

# PINE VALLEY PLAT 1

FINAL PLAT

**INDEX LEGEND**  
 LOCATION: LOT 'D', JORDAN CREEK PLAT 1  
 PARCEL 'A', PLAT OF EXCESS BK 11213 PG 422  
 SEC 4-78-23, E1/2  
 SEC 3-78-23, W1/2  
 REQUESTOR: THE RIDGE PARTNERS, LLC  
 PROPRIETOR: THE RIDGE PARTNERS, LLC  
 9400 PLUM DRIVE SUITE 100  
 URBANDALE, IA 50322  
 SURVEYOR: MICHAEL A. BROONER  
 RETURN TO: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

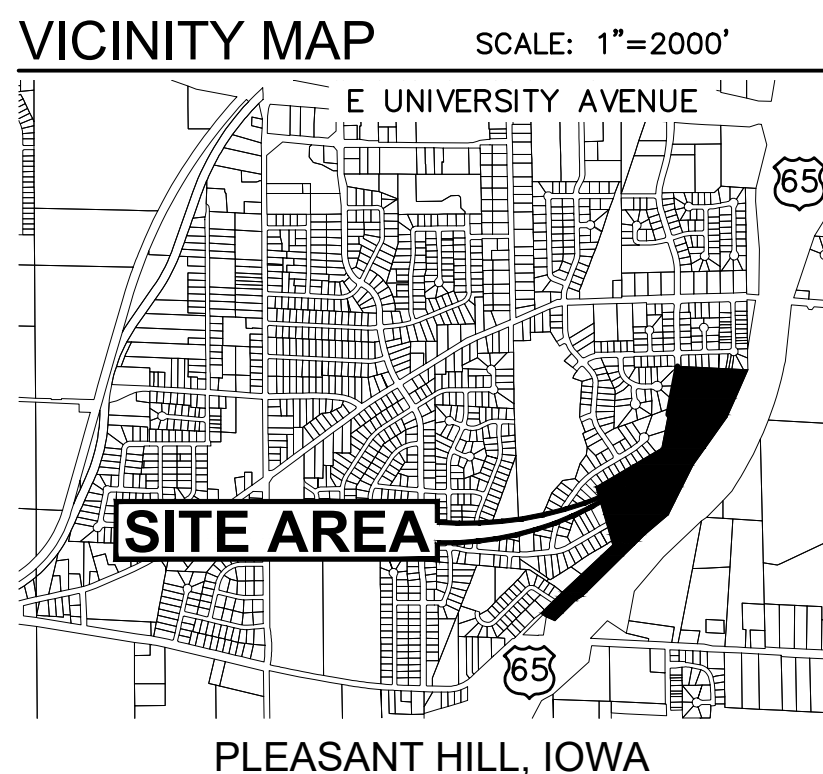
## BULK REGULATIONS

**LOTS 1-21**  
 (R-2 SINGLE FAMILY RESIDENTIAL PER ORDINANCE 824)

**BULK REGULATIONS:**  
 MINIMUM LOT AREA: 8,750 SQUARE FEET  
 MINIMUM LOT WIDTH: 70 FEET (ONE FAMILY DWELLING)  
 FRONT YARD SETBACK: 30 FEET  
 SIDE YARD SETBACK: 7 FEET ON EACH SIDE  
 REAR YARD SETBACK: 35 FEET  
 MINIMUM LOT DEPTH: 125 FEET

**LOTS 22-155**  
 (R-3A MULTIPLE-FAMILY RESIDENTIAL PER ORDINANCE 825)

**BULK REGULATIONS:**  
 MINIMUM LOT AREA: 3,000 SQUARE FEET (INCLUDES DISTRIBUTION OF ASSOCIATION OUTLOTS)  
 MINIMUM LOT WIDTH: 24 FEET (ROW HOUSING UNIT)  
 FRONT YARD SETBACK: 35 FEET (DEVELOPMENT PERIMETER)  
 20 FEET (INTERIOR FROM PRIVATE STREET OR SIDEWALK)  
 SIDE YARD SETBACK: TOWNHOME AND ROW DWELLINGS - 0 FEET ON COMMON SIDES AND 7 FEET ON NON-COMMON SIDE.  
 REAR YARD SETBACK: 40 FEET (DEVELOPMENT PERIMETER)



