



Doc ID: 033877200004 Type: PLT  
 Kind: SURVEY  
 Recorded: 04/16/2019 at 10:10:31 AM  
 Fee Amt: \$22.00 Page 1 of 4  
 Polk County, Iowa  
 JULIE M. HAGGERTY RECORDER  
 File# 2018-00072908

BK 17292 PG 919-922

2019  
 CR

PLAT OF SURVEY - PARCELS '2019-59' - '2019-60' - '2019-61' - '2019-61'

PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, PLLC, 3117 115TH STREET, VAN METER, IOWA 50261, 515-669-4188

PLAT OF SURVEY - PARCELS '2019-59' - '2019-60' - '2019-61' - '2019-61'

INDEX LEGEND	
LOCATION:	PARCEL '2017-153' AND PARCEL 'E', SEC 3&4, T8N, R23W, PLEASANT HILL, POLK COUNTY, IOWA
REQUESTOR:	YELLOWBANKS, LLC
PROPRIETOR:	YELLOWBANKS, LLC
SURVEYOR:	MARK L. LEE
SURVEY COMPANY:	LEE CHAMBERLIN CONSULTANT ENGINEERS
RETURN TO:	Mark Lee, 3117 115th Street, Van Meter, Iowa 50261 mlee@leechamberlinengineers.com
SHEET 1:	INDEX PARCELS
SHEET 2:	PARCEL '2019-61' LEGAL DESCRIPTION
SHEET 3:	PARCEL '2019-60' LEGAL DESCRIPTION
SHEET 4:	PARCEL '2019-59' LEGAL DESCRIPTION

PLAT LEGEND

- ▲ FOUND SECTION CORNER MONUMENT UNLESS OTHERWISE NOTED
- FOUND RIGHT-OF-WAY RAIL
- FOUND FENCE CORNER POST
- FOUND P.I. P.I. P.O.T.
- SECTION CORNER SET 1/8" IRON ROD SET 3/4" IRON ROD W/YELLOW CAP #1582
- SET STEEL NAIL W/WASHER #1582
- IRON PIPE
- IRON ROD (RECORD)
- (M) MEASURED DIMENSION
- (P) PLATED OR RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- FENCE LINE

City of Pleasant Hill  
 Community Development  
 Approved & Dated 4/15/19

CH/BE	RAJ	ANGLE	LENGTH	TAN	CH	CH BEG.	CH END
C1	4070288	031617	232.40	116.23	232.37	N22°37'39"E	W
C2	4070288	031236	232.73	114.65	232.70	N22°39'54"E	P
C3	8	900000	15.37	8.00	15.31	S74°00'46"W	P
C4	8	220959	98.25	50.46	98.25	N77°04'15"W	P
C5	175	220959	149.82	76.22	149.82	S16°00'24"W	P
C6	330	095120	46.44	23.28	46.39	S34°05'06"W	P
C7	270	095120	46.44	23.28	46.39	N27°24'58"E	P
C8	4070288	082254	453.58	228.91	453.13	N27°24'58"E	P

OWNER: (BOOK 16708 PAGE 492)  
 YELLOWBANKS, LLC  
 7008 MADISON AVENUE  
 URBANDAILE, IOWA 50322

SURVEY REQUESTED BY (DEVELOPER):  
 KARRIE RANSNEY  
 YELLOWBANKS, LLC  
 7008 MADISON AVENUE  
 URBANDAILE, IOWA 50322

1. ASSUMED BEARING N86°59'58"W ON THE NORTH LINE OF PARCEL '2017-153'.  
 2. PROPERTY SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS.  
 3. THIS PLAT IS BEING PREPARED FOR FINANCIAL PLANNING PURPOSES.  
 4. PARCEL '2019-59', '2019-60' AND '2019-61' ARE NOT BUILDABLE UNTIL A FINAL PLAT IS APPROVED.

