

# AUTUMN RIDGE PLAT 2

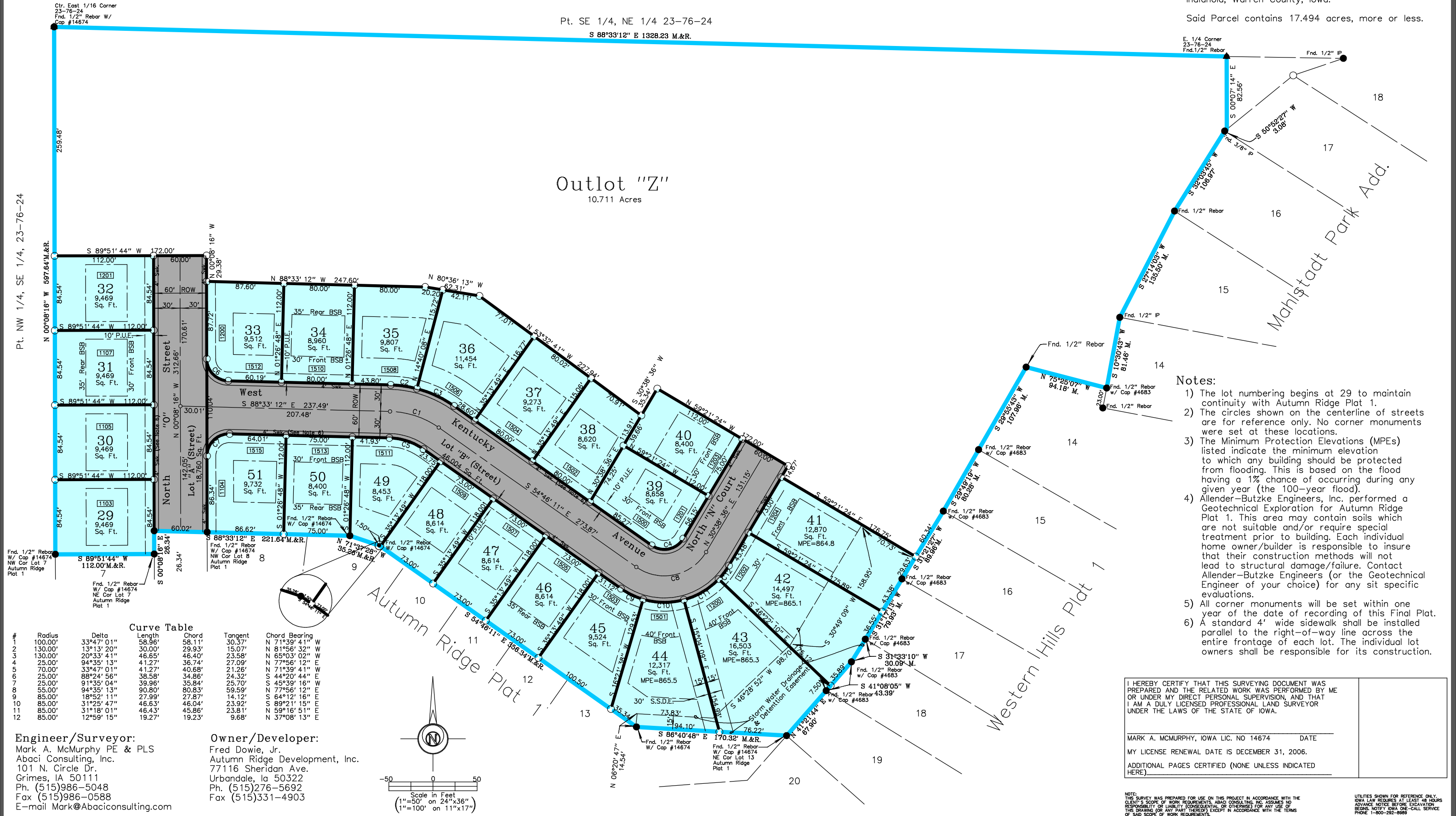
Pt. SE 1/4, NE 1/4 23-76-24  
S 88°33'12" E 1328.23 M.&R.

## Legal Description:

Outlot "X", Autumn Ridge Plat 1, Official Plat,  
Indianola, Warren County, Iowa.