## NOTES

- AN AS-BUILT SURVEY OF ALL STORM WATER DETENTION BASIN SHALL BE REQUIRED TO VERIFY ALL STORAGE REQUIREMENTS ARE BEING MET.
- ALL SIDEWALKS SHALL BE 6' IN WIDTH AND ARE REQUIRED ON BOTH SIDES OF ALL PUBLIC ROADS AND PRIVATE DRIVES.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS ON BOTH SIDES OF ALL STREETS PUBLICLY OR PRIVATELY OWNED. SIDEWALKS SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH. SIDEWALK RAMP SHALL BE INSTALLED AT TIME OF SUBDIVISION DEVELOPMENT WITH CONNECTION TO TRAIL.
- PRIVATE STREETS MUST BE CONSTRUCTED TO PUBLIC STREET STANDARDS ACCORDING TO CODE SECTION 175.05-R, PRIVATE STREETS, SECTION 5. PUBLIC INFRASTRUCTURE CONSTRUCTION SPECIFICATIONS FOR STREET PAVEMENT THICKNESS, GRADES, ALIGNMENT, GEOMETRY, MAXIMUM CROSS-SLOPES, SIDEWALKS, AND DRAINAGE SHALL BE REQUIRED FOR ALL PRIVATE STREETS IMPROVEMENTS AND SUCH IMPROVEMENTS SHALL BE SUBJECT TO THE SAME INSPECTION PROCESS AS PUBLIC STREETS.
- OUTLOT 'Z' SHALL BE OWNED BY THE CITY OF PLEASANT HILL.
- OUTLOTS 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', AND 'Y' SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- OUTLOT 'O', 'P', 'Q', 'R', 'S', 'T', 'U' - TOWNHOME ASSOCIATION STREET LOT
- OUTLOTS 'V' & 'W' - STORM WATER MANAGEMENT & SURFACE WATER FLOWAGE EASEMENT
- OUTLOT 'X' - STORM WATER MANAGEMENT & SURFACE WATER FLOWAGE EASEMENT
- OUTLOT 'Y' - OPEN SPACE & TRAIL
- OUTLOT 'Z' - PUBLIC OPEN SPACE AND TRAIL
- LOT 44 - FUTURE DEVELOPMENT
- HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, CARE, AND FUNCTIONALITY OF THE OVERFLOW OUTLET STRUCTURE COMING FROM OUTLOT 'X' ONTO OUTLOT 'Z'

## PLAT DESCRIPTION (DEED BOOK 16623 PAGE 24)

A PART OF THE NORTH PART OF LOT 27 OF THE O.P. OF THE E 1/2 OF SEC. 4 AND A PART OF LOT 19 OF THE O.P. OF THE W 1/2 OF SECTION 3 AND A PART OF LOT 1, A PART OF LOT 3, A PART OF LOT 4, AND ALL OF LOT 5 OF THE O.P. OF THE N 1/2 OF SECTION 9 AND THE S 1/2 OF SECTION 4, ALL IN T78N, R 23W OF THE FIFTH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA, MORE COMPLETELY DESCRIBED AS:

COMMENCING AT THE W 1/4 CORNER OF SAID SECTION 3; THENCE S86°56'04"E, 54.75 FEET ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 3 TO THE POINT OF BEGINNING; THENCE N24°32'51"E, 243.74 FEET; THENCE N23°38'54"E, 355.68 FEET TO THE NORTH LINE OF SAID LOT 19; THENCE N86°59'50"W, 805.57 FEET ALONG THE NORTH LINE OF SAID LOT 19 AND LOT 27 TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE S10°59'16"W, 564.94 FEET ALONG THE WEST LINE OF LOT 27 TO THE SOUTHWEST CORNER OF SAID LOT 27 AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE S11°01'48"W, 390.88 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE S59°32'53"W, 874.97 FEET ALONG THE NORTHERLY LINE OF SAID LOT 5; THENCE S16°04'02"E, 691.13 FEET ALONG THE WESTERLY LINE OF SAID LOT 5 TO THE SOUTHERLY CORNER OF SAID LOT 5 BEING A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 4; THENCE S47°08'05"W, 790.71 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 4 TO THE SOUTHWESTERLY CORNER OF SAID LOT 4 AND ALSO BEING THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE S45°24'49"W, 346.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 3; THENCE S56°52'05"E, 75.34 FEET; THENCE S66°10'05"E, 108.59 FEET; THENCE N45°26'17"E, 327.72 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3 AND THE SOUTHERLY LINE OF SAID LOT 4; THENCE N57°57'05"E, 93.41 FEET; THENCE N45°35'17"E, 1006.56 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 4 AND THE WESTERLY LINE OF SAID LOT 1; THENCE N49°20'51"E, 349.74 FEET; THENCE N26°42'52"E, 639.26 FEET; THENCE N35°32'09"E, 661.94 FEET TO THE POINT OF BEGINNING.

AND

LOT D IN JORDAN CREEK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA.

ALL CONTAINING 36.95 ACRES (1,609,532 S.F.)

