

# GLYNN VILLAGE PLAT 6

FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA

## PREPARED FOR/OWNER

HUBBELL METROPOLITAN DEVELOPMENT FUND I, LLC (SERIES E)  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
(515)243-3228

## SHEET INDEX

SHEET 1: BOUNDARY, NOTES, DESCRIPTION, CERTIFICATION  
SHEET 2: SOUTHERN LOTS, CURVE DATA, EASEMENT DETAILS  
SHEET 3: NORTHERN LOTS, CURVE DATA, EASEMENT DETAILS

SPACE RESERVED FOR RECORDER'S USE

SHEET 1 OF 3

## LEGAL DESCRIPTION

Part of Government Lots 2, 3, 6 and 7 in Section 5, Township 78 North, Range 26 West of the 5th P.M., including part of Outlots "C" and "D" in Glynn Village Plat 3, an Official Plat, all now included in and forming a part of the City of Waukee, Dallas County, Iowa, and being more particularly described as follows:

Beginning at the southernmost corner of Outlot "A" in Glynn Village Plat 4, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa; thence North 67(degrees) 54(minutes) 24(seconds) East, 333.09 feet along the easterly line of said Glynn Village Plat 4; thence North 52°01'36" East, 477.35 feet along the easterly line of said Glynn Village Plat 4; thence North 37°50'32" East, 344.97 feet along the easterly line of said Glynn Village Plat 4 to a point on the southerly line of Outlot "C" in said Glynn Village Plat 3; thence North 30°43'13" East, 32.21 feet along the easterly line of said Glynn Village Plat 4; thence North 79°13'12" East, 222.03 feet; thence South 75°07'52" East, 400.46 feet; thence South 44°01'36" East, 117.28 feet to the Southeast corner of said Outlot "C" in Glynn Village Plat 3; thence South 65°09'58" East, 50.00 feet along the southerly line of said Glynn Village Plat 3 to the Southwest corner of Outlot "D" in said Glynn Village Plat 3; thence North 24°50'02" East, 20.00 feet along the westerly line of said Outlot "D" in Glynn Village Plat 3 to the Southwest corner of Lot 42 in said Glynn Village Plat 3; thence South 65°09'58" East, 100.00 feet along the southerly line of said Lot 42 in Glynn Village Plat 3 to the Southeast corner of said Lot 42 in Glynn Village Plat 3; thence South 24°50'02" West, 20.00 feet to the Northwest corner of Parcel "Y" as depicted on that Plat of Survey filed in Book 2011 at Page 2287 in the Office of the Recorder for Dallas County, Iowa, on the South line of said Outlot "D"; thence South 51°36'52" East, 112.09 feet along the West line of said Parcel "Y"; thence South 00°00'00" West, 273.73 feet along the West Line of said Parcel "Y"; thence South 84°00'52" West, 401.17 feet; thence North 25°34'51" West, 234.76 feet; thence North 75°07'52" West, 139.08 feet; thence South 46°46'36" West, 721.52 feet; thence South 55°50'28" West, 799.40 feet to the West line of Government Lot 6 in said Section 5; thence North 00°09'58" West, 570.16 feet along the West line of said Government Lot 6 to the point of beginning.

Containing 20.39 acres in total.

## AREAS PER GOV'T LOT

|              | TOTAL              | PREVIOUSLY PLATTED |
|--------------|--------------------|--------------------|
| GOV'T LOT 2  | 2.67               | 0.50               |
| GOV'T LOT 3  | 5.57               | 0.76               |
| GOV'T LOT 6  | 9.67               |                    |
| GOV'T LOT 7  | 2.48               |                    |
| <b>TOTAL</b> | <b>20.39 ACRES</b> | <b>1.26 ACRES</b>  |

## SURVEYOR'S NOTES

- THE OFFICIAL PLAT OF GLYNN VILLAGE PLAT 3 IS RECORDED IN BOOK 2008 AT PAGE 14180 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.
- THE OFFICIAL PLAT OF GLYNN VILLAGE PLAT 4 IS RECORDED IN BOOK 2012 AT PAGE 8393 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.
- THE PLAT OF SURVEY FOR PARCEL "Y" IN GOVERNMENT LOT 3 IS RECORDED IN BOOK 2011 AT PAGE 2287 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.
- LOT A IS HEREBY DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.
- OUTLOTS A & B ARE TO BE RETAINED BY THE OWNER FOR POSSIBLE FUTURE DEVELOPMENT.
- SOME LOTS MAY HAVE A MINIMUM PROTECTION ELEVATION (MPE) REQUIREMENT. THE ELEVATIONS DEPICTED WITHIN THESE LOTS ARE BASED UPON CALCULATIONS MADE BY THE PROJECT ENGINEER. THE SURVEYOR CANNOT CERTIFY TO ENGINEERING CALCULATIONS AND DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS DEPICTED.
- 100-YEAR FLOOD ELEVATIONS DEPICTED WITHIN THE STORM WATER DETENTION EASEMENTS ARE BASED UPON CALCULATIONS MADE BY THE PROJECT ENGINEER. THE SURVEYOR CANNOT CERTIFY TO ENGINEERING CALCULATIONS AND DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS DEPICTED.
- FOUR (4) FEET WIDE SIDEWALKS SHALL BE INSTALLED AT THE TIME OF NEW HOME CONSTRUCTION BY THE HOME BUILDER. SIDEWALKS SHALL BE INSTALLED PER CITY OF WAUKEE REQUIREMENTS. SIDEWALKS SHALL THEREAFTER BE MAINTAINED BY INDIVIDUAL LOT OWNERS.

