

FINAL PLAT

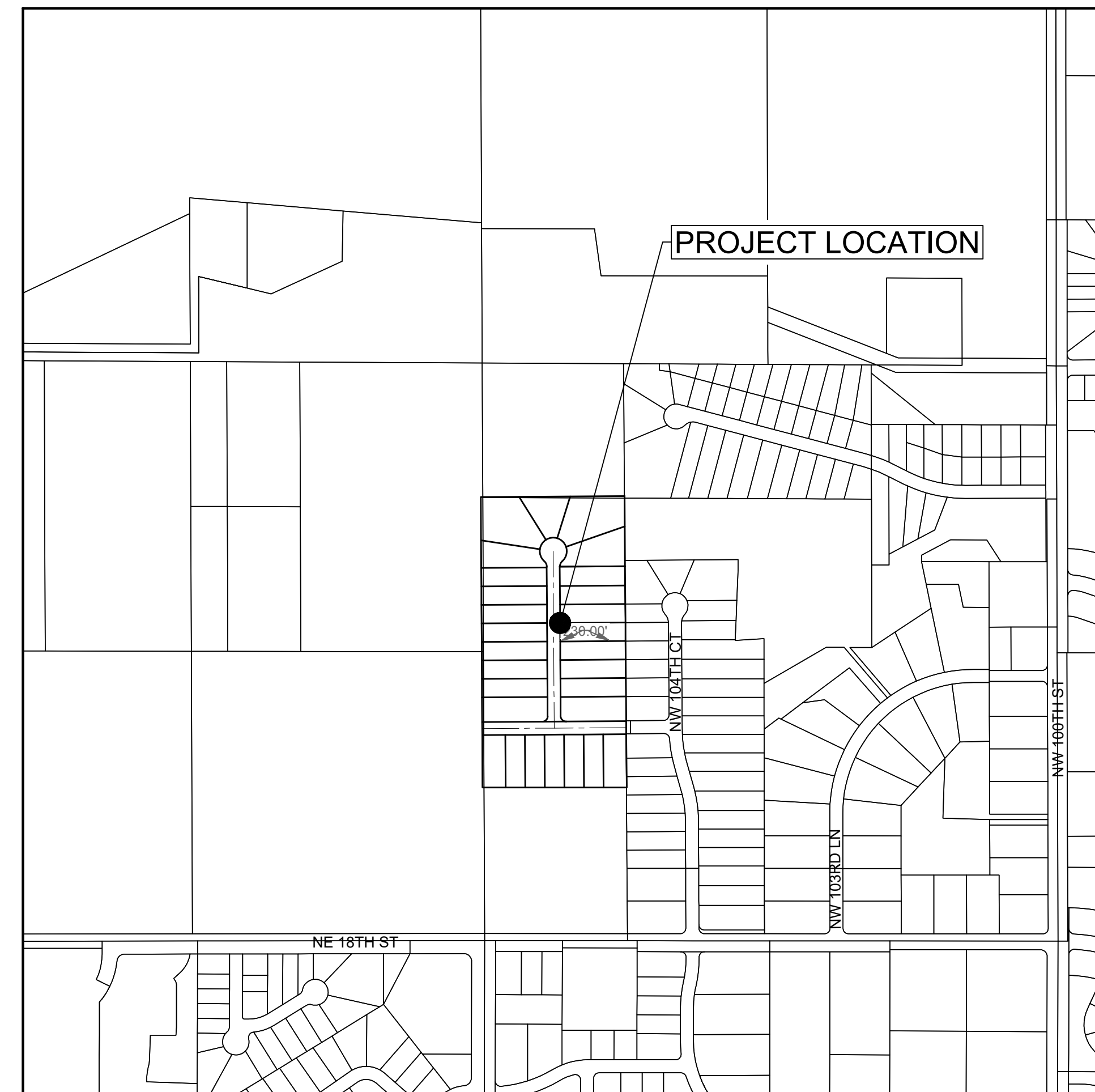
CHESTERFIELD ESTATES PLAT 2

CITY OF JOHNSTON, POLK COUNTY, IOWA

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. 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:
OUTLOT "Z" CHESTERFIELD
ESTATES PLAT 1
REQUESTED BY:
CHESTERFIELD HEIGHTS, LLC
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023



