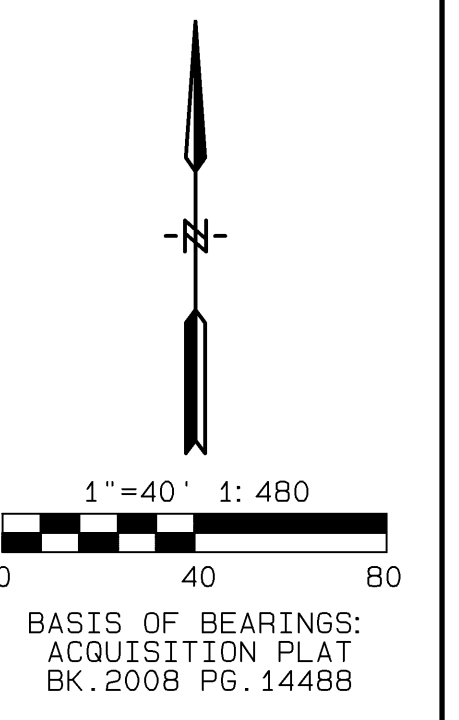
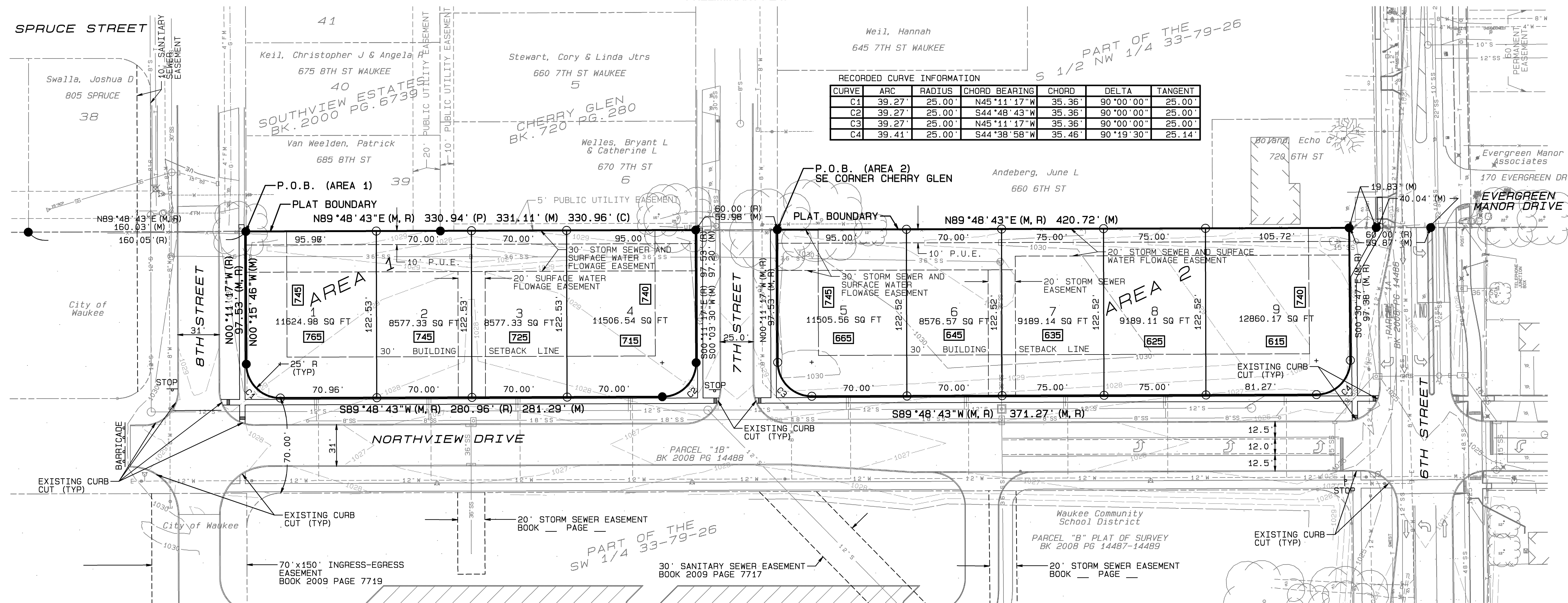


