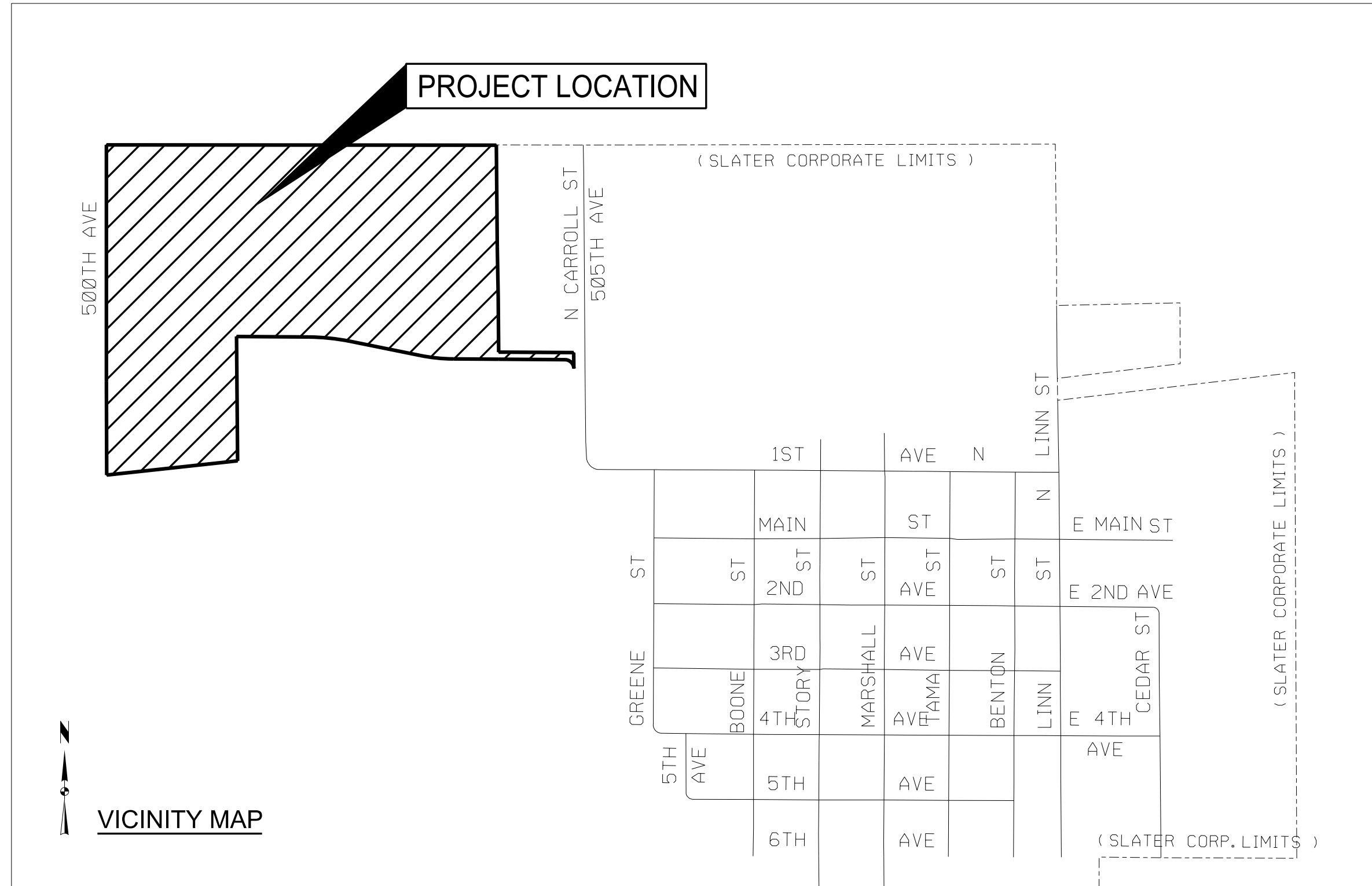


TRAILSIDE DEVELOPMENT PLAT 1 FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT NW1/4 & PT NW1/4 SW1/4
SECTION 30, TOWNSHIP 82N, RANGE 24W
REQUESTED BY:
CRAIG WEEKS