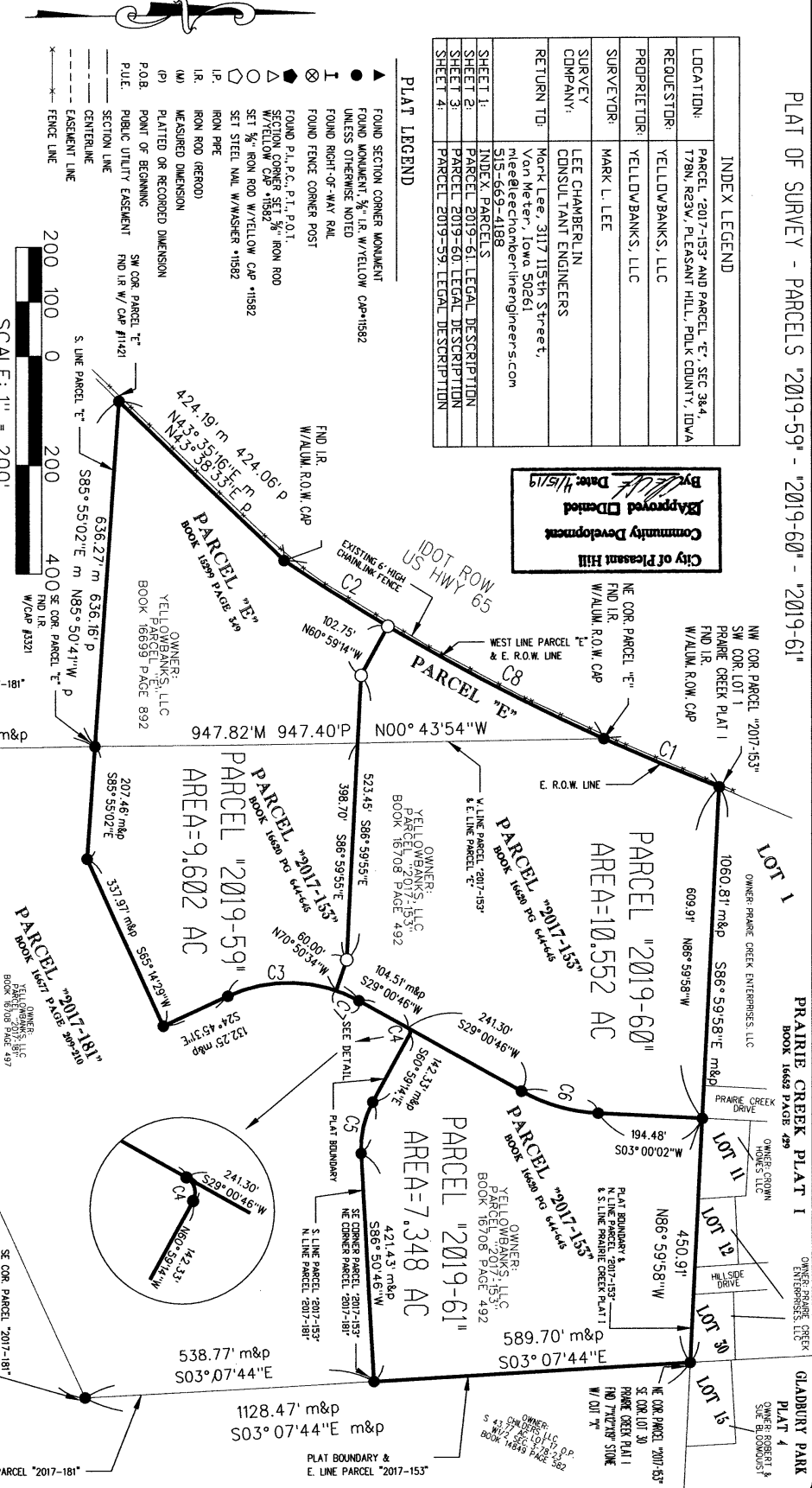
SURVEYOR'S NOTES:



I hereby certify that this land surveying document was prepared and signed by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature: *Mark Lee*  
 License Number: 11582  
 Date: 4-10-19

DATE APRIL 10, 2019  
 FIELD WORK PERFORMED: MARCH 1 THRU APRIL 10, 2019  
 SHEET 1 OF 4



PLAT OF SURVEY - PARCEL "2019-61", PT. PARCEL "2017-153", W1/2 SEC. 3, T78N, R23W, PLEASANT HILL, POLK COUNTY, IOWA

PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, PLLC, 3117 115TH STREET, VAN METER, IOWA 50261, 515-669-4188

