

FINAL PLAT PARKVIEW CROSSING PLAT 9 WAUKEE, IOWA

PROPERTY OWNER:
JERRY'S HOMES, INC.
3301 NW 106th CIRCLE
URBANDALE, IOWA 50322
CONTACT:

PREPARED FOR:
JERRY'S HOMES, INC.
3301 NW 106th CIRCLE
URBANDALE, IOWA 50322
CONTACT:

LEGAL DESCRIPTION:
OUTLOT 'Y', PARKVIEW CROSSING PLAT 8, AN OFFICIAL PLAT RECORDED IN BOOK 2010, PAGE 16301 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA. THIS PARCEL CONTAINS 1.553 ACRES MORE OR LESS.

ZONING:
R-2

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

CERTIFICATIONS

JEFFREY A. GADDIS
18381
IOWA

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.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY.

MELISSA M. HILLS
16023
IOWA

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.

MELISSA M. HILLS, IOWA RES. NO. 16023 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011 PAGES OR SHEETS COVERED BY THIS SEAL: MINIMUM PROTECTION ELEVATIONS. 100-YEAR ELEVATIONS & OVERFLOW ELEVATIONS.

NOTES

- LOT 'Z', PARKVIEW CROSSING PLAT 8 IS A STORM WATER DETENTION EASEMENT RECORDED IN BOOK 2010, PAGE 16301.
- LOT 'A' AND LOT 'B' ARE TO BE DEDICATED TO THE CITY FOR STREET PURPOSES.
- IT SHALL BE THE LOT OWNER'S RESPONSIBILITY TO INSTALL THE APPLICABLE SIDEWALK OR TRAIL AS THE LOT IS DEVELOPED. SIDEWALK SHALL BE INSTALLED PER STANDARD DRAWING 495 AND RECREATIONAL TRAIL SHALL BE INSTALLED PER PART 2, SECTION 10.3, BOTH IN THE WAUKEE STANDARD SPECIFICATIONS.
- ALL SIDEWALK CROSSINGS SHALL BE INSTALLED WITH TRUNCATED DOMES AND MARKING PANELS.
- STREET LIGHTS ON SE PLEASANT VIEW DRIVE ARE TO BE PROVIDED AT THE TIME OUTLOT 'Y' IS DEVELOPED.
- THE MINIMUM PROTECTION ELEVATIONS REQUIRED ON THIS PLAT ARE FROM THE PROJECT ENGINEER'S CALCULATIONS. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OR CORRECTNESS OF THESE ELEVATIONS.
- THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLATS OF PARKVIEW CROSSING PLAT 6, AN OFFICIAL PLAT RECORDED IN BOOK 2005, PAGE 166 AND PARKVIEW CROSSING PLAT 8, AN OFFICIAL PLAT RECORDED IN BOOK 2010, PAGE 16301. BOTH PLAT WERE RECORDED AT THE DALLAS COUNTY RECORDER'S OFFICE.
- THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1/10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1/5000 FOR INDIVIDUAL LOTS.

BENCHMARK:
CITY OF WAUKEE BENCHMARK LOCATED ON THE BURY BOLT OF THE WATER HYDRANT LOCATED ON THE NW CORNER OF LOT 26, PARKVIEW CROSSING PLAT 6
ELEVATION= 1025.46

