

OWNER/DEVELOPER: KNC, L.L.C.
 ATTN: KURT BREWER
 604 LOCUST STREET #800
 DES MOINES, IA 50309
 PH: (515) 243-5878

ENGINEER: A. LEO PELDS ENGINEERING
 ATTN: WALLY PELDS
 2323 DIXON STREET
 DES MOINES, IOWA 50316
 PH: (515) 265-8196

ZONING: CURRENTLY ZONED: R-2 IN CITY OF WAUKEE

ROAD INFORMATION: SE DRIFTWOOD LANE - 29 FEET BACK TO BACK
 SE WESTOWN PARKWAY - 31 FEET BACK TO BACK
 SE PARKVIEW CROSSING - 31 FEET BACK TO BACK WHEN ADJACENT TO LOT 1-8, VARIABLE WIDTH AS IT EXPANDS TO 41 FEET BACK TO BACK ALONG LOT 37

RIGHT-OF-WAY: SE DRIFTWOOD LANE - 60 FOOT ROW
 SE WESTOWN PARKWAY - 100 FOOT ROW
 SE PARKVIEW CROSSING - 70 FOOT ROW WHEN ADJACENT TO LOT 1-8, VARIABLE WIDTH AS IT EXPANDS TO 80 FOOT ROW ALONG LOT 37

SETBACKS for R-2: FRONT YARD SETBACK 30 FEET
 REAR YARD SETBACK 30 FEET
 SIDE YARD SETBACK 7 FEET MINIMUM
 15 FEET TOTAL

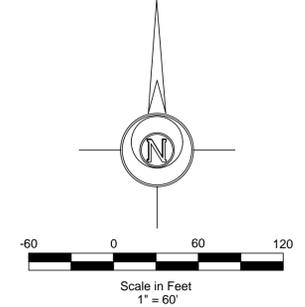
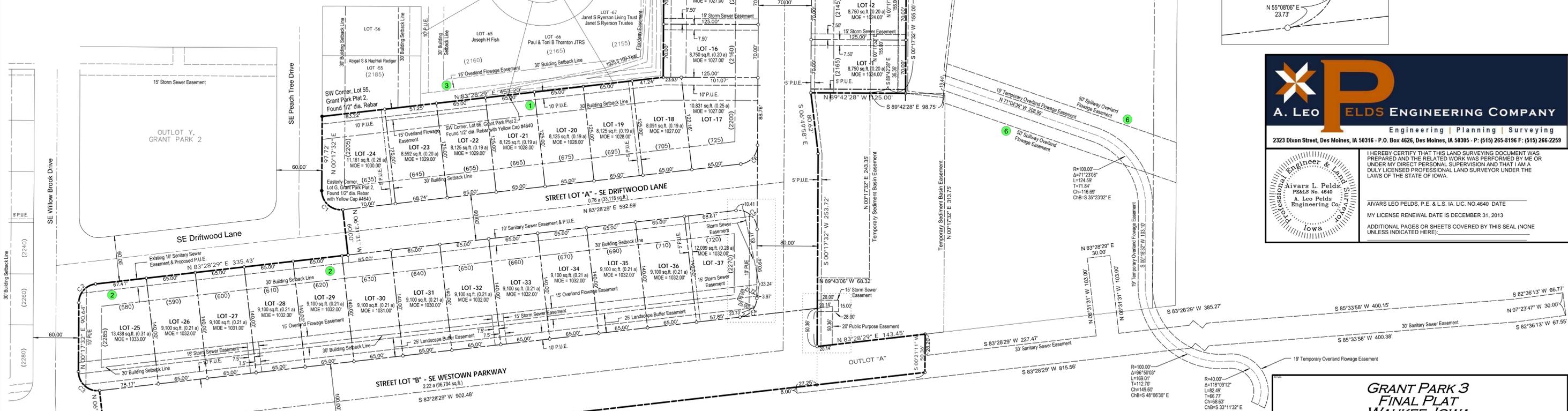
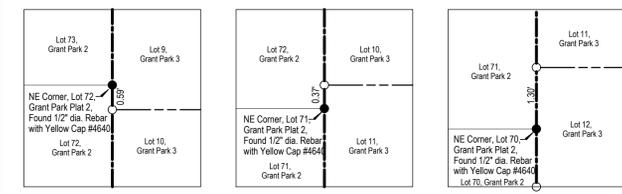
SECTION-TOWNSHIP-RANGE: NW 1/4, SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST

- NOTES:
- THE 10 FOOT TRAIL PROPOSED ADJACENT TO SE WESTOWN PARKWAY WILL BE INSTALLED AS WESTOWN PARKWAY DEVELOPES.
 - PORTIONS OF THE 5 FT SIDEWALK ADJACENT TO THE PROPOSED LOTS WILL BE INSTALLED AS A PART OF THE INDIVIDUAL LOT DEVELOPMENT. PORTIONS OF THE 10 FT TRAIL ADJACENT TO PROPOSED LOTS 1-8 ON THE EAST SIDE OF SE PARKVIEW CROSSING DRIVE WILL BE INSTALLED AS A PART OF THE INDIVIDUAL LOT DEVELOPMENT, IN LIEU OF THE 5 FT SIDEWALK.
 - EXISTING EASEMENTS THROUGH AND ADJACENT TO THE PLAT ARE ON THE GRANT PARK 2 FINAL PLAT, RECORDED IN THE DALLAS COUNTY RECORDER'S OFFICE IN BOOK 2008, PAGE 324, FILED JANUARY 9, 2008.
 - STREET LOTS A, B, AND C TO BE DEDICATED TO THE CITY OF WAUKEE FOR STREET RIGHT OF WAY.
 - OUTLOT A TO BE USED FOR FUTURE RIGHT OF WAY.

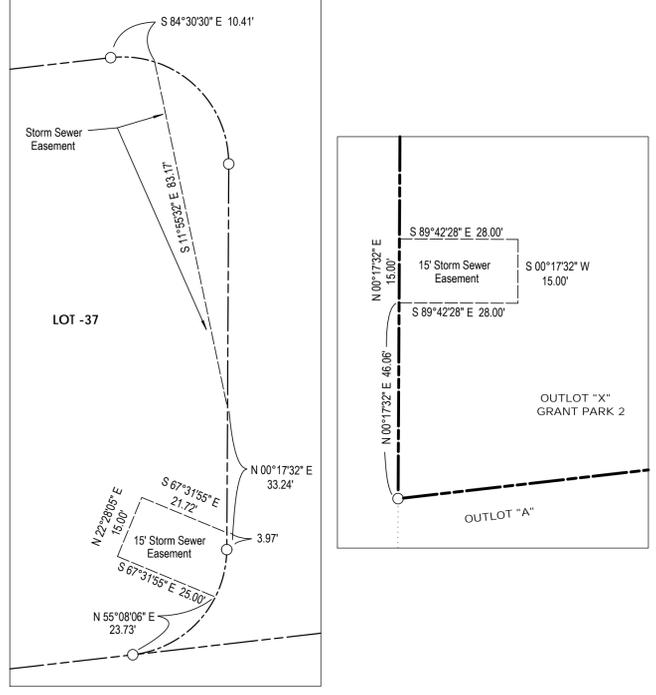
CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing	Tan In	Tan Out
1	25.00'	83°10'57"	36.30'	33.19'	22.19'	N 41°53'00.5" E	N 83°28'29" E	N 00°17'32" E
2	25.00'	96°49'03"	42.24'	37.39'	28.17'	S 48°06'59.5" E	S 00°17'32" W	N 83°28'29" E
3	25.00'	83°10'57"	36.30'	33.19'	22.19'	S 41°53'00.5" W	S 83°28'29" W	S 00°17'32" E
4	25.00'	96°49'03"	42.24'	37.39'	28.17'	S 48°06'59.5" W	S 00°17'32" W	S 83°28'29" E
5	25.00'	83°10'57"	36.30'	33.19'	22.19'	N 41°53'00.5" E	N 83°28'29" E	N 00°17'32" E
6	25.00'	96°49'03"	42.24'	37.39'	28.17'	N 48°06'59.5" W	N 00°17'32" E	S 83°28'29" W

- EXISTING EASEMENT TABLE
- Public Utility Easement - Book: 2008, Page 329
 - Sanitary Sewer Easement - Book: 2008, Page 330
 - Overland Flowage Easement - Book: 2008, Page 332
 - Detention Basin Easement - Book: 2008, Page: 336
 - Temporary Drainage Swale Easement - Book: 2008, Page: 337
 - Spillway Overland Flowage Easement - Book: 2008, Page: 338



LEGAL DESCRIPTION:
 Outlot Z, Grant Park 2, an Official Plat, all being in the City of Waukee, Dallas County, Iowa.



Unplatted - Owner: Lolawai, L.L.C.

A. LEO PELDS ENGINEERING COMPANY
 Engineering | Planning | Surveying

2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4626, Des Moines, IA 50305 - P: (515) 265-8196 F: (515) 266-2259

Professional Engineer and Surveyor
 State of Iowa

Wally L. Pelds
 PE&LS No. 4640
 A. Leo Pelds
 Engineering Co.

I hereby certify that this land surveying document was prepared and the related 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.

WALLY L. PELDS, P.E. & L.S. IA. LIC. NO. 4640 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

EXISTING UTILITIES NOTE:
 THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-292-8899).

DISCLAIMER:
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LEGEND:
 STANDARD SYMBOLS:

- IRON ROD OR PIPE FOUND
- CALCULATED CORNER ADDRESS
- (XXXX)

**GRANT PARK 3
 FINAL PLAT
 WAUKEE, IOWA**

DATE: 06-18-2013 BY: E. JONDLE SCALE: 1" = 60' DATE: 11-08-2013 SHEET: 13-032

FINAL PLAT