

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	8.65'	135.50'	8.65'	S 17°50'57\"	3°39'35\"
C2	46.77'	337.93'	46.73'	S 15°42'51\"	7°55'47\"
C3	157.03'	611.76'	156.59'	S 22°28'09\"	14°42'23\"
C4	123.94'	611.76'	123.72'	S 24°01'06\"	11°36'27\"
C5	33.09'	611.76'	33.08'	S 16°39'55\"	3°05'56\"
C6	217.26'	1071.41'	216.88'	S 08°41'28\"	11°37'06\"
C7	84.59'	1071.41'	84.56'	S 12°14'19\"	4°31'24\"
C8	132.67'	1071.41'	132.59'	S 06°25'46\"	7°05'41\"
C9	36.75'	280.00'	36.72'	N 83°54'54\"	7°31'10\"
C10	34.53'	25.00'	31.85'	N 60°16'51\"	79°07'40\"
C11	5.06'	328.04'	5.06'	N 20°16'31\"	0°52'59\"
C12	41.41'	25.00'	36.84'	N 27°37'21\"	94°54'48\"
C13	64.66'	245.00'	64.47'	N 82°38'23\"	15°07'15\"
C14	14.30'	337.93'	14.30'	N 18°28'00\"	2°25'29\"
C15	48.40'	62.00'	47.18'	N 05°06'37\"	44°43'45\"
C16	236.19'	52.00'	79.53'	N 77°21'10\"	260°14'39\"
C17	13.63'	62.00'	13.60'	N 46°28'16\"	12°35'47\"
C18	26.73'	62.00'	26.52'	N 27°49'19\"	24°42'08\"

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N 78°15'02\"
L2	26.09'	S 59°29'58\"
L3	50.00'	N 78°15'02\"
L4	18.58'	N 19°17'52\"
L5	8.02'	N 70°42'08\"

LOT SUMMARY		
LOT NO.	ACRES	ADDRESS
LOT 1	2.96	1505 SE LAUREL STREET
LOT A	0.19	

MISCELLANEOUS INFORMATION

OWNER AND DEVELOPER:
 WAUKEE MEMORY CARE, LLC
 909 WEST 16TH STREET
 PELLA, IOWA 50219

ENGINEER:
 GARDEN & ASSOCIATES, LTD.
 P.O. BOX 451
 OSKALOOSA, IOWA 52577

DEDICATED TO PUBLIC:
 LOT A SHALL BE DEDICATED
 TO PUBLIC USE.

AREA OF SUBDIVISION:
 3.15 ACRES

BASE ZONING:
 (R-3)

OVERLAY DISTRICT:
 (PD) PLANNED DEVELOPMENT DISTRICT

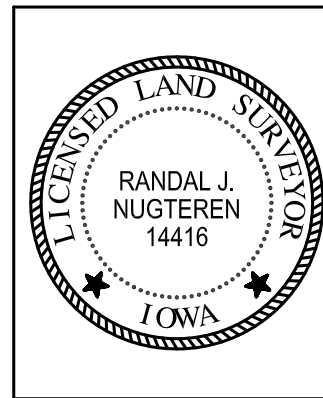
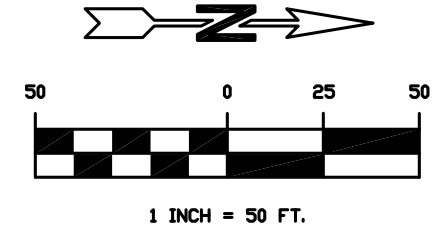
BUILDING SETBACK REQUIREMENTS:
 FRONT YARD 25 FEET
 SIDE YARD 15 FEET
 REAR YARD 25 FEET

LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET (5/8" x 30" REBAR W/CAP #14416)
- P.U.E. PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE

Legal Description:

Subdivision of Outlot Z of Legacy Pointe at Waukee - Plat 5 in the City of Waukee, Dallas County, Iowa as recorded in Book 2006 at page 20613, Dallas County Records. Said Subdivision of Outlot Z contains 3.15 acres.



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.

Randal J. Nugteren, L.L.S. _____ Date
 License number: 14416
 My license renewal date is December 31, 2010
 Pages or sheets covered by this seal: **1 OF 1**

INITIAL SUBMITTAL DATE: 01/12/10
 REVISED SUBMITTAL DATE: 01/26/10

GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS

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**LEGACY POINTE AT
 WAUKEE - PLAT 6
 - WAUKEE, IOWA -**

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SHEET TITLE
 FINAL PLAT

SCALE:
 1" = 50'

FIELD BOOK:
 54-B

DRAWN BY:
 BJU

APPROVED:
 RJN

REVISIONS:

DATE:
 01/21/10

PROJECT NO.:
 9009245

SHEET NO.:
 1