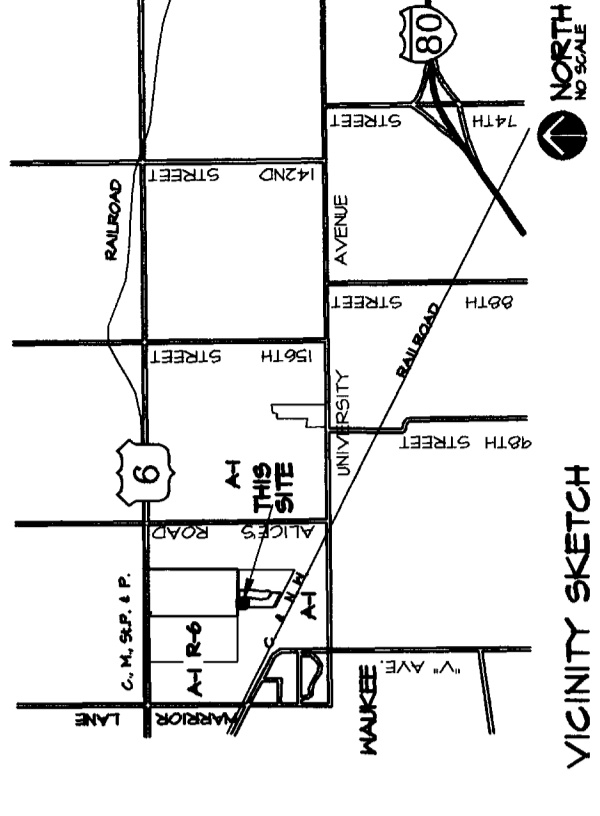


# FINAL PLAT WILLOW BROOK PLAT 3

**OWNER**  
FASTERPAC DEVELOPMENT, L.L.C.  
5600 17800 STREET  
URBANDALE, IA 50322

**DEVELOPER**  
RESIDENT HOMES AND AFFILIATED COMPANIES  
17800 STREET  
URBANDALE, IA 50322  
PH: (515) 270-1441



**ZONING**  
R-3, R-4

**UTILITIES**  
SANITARY SEWER: CITY OF WAUKEE  
WATER: CITY OF WAUKEE

**LEGAL DESCRIPTION**  
A PARCEL OF LAND IN THE SE 1/4 OF SECTION 34, TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5TH P.M. THAT IS MORE PARTICULARLY DESCRIBED AS:  
OUTLOT 'Y', WILLOW BROOK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA ALL CONTAINING 2.194 ACRES MORE OR LESS.

