

PRELIMINARY PLAT GLYNN VILLAGE PLAT 4

LEGAL DESCRIPTION

Part of Government Lots 3 and 6 in Section 5, Township 78 North, Range 26 West of the 5th P.M., including a part of Outlot "C" in Glynn Village Plat 3, on Official Plat, all now included in and forming a part of the City of Waukee, Dallas County, Iowa, and being more particularly described as follows:

Beginning of the Southernmost corner of Lot "P" in Glynn Village Plat 1, an Official Plat now included in and forming a part of the City of Waukee, Dallas County, Iowa, on the West line of said Government Lot 3, thence North 49°04'28" East, 866.70 feet along the South line of said Lot "P" to the South line of Glynn Village Plat 3, on Official Plat now included in and forming a part of the City of Waukee, Dallas County, Iowa, thence South 62°05'28" East, 254.83 feet along the South line of said Glynn Village Plat 3 to a point on the West line of Outlot "C" in said Glynn Village Plat 3, thence North 13.46 feet along the arc of a curve in the West line of said Outlot "C", concave Northwesterly and having a radius of 1,188.82 feet, a central angle of 0°03'38.96", and a 13.46-foot long chord that bears North 27°35'04" East, thence Northwesterly 37.81 feet along the arc of a curve in the Northwesterly line of said Outlot "C" concave Southwesterly and having a radius of 25.00 feet, a central angle of 88°39'21", and a 34.31-foot long chord that bears North 70°35'16" East, thence South 68°05'03" East, 44.10 feet along the North line of said Outlot "C", a central angle of 143.00 feet along the arc of a curve in the North line of said Outlot "C", concave Northerly and having a radius of 175.00 feet, a central angle of 143.00 feet, and a 43.19-foot long chord that bears South 73°07'19" East to the Northwest corner of said Lot 60 in said Glynn Village Plat 3, thence South 08°30'29" West, 100.04 feet along the West line of said Lot 60 to the Southwest corner of said Outlot "C"; thence South 37°50'32" West, 34.97 feet, thence South 55°43'45" West, 320.51 feet to the North line of Government Lot 6 in said Government Lot 6, thence continuing North 00°09'58" West, 120.97 feet, thence South 74°02'25" West, 300.01 feet to a point on the West line of said Government Lot 6, thence North 00°09'28" West, 309.03 feet along the West line of said Government Lot 3 to the point of beginning.

Containing 11.72 acres.

NOTE:

THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION OF UTILITIES NOT SHOWN ON THESE PLANS SHALL BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

OWNER / DEVELOPER

HUBBELL METROPOLITAN DEVELOPMENT FUND I, LLC (SERIES E)
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515) 243-3228

ZONING

PD (R-1)

SETBACKS

FRONT = 20'

REAR = 10'

SUBMITTAL DATES

11/06/2007 INITIAL SUBMITTAL
06/23/2008 PREVIOUSLY APPROVED SUBMITTAL
05/24/2011 2ND INITIAL SUBMITTAL
XX/XX/2011 3RD SUBMITTAL
XX/XX/2011 4TH SUBMITTAL

NOTES:

1. ALL PAVEMENTS SHALL BE 26" B-B WITH ROLLED CURB.
2. ALL STREET R.O.W.'S SHALL BE 50'.
3. ALL PROPOSED SAN. SEWER SHALL BE 8".
4. ALL PROPOSED WATER MAIN SHALL BE 8".
5. LOCATION OF CLUSTER MAILBOXES WILL BE COORDINATED WITH THE CITY AND USPS.
6. OUTLOTS A, B, E, F, AND G ARE AREAS THAT WILL BE PRIMARILY OPEN SPACE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. ALL OR PARTS OF OUTLOTS C AND D WILL BE REPLANTED IN THE FUTURE FOR CONTINUED DEVELOPMENT IN ACCORDANCE WITH THE APPROVED PUD CONCEPTUAL PLAN.
7. ALL STREET PAVEMENTS SHALL BE 7" NON-REINFORCED.
8. ANY SIDEWALKS FRONTING OPEN SPACE WHICH WILL NOT BE DEVELOPED INTO BUILDABLE LOTS IN THE FUTURE WILL HAVE SIDEWALK INSTALLED BY THE DEVELOPER WITH THE PUBLIC IMPROVEMENTS.
9. GENERAL SIDEWALK CONSTRUCTION IS THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS.