LEGAL DESCRIPTION (PARCEL "2019-61"):

A PARCEL OF LAND BEING A PART OF PARCEL "2017-153" AS RECORDED IN BOOK 16620 PAGE 644-645 OF THE POLK COUNTY, IOWA, RECORDER'S OFFICE, LOCATED IN LOT 19 OF THE OFFICIAL PLAT OF THE W1/2 OF SECTION 3, T78N, R23W, OF THE 5TH P.M., PLEASANT HILL, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

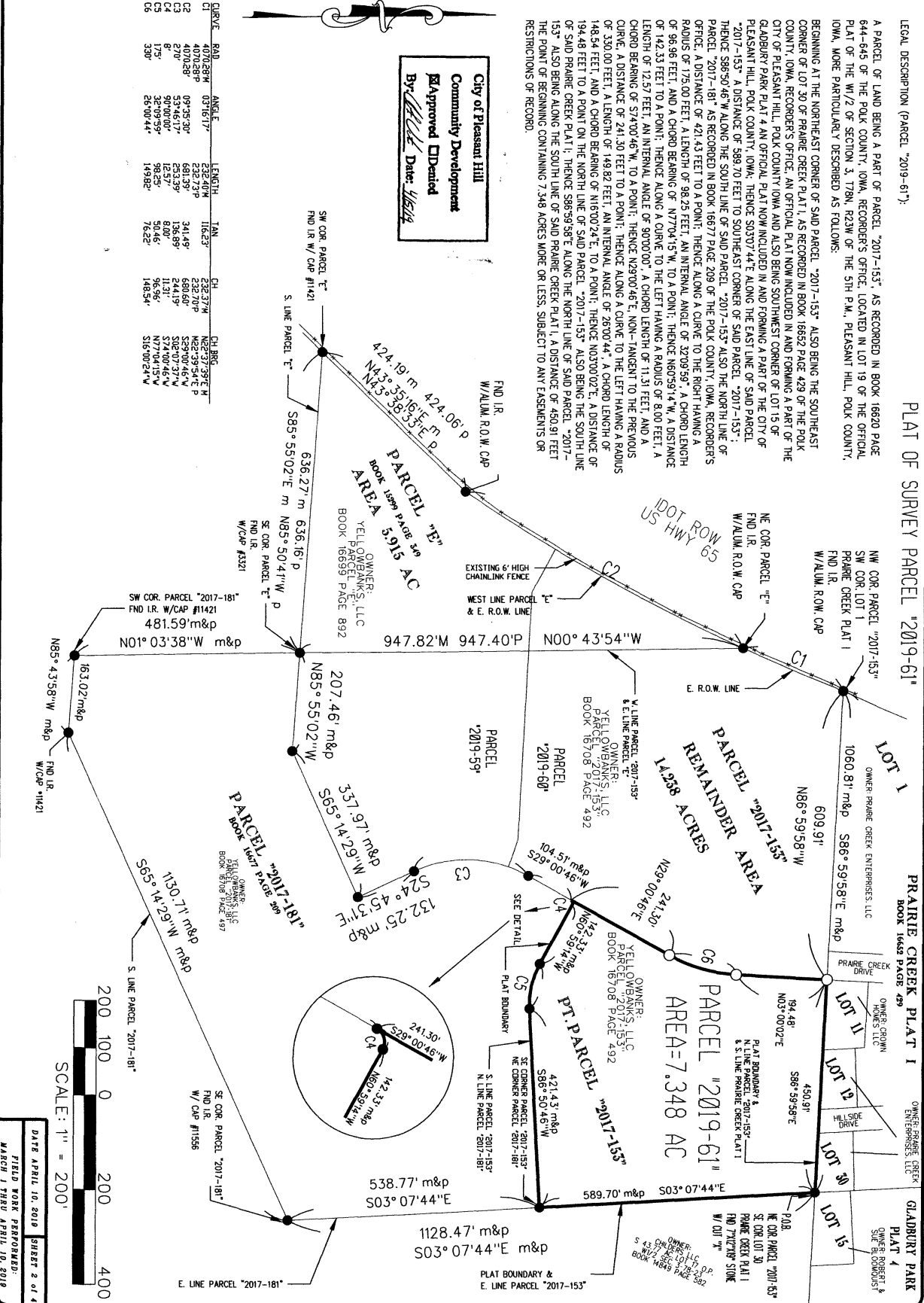
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "2017-153" ALSO BEING THE SOUTHWEST CORNER OF LOT 30 OF PRAIRIE CREEK PLAT I, AS RECORDED IN BOOK 16652 PAGE 429 OF THE POLK COUNTY, IOWA, RECORDER'S OFFICE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA AND ALSO BEING SOUTHWEST CORNER OF LOT 15 OF GLADSBURY PARK PLAT I AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA, THENCE S03°07'44"E ALONG THE EAST LINE OF SAID PARCEL "2017-153" A DISTANCE OF 589.70 FEET TO SOUTHWEST CORNER OF SAID PARCEL "2017-153"; THENCE S86°50'46"W ALONG THE SOUTH LINE OF SAID PARCEL "2017-153" THE NORTH LINE OF PARCEL "2017-181" AS RECORDED IN BOOK 16677 PAGE 209 OF THE POLK COUNTY, IOWA, RECORDER'S OFFICE, A DISTANCE OF 