## OWNER / DEVELOPER

THE RIDGE PARTNERS, LLC  
 9400 PLUM DRIVE SUITE 100  
 URBANDALE, IA 50322  
 CONTACT: JESSE W. ROGNES

## ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
 CONTACT: JOSH TRYGSTAD  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH. (515) 369-4400

## DATE OF SURVEY

JUNE 6, 2018

## ZONING

R-2 (SINGLE FAMILY ATTACHED RESIDENTIAL)

AND

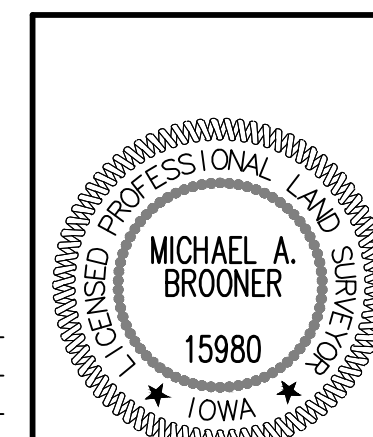
R-3A (MULTIPLE-FAMILY RESIDENTIAL)

## CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	12°23'04"	340.00'	73.49'	N53°59'54"E	73.35'	C43	2°30'00"	172.50'	7.53'	N71°25'27"W	7.53'
C2	30°28'48"	340.00'	180.87'	N32°33'57"E	178.75'	C44	12°29'02"	370.00'	80.62'	S23°34'04"W	80.46'
C3	42°10'10"	340.00'	250.24'	N38°24'38"E	244.63'	C45	7°50'36"	227.50'	31.14'	S52°00'22"E	31.12'
C4	48°36'39"	340.00'	288.46'	N35°11'24"E	279.89'	C46	1°04'31"	227.50'	4.27'	S47°32'48"E	4.27'
C5	39°29'27"	340.00'	234.34'	N8°51'39"W	229.73'	C47	8°55'07"	172.50'	26.85'	N51°28'06"W	26.82'
C6	27°00'51"	340.00'	160.30'	N15°05'57"W	158.82'	C48	8°31'29"	370.00'	55.05'	S34°04'20"W	55.00'
C7	7°27'33"	305.00'	39.71'	S5°19'18"E	39.68'	C49	2°55'17"	370.00'	18.87'	S39°47'43"W	18.86'
C8	4°53'23"	305.00'	26.03'	S11°29'47"E	26.02'	C50	4°03'58"	370.00'	26.26'	S43°17'21"W	26.25'
C9	4°53'26"	305.00'	26.03'	S16°23'11"E	26.03'	C51	2°29'02"	370.00'	16.04'	S46°33'50"W	16.04'
C10	9°46'28"	305.00'	52.03'	S23°43'08"E	51.97'	C52	1°25'38"	370.00'	9.22'	S48°31'10"W	9.22'
C11	3°52'06"	375.00'	25.32'	S26°40'19"E	25.31'	C53	4°03'39"	370.00'	26.22'	S51°15'48"W	26.22'
C12	11°20'03"	375.00'	74.18'	S19°04'15"E	74.06'	C54	5°10'38"	370.00'	33.43'	S55°52'57"W	33.42'
C13	3°22'23"	370.00'	21.78'	S5°23'52"E	21.78'	C55	1°43'10"	370.00'	11.10'	S59°19'51"W	11.10'
C14	10°33'25"	370.00'	68.17'	S1°34'01"W	68.08'	C56	50°12'50"	90.00'	78.88'	N70°28'54"E	76.38'
C15	4°02'21"	370.00'	26.08'	S8°51'54"W	26.08'	C57	50°12'43"	110.00'	96.40'	N70°28'58"E	93.34'
C16	0°22'36"	370.00'	2.43'	S11°04'23"W	2.43'	C58	24°36'02"	190.00'	81.58'	N83°17'18"E	80.95'
C17	3°46'18"	370.00'	24.36'	S13°08'50"W	24.35'	C59	50°13'54"	170.00'	149.04'	N70°28'22"E	144.31'
C18	4°24'08"	370.00'	28.43'	S17°14'03"W	28.42'	C60	43°28'03"	97.00'	73.59'	S39°02'48"E	71.84'
