

APPROVED BY: _____
 DATE: _____
 SIGNED: _____

CURVE	LENGTH	RADIUS	CHORD DIST	CHORD BRG	DELTA
C1	8.65	135.60	8.65	S 17°50'57" E	7°30'35"
C2	46.97	327.93	46.73	S 15°42'51" E	7°35'47"
C3	157.03	611.76	156.99	S 22°28'09" W	14°42'23"
C4	123.94	611.76	123.72	S 24°01'06" W	11°36'27"
C5	33.99	611.76	33.98	S 16°39'55" W	3°05'56"
C6	217.26	1071.41	216.88	S 08°41'28" W	11°37'06"
C7	84.59	1071.41	84.56	S 12°14'19" W	4°31'24"
C8	132.67	1071.41	132.59	S 06°25'46" W	7°05'41"
C9	49.35	220.00	49.25	S 85°53'55" E	12°51'11"
C10	46.42	25.00	40.03	S 26°16'50" E	106°22'58"
C11	195.71	505.00	194.49	S 15°48'29" W	22°12'18"
C12	35.71	505.00	35.71	S 24°53'05" W	4°03'07"
C13	80.00	505.00	79.92	S 01°19'14" W	9°04'36"
C14	80.00	505.00	79.92	S 01°14'39" W	9°04'36"
C15	123.08	305.00	122.25	N 78°19'18" E	23°07'21"
C16	50.95	305.00	49.99	N 69°25'58" E	9°24'05"
C17	73.94	305.00	72.87	N 75°26'17" E	13°43'17"
C18	79.09	280.00	78.66	N 77°22'34" E	20°35'17"
C19	36.75	280.00	36.72	N 85°54'54" E	7°31'10"
C20	34.53	25.00	31.85	N 60°16'51" W	79°07'40"
C21	5.06	328.04	5.06	N 20°16'51" W	0°52'59"
C22	41.41	25.00	36.84	N 27°37'21" E	94°54'48"
C23	64.66	245.00	64.47	N 82°38'23" E	15°07'15"
C24	110.98	275.00	110.23	N 78°38'19" E	23°07'21"
C25	89.87	250.00	89.39	N 77°22'34" E	20°35'51"
C26	25.00	505.00	25.00	N 122°14'48" E	2°50'15"

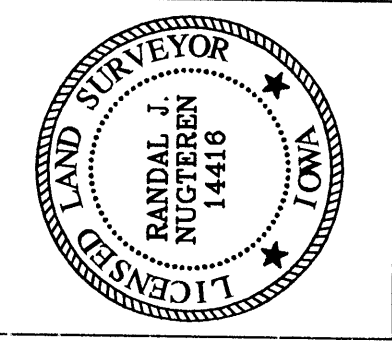
LINE	LENGTH	BEARING
L1	50.00	N 78°15'02" E
L2	26.09	S 89°29'38" E
L3	60.00	S 02°19'31" E
L4	50.00	N 70°09'58" E
L5	40.24	N 89°48'00" W
L6	55.06	N 19°17'52" W
L7	18.98	N 19°17'52" W
L8	8.02	N 70°42'08" E

LOT NO.	ACRES	ADDRESS
LOT 1	0.22	400 SE LEGACY POINTE BOULEVARD
LOT 2	0.28	380 SE LEGACY POINTE BOULEVARD
LOT 3	0.34	360 SE LEGACY POINTE BOULEVARD
LOT 4	0.30	380 SE LEGACY POINTE BOULEVARD
LOT 5	0.29	340 SE LEGACY POINTE BOULEVARD
LOT 6	0.47	320 SE LEGACY POINTE BOULEVARD
LOT 7	0.30	1500 SE LAUREL STREET
LOT A	0.36	
LOT Z	3.15	
TOTAL	5.71	

MISCELLANEOUS INFORMATION
 SIDEWALKS: SIDEWALKS SHALL BE INSTALLED ALONG ALL PUBLIC STREETS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS OF THE CITY OF WAUKEE, IOWA
 BUILDING SETBACK REQUIREMENTS:
 LOTS 1-7: 20 FEET FRONT YARD (SE LEGACY POINTE BOULEVARD) 30 FEET FRONT YARD (SE LAUREL STREET) 15 FEET TOTAL WITH A 7 FOOT MINIMUM ON EITHER SIDE 20 FEET REAR YARD
 DEDICATED TO PUBLIC: LOT A SHALL BE DEDICATED TO PUBLIC USE.
 OVERLAY DISTRICT: (P0) PLANNED DEVELOPMENT DISTRICT

LEGAL DESCRIPTION
 Subdivision of Outlots A and D of Legacy Pointe at Waukee - Plat 2 in the City of Waukee, Dallas County, Iowa as recorded in Book 2004 at page 6453, Dallas County Records. Said Subdivision of Outlots A and D contains 5.71 acres.

LEGEND
 ● PROPERTY CORNER FOUND
 ○ PROPERTY CORNER SET
 (3/8" x 3/8" REBAR W/CAP #14416)
 --- PUBLIC UTILITY EASEMENT
 - - - BUILDING SETBACK LINE



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.
 Randall J. Nugteren, L.L.S.
 License number: 14418
 My license renewal date is December 31, 2008
 Page or sheets covered by this seal: 1 OF 1

INITIAL SUBMITTAL DATE: 10/11/06
 REVISED SUBMITTAL DATE: 10/19/06

REVISION NO.	DATE	REVISIONS	DESCRIPTION

FLD. BK.: 54-B SCALE: 1" = 50'
 DATE: 10/06 DRN: BJU APP: _____

GARDEN & ASSOCIATES
 OSKALOOSA, IOWA
 641 - 672 - 2526

PROJECT NO.: 2006093
 DRAWING NO.: _____
 SHEET 1 OF 1

FINAL PLAT