421.43 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A LENGTH OF 98.25 FEET, AN INTERNAL ANGLE OF 32°09'59", A CHORD LENGTH OF 96.98 FEET, AND A CHORD BEARING OF N77°04'15"W TO A POINT; THENCE N60°59'14"W, A DISTANCE OF 142.33 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 8.00 FEET, A LENGTH OF 12.57 FEET, AN INTERNAL ANGLE OF 90°00'00", A CHORD LENGTH OF 11.31 FEET, AND A CHORD BEARING OF S74°00'46"W TO A POINT; THENCE N29°00'46"E, NON-TANGENT TO THE PREVIOUS CURVE, A DISTANCE OF 241.30 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A LENGTH OF 148.82 FEET, AN INTERNAL ANGLE OF 26°00'44", A CHORD LENGTH OF 148.54 FEET, AND A CHORD BEARING OF N16°00'24"E TO A POINT; THENCE N03°07'44"E, A DISTANCE OF 194.54 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "2017-153" ALSO BEING THE SOUTH LINE OF SAID PRAIRIE CREEK PLAT I; THENCE S86°59'58"E ALONG THE NORTH LINE OF SAID PARCEL "2017-153" ALSO BEING ALONG THE SOUTH LINE OF SAID PRAIRIE CREEK PLAT I, A DISTANCE OF 459.91 FEET THE POINT OF BEGINNING CONTAINING 7.348 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

