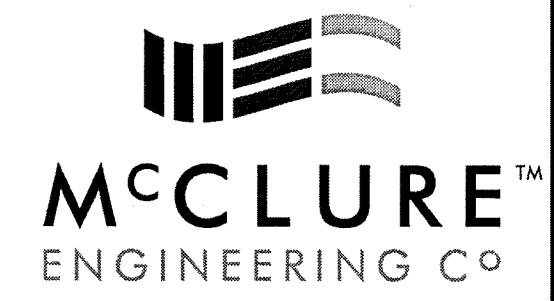


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 Kind: PLAT  
 Recorded: 11/21/2012 at 09:45:42 AM  
 Fee Amt: \$77.00 Page 1 of 10  
 Polk County Iowa  
 JULIE M. HAGGERTY RECORDER  
 File# 2013-0047613  
 BK 14540 PG 632-641

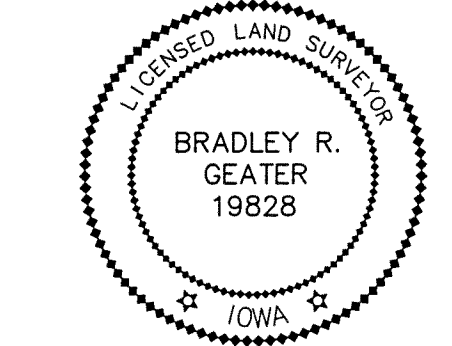
# Tournament Club of Iowa Plat 5 Final Plat Polk City, Iowa

**Legal Description**  
 ALL OF OUTLOT 1 OF TOURNAMENT CLUB OF IOWA PLAT 1, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA.  
 AND ALL OF OUTLOT A OF TOURNAMENT CLUB OF IOWA PLAT 2, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA.  
 AND AUDITOR'S PARCEL "D" AS SHOWN ON PLAT OF SURVEY RECORDED SEPTEMBER 12, 2012 IN BOOK 14935 AT PAGE 741 IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING PART OF LOT 1 OF TOURNAMENT CLUB OF IOWA PLAT 1, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA.  
 AND THAT PART OF LOT 2 OF THE OFFICIAL PLAT OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY IOWA AS SHOWN ON PLAT OF SURVEY RECORDED MARCH, 14, 2002 IN BOOK 9105 AT PAGE 98 IN THE OFFICE OF THE POLK COUNTY RECORDER.  
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NE CORNER OF SECTION 2; THENCE S00°35'12"E, 256.24 FEET ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 2; THENCE S54°00'25"W, 350.42 FEET; THENCE S67°08'24"W, 401.65 FEET TO THE CENTERLINE OF W BROADWAY STREET; THENCE N51°06'21"W, 702.97 FEET ALONG THE CENTERLINE OF W BROADWAY STREET; THENCE N89°37'25"E, 70.86 FEET; THENCE N38°53'39"E ALONG THE EASTERN RIGHT-OF-WAY LINE OF TRADITION DRIVE 85.56 FEET; THENCE N26°27'23"E, 26.27 FEET; THENCE 244.22 FEET ON THE ARC OF A 179.99 FOOT RADIUS CURVE CONCAVE WESTERLY (CHORD BEARING N2°25'51"E, 225.91 FEET); THENCE LEAVING SAID RIGHT-OF-WAY LINE N50°43'32"E, 186.58 FEET ALONG THE SOUTHEASTERLY LINE OF LOT 1 OF TOURNAMENT CLUB OF IOWA PLAT 2; THENCE S25°51'19"E, 38.26 FEET; THENCE S81°30'00"E, 314.33 FEET; THENCE N78°14'29"E, 212.12 FEET; THENCE S50°49'17"E, 143.52 FEET; THENCE S59°15'39"E, 289.13 FEET; THENCE N58°42'11"W, 268.14 FEET; THENCE N03°14'29"E, 212.12 FEET; THENCE S59°49'17"E, 143.52 FEET; THENCE S59°15'39"E, 289.13 FEET TO POINT OF BEGINNING. SAID PARCEL CONTAINS 15.36 ACRES INCLUDING 0.53 ACRES PUBLIC ROAD RIGHT-OF-WAY AND IS SUBJECT TO EASEMENTS OF RECORD.