C19	4°23'02"	370.00'	28.31'	S21°37'38"W	28.30'	C61	29°41'46"	103.00'	53.38'	S32°09'40"E	52.79'
C20	3°46'24"	370.00'	24.37'	S25°42'21"W	24.36'	C62	21°57'11"	53.00'	20.31'	N77°25'09"W	20.18'
C21	3°46'10"	370.00'	24.34'	S29°28'37"W	24.34'	C63	15°39'52"	375.00'	102.52'	N20°46'27"W	102.20'
C22	4°33'15"	370.00'	29.41'	S33°38'20"W	29.40'	C64	15°12'09"	305.00'	80.93'	N21°00'18"W	80.69'
C23	4°45'37"	370.00'	30.74'	S38°17'46"W	30.73'	C65	17°58'08"	310.00'	97.22'	N1°54'00"E	96.82'
C24	3°46'12"	370.00'	24.35'	S42°33'40"W	24.34'	C66	13°35'55"	310.00'	73.58'	N17°41'02"E	73.40'
C25	3°47'04"	370.00'	24.44'	S46°20'18"W	24.43'	C67	18°46'02"	310.00'	101.54'	N33°52'01"E	101.09'
C26	6°54'44"	370.00'	44.64'	S51°41'12"W	44.61'	C68	16°14'42"	310.00'	87.89'	N51°22'23"E	87.60'
C27	4°21'10"	370.00'	28.11'	S57°19'09"W	28.10'	C69	2°36'00"	370.00'	16.79'	N58°11'43"E	16.79'
C28	16°30'16"	172.50'	49.69'	S38°45'25"E	49.52'	C70	10°00'05"	370.00'	64.59'	N51°53'41"E	64.50'
C29	6°36'24"	227.50'	26.23'	N43°42'21"W	26.22'	C71	10°00'05"	370.00'	64.59'	N41°53'36"E	64.50'
C30	9°53'52"	227.50'	39.30'	N35°27'13"W	39.25'	C72	10°07'11"	370.00'	65.35'	N31°49'58"E	65.26'
C31	14°10'32"	172.50'	42.68'	S37°35'33"E	42.57'	C73	9°26'50"	370.00'	61.01'	N22°02'58"E	60.94'
C32	2°55'11"	227.50'	11.59'	N45°32'57"W	11.59'	C74	4°10'42"	310.00'	22.61'	N19°24'55"E	22.60'
C33	6°35'26"	227.50'	26.17'	N40°47'39"W	26.15'	C75	19°42'53"	310.00'	106.67'	N31°21'42"E	106.14'
C34	6°59'40"	227.50'	27.77'	N34°00'06"W	27.75'	C76	6°35'13"	310.00'	35.64'	N44°30'45"E	35.62'
C35	17°12'36"	310.00'	93.11'	S44°49'51"W	92.76'	C77	12°23'04"	310.00'	67.01'	N53°59'54"E	66.88'
C36	18°53'59"	310.00'	102.26'	S26°46'33"W	101.79'	C78	8°18'18"	227.50'	32.98'	N86°10'43"E	32.95'
C37	2°30'00"	227.50'	9.93'	S71°25'27"E	9.93'	C79	1°16'24"	227.50'	5.06'	S89°01'56"E	5.06'
C38	9°08'47"	227.50'	36.32'	S65°36'03"E	36.28'	C80	9°05'42"	172.50'	27.38'	S86°34'25"W	27.35'
C39	6°42'38"	227.50'	26.64'	S57°40'21"E	26.63'	C81	0°29'00"	172.50'	1.46'	N88°38'14"W	1.46'
C40	6°36'38"	227.50'	26.25'	S51°00'43"E	26.23'	C82	2°19'44"	172.50'	7.01'	S45°50'41"E	7.01'
C41	0°41'51"	227.50'	2.77'	S47°21'28"E	2.77'	C83	6°03'35"	310.00'	32.79'	S56°27'56"W	32.77'
C42	23°09'54"	172.50'	69.74'	N58°35'29"W	69.27'						

## LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	▲	○
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	---	



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.

MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 THROUGH 5

**DATE**  
 12/20/19  
 11/14/19  
 11/11/19  
 05/08/19  
 10/26/19  
 07/20/18

**REVISIONS**  
 FINAL SUBMITTAL  
 FIFTH SUBMITTAL  
 FOURTH SUBMITTAL  
 THIRD SUBMITTAL  
 SECOND SUBMITTAL  
 FIRST SUBMITTAL

**3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410**

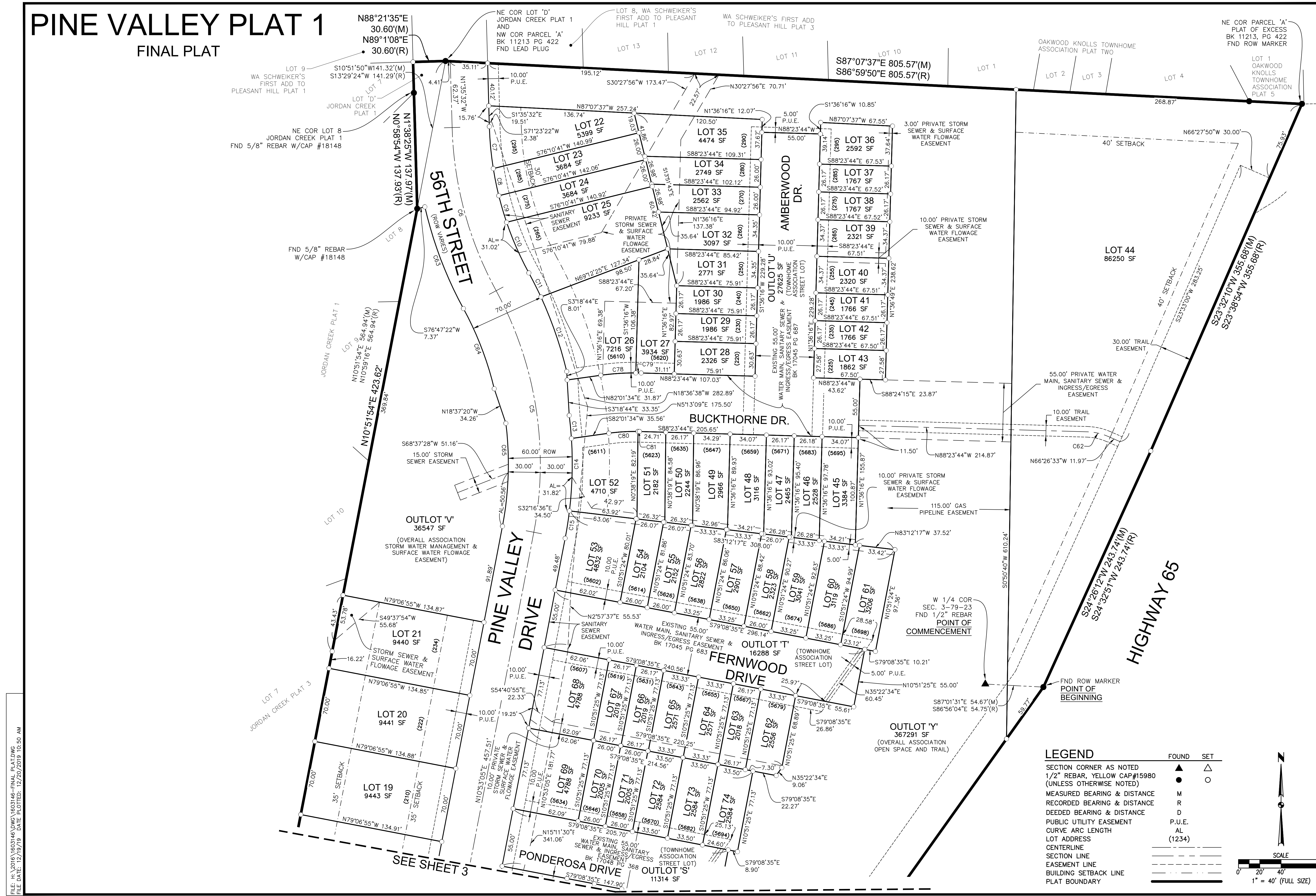
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**PINE VALLEY PLAT 1  
 FINAL PLAT**

**1/5**  
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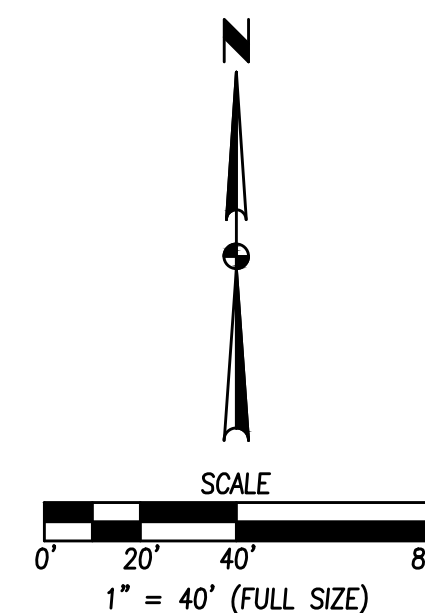
# PINE VALLEY PLAT 1

FINAL PLAT



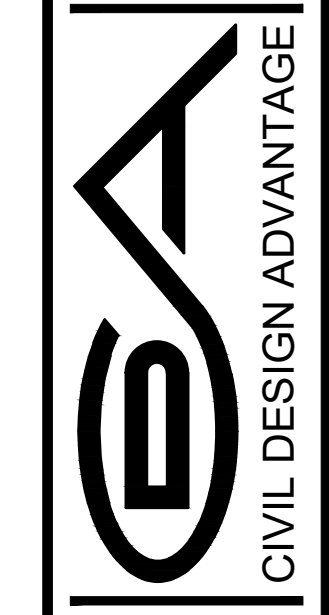
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1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)		●	○
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RECORDED BEARING & DISTANCE		R	
DEEDED BEARING & DISTANCE		D	
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CURVE ARC LENGTH		AL	
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EASEMENT LINE		—	—
BUILDING SETBACK LINE		—	—
PLAT BOUNDARY		—	—



DATE	REVISIONS
12/20/19	FINAL SUBMITTAL
11/14/19	FIFTH SUBMITTAL
11/11/19	FOURTH SUBMITTAL
05/08/19	THIRD SUBMITTAL
10/26/18	SECOND SUBMITTAL
07/20/18	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G  
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 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: \_\_\_\_\_  
 TECH: \_\_\_\_\_

