

FINAL PLAT PARKVIEW CROSSING PLAT 8 WAUKEE, IOWA

PROPERTY OWNER
JERRY'S HORSES, INC.
3501 NW 106th CIRCLE
WANDALE, IOWA 50232
CONTRACT #

PREPARED FOR
JERRY'S HORSES, INC.
3501 NW 106th CIRCLE
WANDALE, IOWA 50232
CONTRACT #

LEGAL DESCRIPTION
LOT 12, PARKVIEW CROSSING PLAT 6, AN OFFICIAL PLAT RECORDED IN BOOK 2005, PAGE 166 AT THE DALLAS COUNTY RECORDERS OFFICE. THIS PARCEL CONTAINS 10.39 ACRES MORE OR LESS.

ZONING
R-2

SETBACK REQUIREMENT
FRONT - 30'
REAR - 30'
SIDE - 15' TOTAL (7' MINIMUM)

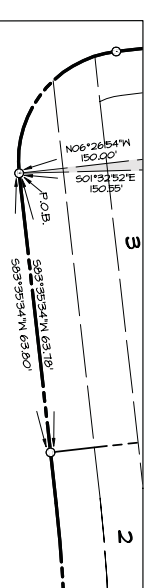
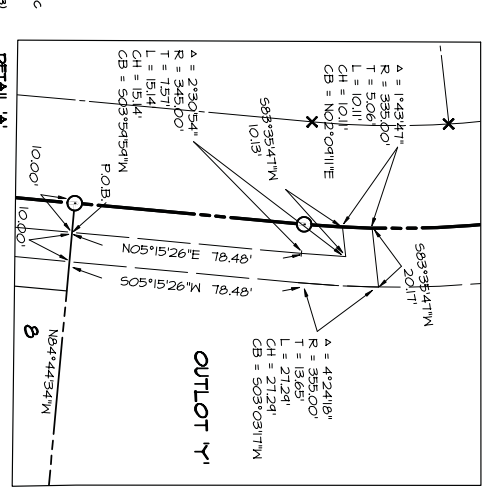
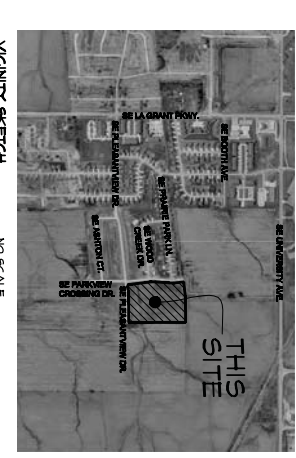
CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAT AND RELATED DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly Licensed Professional Engineer in the State of Iowa. I HAVE READ THE PLAT AND RELATED DOCUMENTS AND I CERTIFY THAT THEY COMPLY WITH THE LAWS OF THE STATE OF IOWA.

JERRY A. GREGG, DOWNSIDE NO. 10381 DATE 9/14/2010
1831
PAGES OR SHEETS COVERED BY THIS SEAL
THIS SHEET ONLY

I HEREBY CERTIFY THAT THIS INSTRUMENT DOCUMENT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly Licensed Professional Engineer in the State of Iowa. I HAVE READ THE PLAT AND RELATED DOCUMENTS AND I CERTIFY THAT THEY COMPLY WITH THE LAWS OF THE STATE OF IOWA.

WELISSA M. HILLS, DOWNSIDE NO. 10229 DATE 9/14/2010
1833
PAGES OR SHEETS COVERED BY THIS SEAL
10381 THROUGH 10390 EXCEPT FOR SHEETS COVERED BY OTHER SEALS



CURVE DATA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	1149.34'	339.00'	34.41'	66.00'	N00°34'42.31"
C2	1149.34'	339.00'	34.41'	66.00'	N00°45'30.44"
C3	1149.34'	339.00'	34.41'	66.00'	N00°41'22.21"
C4	1149.34'	339.00'	34.41'	66.00'	N00°35'44.42"
C5	1149.34'	339.00'	34.41'	66.00'	N00°30'59.44"
C6	1149.34'	339.00'	34.41'	66.00'	N00°26'14.46"
C7	1149.34'	339.00'	34.41'	66.00'	N00°21'29.48"
C8	1149.34'	339.00'	34.41'	66.00'	N00°16'44.50"
C9	1149.34'	339.00'	34.41'	66.00'	N00°11'59.52"
C10	1149.34'	339.00'	34.41'	66.00'	N00°07'14.54"
C11	1149.34'	339.00'	34.41'	66.00'	N00°02'29.56"
C12	1149.34'	339.00'	34.41'	66.00'	N00°00'00.00"

LEGEND

- PROPERTY BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EXISTING FENCE LINES
- FOUND SECTION CORNER
- FOUND SECTION CORNER (N, R, MBULE CAP)
- FOUND PROPERTY CORNER (AS NOTED)
- SET PROPERTY CORNER (N, R, MBULE CAP)
- MB98 UNLESS OTHERWISE NOTED
- HEAVY DASHED BEARING & DISTANCE
- FOUND CUT 'X'
- REINFORCED BEARING & DISTANCE
- IRON ROD
- IRON PIPE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- MINIMUM PROTECTION ELEVATION
- MPE

NOTES

- LOT 12 IS TO BE USED FOR STORM WATER DETENTION
- THE EXISTING 30.00 FOOT BIKE TRAIL EASEMENT ALONG VACATED AND EXIST PROPERTY LINES IS TO BE VACATED
- IT SHALL BE THE LOT OWNER'S RESPONSIBILITY TO INSTALL THE APPLICABLE SIDEWALK OR TRAIL AS THE PER STANDARD DRAWING 455 AND RECREATIONAL TRAIL SHALL BE INSTALLED PER PART 2, SECTION 10.3.
- ALL SIDEWALK CROSSINGS SHALL BE INSTALLED WITH TRUNKED DOGS AND MARKING PANELS.
- PROTECTED LIGHTS ON THE ELEVATION VIEW DRAWING ARE TO BE PLACED FROM THE PROJECT ENGINEER'S CERTIFY THE MINIMUM PROTECTION ELEVATIONS REQUIRED ON THIS PLAT ARE FROM THE PROJECT ENGINEER'S CERTIFY THE ACCURACY OR CORRECTNESS OF THESE ELEVATIONS.
- THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT PARKVIEW CROSSING PLAT 6, AN OFFICIAL PLAT RECORDED IN BOOK 2005, PAGE 166 AT THE DALLAS COUNTY RECORDERS OFFICE.

BENCHMARK
CITY OF WAUKEE BENCHMARK LOCATED ON THE BURNT BOULDER OF THE WATER GULL CREEK LOCATED ON THE NW CORNER OF LOT 28, PARKVIEW CROSSING PLAT 6
ELEVATION: 1025.46

DATE:
SEPTEMBER 14, 2010 - 1st SUBMITTAL
SEPTEMBER 25, 2010 - 2nd SUBMITTAL

Scale: 1" = 50'

Civil Engineering Consultants, Inc. (CEC)
2400 86th Street, Urbandale, IA 50232
515.276.8888 • Fax: 515.276.1044 • info@cec.com

E-6460