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# SUNRISE RIDGE ADDITION FINAL PLAT

## CITY OF AVOCA, POTTAWATTAMIE COUNTY, IOWA

MARK	REVISION	DATE	BY
Engineer: <b>DES</b>	Checked By: <b>MLJ</b>	Scale: 1" = 100'	Field Bk:
Technician: <b>TLG</b>	Date: <b>04/07/22</b>	Project No: <b>1211206</b>	Sheet <b>1</b> of <b>2</b>

### INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:  
MICHAEL L. JORGENSEN, PLS  
SNYDER & ASSOCIATES, INC.  
1800 WEST 22nd STREET SUITE 200  
ATLANTIC, IOWA 50022  
712-243-6505  
MJORGENSEN@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:  
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:  
PARCELS 22084  
SE1/4-NE1/4  
SEC. 9-77-39  
CITY OF AVOCA

REQUESTED BY:  
MCCARTHY CONSTRUCTION, INC.

OWNER:  
MCCARTHY CONSTRUCTION, INC.

DATE OF SURVEY:  
JUNE 22, 2022

### PLAT DESCRIPTION

PLAT DESCRIPTION: SUNRISE RIDGE ADDITION

POTTAWATTAMIE COUNTY PARCEL 22084 RECORDED AS INSTRUMENT NUMBER 2022-10189, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 77 NORTH, RANGE 39 WEST OF THE 5TH P.M., CITY OF AVOCA, POTTAWATTAMIE COUNTY, IOWA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 9-77-39; THENCE NORTH 0°46'03" EAST, ALONG THE EAST LINE OF SAID SECTION 9-77-39, 893.40' FEET; THENCE NORTH 87°27'59" WEST, 30.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 450TH STREET, POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 87°27'59" WEST, 1,115.85 FEET; THENCE NORTH 2°32'01" EAST, 58.88 FEET; THENCE NORTH 87°27'59" WEST, 172.05 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9-77-39; THENCE NORTH 0°41'20" EAST, ALONG THE SAID WEST LINE, 288.27 FEET; THENCE SOUTH 87°27'59" EAST, ALONG THE SOUTH LINE OF BOTH SUNNYRIDGE AVOCA AND NISHNA RIDGE SUBDIVISIONS, 1,286.48 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 450TH STREET; THENCE SOUTH 0°46'03" WEST, ALONG THE SAID WEST RIGHT OF WAY LINE, 347.16 FEET TO THE POINT OF BEGINNING. CONTAINING 10.01 ACRES AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### ZONING

UDR - URBAN DENSITY RESIDENTIAL

### DATE OF SURVEY

10-23-2019

### OWNER

MCCARTHY CONSTRUCTION, INC.  
922 N. WALNUT STREET  
AVOCA, IA 51521

### BULK REGULATIONS

FRONT YARD SETBACK(BSB) = 20'  
REAR YARD SETBACK(RYSB) = 20'  
SIDE YARD SETBACK(SYSB) = 6'  
STREET SIDE YARD SETBACK(STSB) = 20'  
MIN LOT SIZE = 6,000 SF  
MIN LOT WIDTH = 40'  
MAX BUILDING HEIGHT = 35'

### EASEMENT NOTES

- OVERLAND FLOWAGE EASEMENTS INCLUDE THE SIDE 6' OF LOTS 1-25.
- GENERAL PUBLIC UTILITY EASEMENTS INCLUDE THE FRONT 10', THE SIDE 5' AND THE REAR 10' OF LOTS 1-25.
- STORM SEWER EASEMENTS INCLUDE THE EAST 25' OF LOTS 1 & 25. (EXISTING 42" CMP STORM SEWER)

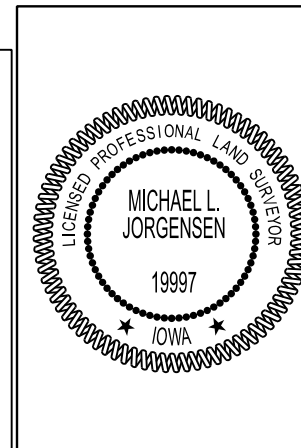
### NOTES

- STREET LOT A TO BE DEDICATED TO THE CITY OF AVOCA FOR STREET RIGHT OF WAY PURPOSES.

### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap #1997 (Unless Otherwise Noted)	●	○
ROW Rail	■	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	-----	
Section Line	-----	
1/4 Section Line	-----	
1/4 1/4 Section Line	-----	
Easement Line	-----	

<b>APPROVED</b> CITY PLANNING AND ZONING AVOCA, IOWA		<b>APPROVED</b> CITY COUNCIL AVOCA, IOWA	
_____	_____	_____	_____
CHAIRMAN	DATE	MAYOR	DATE
_____	_____	_____	_____
SECRETARY	DATE	CITY CLERK	DATE



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.