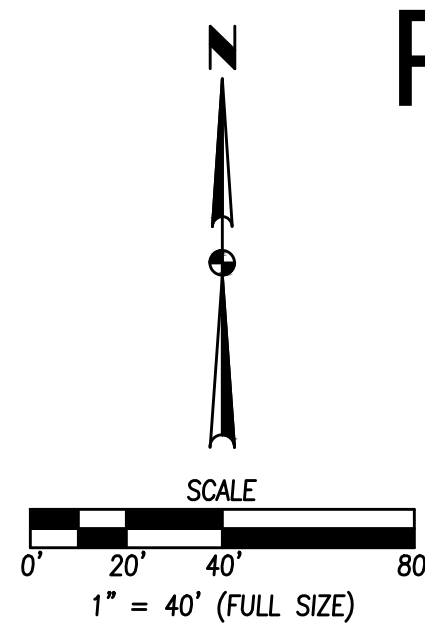


PLEASANT HILL, IOWA



**LEGEND**

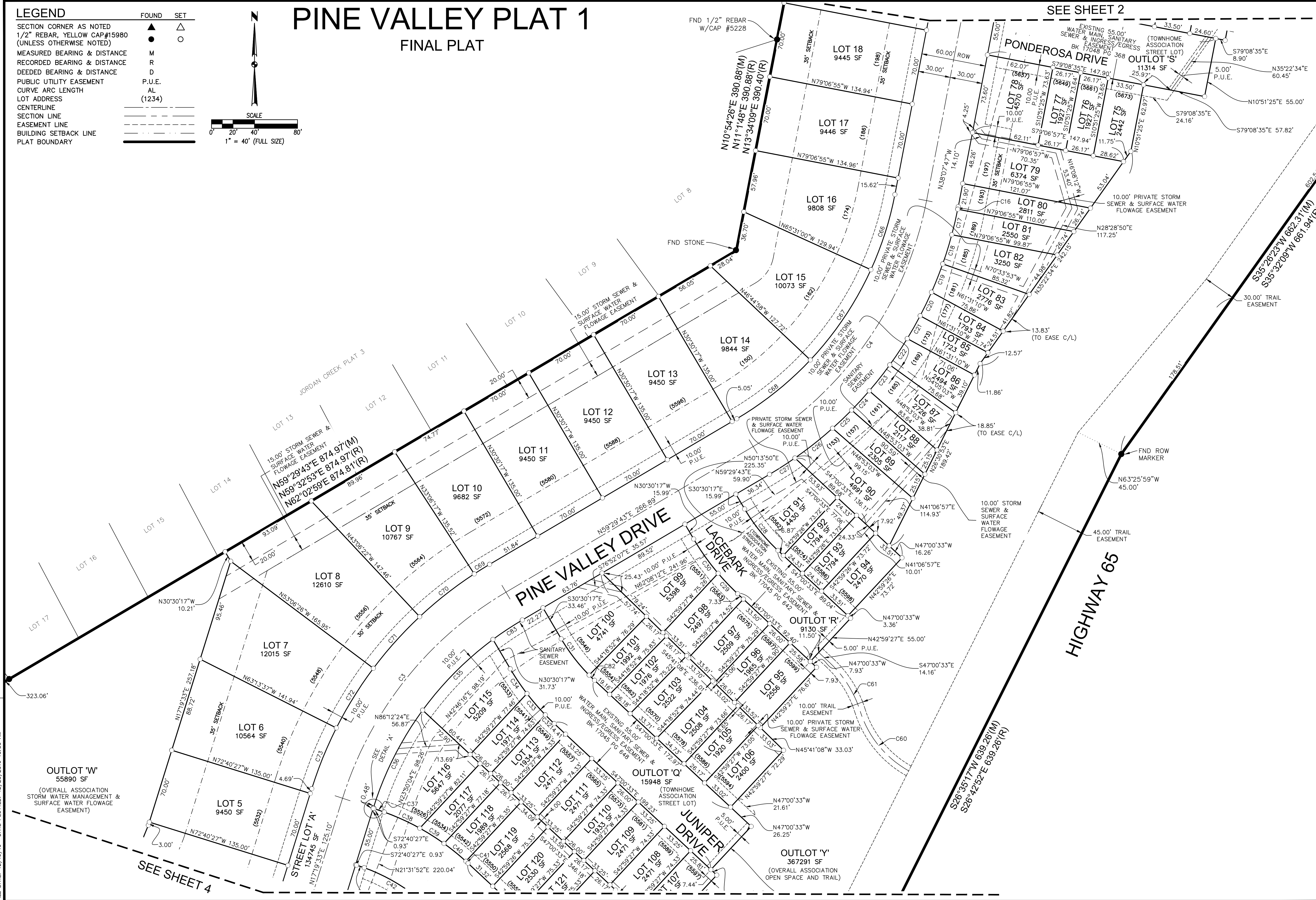
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DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
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BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



# PINE VALLEY PLAT 1

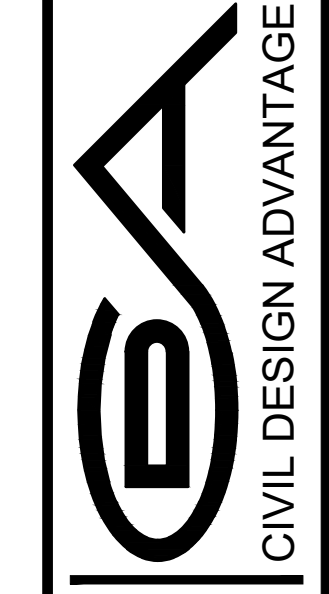
## FINAL PLAT

SEE SHEET 2



DATE	REVISIONS
12/20/19	FINAL SUBMITTAL
11/14/19	FIFTH SUBMITTAL
11/11/19	FOURTH SUBMITTAL
05/08/19	THIRD SUBMITTAL
10/26/18	SECOND SUBMITTAL
07/20/18	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: \_\_\_\_\_ TECH: \_\_\_\_\_