BENCHMARK

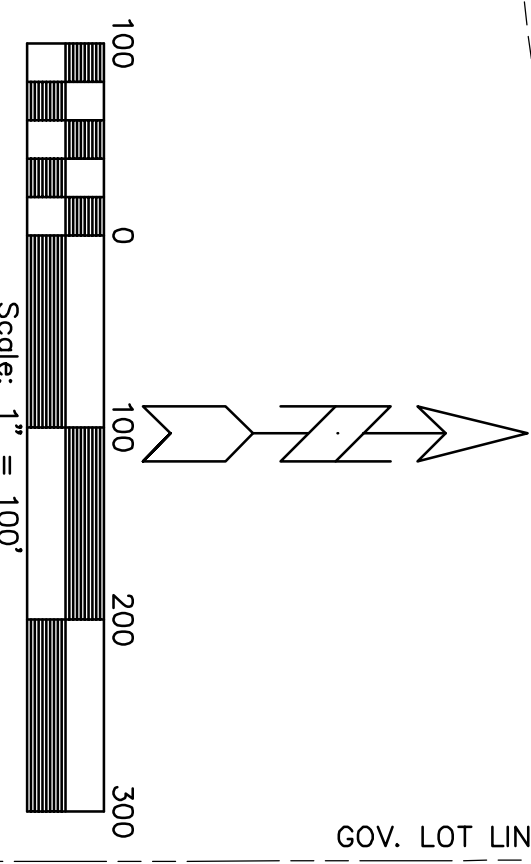
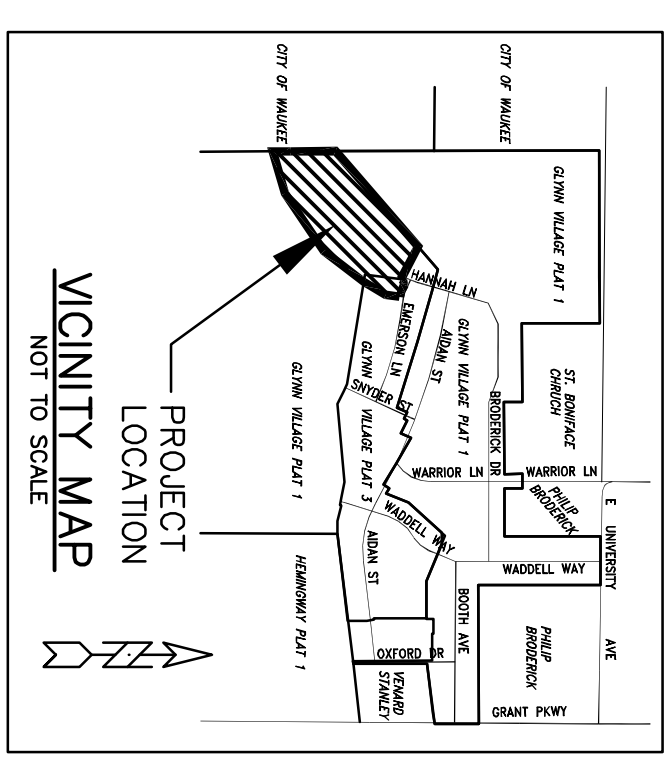
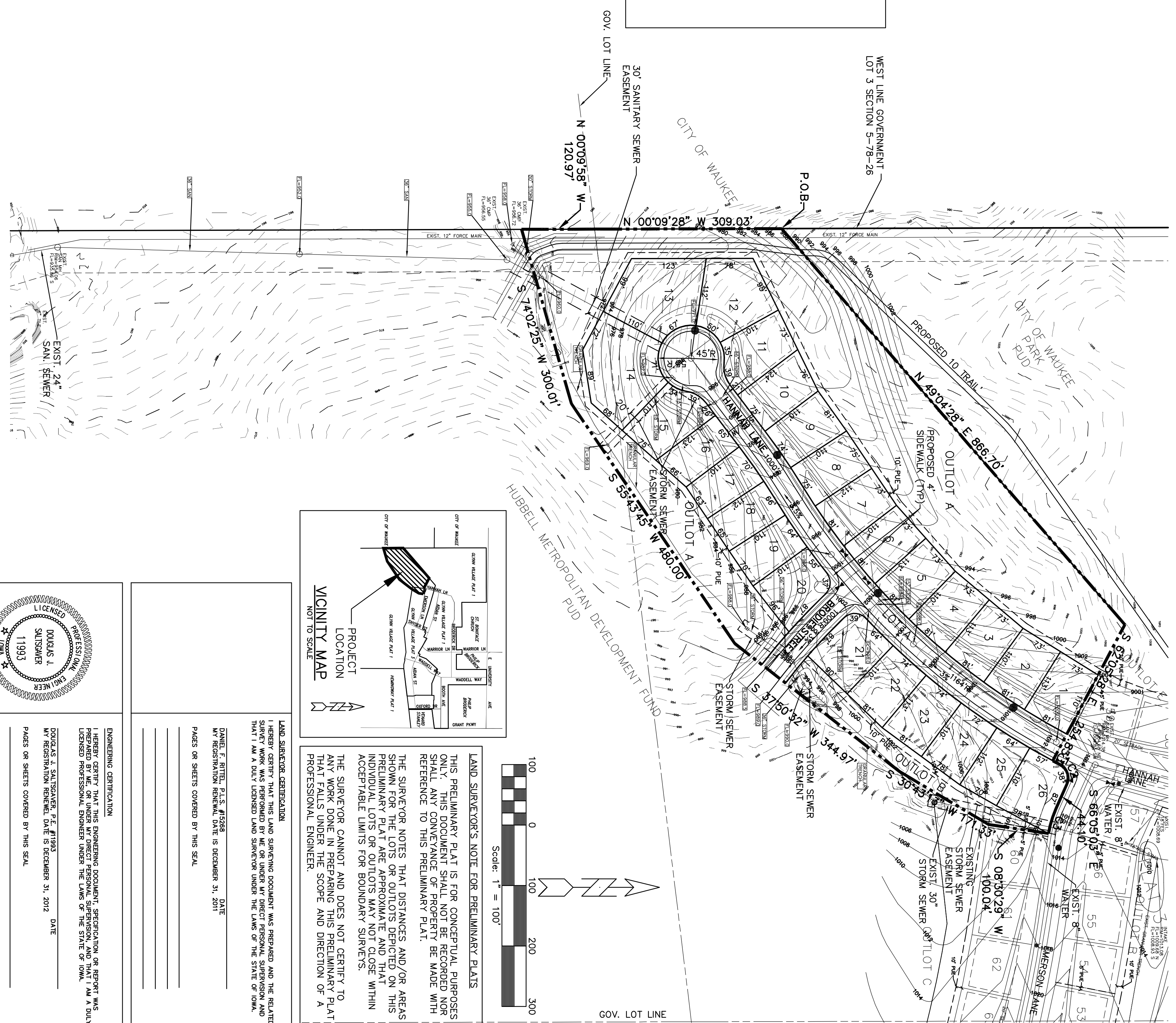
