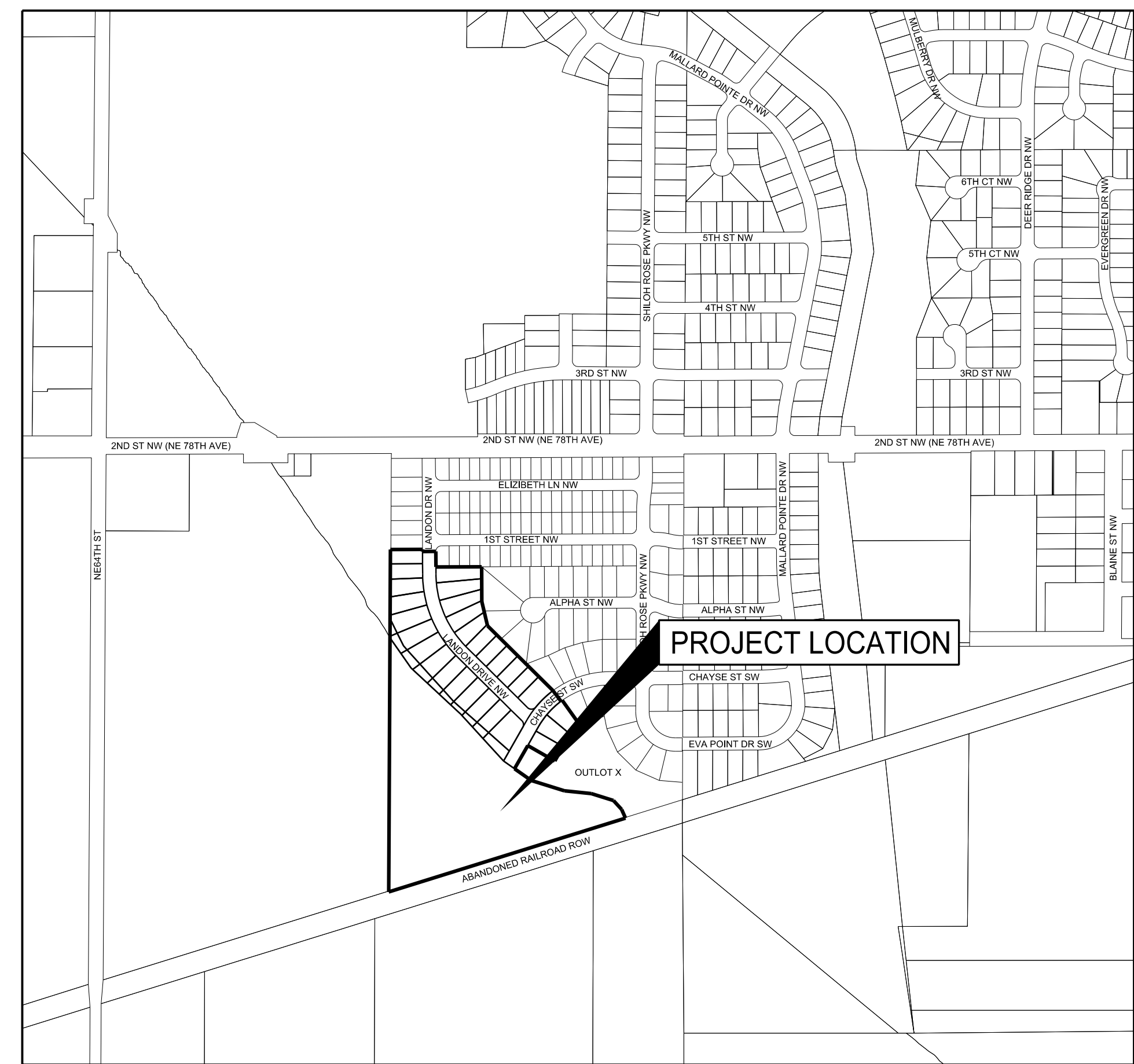


# QUAIL RUN PLAT 2 FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

**INDEX LEGEND**  
 SURVEYOR'S NAME / RETURN TO:  
 ERIN GRIFFIN  
 SNYDER & ASSOCIATES, INC.  
 2727 S.W. SNYDER BOULEVARD  
 ANKENY, IOWA 50023  
 515-964-2020  
 EGRIFIN@SNYDER-ASSOCIATES.COM  
 SERVICE PROVIDED BY:  
 SNYDER & ASSOCIATES, INC.  
 SURVEY LOCATED:  
 PT. E 1/2 NW 1/4  
 SEC. 36-80-23  
 REQUESTED BY:  
 QUAIL RUN LLC



1"=500'

VICINITY MAP

**PLAT DESCRIPTION**

A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, LYING NORTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 126, QUAIL RUN PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°41'05" EAST ALONG THE WEST LINE OF SAID QUAIL RUN PLAT 1, A DISTANCE OF 144.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 126; THENCE SOUTH 00°18'55" EAST CONTINUING ALONG THE SAID WEST LINE, 9.84 FEET TO THE SOUTHWEST CORNER OF STREET LOT "A"; THENCE NORTH 89°41'05" EAST CONTINUING ALONG SAID WEST LINE, 60.00 FEET TO THE SOUTHWEST CORNER OF STREET LOT "A"; THENCE SOUTH 00°18'55" EAST CONTINUING ALONG SAID WEST LINE, 70.00 FEET TO THE SOUTHWEST CORNER LOT 58; THENCE NORTH 89°41'05" EAST CONTINUING ALONG SAID WEST LINE, 205.65 FEET TO THE NORTHWEST CORNER OF LOT 117; THENCE SOUTH 00°18'55" EAST CONTINUING ALONG SAID WEST LINE, 156.73 FEET; THENCE SOUTH 13°08'16" EAST CONTINUING ALONG SAID WEST LINE, 111.51 FEET; THENCE SOUTH 45°18'55" EAST CONTINUING ALONG SAID WEST LINE, 414.86 FEET TO THE NORTHWEST CORNER OF STREET LOT "C"; THENCE SOUTH 36°41'41" EAST CONTINUING ALONG SAID WEST LINE, 60.00 