Said Parcel contains 17.494 acres, more or less.

Outlot "Z"  
10.711 Acres



## Notes:

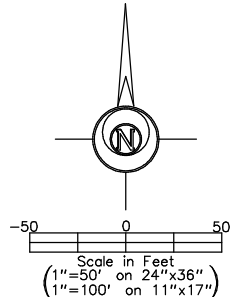
- 1) The lot numbering begins at 29 to maintain continuity with Autumn Ridge Plat 1.
- 2) The circles shown on the centerline of streets are for reference only. No corner monuments were set at these locations.
- 3) The Minimum Protection Elevations (MPEs) listed indicate the minimum elevation to which any building should be protected from flooding. This is based on the flood having a 1% chance of occurring during any given year (the 100-year flood).
- 4) Allender-Butzke Engineers, Inc. performed a Geotechnical Exploration for Autumn Ridge Plat 1. This area may contain soils which are not suitable and/or require special treatment prior to building. Each individual home owner/builder is responsible to insure that their construction methods will not lead to structural damage/failure. Contact Allender-Butzke Engineers (or the Geotechnical Engineer of your choice) for any sit specific evaluations.
- 5) All corner monuments will be set within one year of the date of recording of this Final Plat.
- 6) A standard 4' wide sidewalk shall be installed parallel to the right-of-way line across the entire frontage of each lot. The individual lot owners shall be responsible for its construction.

## Curve Table

#	Radius	Delta	Chord Length	Tangent	Chord Bearing
1	100.00'	33°47' 01"	58.96'	30.37'	N 71°39' 41" W
2	130.00'	13°13' 20"	30.00'	15.07'	N 81°56' 32" W
3	130.00'	20°33' 41"	46.65'	23.58'	N 65°03' 02" W
4	25.00'	94°35' 13"	41.27'	27.09'	N 77°56' 12" E
5	70.00'	33°47' 01"	41.27'	21.26'	N 71°39' 41" W
6	25.00'	88°24' 56"	38.58'	24.32'	S 44°20' 44" E
7	25.00'	91°55' 04"	39.95'	25.70'	S 45°59' 16" W
8	55.00'	94°35' 13"	90.80'	59.59'	N 77°56' 12" E
9	85.00'	18°52' 11"	27.87'	14.12'	S 64°12' 16" W
10	85.00'	31°25' 47"	46.63'	23.92'	S 89°21' 15" E
11	85.00'	31°18' 01"	46.43'	23.81'	N 59°16' 51" E
12	85.00'	12°59' 15"	19.27'	9.68'	N 37°08' 13" E

**Engineer/Surveyor:**  
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**Owner/Developer:**  
Fred Dowie, Jr.  
Autumn Ridge Development, Inc.  
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Ph. (515)276-5692  
Fax (515)331-4903



HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

MARK A. MCMURPHY, IOWA LIC. NO 14674      DATE \_\_\_\_\_  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006.  
ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

**ABACI CONSULTING, INC.**  
CIVIL ENGINEERING - LAND SURVEYING  
101 N. CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

STANDARD SYMBOLS LEGEND:

● IRON ROD FOUND	—W— WATER MAIN	P.U.E. Public Utility Easement
○ 1/2" DIA. x 30" IRON PIN SET	—G— GAS MAIN	1234 Street Address
▲ 1/2" DIA. CAP	—E— UNDERGROUND ELECTRIC	
▲ SECTION CORNER MONUMENT FOUND	—O— OVERHEAD ELECTRIC	
△ SECTION CORNER MONUMENT SET	—T— UNDERGROUND TELEPHONE	
—*— FENCE LINE	+/- MORE OR LESS	
—CLF CHAIN LINK FENCE	S.S.D.E. Storm Sewer & Drainage Easement	

**BENCHMARK:**  
Bury bolt on fire hydrant at the SE corner of the intersection of N "O" Street and W Jackson Avenue.  
Elev. = 906.17

**REVISIONS:**  
11-17-05 Per City of Indianola  
03-15-06 Minor Lot Revisions (Lots 41-48)

**Final Plat**  
of  
**Autumn Ridge Plat 2**

SCALE: 1"=50'      DRAWN BY: J.G.      DATE OF COPYRIGHT: September, '05      DRAWING NO: X500558