

# FINAL PLAT CHERRY GLEN PLAT 2

## OWNER/APPLICANT

PHIL ANDEBERG  
660 6th STREET  
WAUKEE, IOWA 50263  
(515) 975-0238

## ZONING

R-2 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

## SETBACKS

FRONT-30'  
REAR-30'  
SIDE-7' MIN. (15' TOTAL)

## LEGAL DESCRIPTION

A parcel of land Northwest quarter of Section 33, Township 79 North, Range 26 West of the 5th P.M., city of Waukee, Dallas County, Iowa, that is more particularly described as follows:

Beginning at the Northwest corner of Lot 5, Clayton Commons Plat 1, an official plat, city of Waukee, Dallas County, Iowa, said point also being on the East Right-of-way line of 7th Street, as it is presently established, thence N00°16'30"W, 117.05 feet along said East Right-of-way line, thence N89°35'54"E, 183.97 feet, thence N00°31'52"W, 110.53 feet, thence N89°31'08"E, 254.02 feet to the West Right-of-way line of 6th Street, as it is presently established; thence S01°05'45"E, 147.03 feet along said West Right-of-way line; thence S89°28'46"W, 160.01 feet; thence S01°05'45"E, 80.00 feet to the North line of said Clayton Commons Plat 1; thence S89°28'46"W, 280.74 feet along said North line to the Point of Beginning

Said tract of land contains 1.531 acres more or less.

Said tract of land being subject to any and all easements of record

## NOTES

- ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- INSTALLATION OF WATER AND SANITARY SEWER SERVICES WERE PROVIDED AS PART OF CHERRY GLEN PLAT 1. STORM SEWER SERVICE LINE TO BE INSTALLED AT THE TIME OF LOT DEVELOPMENT OF LOT 1.
- COORDINATE WITH MIDAMERICAN ENERGY POWER SERVICE AS PART OF THE DEVELOPMENT OF LOT 1.

## LEGEND

—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
3333	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL

## CERTIFICATION

I HEREBY CERTIFY THAT THIS 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVIN J. CRAWFORD, PLS  
IOWA LICENSE NO. 73156  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014  
PAGES OR SHEETS COVERED BY THIS SEAL:  
This sheet only

**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: 9-20-2013  
REVISIONS: 10-1-2013  
10-18-2013

JOB NUMBER  
**CC 1550**

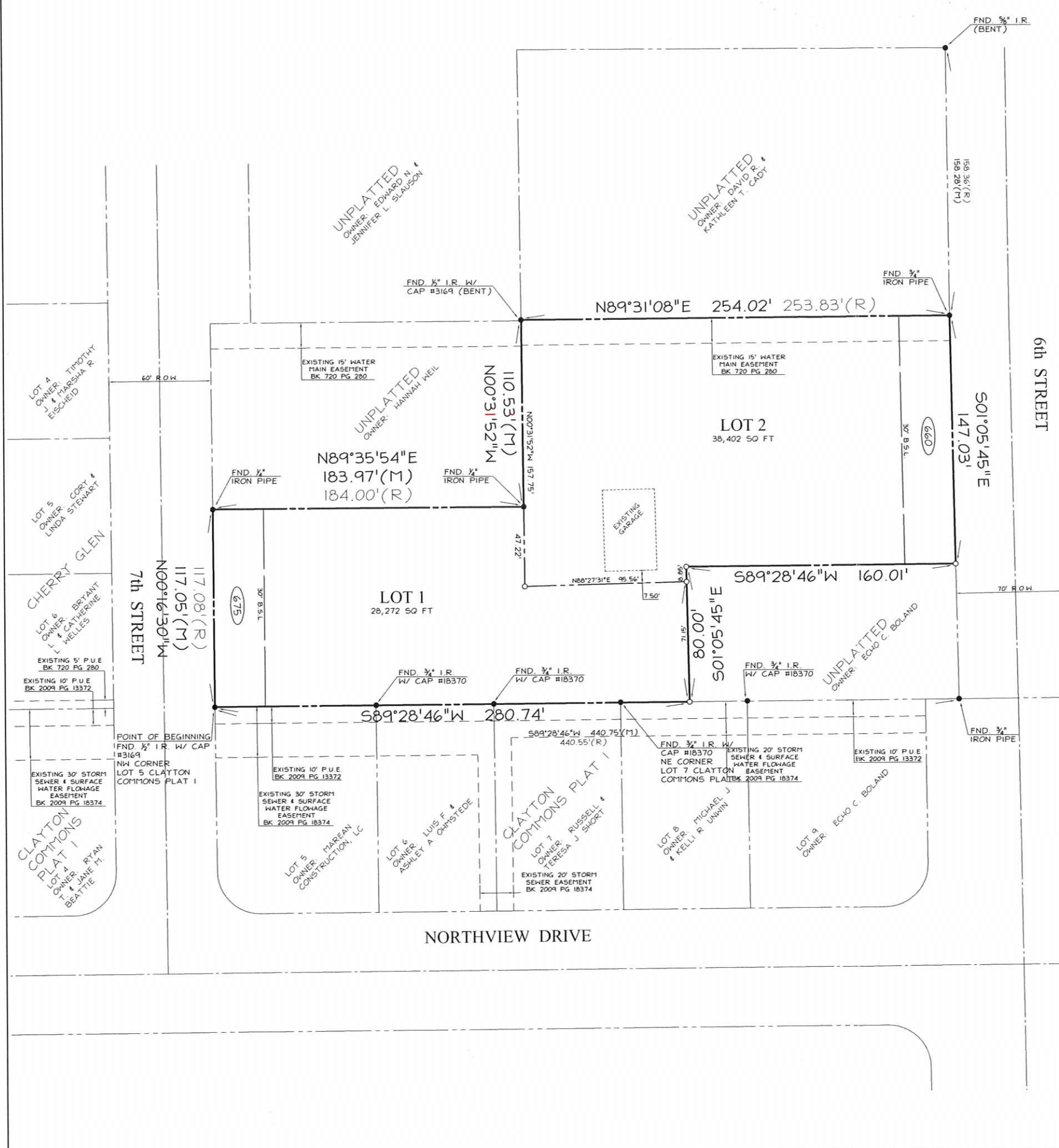
APPROVED: \_\_\_\_\_ INITIALED: \_\_\_\_\_ AS-BUILT: \_\_\_\_\_

FINAL PLAT  
CHERRY GLEN PLAT 2

SHEET  
1 OF 1



VICINITY SKETCH



FINAL PLAT  
APPROVED: \_\_\_\_\_  
DATE: 11/4/13  
SIGNED: *William D. Schmitt*