VICINITY MAP

OWNER / DEVELOPER

CHESTERFIELD ESTATES LLC
11059 BROOKDALE DRIVE
WEST DES MOINES, IA 50266

ENGINEER

SNYDER AND ASSOCIATES, INC
2727 SNYDER BLVD
ANKENY, IA 50023
CONTACT: ERIC CANNON P.E.
PHONE: 515-964-2020

PLAT DESCRIPTION

OUTLOT "Z" CHESTERFIELD ESTATES PLAT 1, AN OFFICIAL PLAT
IN THE CITY OF JOHNSTON, POLK COUNTY, IA.

ACRES

20.30 ACRES

FLOODPLAIN

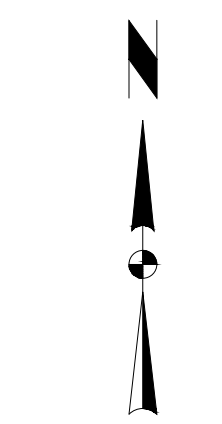
THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS
ZONE "X", AREA OF MINIMAL FLOOD HAZARD, AS DESIGNATED IN
THE FLOOD INSURANCE RATE MAP NUMBER 19153C0160F WITH
AN EFFECTIVE DATE OF FEBRUARY 1ST, 2019.

ZONING

R-1(75) SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS

R-1(75) SINGLE FAMILY RESIDENTIAL:
FRONT YARD SETBACK = 35'
REAR YARD SETBACK = 35'
SIDE YARD SETBACK = 8', 17' TOTAL
MAXIMUM LOT AREA=9,500 SF
MAXIMUM HEIGHT = 35'



NOT TO SCALE

LEGEND

FEATURES

- Section Corner
- 1/2" Rebar, YPC#19710
(Unless Otherwise Noted)
- ROW Marker
- ROW Rail
- Control Point
- Bench Mark
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Minimum Protection Elevation
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 1/4 Section Line
- Easement Line

FOUND

- Section Corner
- 1/2" Rebar, YPC#19710
- Control Point
- Bench Mark
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Minimum Protection Elevation
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 1/4 Section Line
- Easement Line

SET

- Section Corner
- 1/2" Rebar, YPC#19710
- Control Point
- Bench Mark
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Minimum Protection Elevation
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 1/4 Section Line
- Easement Line

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:

CHESTERFIELD ESTATES PLAT 2

FINAL PLAT

SNYDER & ASSOCIATES, INC.