PLAT OF SURVEY PARCEL "2019-61"

PRAIRIE CREEK PLAT I BOOK 16652 PAGE 429

City of Pleasant Hill  
Community Development  
Approved  Dated: 11/14/19  
By: [Signature] Date: 11/14/19

CURVE	RAD.	ANGLE	LENGTH	TAN	CH	CH BEG.
C1	4070.89'	03°16'17"	526.40'	116.33'	526.37'	N82°37'39"E
C2	4070.89'	09°35'30"	681.59'	341.49'	680.40'	S56°07'46"E
C3	270'	33°46'17"	653.39'	136.89'	652.07'±	S82°07'37"W
C4	8'	90°00'00"	12.57'	8.00'	11.31'	S74°00'46"W
C5	1750'	32°09'59"	98.25'	50.46'	96.98'	N77°04'15"W
C8	350'	26°00'44"	149.82'	76.22'	148.54'	S16°00'24"W



PLAT OF SURVEY - PARCEL '2019-60', PT. PARCEL '2017-153' & 'E', W/1/2 SEC. 3, T78N, R23W, PLEASANT HILL, POLK COUNTY, IOWA

PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, PLLC, 3117 115TH STREET, VAN METER, IOWA 50261, 515-669-4188

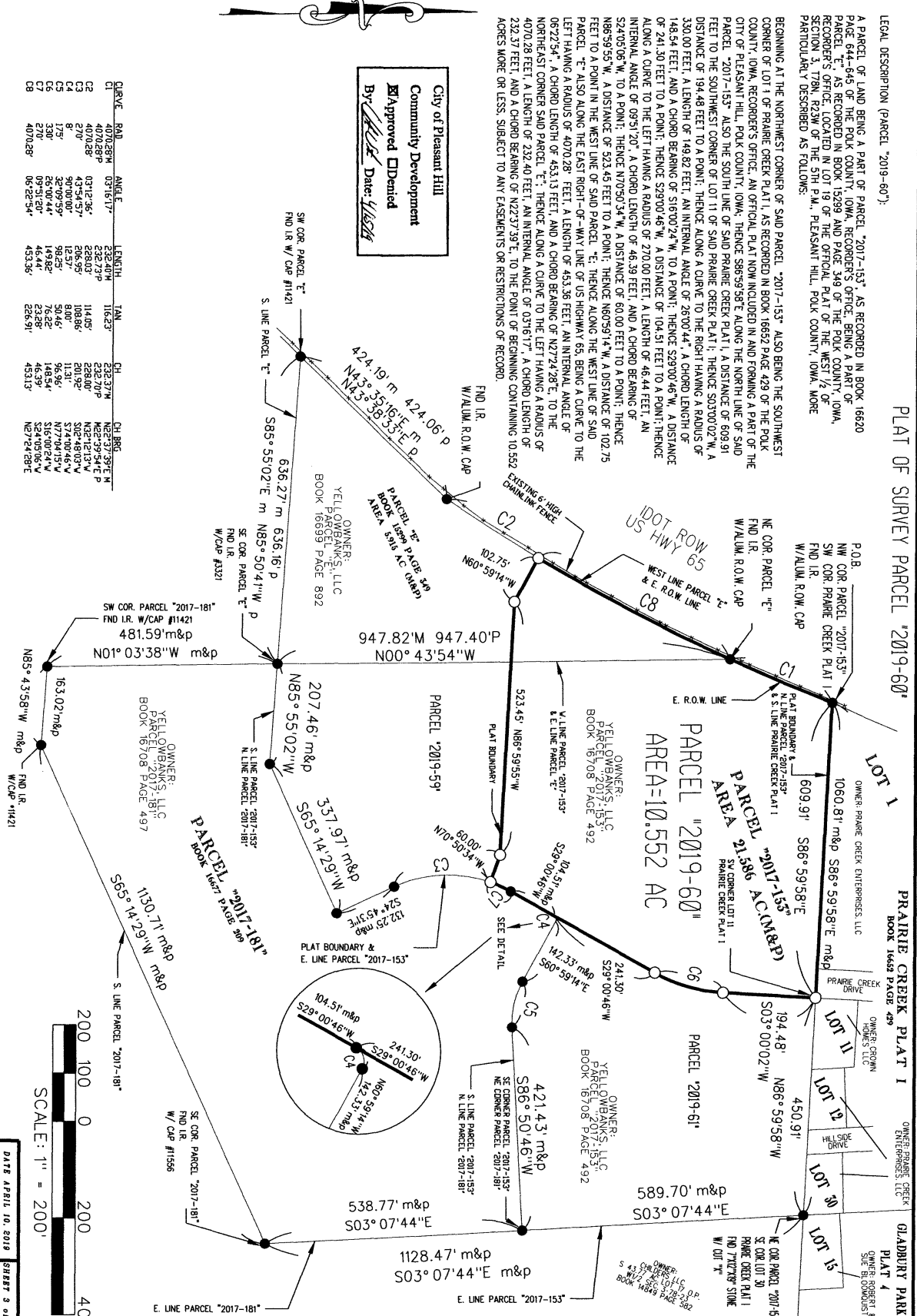
LEGAL DESCRIPTION (PARCEL '2019-60'):