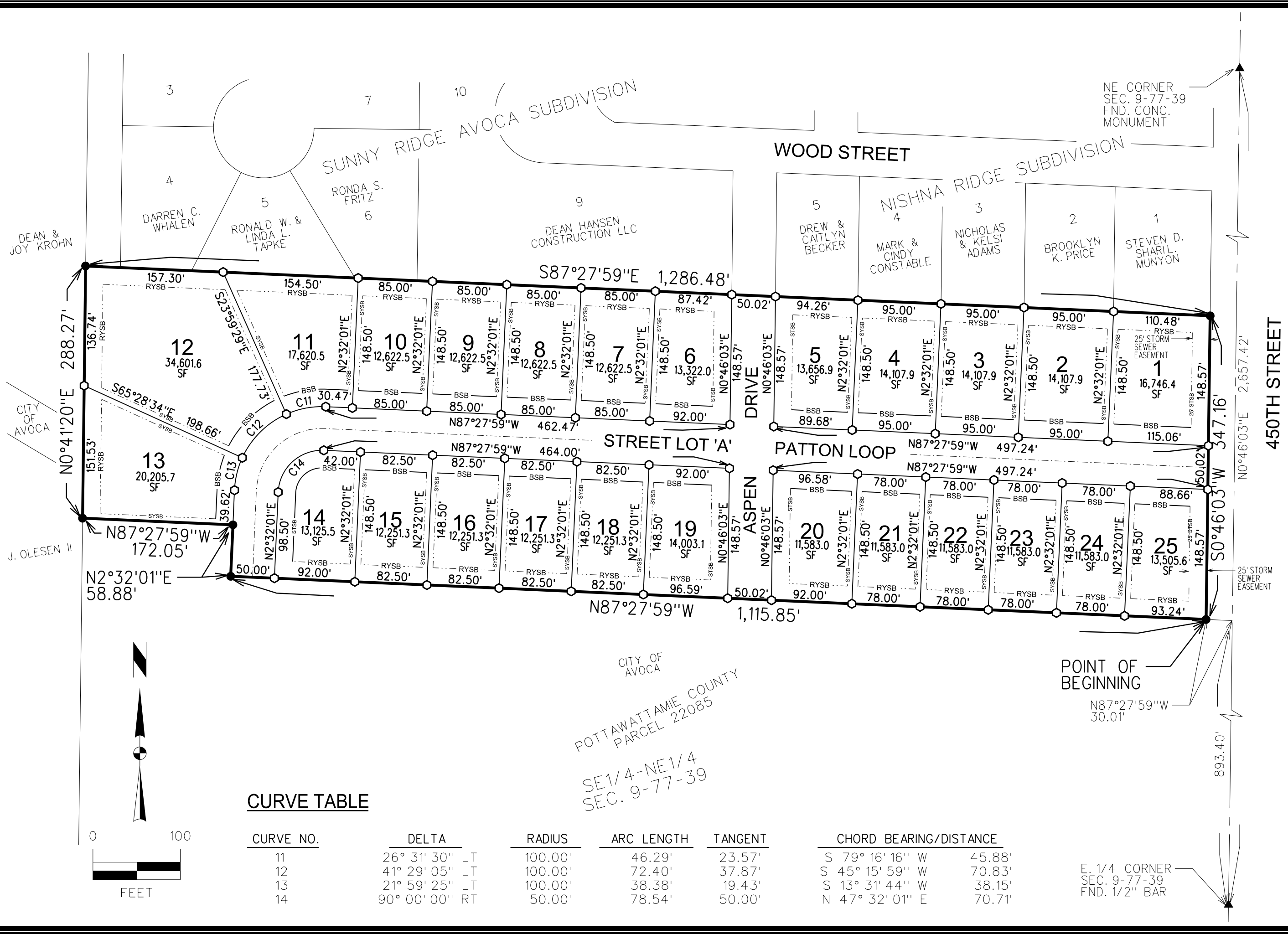
Michael L. Jorgensen, PLS \_\_\_\_\_ Date \_\_\_\_\_  
License Number 19997  
My License Renewal Date is December 31, 2023  
Pages or sheets covered by this seal: \_\_\_\_\_

**SUNRISE RIDGE ADDITION**  
**FINAL PLAT**  
**AVOCA, IOWA**  
**SNYDER & ASSOCIATES, INC.**  
 1800 WEST 22ND ST., SUITE 200  
 ATLANTIC, IOWA 50022  
 712-243-6505 | www.snyder-associates.com

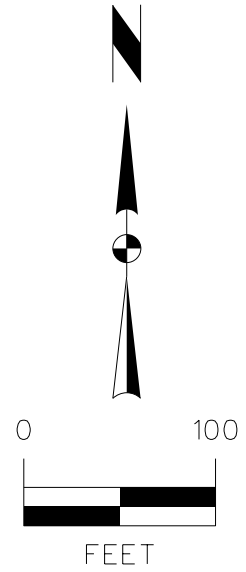
**SNYDER & ASSOCIATES**

Project No: **1211206**  
Sheet **1** of **2**

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 City of Avoca  
 J. OLESEN II



**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
11	26° 31' 30" LT	100.00'	46.29'	23.57'	S 79° 16' 16" W 45.88'
12	41° 29' 05" LT	100.00'	72.40'	37.87'	S 45° 15' 59" W 70.83'
13	21° 59' 25" LT	100.00'	38.38'	19.43'	S 13° 31' 44" W 38.15'
14	90° 00' 00" RT	50.00'	78.54'	50.00'	N 47° 32' 01" E 70.71'

E. 1/4 CORNER  
 SEC. 9-77-39  
 FND. 1/2" BAR

Project No: **1211206** Sheet 2 of 2  
 Date: **04/07/22** Field Bk:  
 Checked By: **MLJ** Scale: 1" = 100'  
 Engineer: **DES**

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 Project No: **1211206** Sheet 2 of 2