FEET TO THE SOUTHWEST CORNER OF SAID STREET LOT "C"; THENCE NORTHWESTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 7.14 FEET AND WHOSE CHORD BEARS NORTH 53°51'30" EAST, 7.14 FEET TO THE NORTHWEST CORNER OF LOT 101; THENCE SOUTH 35°35'19" EAST CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 101 AND ALSO A NORTHERLY CORNER OF OUTLOT "X"; THENCE SOUTH 47°02'36" WEST CONTINUING ALONG SAID WEST LINE, 58.99 FEET; THENCE SOUTH 32°47'58" WEST CONTINUING ALONG SAID WEST LINE, 64.19 FEET; THENCE SOUTH 29°41'05" WEST CONTINUING ALONG SAID WEST LINE, 75.00 FEET; THENCE NORTH 60°18'55" WEST CONTINUING ALONG SAID WEST LINE, 140.00 FEET; THENCE SOUTH 29°41'05" WEST CONTINUING ALONG SAID WEST LINE, 119.90 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "X"; THENCE SOUTH 54°46'09" EAST CONTINUING ALONG SAID WEST LINE, 91.47 FEET; THENCE SOUTH 7°47'59" EAST CONTINUING ALONG SAID WEST LINE, 156.16 FEET; THENCE SOUTH 83°50'19" EAST CONTINUING ALONG SAID WEST LINE, 121.91 FEET; THENCE SOUTH 73°00'36" EAST CONTINUING ALONG SAID WEST LINE, 104.92 FEET; THENCE SOUTH 41°32'35" EAST CONTINUING ALONG SAID WEST LINE, 54.56 FEET; THENCE SOUTH 24°20'38" EAST CONTINUING ALONG SAID WEST LINE, 42.76 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "X"; AND THE SOUTHWEST CORNER OF SAID QUAIL RUN PLAT 1; THENCE SOUTH 72°42'26" WEST, 1115.82 FEET TO THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE NORTH 00°16'03" EAST ALONG SAID WEST LINE, 1540.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.32 ACRES (928,822 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**OWNER/DEVELOPER**