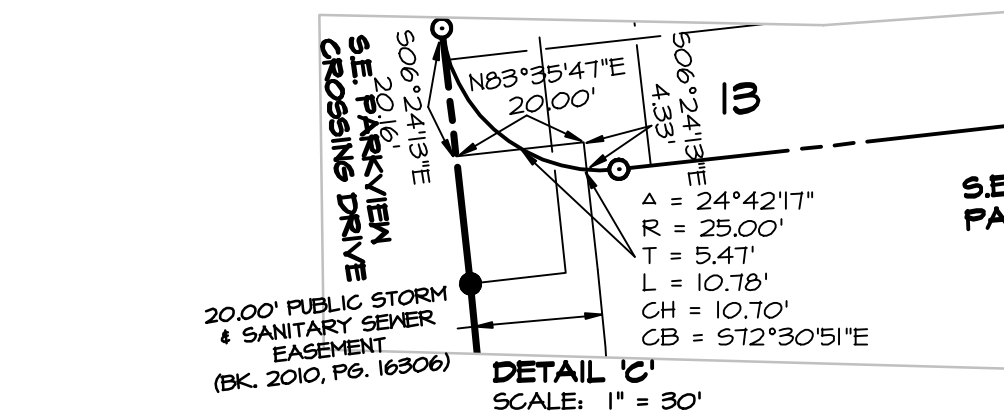
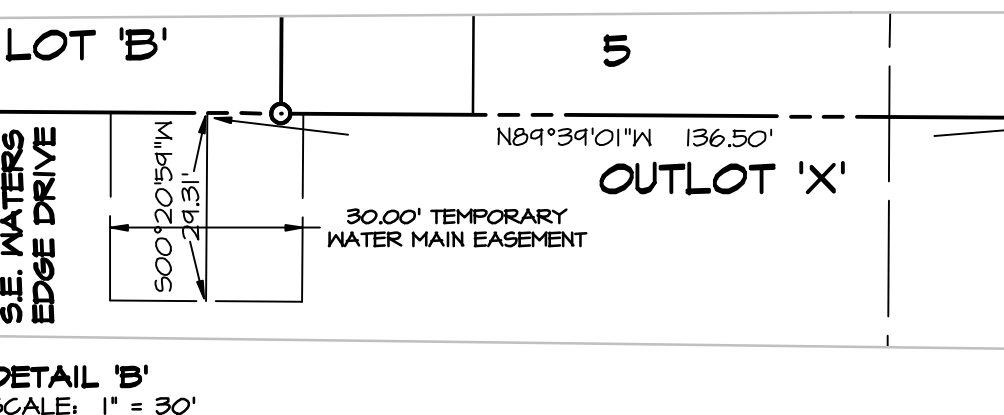
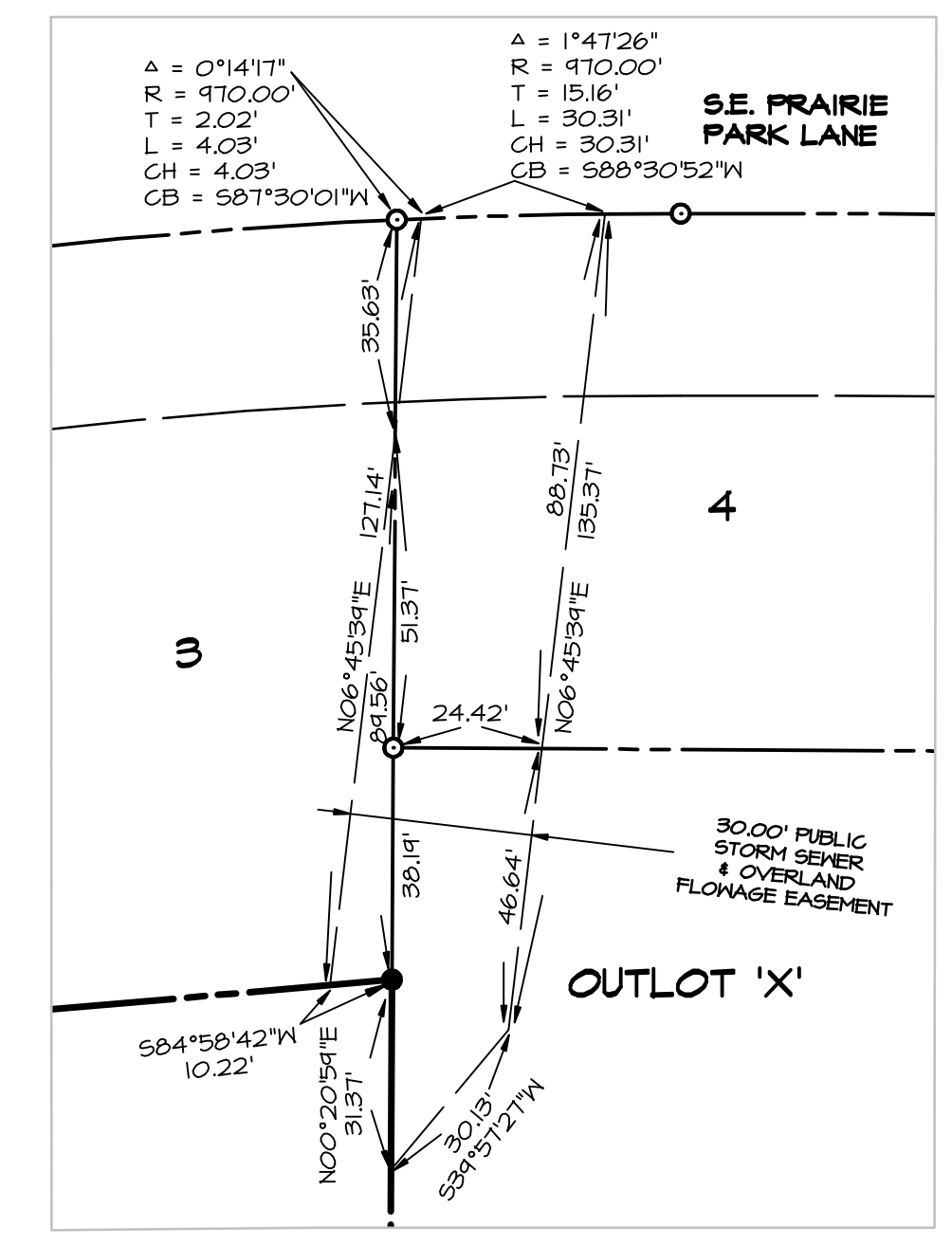
LEGEND

