48 ACRES

N00°23'43"E 422.31'

N00°23'33"E 654.42'

NW CORNER
SEC 34, T8N, R24W
PND SUBSTY NAIL

SW CORNER
NW 1/4 NW 1/4
SEC 34, T8N, R24W
PND MAG NAIL

N00°23'43"E 422.31'

N00°23'33"E 654.42'

NW CORNER
SEC 34, T8N, R24W
PND SUBSTY NAIL

OWNERS

HAROLD J. LANDE
14550 NE 22ND ST
HUXLEY, IA 50124-8722

IVADEL JUON REVOCABLE TRUST
480 NW 126TH AVE
SLATER, IA 50244-8029

DEVELOPER

MICHAEL LABOUNTY
234 NW 75TH AVE
ANKENY, IA 50023
515-664-6174

BULK REGULATIONS

MINIMUM LOT SIZE: 35 ACRES
MINIMUM LOT WIDTH: 600 FEET
FRONT & REAR SETBACK: 50'
SIDEYARD SETBACK: 25'
MAXIMUM BUILDING HEIGHT: 40'

LEGAL DESCRIPTION

LOT 6 AND THE EAST 880.0 FEET OF THE NORTH 1327.1 FEET OF LOT 5, ALL IN CHRISTIAN JUON ESTATE, AN OFFICIAL PLAT IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH PM, POLK COUNTY, IOWA. (BOOK K PG 174) AND PARCEL D A PART OF LOTS 3 AND 5 IN CHRISTIAN JUON ESTATE IN THE NORTH HALF OF SECTION 34, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH PM, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED ON SEPT 14, 2012 IN BOOK 14439, PAGE 496.

SAID PARCELS CONTAIN 119.14 ACRES IN TOTAL.

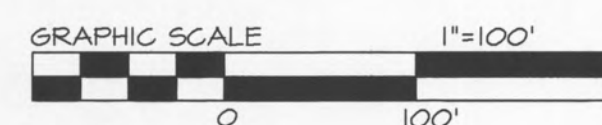
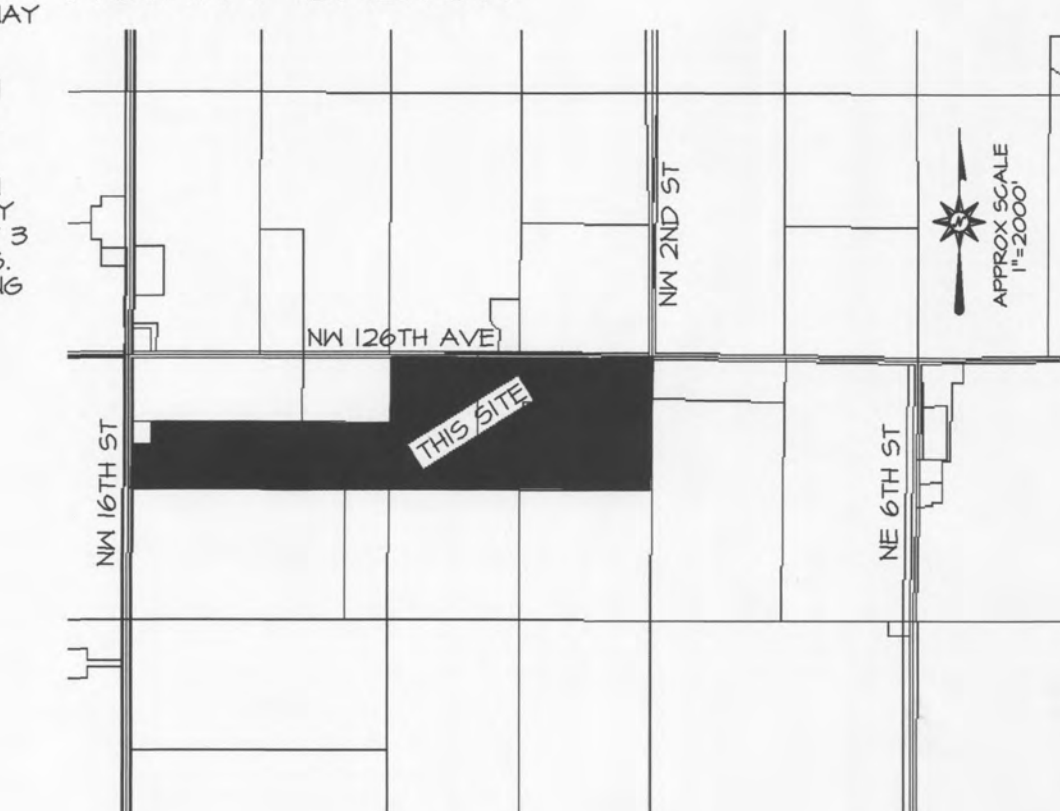
GENERAL NOTES

- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
- STORM RUNOFF DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE FOR THE LOT OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO "NOT".
 - DAMAGE DOWN STREAM PROPERTY.
 - RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
 - CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATED ON SITE OR OFF SITE.
- INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTIES.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPER'S EXPENSE.
- ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
- SEWER SYSTEM, LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS MAY BE REQUIRED.
- SUBSURFACE DRAINAGE FACILITIES, ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED, MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ZONING: AG - AGRICULTURAL DISTRICT
- WATER, DIES MOINES WATER WORKS
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- MAINTENANCE OF ALL DRAINAGE AND PONDING EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

APPORTIONMENT TABLE

LOT	DRAINAGE DISTRICT 17	DRAINAGE DISTRICT 40
Lot 1	\$0	\$4.93
Lot 2	\$0	\$3.08
Lot 3	\$0	\$5.16
Outlot X	\$43.35	\$46.14
Outlot Y	\$0	\$3.15
Lot A	\$5.23	\$0
Lot B	\$0	\$48.51
Original Amt	\$32,200.68	\$35,345.26
Original Year	11/15/1915	3/26/23

VICINITY SKETCH



PRELIMINARY PLAT - SHEET 2 OF 2