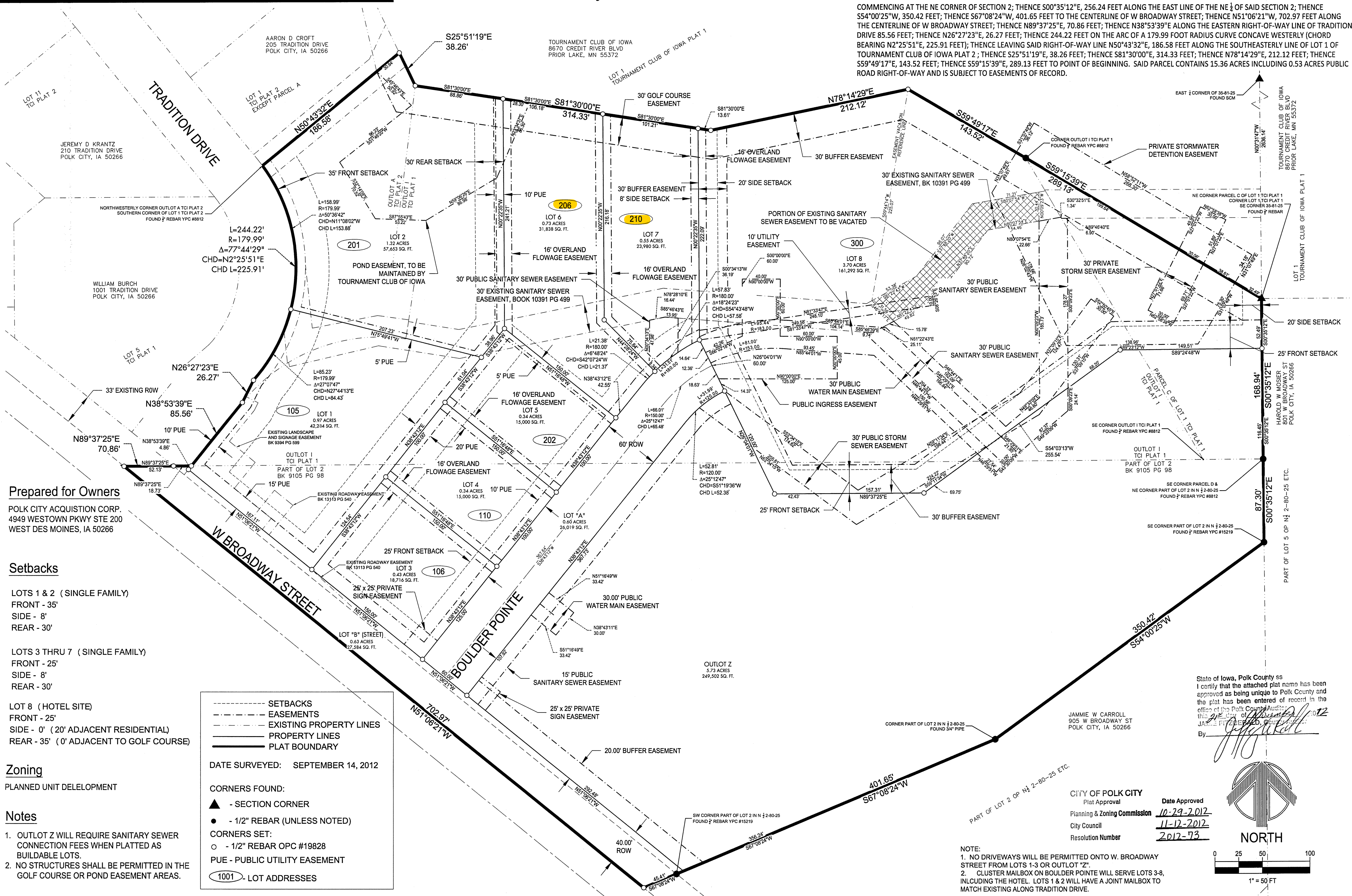
building strong communities.  
 1360 NW 121ST. Street  
 Clive, Iowa 50325  
 515-964-1229  
 fax 515-964-2370