QUAIL RUN LLC  
 2400 86TH ST  
 URBANDALE, IA 50322  
 CONTACT: SCOTT TEMPLE (515)276-3456

**ZONING**

EXISTING: PUD

**BULK REGULATIONS**

SINGLE FAMILY BULK REGULATIONS  
 65' WIDE X 120' DEEP  
 7,500 SF MINIMUM  
 30' FRONT YARD SETBACK  
 5' SIDE YARD SETBACK / 10' TOTAL (1 OR 1.5 STORY)  
 7' SIDE YARD SETBACK / 14' TOTAL (2 STORY)  
 35' REAR YARD SETBACK

**ACRES**

PT. NE 1/4, NW 1/4 10.90 ACRES  
 PT. SE 1/4, NW 1/4 10.42 ACRES

**NOTES**

1. THE USE OF ANY PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT AND ANY SUBORDINATE USER OF THE PUBLIC UTILITY EASEMENT MUST RELOCATE ITS FACILITY WHEN NECESSARY TO ACCOMMODATE THE CITY OF BONDURANT'S USE OF THIS EASEMENT.

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	1°54'49" LT	530.00'	17.70'	8.85'	S 1°16'19" E 17.70'
A-2	6°38'37" LT	530.00'	61.45'	30.76'	S 5°33'02" E 61.42'
A-3	6°38'35" LT	530.00'	61.45'	30.76'	S 12°11'38" E 61.41'
A-4	7°09'09" LT	530.00'	66.16'	33.12'	S 19°05'29" E 66.12'
A-5	7°09'10" LT	530.00'	66.16'	33.13'	S 26°14'39" E 66.12'
A-6	7°09'10" LT	530.00'	66.16'	33.13'	S 33°23'48" E 66.12'
A-7	7°09'10" LT	530.00'	66.16'	33.13'	S 40°32'58" E 66.12'
A-8	1°11'22" LT	530.00'	11.00'	5.50'	S 44°43'14" E 11.00'
A-9	45°00'00" LT	500.00'	392.70'	207.11'	S 22°48'55" E 382.68'
A-10	1°04'40" RT	470.00'	8.84'	4.42'	N 44°46'35" W 8.84'
A-11	9°44'38" RT	470.00'	79.93'	40.06'	N 39°21'56" W 79.83'
A-12	9°31'52" RT	470.00'	78.18'	39.18'	N 29°43'41" W 78.09'
A-13	9°53'31" RT	470.00'	81.14'	40.67'	N 20°10'59" W 81.04'
A-14	9°53'00" RT	470.00'	81.07'	40.64'	N 10°07'44" W 80.97'
A-15	4°52'19" RT	470.00'	39.96'	19.99'	N 2°45'04" W 39.95'
A-16	45°00'00" RT	530.00'	416.26'	219.53'	N 22°48'55" W 405.64'
A-17	45°00'00" RT	470.00'	369.14'	194.68'	S 22°48'55" E 359.72'
B-1	75°00'00" LT	25.00'	32.72'	19.18'	S 7°48'55" E 30.44'
C-1	95°44'43" RT	25.00'	41.78'	27.64'	S 86°48'44" W 37.08'
D-1	23°37'14" RT	400.00'	164.90'	83.64'	N 41°29'42" E 163.74'
D-2	14°21'57" RT	430.00'	107.81'	54.19'	N 46°07'21" E 107.53'
D-3	23°37'14" RT	370.00'	152.53'	77.37'	N 41°29'42" E 151.46'
D-4	9°59'26" RT	370.00'	64.52'	32.34'	N 34°40'48" E 64.43'
D-5	14°44'10" RT	370.00'	95.16'	47.84'	N 47°02'36" E 94.90'
D-6	23°37'14" RT	430.00'	177.27'	89.91'	N 41°29'42" E 176.02'
D-9	9°15'17" LT	430.00'	69.46'	34.80'	S 34°18'44" E 69.38'
D-7	23°37'14" RT	400.00'	164.90'	83.64'	N 41°29'42" E 163.74'
F-1	24° 20' 32" LT	225.00'	95.59'	48.53'	S 78° 08' 39" E 94.87'