CLAYTON COMMONS PLAT 1

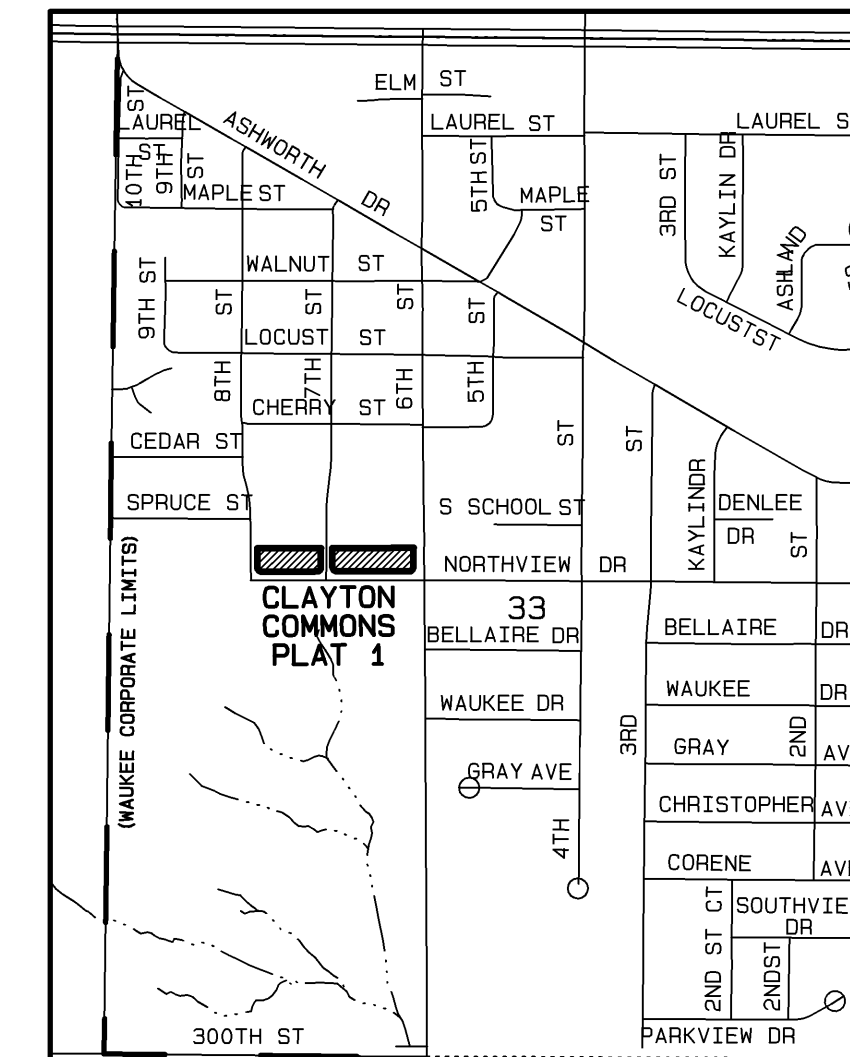
PRELIMINARY PLAT



Clayton Commons Plat 1
 Legal Description: (Area 1)
 That part of the SW 1/4 of Section 33, Township 79 North, Range 26 West of the 5th P.M., in the City of Waukee, Dallas County, Iowa, more particularly described as follows:
 Beginning at the Southwest corner of Lot 39, Southview Estates, an official plat now included in and forming a part of the City of Waukee;
 thence N 89°48'43" E, (bearings based upon the Plat of Acquisition as recorded in Book 2008 Page 14488 in the Dallas County Recorder's Office) a distance of 330.96 feet along the South line of said Southview Estates and along the South line of Cherry Glen, an official plat now included in and forming a part of the City of Waukee, to the Southeast corner of Lot 6 of said Cherry Glen;
 thence S 00°11'17" E, a distance of 97.53 feet along the West right of way of Seventh Street as recorded in said Plat of Acquisition;
 thence Southwesterly, a distance of 39.27 feet along a curve concave Northwesterly having a central angle of 90°00'00", a radius of 25.00 feet, and a chord bearing of S 44°48'43" W a distance of 35.36 feet along said West right-of-way to the North right-of-way of Northview Drive as recorded in said Plat of Acquisition;
 thence S 89°48'43" W, a distance of 280.96 feet along said North right of way to the East right-of-way of Eighth Street as recorded in said Plat of Acquisition;
 thence Northwesterly, a distance of 39.27 feet along a curve concave Northwesterly having a central angle of 90°00'00", a radius of 25.00 feet, and a chord bearing of N 45°11'17" W a distance of 35.36 feet along said East right-of-way;
 thence N 00°11'17" W, a distance of 97.53 feet to along said East right-of-way to the Point of Beginning
 Containing 40,286.17 square feet or 0.92 acres more or less;