A PARCEL OF LAND BEING A PART OF PARCEL '2017-153' AS RECORDED IN BOOK 16620 PAGE 644-645 OF THE POLK COUNTY, IOWA, RECORDER'S OFFICE, BEING A PART OF PARCEL 'E', AS RECORDED IN BOOK 15299 AND PAGE 349 OF THE POLK COUNTY, IOWA, RECORDER'S OFFICE, LOCATED IN LOT 19 OF THE OFFICIAL PLAT OF THE WEST 1/2 OF SECTION 3, T78N, R23W OF THE 5TH P.M., PLEASANT HILL, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL '2017-153' ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF PRAIRIE CREEK PLAT I, AS RECORDED IN BOOK 16652 PAGE 429 OF THE POLK COUNTY, IOWA, RECORDER'S OFFICE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA; THENCE S86°59'58"E ALONG THE NORTH LINE OF SAID PARCEL '2017-153' ALSO THE SOUTH LINE OF SAID PRAIRIE CREEK PLAT I, A DISTANCE OF 609.91 FEET TO THE SOUTHWEST CORNER OF LOT 11 OF SAID PRAIRIE CREEK PLAT I; THENCE S20°00'02"W A DISTANCE OF 194.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A LENGTH OF 148.82 FEET, AN INTERNAL ANGLE OF 28°00'44"; A CHORD LENGTH OF 168.54 FEET; AND A CHORD BEARING OF S16°00'29"W TO A POINT; THENCE S29°00'46"W A DISTANCE OF 241.50 FEET TO A POINT; THENCE S29°00'46"W A DISTANCE OF 104.51 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A LENGTH OF 46.44 FEET, AN INTERNAL ANGLE OF 0°51'20"; A CHORD LENGTH OF 46.39 FEET; AND A CHORD BEARING OF S24°05'06"W TO A POINT; THENCE N70°50'34"W A DISTANCE OF 60.00 FEET TO A POINT; THENCE N86°59'55"W, A DISTANCE OF 523.45 FEET TO A POINT; THENCE N67°59'14"W, A DISTANCE OF 102.75 FEET TO A POINT IN THE WEST LINE OF SAID PARCEL 'E'; THENCE ALONG THE WEST LINE OF SAID PARCEL 'E' ALSO ALONG THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 65, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 4070.28 FEET, A LENGTH OF 453.36 FEET, AN INTERNAL ANGLE OF 06°22'54"; A CHORD LENGTH OF 453.13 FEET, AND A CHORD BEARING OF N27°24'28"E, TO THE NORTHEAST CORNER SAID PARCEL 'E'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4070.28 FEET, A LENGTH OF 232.40 FEET, AN INTERNAL ANGLE OF 03°16'17"; A CHORD LENGTH OF 232.37 FEET, AND A CHORD BEARING OF N22°37'39"E, TO THE POINT OF BEGINNING CONTAINING 10,552 ACRES MORE OR LESS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

City of Pleasant Hill  
Community Development  
Approved  Denied   
By: *Lee* Date: *4/10/18*

CURVE	R/A	ANGLE	LENGTH	TAN	CH	CH BEG
C1	4070.28	03°16'17"	232.37	116.53	418.37	N 25° 39' 54" E P
C2	4070.28	03°12'36"	228.03	114.05	232.70	N 62° 12' 33" W P
C3	4070.28	27°0'	437.54	201.92	502.48	S 02° 48' 03" W P
C4	4070.28	23°27'	82.37	8.00	11.31	S 74° 09' 46" W P
C5	4070.28	17°5'	34.99	3.27	4.51	S 72° 00' 21" W P
C6	4070.28	26°00'44"	149.82	76.22	148.54	S 24° 05' 06" W P
C7	4070.28	09°51'20"	46.44	23.28	46.39	S 24° 05' 06" W P
C8	4070.28	06°22'54"	453.36	226.91	453.13	N 27° 24' 28" E P



DATE APRIL 10, 2018 SHEET 3 OF 4  
FIELD WORK PERFORMED:  
MARCH 1 THRU APRIL 10, 2018

SCALE: 1" = 200'

