

CONCEPT PLAN WARRIOR RIDGE

Waukee, Iowa

OWNER
ALWAYS R'S HOLDINGS L.L.C.
330862 UTE AVE
WAUKEE, IA 50263

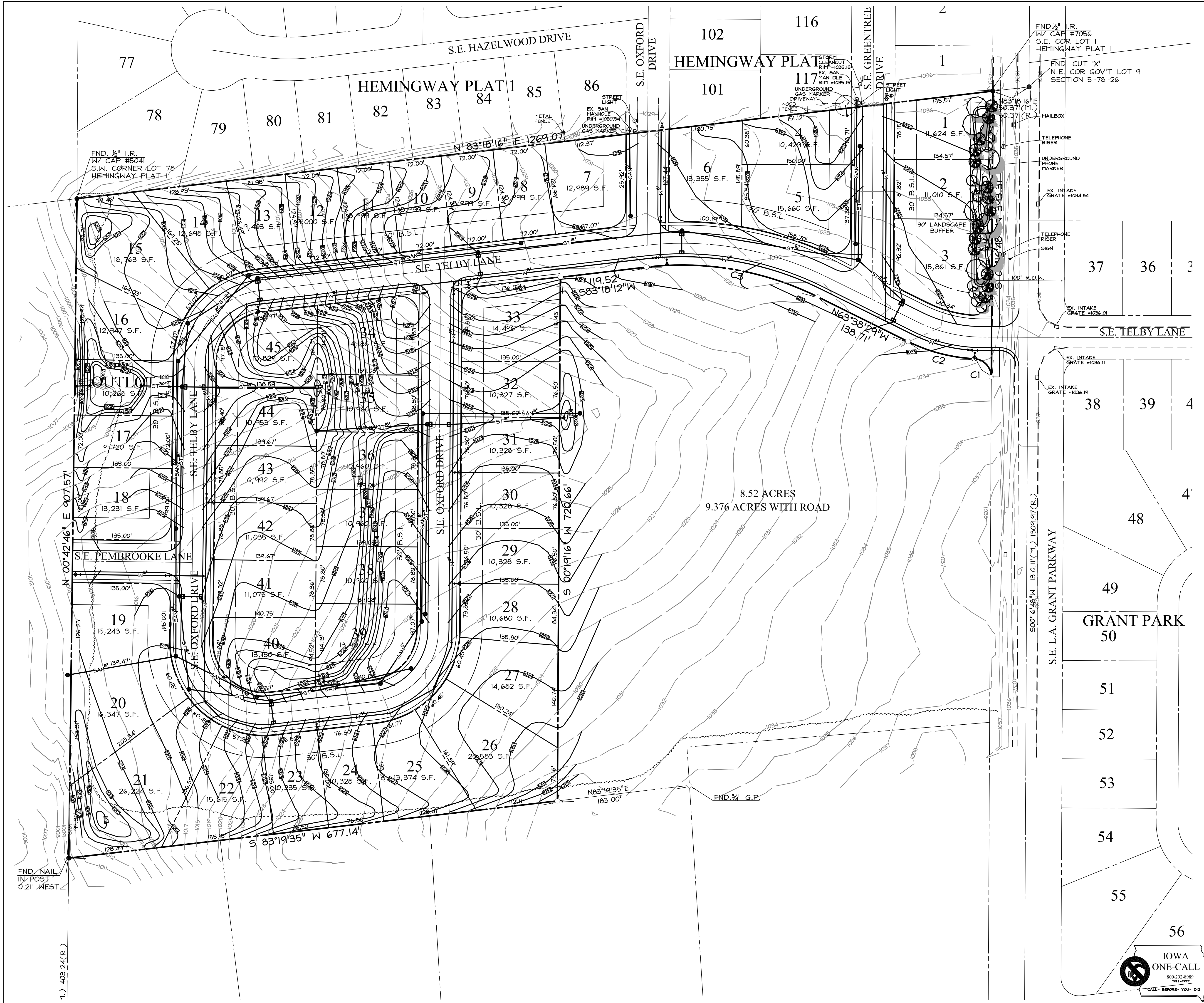
DEVELOPER
TTT L.L.C.
330862 UTE AVE
WAUKEE, IA 50263

ZONING
EXISTING: A-1 AGRICULTURAL DISTRICT
PROPOSED: R-2 ONE AND TWO FAMILY RESIDENTIAL

LEGAL DESCRIPTIONS
A PARCEL OF LAND IN GOVERNMENT LOT 9, IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 73 NORTH, RANGE 26 WEST OF THE 5th P.M., DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 HEMINGWAY PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF S.E. L.A. GRANT PARKWAY AND THE NORTH LINE OF GOVERNMENT LOT 9; THENCE S00°16'48"W, 393.31 FEET ALONG THE WEST RIGHT OF WAY LINE OF S.E. L.A. GRAND PARKWAY TO A NON TANGENT 25.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY 38.18 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 34.58 FEET AND A CHORD BEARING OF N43°28'11"W TO A 230.00 FEET REVERSE CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY 94.65 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 93.98 FEET AND A CHORD BEARING OF N75°25'49"W; THENCE N63°38'29"W, 138.71 FEET TO A 420.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY 242.31 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 238.96 FEET AND A CHORD BEARING OF N80°10'08"W; THENCE S83°18'12"W, 119.52 FEET; THENCE S00°19'16"W, 720.66 FEET; THENCE S83°19'35"W, 677.14 FEET TO THE WEST LINE OF GOVERNMENT LOT 9; THENCE N00°42'46"E, 907.57 FEET ALONG SAID WEST LINE OF GOVERNMENT LOT 9, TO THE SOUTHWEST CORNER OF LOT 78 HEMINGWAY PLAT 1; THENCE N83°18'16"E, 1269.07 FEET ALONG THE SOUTH LINE OF SAID HEMINGWAY PLAT 1, TO THE SOUTHEAST CORNER OF SAID LOT 1, AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 17.343 ACRES MORE OR LESS.
SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



- LEGEND**
- | | |
|--------|--|
| — | EXISTING/PROPOSED PLAT BOUNDARY |
| — ST# | STORM SEWER # SIZE |
| — SAN# | SANITARY SEWER # SIZE |
| — W# | WATER MAIN # SIZE |
| ○ | MANHOLE |
| □ | STORM INTAKE |
| ⊕ | FIRE HYDRANT |
| ⊕ | VALVE |
| ▲ | F.E.S. |
| — 990 | EXISTING CONTOURS |
| — 990 | PROPOSED CONTOURS |
| * * * | SILT FENCE OR APPROVED FILTRATION SOCK |

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 11-8-2011
REVISIONS: 12-20-2011
1-3-2012

JOB NUMBER
CC 1349

APPROVED: — INITIALS: — AS-BUILT: —

**CONCEPT PLAN
WAUKEE PROPERTY**

SHEET
1 OF 1