**LEGEND**

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	—	—
Control Point	⊙	⊙
Bench Mark	⊕	⊕
Platted Distance	P	P
Measured Bearing & Distance	M	M
Recorded As	R	R
Deed Distance	D	D
Calculated Distance	C	C
Minimum Protection Elevation	MPE	MPE
Centerline	-----	-----
Section Line	-----	-----
1/4 Section Line	-----	-----
1/4 1/4 Section Line	-----	-----
Easement Line	-----	-----

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	11/03/20	KMM

Engineer:	Checked By:	EDG	Scale:	1"=60'
JDP	JDP	JDP	1"=60'	

Tech:	Date:	Field Bk.:	Pg.:
JDP	10-15-20		

Project No.:	Sheet
118.0175	1 of 2

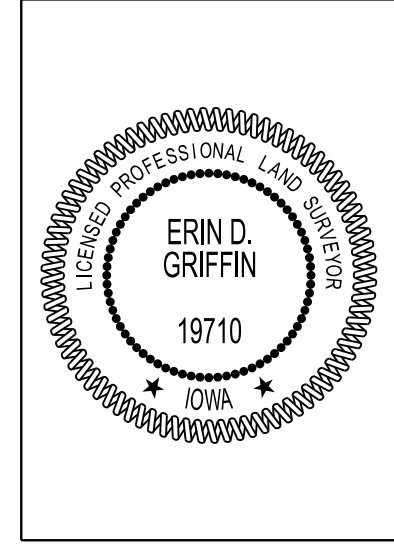
**BONDURANT, IA**

**QUAIL RUN PLAT 2**

**FINAL PLAT**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD.  
 ANKENY, IOWA 50023  
 515-964-2020 | www.snyder-associates.com