VICINITY MAP

PLAT DESCRIPTION

A PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 ALL BEING IN SECTION 30, TOWNSHIP 82 NORTH, RANGE WEST OF THE 5TH P.M., CITY OF SLATER, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE NORTH 0°01'29" WEST ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 1,328.48 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 89°58'32" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 2,193.85 FEET TO THE EAST LINE OF WEEKS SUBDIVISION PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°28'47" EAST ALONG SAID EAST LINE, 571.67 FEET; THENCE SOUTH 01°06'19" EAST CONTINUING ALONG SAID EAST LINE, 279.42 FEET; THENCE SOUTH 00°27'59" EAST CONTINUING ALONG SAID EAST LINE, 312.69 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID WEEKS SUBDIVISION PLAT 1; THENCE SOUTH 89°34'59" EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 422.05 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH CARROLL STREET; THENCE SOUTH 00°28'43" EAST ALONG SAID WEST RIGHT OF WAY LINE, 89.23 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 77.76 FEET AND WHOSE CHORD BEARS NORTH 45°01'51" WEST, 70.16 FEET; THENCE NORTH 89°34'59" WEST, 372.84 FEET; THENCE NORTH 89°55'20" WEST, 80.07 FEET TO THE NORTHEAST CORNER OF PARCEL "L" AS FILED IN INSTRUMENT 2013-00012679 OF THE STORY COUNTY RECORDER'S OFFICE; THENCE NORTH 89°34'20" WEST ALONG THE NORTH LINE OF SAID PARCEL "L", 173.70 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 191.98 FEET AND WHOSE CHORD BEARS NORTH 84°04'20" WEST, 191.68 FEET; THENCE NORTH 78°34'20" WEST CONTINUING ALONG SAID NORTH LINE, 403.44 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF PARCEL "M" AS FILED IN INSTRUMENT 2013-00012679 OF THE STORY COUNTY RECORDER'S OFFICE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1200.00 FEET, WHOSE ARC LENGTH IS 230.39 FEET AND WHOSE CHORD BEARS NORTH 84°04'20" WEST, 230.03 FEET; THENCE NORTH 89°34'20" WEST ALONG SAID NORTH LINE OF PARCEL "M", 405.60 FEET TO THE WEST LINE OF SAID PARCEL "M" THENCE SOUTH 00°28'17" EAST ALONG SAID WEST LINE, 699.69 FEET TO THE WEST RIGHT OF WAY LINE OF THE FORMER UNION PACIFIC RAILROAD; THENCE SOUTH 83°49'31" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 740.88 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°08'08" WEST ALONG SAID WEST LINE, 527.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.15 ACRES (30122.36 S.F.) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER

TRAILSIDE DEVELOPMENT, LLC
311 NORTH CARROLL STREET
SLATER, IA 50244-9788

ZONING/BULK REGULATIONS

R-1	R-2
MINIMUM LOT WIDTH 75'	MINIMUM LOT WIDTH (SINGLE FAMILY) 60'
MINIMUM LOT SIZE 7,200 SF	MINIMUM LOT WIDTH (TWO-FAMILY) 75'
FRONT YARD SETBACK 25'	MINIMUM LOT SIZE (SINGLE FAMILY) 6,000 SF
SIDE YARD SETBACK 8'	MINIMUM LOT SIZE (PER FAMILY/TWO-FAMILY) 4,800 SF
REAR YARD SETBACK 25'	FRONT YARD SETBACK 25'
	SIDE YARD SETBACK 8'
	REAR YARD SETBACK 25'

SECTION AREAS

PT. SW1/4 NW1/4 SEC. 30-82-24 = 37.11 AC. (1,616,488 S.F.)
PT. SE1/4 NW1/4 SEC. 30-82-24 = 25.21 AC. (1,098,017 S.F.)
PT. NW1/4 SW1/4 SEC. 30-82-24 = 8.24 AC. (358,765 S.F.)
PT. NE1/4 SW1/4 SEC. 30-82-24 = 3.12 AC. (135,784 S.F.)