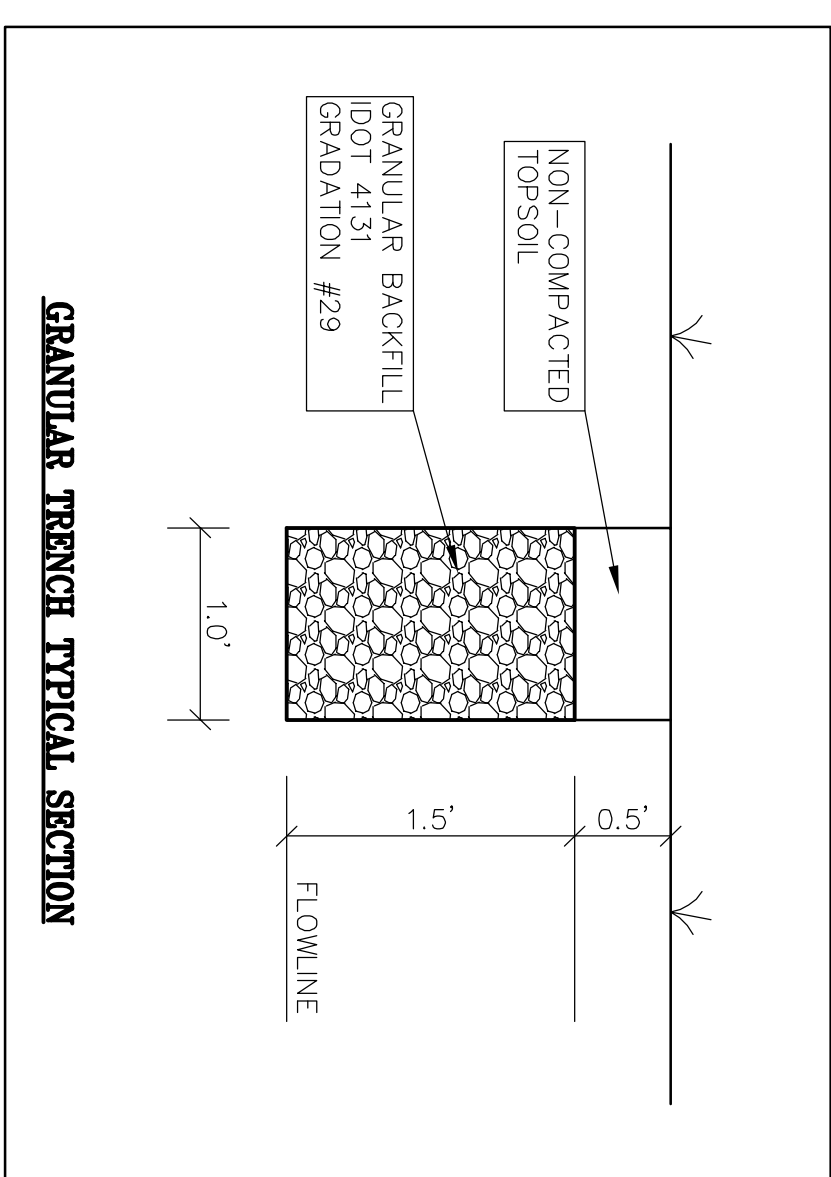
SE TAB BOLT ON HORIZONTAL AT SW CORNER WARRIOR LANE & UNIVERSITY AVENUE
ELEV=1028.39