PLEASANT HILL, IOWA

# PINE VALLEY PLAT 1

## FINAL PLAT

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SEE SHEET 4

# PINE VALLEY PLAT 1 FINAL PLAT

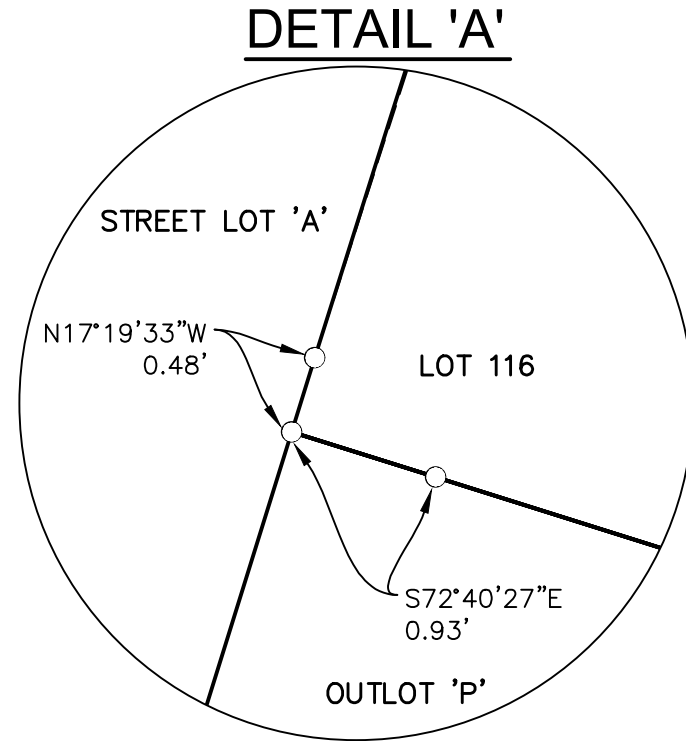
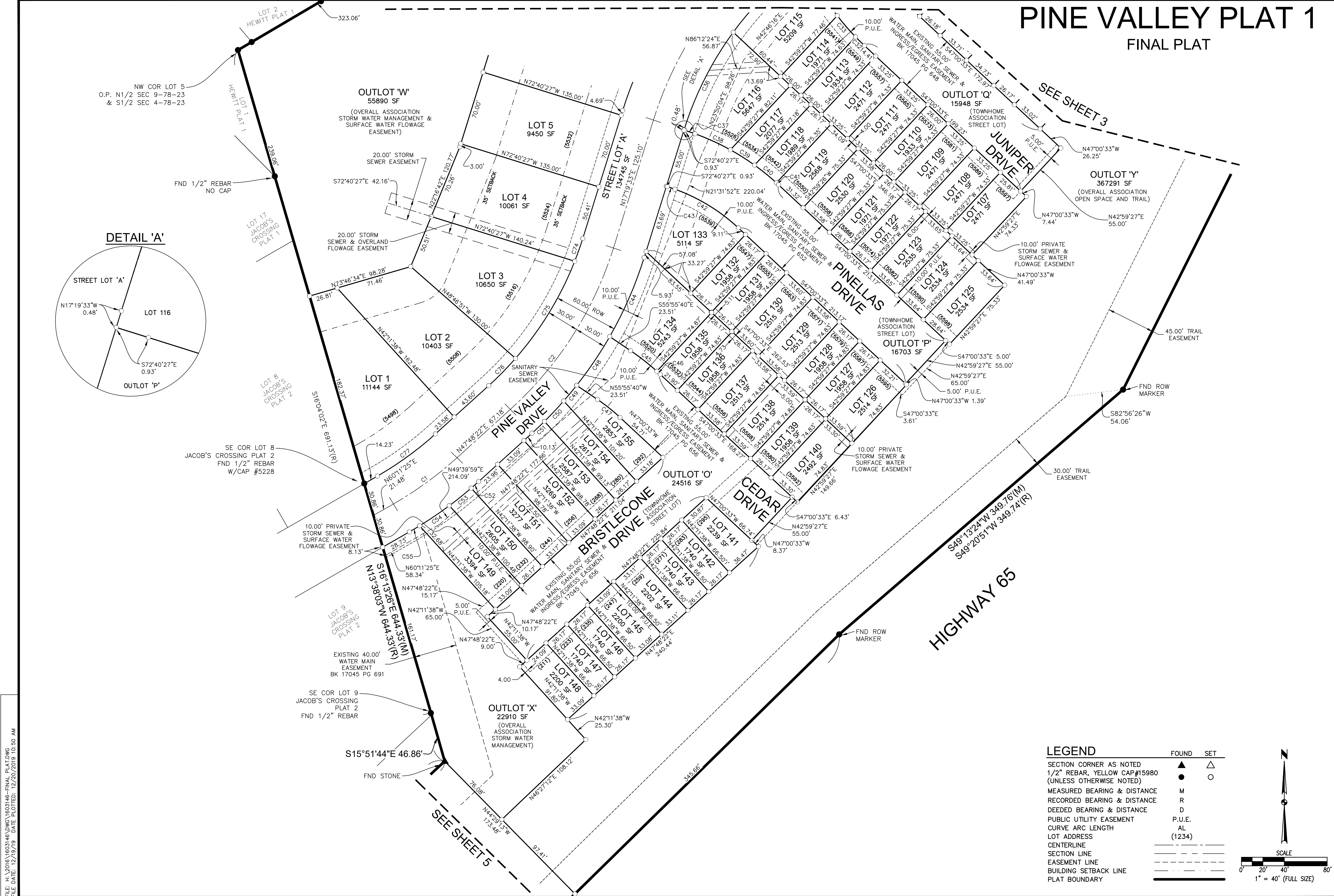
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11/11/19	FOURTH SUBMITTAL
05/08/19	THIRD SUBMITTAL
10/26/18	SECOND SUBMITTAL
07/20/18	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G  
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PHONE: (515) 369-4400 FAX: (515) 369-4410  
TECH: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_