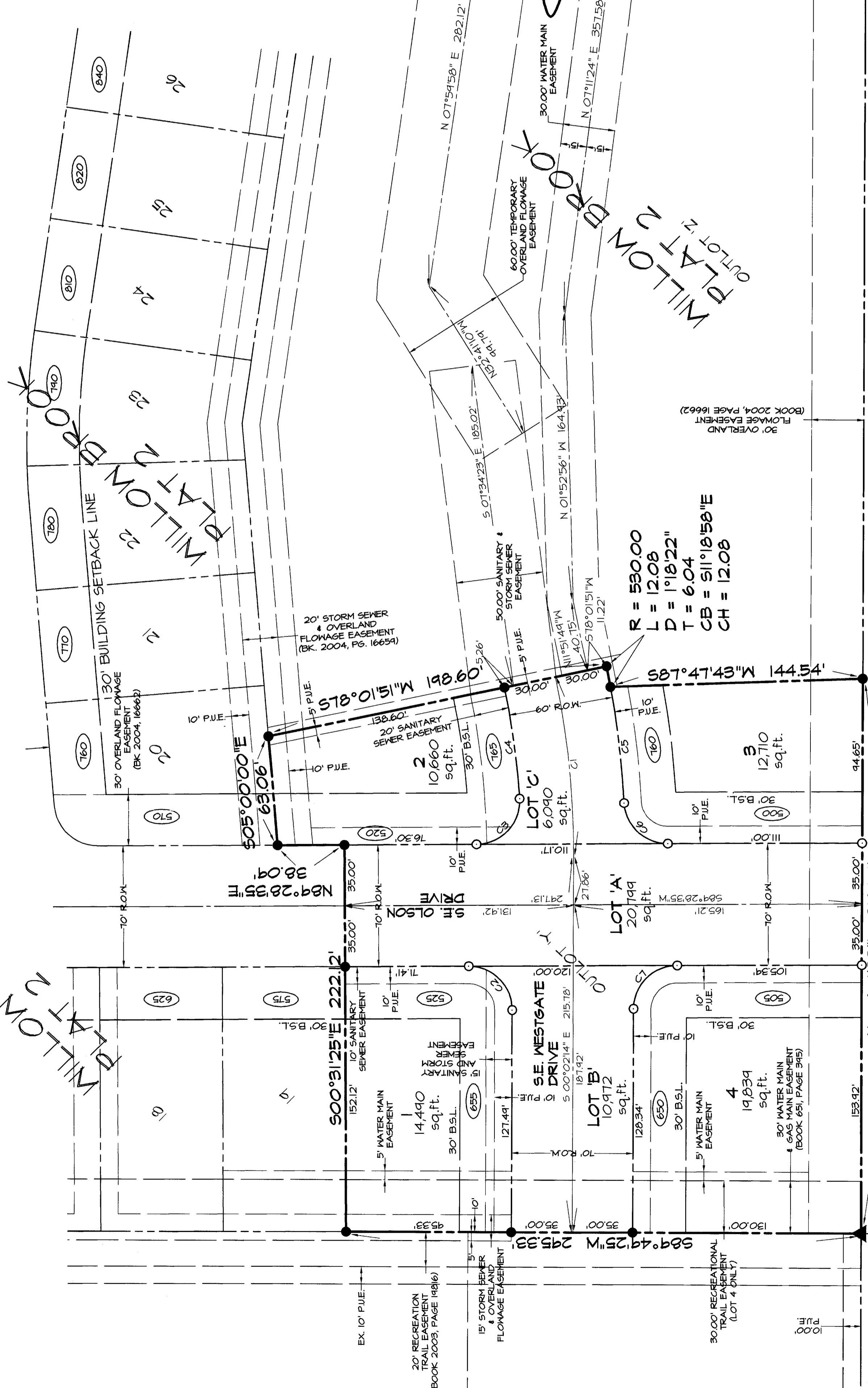
**NOTES**  
1. THE LOWEST ENTRY LEVEL OF ANY UNIT SHALL BE 2-FEET ABOVE THE 100-YR FLOOD ELEVATION OF 1032.05.  
2. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS AND THE RECREATION TRAIL.

**CERTIFICATION**

HEREBY CERTIFY THAT THIS LAND SURVEYING 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.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265, DATE 7-16-05  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2005  
PAGES OR SHEETS COVERED BY THIS SEAL:

- LEGEND**
- ▲ FLAT BOUNDARY
  - SECTION CORNER
  - FOUND CORNER
  - SET CORNER 1/4 5/8" I.R. WCAP #12265
  - IRON ROD
  - G.P.
  - D. GAS PIPE
  - M. MEASURED DISTANCE
  - P. PREVIOUSLY RECORDED DISTANCE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - (234) ADDRESS
  - B.S.L. BUILDING SETBACK LINE
  - M.P.E. MINIMUM PROTECTION ELEVATION
  - P.O.B. POINT OF BEGINNING
  - S.F. SQUARE FEET



**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	115°55'	500.00	104.21	52.25	102.54	308°00'11"E
C2	40°22'11"	25.00	34.42	21.21	32.51	349°16'41"E
C3	48°25'58"	25.00	40.84	26.42	34.35	56°00'36"14"
C4	71°5'30"	410.00	64.41	32.22	64.36	56°00'36"14"
C5	71°5'30"	530.00	61.14	33.62	61.10	507°02'02"E
C6	87°0'10"	25.00	36.01	23.71	34.46	144°57'50"14"
C7	84°30'44"	25.00	34.06	24.74	35.20	144°43'11"E

**SETBACKS**  
FRONT YARD SETBACK = 30.00'  
REAR YARD SETBACK = 10.00'  
SIDE YARD SETBACK = 1 MIN 15' TOTAL

SW CORNER OUTLOT 'Y', WILLOWBROOK PLAT 2  
NW CORNER SE. 8&S235 SEC. 34-74-26 NW CORNER OUTLOT 'Y', WILLOWBROOK PLAT 2

**NORTH**  
SCALE: 1" = 40'

Block 1101037 Page 11767  
Document 11022  
Date 07/22/05  
SLIDE # 2005-11767  
Clerk: Cook, M.L. Recorder  
Baltimore County, Iowa

**CFC** CIVIL ENGINEERING CONSULTANTS, INC.  
2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322-4379  
PHONE: 515.276.6884 FAX 515.276.7084 E-5284