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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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Bradley R. Geater* DATE 11/14/12  
 BRADLEY R. GEATER, PLS  
 NO. 19828  
 MY LICENSE RENEWAL DATE IS  
 DECEMBER 31, 2013  
 PAGES OR SHEETS COVERED BY  
 THIS SEAL:  
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**Prepared for Owners**  
 POLK CITY ACQUISITION CORP.  
 4949 WESTOWN PKWY STE 200  
 WEST DES MOINES, IA 50266

**Setbacks**  
 LOTS 1 & 2 (SINGLE FAMILY)  
 FRONT - 35'  
 SIDE - 8'  
 REAR - 30'  
 LOTS 3 THRU 7 (SINGLE FAMILY)  
 FRONT - 25'  
 SIDE - 8'  
 REAR - 30'  
 LOT 8 (HOTEL SITE)  
 FRONT - 25'  
 SIDE - 0' (20' ADJACENT RESIDENTIAL)  
 REAR - 35' (0' ADJACENT TO GOLF COURSE)

**Zoning**  
 PLANNED UNIT DEVELOPMENT

- Notes**
- OUTLOT Z WILL REQUIRE SANITARY SEWER CONNECTION FEES WHEN PLATTED AS BUILDABLE LOTS.
  - NO STRUCTURES SHALL BE PERMITTED IN THE GOLF COURSE OR POND EASEMENT AREAS.

--- SETBACKS  
 - - - EASEMENTS  
 - - - EXISTING PROPERTY LINES  
 - - - PROPERTY LINES  
 - - - PLAT BOUNDARY

DATE SURVEYED: SEPTEMBER 14, 2012

CORNERS FOUND:  
 ▲ - SECTION CORNER  
 ● - 1/2" REBAR (UNLESS NOTED)  
 ○ - 1/2" REBAR OPC #19828

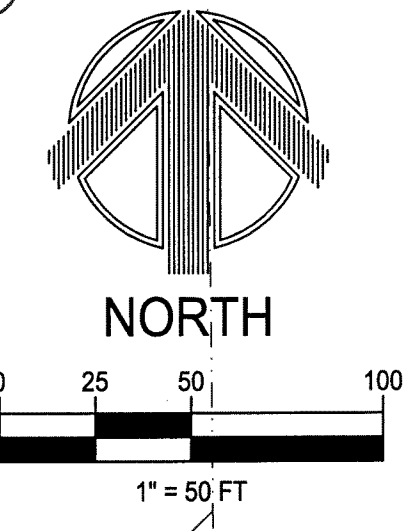
CORNERS SET:  
 ○ - 1/2" REBAR OPC #19828

PUE - PUBLIC UTILITY EASEMENT

1001 - LOT ADDRESSES

State of Iowa, Polk County ss  
 I certify that the attached plat name has been approved as being unique to Polk County and the plat has been entered of record in the office of the Polk County Auditor.  
 JAMIE W. CARROLL, Auditor  
 By: *Jamie W. Carroll*

CITY OF POLK CITY  
 Plat Approval  
 Planning & Zoning Commission 10-29-2012  
 City Council 11-12-2012  
 Resolution Number 2012-73



**NOTE:**  
 1. NO DRIVEWAYS WILL BE PERMITTED ONTO W. BROADWAY STREET FROM LOTS 1-3 OR OUTLOT "Z".  
 2. CLUSTER MAILBOX ON BOULDER POINTE WILL SERVE LOTS 3-8, INCLUDING THE HOTEL. LOTS 1 & 2 WILL HAVE A JOINT MAILBOX TO MATCH EXISTING ALONG TRADITION DRIVE.

TOURNAMENT CLUB OF IOWA  
 PLAT 5  
 FINAL PLAT  
 Polk City, Iowa  
 2212018  
 October, 2012

REVISIONS  
 10/05/2012  
 10/24/2012  
 10/29/2012  
 11/9/2012  
 11/14/2012

ENGINEER: C. Smith  
 DRAWN BY: B. Geater  
 CHECKED BY: M. Heath  
 FIELD BOOK NO.:  
 DRAWING NO.: FP-01  
 SHEET NO.: 01 / 01