

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, 125.01 feet; thence S01°05'45"E, 80.00 feet to the North line of said Clayton Commons Plat 1; thence S89°28'46"W, 315.75 feet along said North line to the Point of Beginning.

Said tract of land contains 1.595 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
660	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.
	KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156 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 JOB NUMBER
REVISIONS: 10-1-2013

SCALE: 1"=30'
APPROVED: _____ INITIALED: _____ AS-BUILT: _____

FINAL PLAT
CHERRY GLEN PLAT 2

CC
1550

SHEET
1 OF 1



VICINITY SKETCH

NORTH
NO SCALE