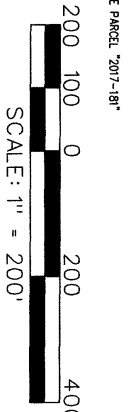
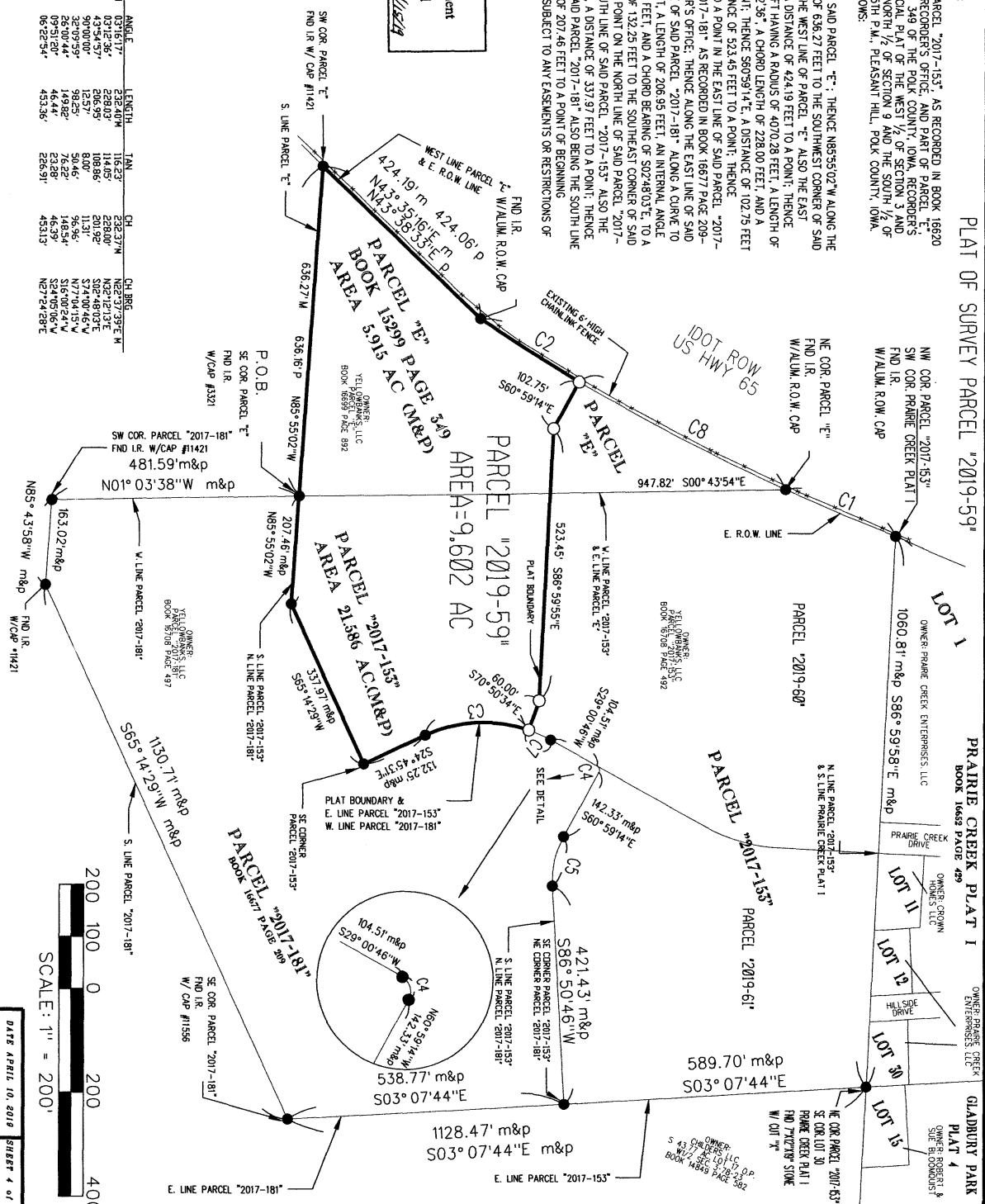
PLAT OF SURVEY - PARCEL \*2019-59\*, PT. PARCEL \*2017-153\* & \*E\*, W/2 SEC. 3&S/2 SEC. 4, T78N, R23W, PLEASANT HILL, POLK COUNTY, IOWA  
 PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, PLLC, 3117 115TH STREET, VAN METER, IOWA 50261, 515-669-4188