NOTES

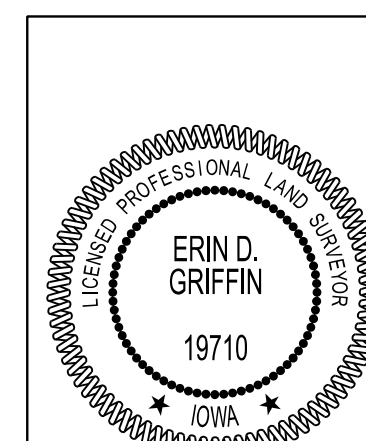
STREET LOTS A, B, C, D, & E TO BE DEEDED TO THE CITY OF SLATER.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Nail	■	□
Control Point	○ CP	
Bench Mark	•	
Plotted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline	---	
Section Line	---	
1/4 Section Line	---	
1/4 1/4 Section Line	---	
Easement Line	---	

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A1 (M)	10° 59' 58" RT	1,000.00'	191.98'	96.28'	N 84° 04' 20" W 191.68'
A1 (R)	11° 00'	1,000.00'	191.99'	96.29'	S 84° 03' 29" E 191.69'
B1	11° 00' 01" LT	1,200.00'	230.39'	115.55'	N 84° 04' 20" W 230.03'
C1	89° 06' 16" LT	50.00'	77.76'	49.22'	N 45° 01' 51" W 70.16'
C2	90° 00' 00" RT	7.00'	11.00'	7.00'	S 45° 01' 28" W 9.90'
C3	90° 00' 00" RT	7.00'	11.00'	7.00'	S 44° 58' 32" E 9.90'
C4	90° 00' 00" RT	7.00'	11.00'	7.00'	S 45° 01' 28" W 9.90'
C5	90° 00' 00" RT	7.00'	11.00'	7.00'	S 44° 58' 32" E 9.90'
C6	90° 00' 00" RT	7.00'	11.00'	7.00'	S 45° 01' 28" W 9.90'
C7	89° 35' 48" RT	17.00'	26.58'	16.88'	N 44° 46' 26" W 23.96'



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
License Number 19710
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal:
Sheets 1 & 2 of 2

TRAILSIDE DEVELOPMENT PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC.

SLATER, IOWA

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

Project No: 119.0675

Sheet 1 of 2

Sheet 1 of 2

Project No: 119.0675
Field Bk: 617B
Pg: 19

Engineer: JDP
Checked By: EDG
Date: 02/20/20
Scale: 1"=100'