Legal Description: (Area 2)
 Beginning at the Southeast corner of said Cherry Glen;
 thence N 89°48'43" E, a distance of 420.72 feet along the North Line of said Southwest Quarter to the West right-of-way of Sixth Street as presently established;
 thence S 00°30'47" E, a distance of 97.38 feet along said West right of way to the North right-of-way of Northview Drive as recorded in said Plat of Acquisition;
 thence Southwesterly, a distance of 39.41 feet along a curve concave Northwesterly having a central angle of 90°19'30", a radius of 25.00 feet, and a chord bearing of S 44°38'58" W a distance of 35.46 feet along said North right-of-way;
 thence S 89°48'43" W, a distance of 371.27 feet along said North right of way to the East right-of-way of Seventh Street as recorded in said Plat of Acquisition;
 thence Northwesterly, a distance of 39.27 feet along a curve concave Northwesterly having a central angle of 90°00'00", a radius of 25.00 feet, and a chord bearing of N 45°11'17" W a distance of 35.36 feet along said East right-of-way;
 thence N 00°11'17" W, a distance of 97.53 feet along said East right-of-way to the Point of Beginning
 Containing 51,320.40 square feet or 1.18 acres more or less.
 Total Area of Clayton Commons Plat 1 containing 91,606 square feet or 2.10 acres more or less.

- NOTES:
- SIDEWALKS LOCATED IN PUBLIC STREET RIGHT OF WAY ADJOINING THE PLAT SHALL BE INSTALLED BY PROPERTY OWNERS AS LOTS ARE DEVELOPED.
 - SPEED LIMIT: NORTHVIEW DRIVE - 25 MPH
6TH STREET - 25 MPH
 - PARKING NOT PERMITTED ON NORTHVIEW DRIVE BETWEEN 6TH STREET AND 7TH STREET.
 - DRIVEWAY TO LOT 9 SHALL BE PERMITTED FROM NORTHVIEW DRIVE ONLY.



ZONING: R2
 MIN. LOT AREA: 6500 SF
 FRONT YARD SETBACK: 30'
 REAR YARD SETBACK: 30'
 SIDE YARD SETBACK: 15' TOTAL
 ONE SIDE NOT LESS THAN 7'

OWNER / DEVELOPER: CITY OF WAUKEE
 230 W. HICKMAN RD
 WAUKEE, IA 50263
 515-987-4522

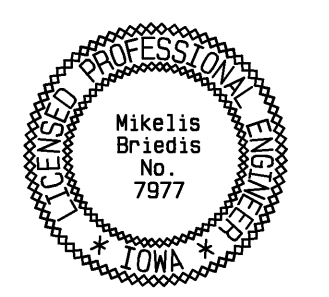
ENGINEER / SURVEYOR: VEENSTRA & KIMM, INC.
 3000 WESTOWN PKWY
 WEST DES MOINES, IA 50266
 515-225-8000

- LEGEND**
- PLAT BOUNDARY
 - - - BUILDING SETBACK LINE
 - - - - PUBLIC UTILITY EASEMENT
 - OTHER MONUMENT FOUND AS NOTED
 - SET 3/4" IRON PIPE WITH YELLOW CAP #18370
 - ▲ FOUND SECTION CORNER
 - (M) MEASURED BEARING OR DISTANCE
 - (P) PLATTED BEARING OR DISTANCE
 - (R) RECORDED BEARING OR DISTANCE
 - (C) COMPUTED BEARING OR DISTANCE
 - [600] ADDRESS NUMBER

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signed _____ Date _____

Mikelis Briedis, P.E.
 Iowa License No. 7977
 My license renewal date is December 31, 2009



Drawings covered by this seal:

CONTROL POINT	COORDINATES	BENCHMARK	ELEVATION	DATE	REVISIONS	SCALE AS NOTED	 VEENSTRA & KIMM, INC. <small>3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)</small>	DWG. NO.
						DRAWN: B.J.L. CHECKED: J.K. APPROVED: B.L.Y. DATE: 8-11-09 A.C.	CLAYTON COMMONS PLAT 1 PRELIMINARY PLAT	1 PROJECT 275217

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