JOHNSTON, IA

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



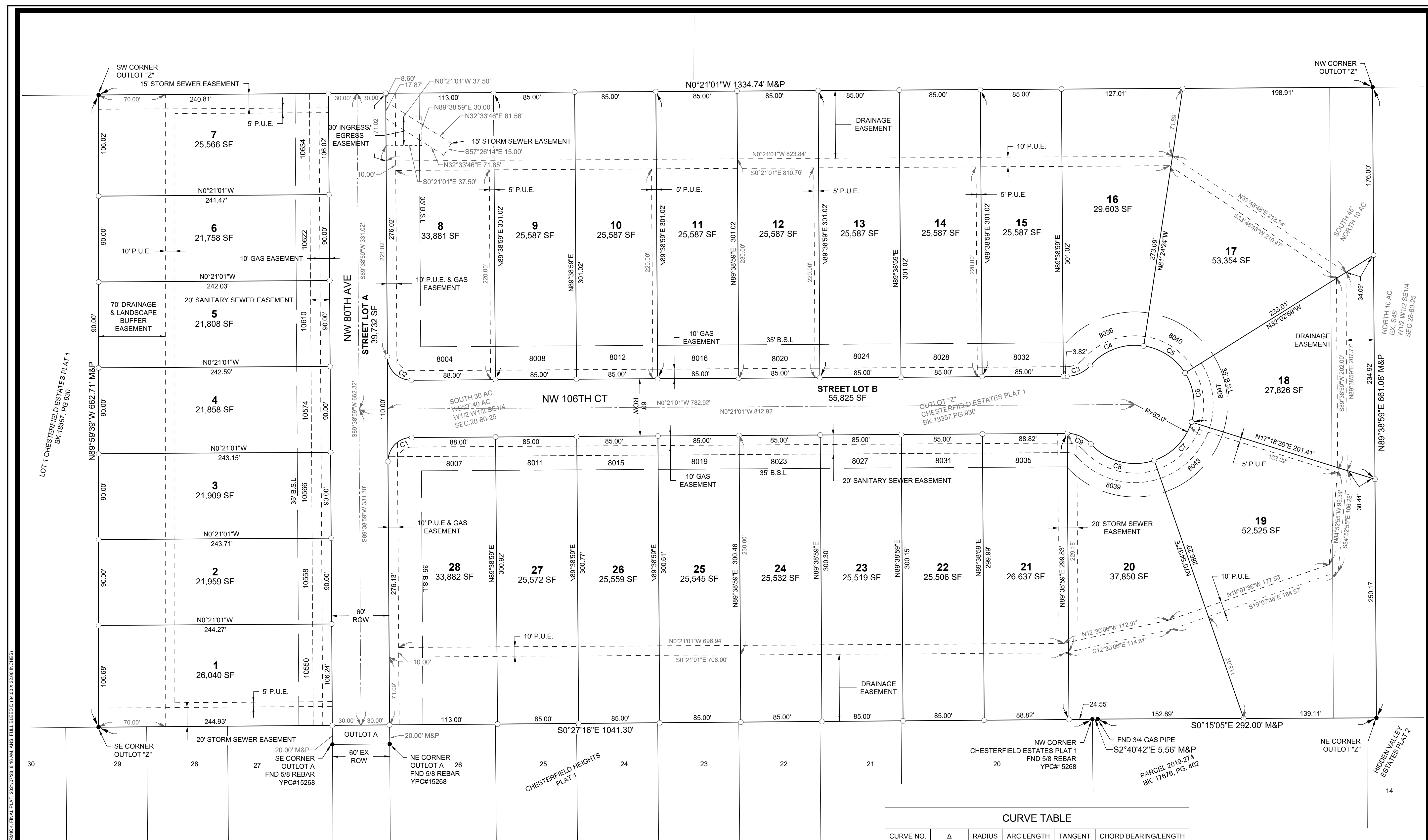
Project No: 120.0369.01

Sheet 1 of 2

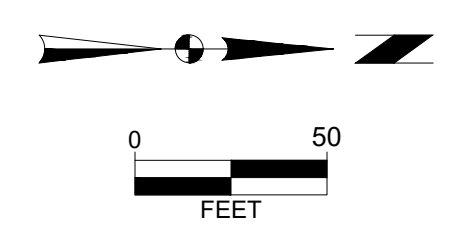
MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	7-27-21	JWM

Checked By: EDG
Date: 07-09-21
T-R-S: TTN-RRW-SS
Technician:JWM
Project No: 120.0369.01

Sheet 1 of 2



CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	89°59'57"	25.00'	39.27'	25.00'	S45°20'59"E 35.36'
C2	90°00'00"	25.00'	39.27'	25.00'	N44°38'59"E 35.36'
C3	48°27'32"	33.00'	27.91'	14.85'	N24°34'46"W 27.09'
C4	57°24'08"	62.00'	62.12'	33.95'	S20°06'28"E 59.55'
C5	49°21'25"	62.00'	53.41'	28.49'	S33°16'18"W 51.77'
C6	49°21'25"	62.00'	53.41'	28.49'	S82°37'43"W 51.77'
C7	53°36'42"	62.00'	58.00'	31.32'	N45°53'29"W 55.91'
C8	67°11'54"	62.00'	72.72'	41.19'	N14°30'34"E 68.62'
C9	48°27'32"	33.00'	27.91'	14.85'	S23°52'45"W 27.09'



MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	7-27-21	JMM

Checked By: EDG
 Engineer: JMM
 Technician: JMM
 Date: 07-09-21
 Scale: 1"=50'
 T-R-S: TTN-RRW-SS
 Project No: 120.0369.01

CHESTERFIELD ESTATES PLAT 2
FINAL PLAT
JOHNSTON, IA
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

Project No: 120.0369.01
 Sheet 2 of 2