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	00°38'56"	N 27°35'04" E	1188.82	13.46	13.46
C2	88°39'21"	S 70°35'17" W	25.00	37.81	34.31
C3	141°03'31"	S 73°10'19" E	175.00	43.30	43.19

ALL WATER MAINS SHALL BE 8"
ALL SANITARY SEWERS SHALL BE 8"

SIDEWALKS: SIDEWALKS IN PUBLIC STREET R.O.W.'S SHALL BE CONSTRUCTED BY EACH INDIVIDUAL LOT OWNER WHEN AT THE TIME THE HOUSE IS CONSTRUCTED. THE DEVELOPER SHALL CONSTRUCT SIDEWALKS IN PUBLIC STREET R.O.W.'S FRONTING OPEN SPACE. THE CONSTRUCTION OF ALL PROPOSED TRAIL TO BE COMPLETED BY DEVELOPER PRIOR TO APPROVAL OF A FINAL PLAT.



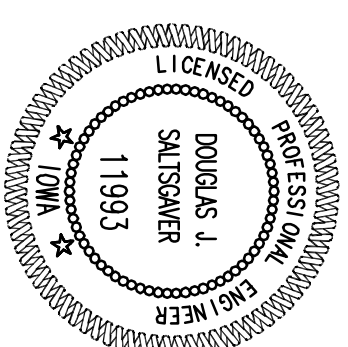
LAND SURVEYOR'S NOTE FOR PRELIMINARY PLATS
THIS PRELIMINARY PLAT IS FOR CONCEPTUAL PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED NOR SHALL ANY RIGHTS OR INTERESTS BE MADE WITH REFERENCE TO THIS PRELIMINARY PLAT.
THE SURVEYOR NOTES THAT DISTANCES AND/OR AREAS SHOWN FOR THE LOTS OR OUTLOTS DEPICTED ON THIS PRELIMINARY PLAT ARE APPROXIMATE AND THAT INDIVIDUAL LOTS OR OUTLOTS MAY NOT CLOSE WITHIN ACCEPTABLE LIMITS FOR BOUNDARY SURVEYS.
THE SURVEYOR CANNOT AND DOES NOT CERTIFY TO ANY WORK DONE IN PREPARING THIS PRELIMINARY PLAT THAT IS NOT SHOWN ON THIS PLAN AND IS NOT THE PROFESSIONAL ENGINEER.

LAND SURVEYOR CERTIFICATION
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.

DANIEL F. RITTEL, P.L.S. #15288 DATE: _____
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2011.
PAGES OR SHEETS COVERED BY THIS SEAL: _____

ENGINEERING CERTIFICATION
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT, SPECIFICATION OR REPORT 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.

DOUGLAS J. SALTSMAN, P.E. #11993 DATE: _____
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2012.
PAGES OR SHEETS COVERED BY THIS SEAL: _____