REVISION
DATE BY

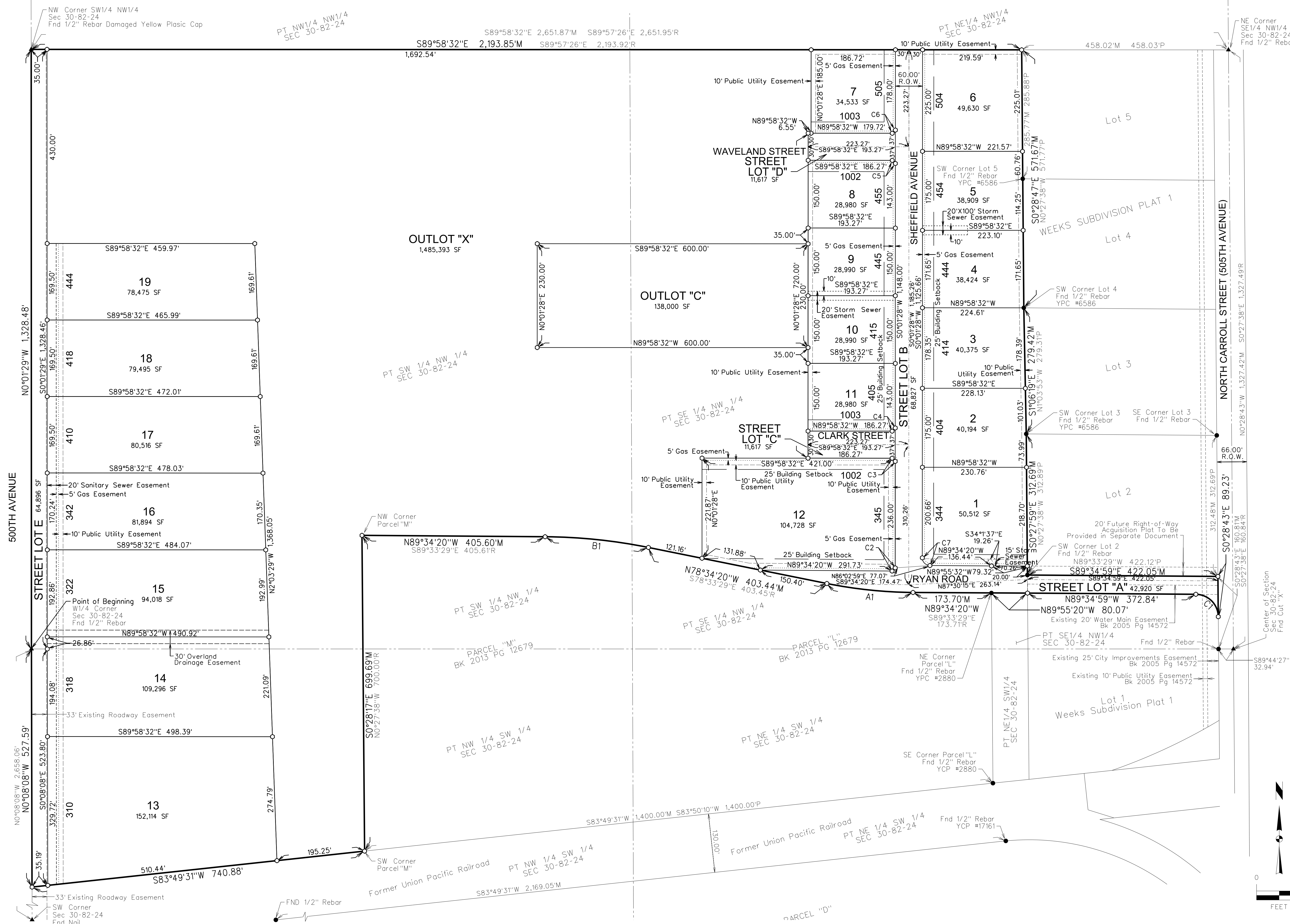
2 AS PER COMMENTS 07/30/20 LJM
1 AS PER COMMENTS 05/06/20 JDP

V:\Rebinder\CADD\Standard\Worksheets\Standard\Printing\Tables\Date.tbl
V:\Rebinder\CADD\Standard\Worksheets\Standard\Printing\Tables\Date.tbl

Snyder
1100

7/30/2020
11:27:52 AM

L:\Projects\2019\119.0675\01\CADD\FP_119.0675_FPL.dgn
L:\Projects\2019\119.0675\01\CADD\FP_119.0675_FPL.dgn



TRAILSIDE DEVELOPMENT PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC.



Project No: 119.0675
Sheet 2 of 2

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

MARK	REVISION	DATE	BY
2	AS PER COMMENTS	07/30/20	JLP
1	AS PER COMMENTS	05/06/20	JLP

Engineer: JLP
Checked By: EDG
Scale: 1" = 100'
Field Bk: 617B
Pg: 19

Sheet 2 of 2