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 11/18/20

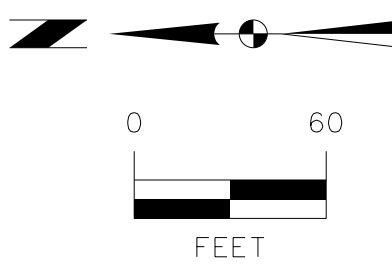
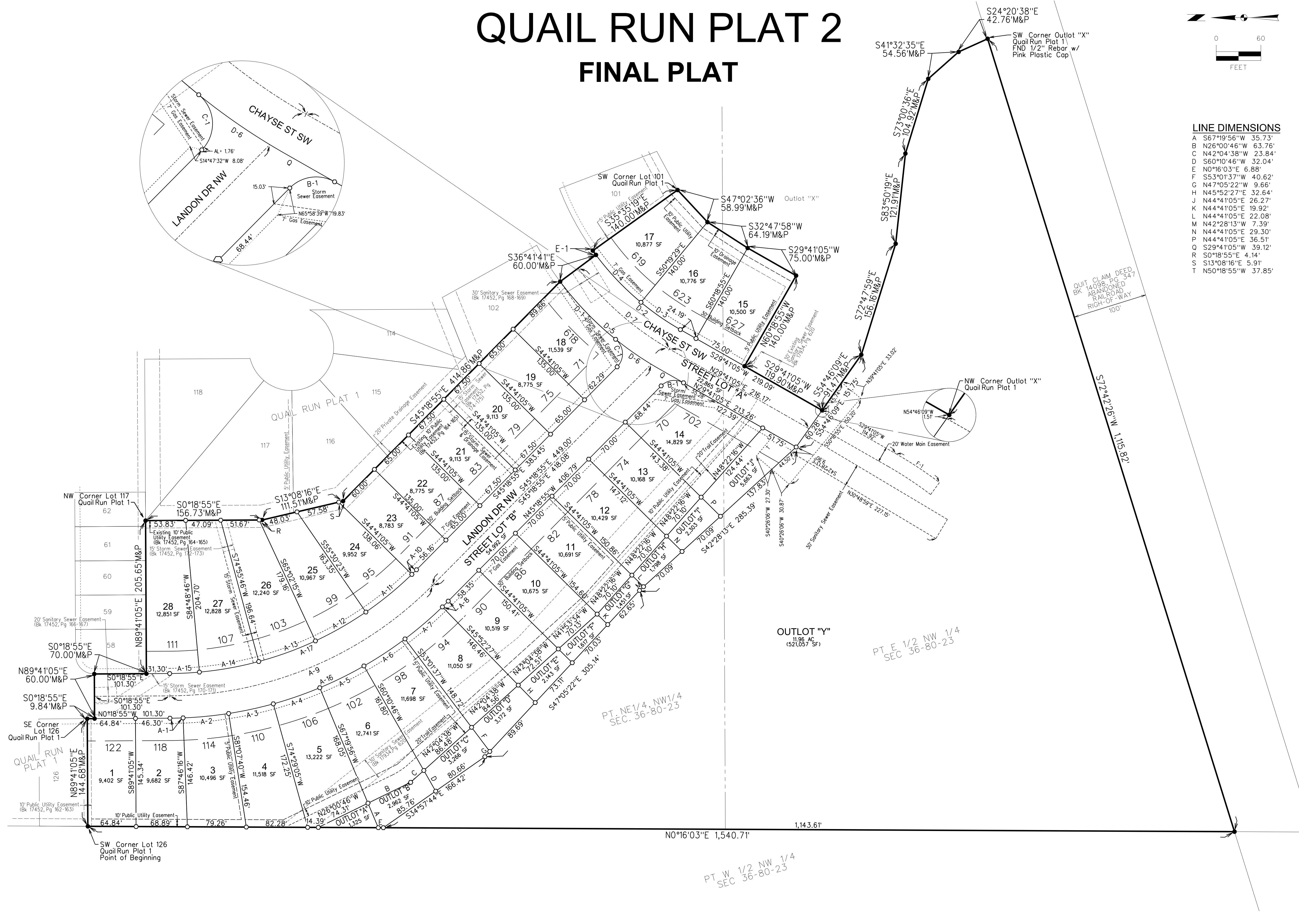
License Number 19710  
 My License Renewal Date is December 31, 2021

Pages or sheets covered by this seal:  
 Sheets 1 & 2 of 2

**Project No.:** 118.0175

**Sheet** 1 of 2

# QUAIL RUN PLAT 2 FINAL PLAT



**LINE DIMENSIONS**

A	S67°19'56"W	35.73'
B	N26°00'46"W	63.76'
C	N42°04'38"W	23.84'
D	S60°10'46"W	32.04'
E	N0°16'03"E	6.88'
F	S53°01'37"W	40.62'
G	N47°05'22"W	9.66'
H	N45°52'27"E	32.64'
J	N44°41'05"E	26.27'
K	N44°41'05"E	19.92'
L	N44°41'05"E	22.08'
M	N42°28'13"W	7.39'
N	N44°41'05"E	29.30'
P	N44°41'05"E	36.51'
Q	S29°41'05"W	39.12'
R	S0°18'55"E	4.14'
S	S13°08'16"E	5.91'
T	N50°18'55"W	37.85'

AS PER CITY COMMENTS	11/03/20	KMM	DATE	BY
REVISION				
EDC	Checked By:	EDG	Scale:	1"=60'
JDP	Date:	10-15-20	Field Bk:	
JDP	Project No:	118.0175		
				Sheet 2 of 2

**QUAIL RUN PLAT 2**  
**FINAL PLAT**

**BONDURANT, IA**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

Project No: 118.0175  
Sheet 2 of 2

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