LEGAL DESCRIPTION (PARCEL \*2019-59\*):  
 A PARCEL OF LAND BEING A PART OF PARCEL \*2017-153\* AS RECORDED IN BOOK 16620 PAGE 644 OF THE POLK COUNTY, IOWA, RECORDER'S OFFICE. AND PART OF PARCEL \*E\* AS RECORDED IN BOOK 15299 AND PAGE 349 OF THE POLK COUNTY, IOWA, RECORDER'S OFFICE. LOCATED IN LOT 19 OF THE OFFICIAL PLAT OF THE WEST 1/2 OF SECTION 3 AND LOT 1 OF THE OFFICIAL REPEAT OF THE NORTH 1/2 OF SECTION 9 AND THE SOUTH 1/2 OF SECTION 4, ALL IN T78N, R23W OF THE 5TH P.M., PLEASANT HILL, POLK COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL \*E\*, THENCE N85°55'02"W ALONG THE SOUTH LINE OF PARCEL \*E\*, A DISTANCE OF 636.27 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL \*E\*, THENCE M43°51'16"E ALONG THE WEST LINE OF PARCEL \*E\*, ALSO THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 65, A DISTANCE OF 424.19 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 4070.28 FEET, AN ANGLE OF 228.03 FEET, AN INTERNAL ANGLE OF 03°32'35", A CHORD LENGTH OF 228.00 FEET, AND A CHORD BEARING OF N27°17'31"E, TO A POINT; THENCE S60°59'14"E, A DISTANCE OF 102.75 FEET TO A POINT; THENCE S86°59'55"E, A DISTANCE OF 523.45 FEET TO A POINT; THENCE S70°50'34"E A DISTANCE OF 60.00 FEET TO A POINT IN THE EAST LINE OF SAID PARCEL \*2017-153\* ALSO THE WEST LINE OF PARCEL \*2017-181\* AS RECORDED IN BOOK 16677 PAGE 209-210 OF THE POLK COUNTY, IOWA, RECORDER'S OFFICE. THENCE ALONG THE EAST LINE OF SAID PARCEL \*2017-153\* ALSO THE WEST LINE OF SAID PARCEL \*2017-181\* ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, AN ANGLE OF 206.95 FEET, AN INTERNAL ANGLE OF 43°54'57", A CHORD LENGTH OF 201.92 FEET, AND A CHORD BEARING OF S02°48'03"E, TO A POINT; THENCE S24°45'31"E, A DISTANCE OF 132.25 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL \*2017-153\* ALSO BEING A BEND POINT ON THE NORTH LINE OF SAID PARCEL \*2017-181\*; THENCE S85°14'29"W ALONG THE SOUTH LINE OF SAID PARCEL \*2017-153\* ALSO THE NORTH LINE OF SAID PARCEL \*2017-181\*, A DISTANCE OF 337.97 FEET TO A POINT; THENCE N85°50'02"W ALONG THE NORTH LINE OF SAID PARCEL \*2017-181\* ALSO BEING THE SOUTH LINE OF SAID PARCEL \*2017-153\* A DISTANCE OF 207.46 FEET TO A POINT OF BEGINNING CONTAINING 9.602 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

City of Pleasant Hill  
 Community Development  
 Approved  Denied  
 By: *[Signature]* Date: 4/23/2019

CURVE	RAD.	ANGLE	LENGTH	TAN	CH	CH BEG.
C1	4070.28	63°12'36"	228.03	116.23	232.37	N2°12'31"E
C2	4070.28	03°32'35"	228.03	114.05	228.00	N2°12'31"E
C3	270	43°54'57"	206.95	108.86	201.92	S02°48'03"E
C4	8	90°00'00"	12.57	8.00	11.31	S74°00'45"W
C5	15	125°	14.98	7.92	16.85	S15°00'45"W
C6	130	26°00'44"	14.98	7.92	16.85	S15°00'45"W
C7	270	09°51'20"	46.44	23.28	46.39	S24°05'06"W
C8	4070.28	06°22'54"	453.36	226.91	453.13	N27°24'28"E



DATE APRIL 10, 2019 SHEET 4 OF 4  
 FIELD WORK PERFORMED:  
 MARCH 1 THRU APRIL 10, 2019

PLAT OF SURVEY PARCEL \*2019-59\*  
 PRAIRIE CREEK PLAT I  
 BOOK 16637 PAGE 499  
 LOT 1  
 LOT 2  
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