- PROPERTY BOUNDARY
- - - SECTION LINES
- LOT LINES
- CENTERLINE
- EASEMENT LINES
- BUILDING SETBACK LINE
- FOUND PROPERTY CORNER (5/8" IR, WELVIE CAP #18381 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (5/8" IR, WELVIE CAP #18381 UNLESS OTHERWISE NOTED)
- x FOUND CUT 'X'
- M. MEASURED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- IR. IRON ROD
- IP. IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- 445 ADDRESS
- M.P.E. MINIMUM PROTECTION ELEVATION
- BK. XXX, PG. XXX RECORDER'S INDEX BOOK & PAGE

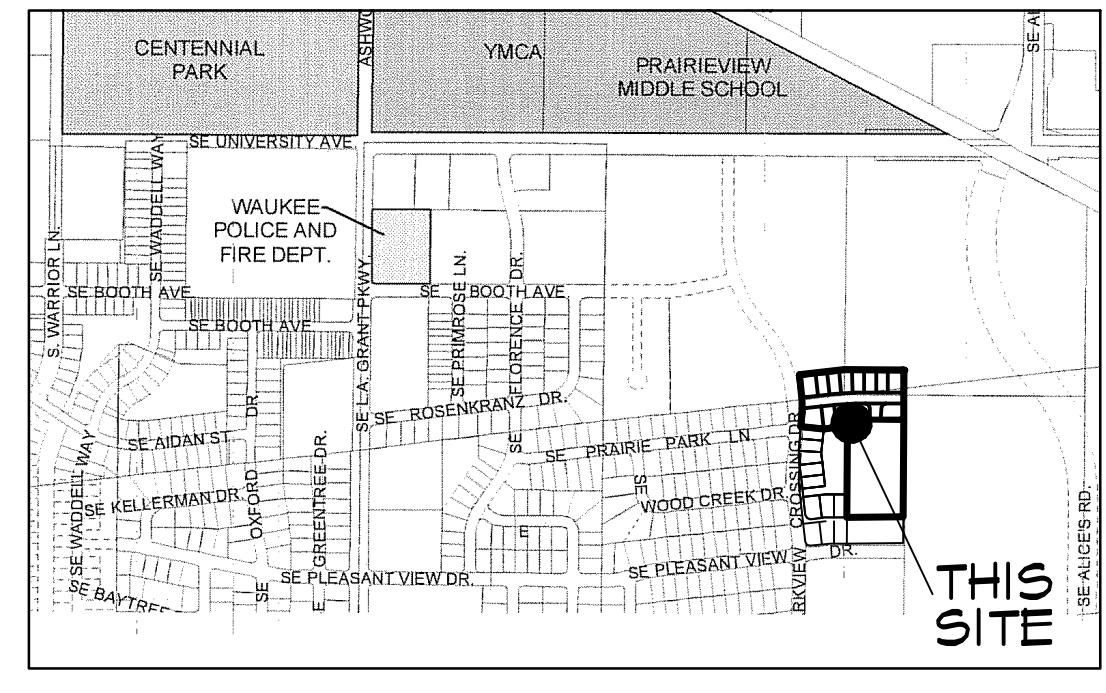
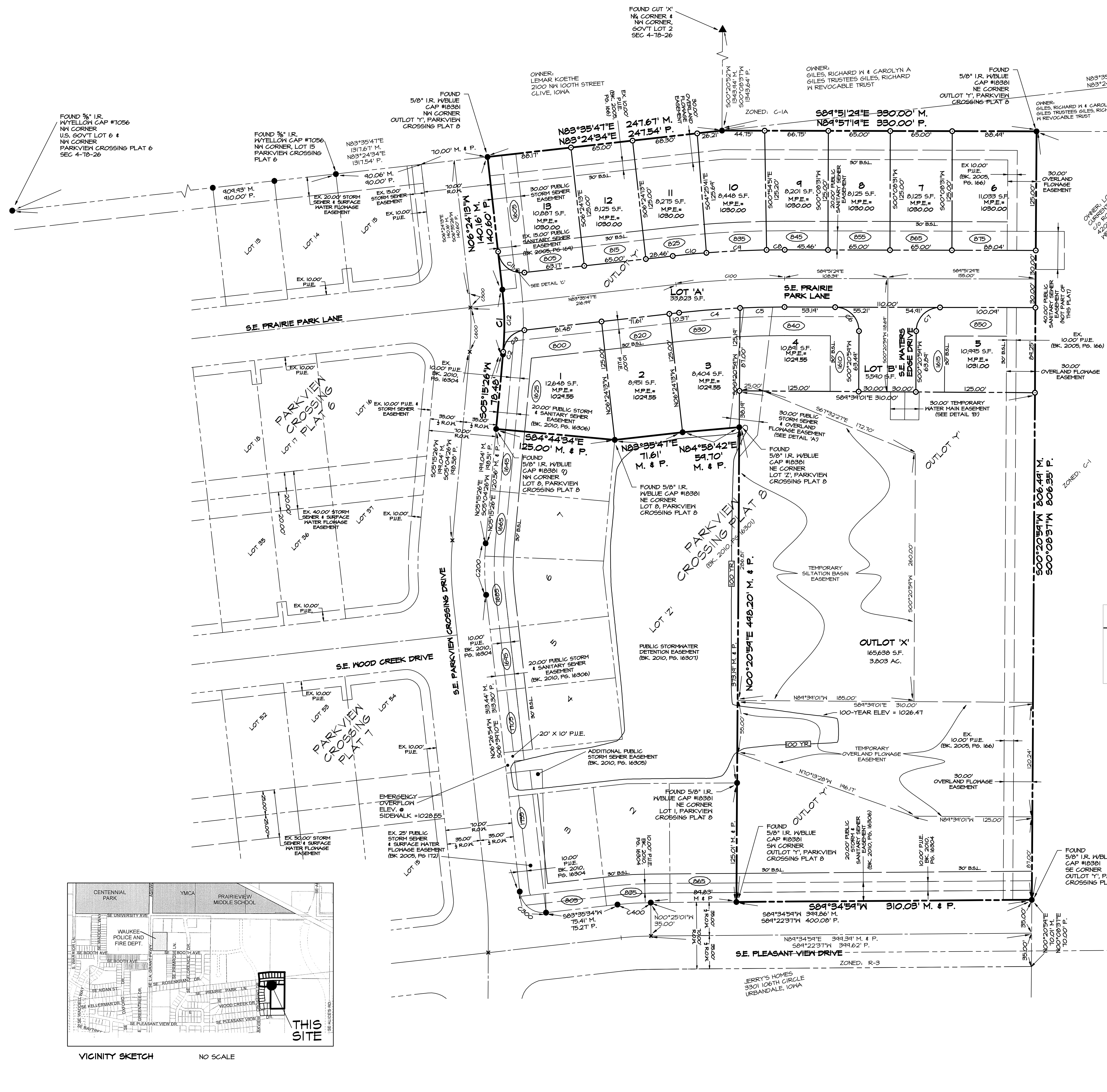
NORTH