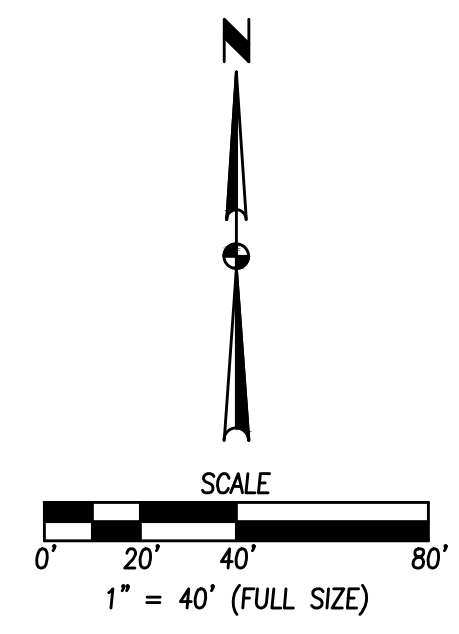
PLEASANT HILL, IOWA

## PINE VALLEY PLAT 1 FINAL PLAT



**LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
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	—	

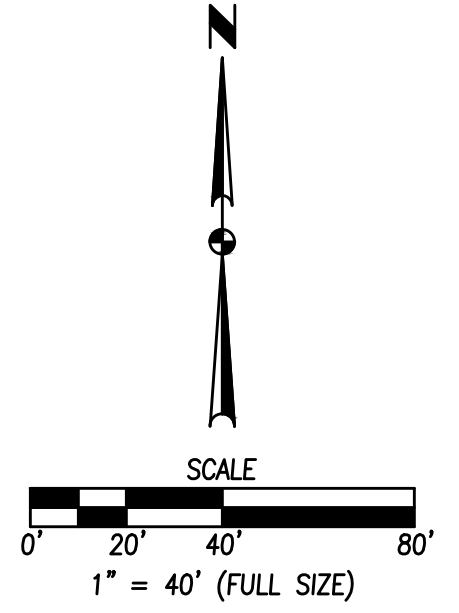


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**LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
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	---	

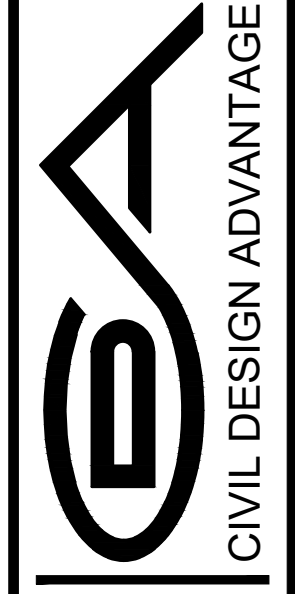


# PINE VALLEY PLAT 1

## FINAL PLAT

DATE	REVISIONS
12/20/19	FINAL SUBMITTAL
11/14/19	FIFTH SUBMITTAL
11/11/19	FOURTH SUBMITTAL
05/08/19	THIRD SUBMITTAL
10/26/18	SECOND SUBMITTAL
07/20/18	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: \_\_\_\_\_ TECH: \_\_\_\_\_



PLEASANT HILL, IOWA

# PINE VALLEY PLAT 1

## FINAL PLAT

FILE: H:\2016\1603146\DWG\1603146-FINAL PLAT.DWG DATE PLOTTED: 12/20/2019 10:50 AM

