

Pleasant Grove | Bondurant, Iowa

Plat 4

Lot #	Address	Lot Size (sq ft)	Configuration	Price	Status
4	706 Lincoln St NE	8,125	Standard		Sold
5	646 Lincoln St NE	8,125	Standard		Sold
6	642 Lincoln St NE	8,260	Standard		Sold
7	638 Lincoln St NE	9,123	Daylight		Sold
8	310 7th St NE	10,514	Standard		Spec - Willow
9	306 7th St NE	7,919	Standard		Sold
10	302 7th St NE	8,125	Standard		Sold
11	234 7th St NE	8,125	Daylight		Sold
17	210 7th St NE	16,696	Standard		Sold
19	213 7th St NE	14,554	Standard		Sold
39	633 Lincoln St NE	8,312	Standard		Sold
40	637 Lincoln St NE	8,312	Standard		Sold
41	641 Lincoln St NE	8,312	Standard		Sold
42	645 Lincoln St NE	8,312	Standard		Sold
43	705 Lincoln St NE	8,312	Standard		Sold



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Revised 9.2019

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Plat 4



VICINITY SKETCH

NORTH
SCALE: 1"=150'

LEGAL DESCRIPTION

FINAL PLAT PLEASANT GROVE PLAT 4 Bondurant, Iowa

OWNER/DEVELOPER
BONDURANT LOTS, LLC
2400 56th STREET, SUITE 24
URBANDALE, IOWA 50522

ZONING
R-2 ONE & TWO FAMILY RESIDENTIAL

SETBACKS

FRONT - 30'
REAR - 35'
SIDE - 14 & 5 STORIES - 5' MIN. (10' TOTAL)
2 & 3 STORIES - 7' MIN. (14' TOTAL)

BULK REGULATIONS

MINIMUM LOT AREA: 7,500 SQ FT
MINIMUM FLOOR AREA: 190 SQ FT (RANCH)
MINIMUM LOT WIDTH: 65 FEET

NOTES

1. LOTS 'A', 'B' AND 'C' TO BE DEDICATED TO THE CITY OF BONDURANT FOR RIGHT-OF-WAY PURPOSES.
2. BEARINGS ARE BASED ON AN ASSUMED NORTH.
3. ALL CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
4. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
5. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.

LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #1356
- IRON ROD
- GAS PIPE
- DEEDED DISTANCE
- MEASURED DISTANCE
- PREVIOUSLY RECORDED DISTANCE
- PUBLIC UTILITY EASEMENT
- ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- P.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT HAS BEEN 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.

KEVIN J. CRAWFORD, PLS. IOWA LICENSE NO. 1356
MY LICENSE RENEWAL DATE IS DECEMBER 3, 2016.
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS sheet only

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: X.X.XX-2015
REVISIONS: _____

APPROVED: _____ INITIALS: _____ AS-BUILT: _____

FINAL PLAT
PLEASANT GROVE PLAT 4

SHEET
1 OF 1

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	102°00'00"	500.00	141.42	47.14	93.86	S69°20'46"E
C2	107°46'19"	500.00	141.42	47.14	93.86	S69°20'46"E
C3	51°02'21"	1600.00	131.43	46.01	131.88	S67°31'11"E
C4	30°09'21"	25.00	38.95	29.08	35.41	N44°51'17"E
C5	84°43'47"	25.00	38.95	29.08	35.27	N45°09'48"E
C6	27°27'21"	1470.00	60.04	10.75	60.04	S68°32'09"E
C7	241°54'	1470.00	60.04	10.75	60.04	S68°32'09"E
C8	302°34'	92.00	33.46	17.36	32.54	S65°45'43"E
C9	310°34'	92.00	33.46	17.36	32.54	S65°45'43"E
C10	50°43'36"	52.00	46.04	24.45	44.55	S64°54'04"E
C11	48°03'40"	52.00	43.62	23.18	42.35	S63°30'55"E
C12	48°03'40"	52.00	43.62	23.18	42.35	S63°30'55"E
C13	43°13'00"	52.00	39.25	20.41	38.33	S68°12'45"E
C14	43°13'00"	52.00	39.25	20.41	38.34	N10°24'35"E
C15	37°46'22"	50.00	26.60	14.70	26.21	S73°02'37"E
C16	5°34'12"	50.00	4.86	2.43	4.86	N87°19'06"E
C17	136°35'	1530.00	43.87	20.14	43.87	S65°40'17"E
C18	27°15'	1530.00	63.75	31.00	63.75	S67°10'27"E
C19	100°31'	1530.00	26.54	13.47	26.54	S63°32'04"E
C20	30°16'36"	25.00	38.95	29.08	35.44	N44°51'17"E
C21	85°7'43"	470.00	73.52	36.85	73.44	N04°46'45"E
C22	1°32'18"	470.00	12.62	6.31	12.62	N01°57'49"E
C23	57°05'01"	470.00	47.00	23.53	47.00	S01°23'13"E
C24	84°18'46"	25.00	38.95	29.08	35.27	N45°09'48"E
C25	100°00'00"	25.00	38.95	29.08	35.27	N45°09'48"E
C26	57°05'01"	470.00	47.00	23.53	47.00	S01°23'13"E
C27	57°05'01"	470.00	47.00	23.53	47.00	S01°23'13"E
C28	27°15'	1530.00	63.75	31.00	63.75	S67°10'27"E
C29	71°02'	530.00	66.76	33.42	66.72	N04°50'07"E
C30	244°33'	1530.00	63.75	31.00	63.75	N02°34'12"E
C31	85°48'40"	25.00	38.95	29.08	35.27	N45°09'48"E
C32	5°40'14"	530.00	52.61	26.33	52.54	S02°40'16"E



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