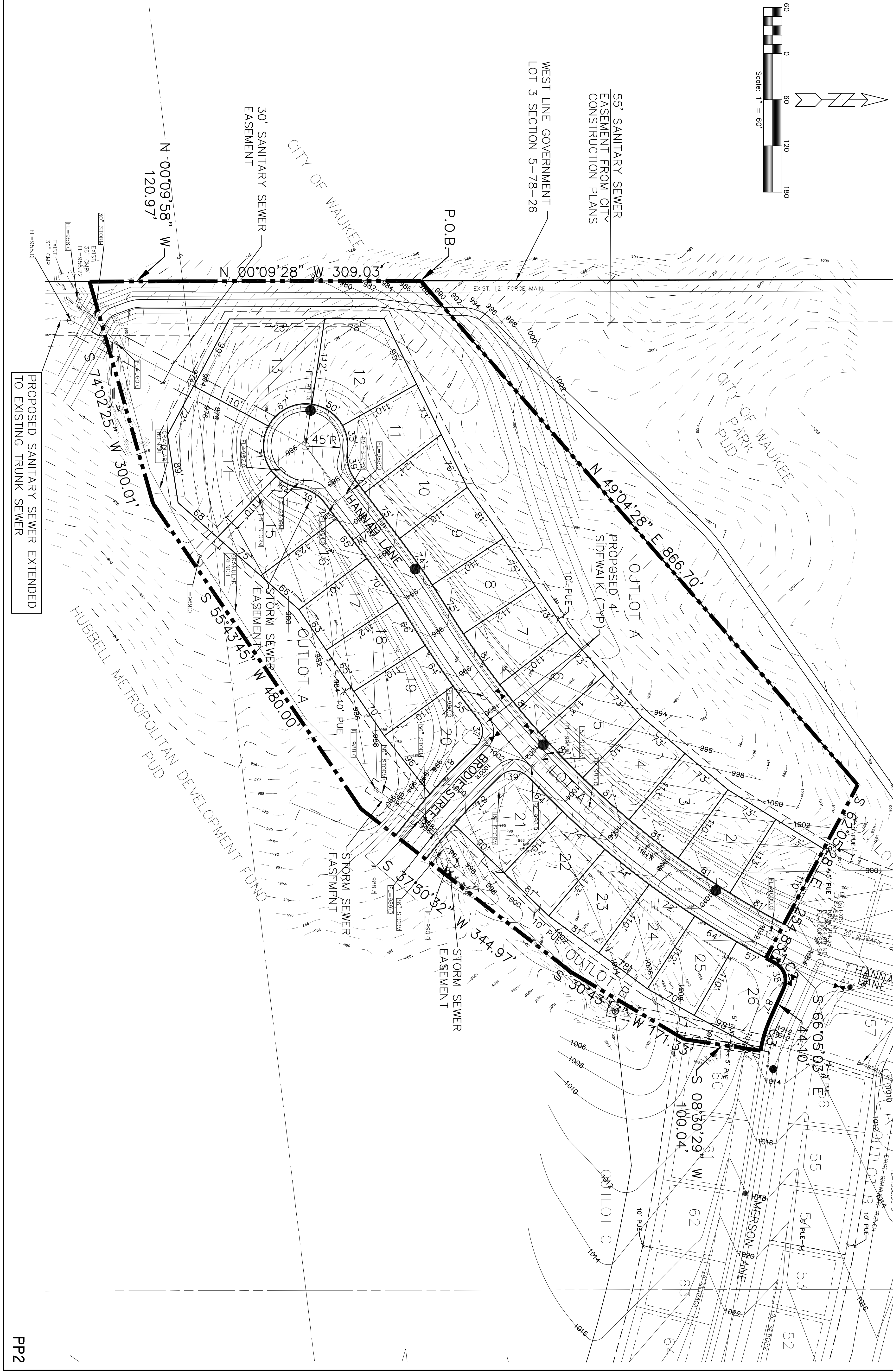
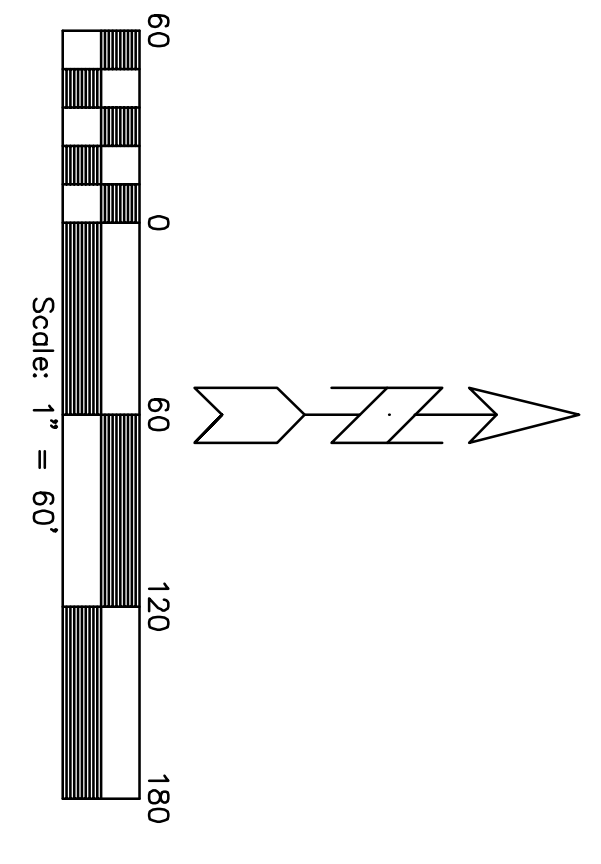
PPI

NO.	REVISION	DATE	BY	FOR:	LOCATION:	SCALE:	DESIGNED BY:	CHECKED BY:	DRAWN BY:
						1" = 100'	DJS	DJS	PJV

ERG
Engineering Resource Group, Inc.
Engineers & Surveyors
245 S GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

SCALE: 1" = 100'	DESIGNED BY: DJS	DRAWN BY: PJV
DWG: 7150-PRE.DWG	CHECKED BY: DJS	DATE: 06/07/11
FIELD BOOK:	SHEET 1 OF 2	FILE NO.: 7150

NOTE:
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**PRELIMINARY PLAT
 GLYNN VILLAGE PLAT 4**

PP2

ERG
 Engineering Resource Group, Inc.
 Engineers and Surveyors
 2413 GRAND AVENUE
 DES MOINES, IOWA 50312
 (515) 288-4823

PRELIMINARY PLAT - GLYNN VILLAGE PLAT 4

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						1" = 100'	DJS	PJV
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						FIELD BOOK:	SHEET 2 OF 2	FILE NO.: 7150