Scale: 1"=50'

DATE: MAY 26, 2011 - 1st SUBMITTAL
REVISION: JUNE 02, 2011



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	11°34'34"	335.00'	68.18'	34.21'	68.06'	N00°34'23"W
C2	0°28'30"	335.00'	68.20'	N/A	68.08'	N00°48'30"W
C3	78°48'51"	25.00'	34.34'	20.54'	31.74'	S44°11'22"W
C4	3°41'05"	470.00'	64.07'	32.05'	64.06'	S84°24'20"W
C5	2°45'34"	470.00'	46.74'	23.31'	46.74'	S88°45'42"W
C6	40°12'28"	25.00'	34.36'	25.04'	35.42'	N44°45'15"W
C7	84°47'32"	25.00'	34.18'	24.11'	35.24'	S45°14'45"W
C8	11°03'22"	1030.00'	18.48'	14.41'	18.48'	S84°36'30"W
C9	3°30'50"	1030.00'	63.17'	31.60'	63.16'	S87°11'44"W
C10	1°58'32"	1030.00'	35.51'	17.76'	35.51'	S84°35'03"W
C11	40°00'00"	25.00'	34.21'	25.00'	35.36'	S51°24'19"E
C12	11°10'41"	335.00'	65.40'	32.81'	65.30'	N00°48'38"W
C100	6°32'44"	1000.00'	114.24'	57.18'	114.18'	S86°52'04"W
C200	11°42'20"	265.00'	54.14'	27.18'	54.05'	S00°35'44"E
C300	11°43'36"	265.00'	54.24'	N/A	54.14'	S00°47'22"E
C400	84°51'32"	25.00'	34.25'	24.48'	35.34'	S51°25'40"E
C500	5°54'25"	335.00'	35.02'	17.53'	35.01'	S86°35'17"W
C600	5°58'03"	335.00'	34.84'	N/A	34.84'	S86°23'35"W
C700	2°50'05"	300.00'	14.84'	7.42'	14.84'	N04°54'10"W
C800	2°45'05"	300.00'	14.41'	N/A	14.41'	N85°12'53"W
C900	2°44'34"	300.00'	46.21'	23.15'	46.17'	N00°45'31"E
C1000	8°54'46"	300.00'	46.67'	N/A	46.62'	N00°37'03"E



CEC
Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12 • Des Moines, Iowa 50322
515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com