## ZONING & SETBACK REQUIREMENTS

PD (R-1): PLANNED DEVELOPMENT DISTRICT/SINGLE FAMILY RESIDENTIAL  
ORDINANCE NO. 2577 (BK 2006, PG 6881)

MINIMUM BUILDING SETBACKS:  
FRONT YARD 20 FEET  
SIDE YARD 5 FEET  
REAR YARD 10 FEET

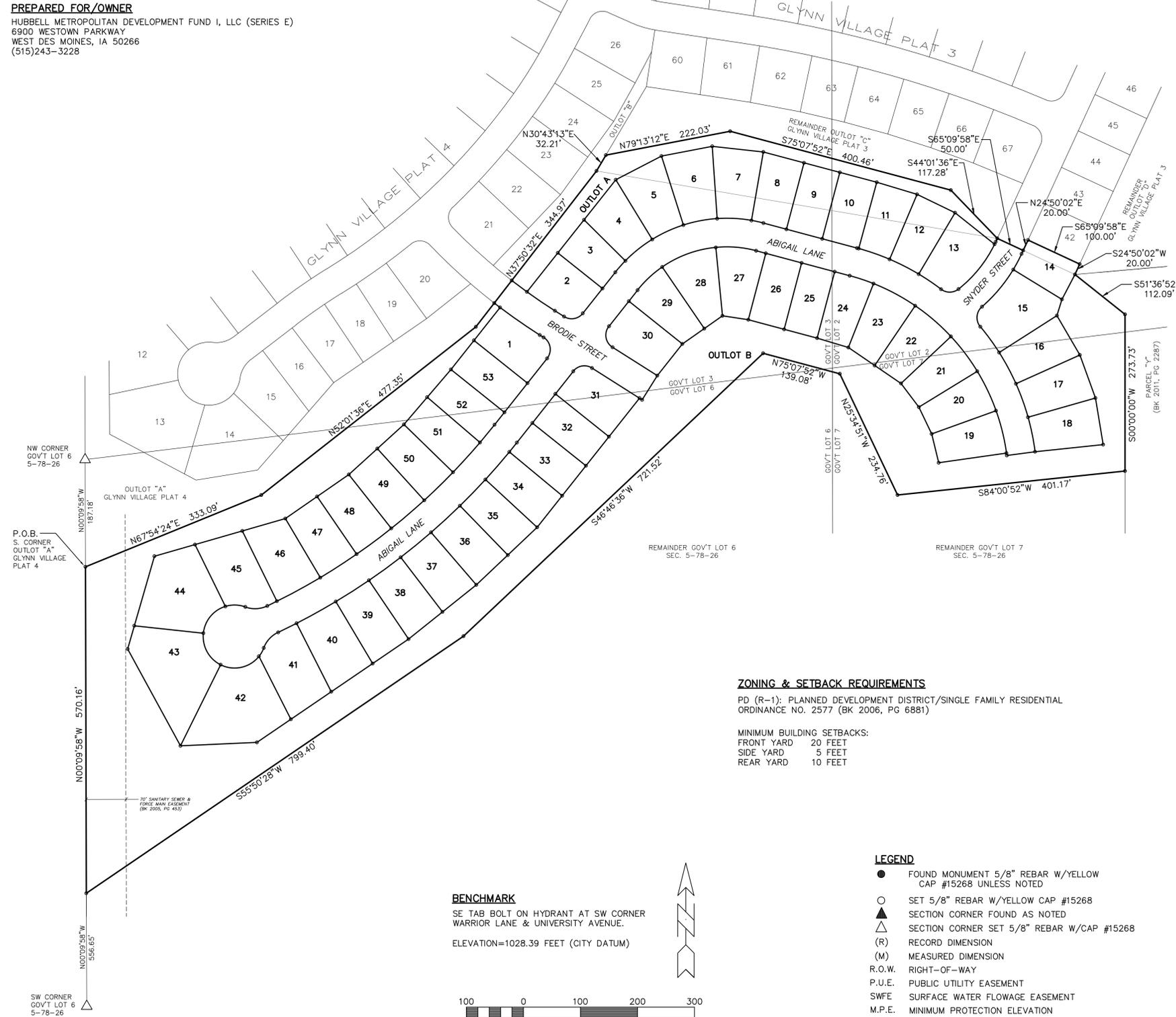
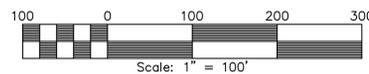
## LEGEND

- FOUND MONUMENT 5/8" REBAR W/YELLOW CAP #15268 UNLESS NOTED
- SET 5/8" REBAR W/YELLOW CAP #15268
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET 5/8" REBAR W/CAP #15268
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- SWFE SURFACE WATER FLOWAGE EASEMENT
- M.P.E. MINIMUM PROTECTION ELEVATION
- R.O.W. RIGHT-OF-WAY
- [123] STREET ADDRESS NUMBER

## BENCHMARK

SE TAB BOLT ON HYDRANT AT SW CORNER  
WARRIOR LANE & UNIVERSITY AVENUE.

ELEVATION=1028.39 FEET (CITY DATUM)



GLYNN VILLAGE PLAT 6

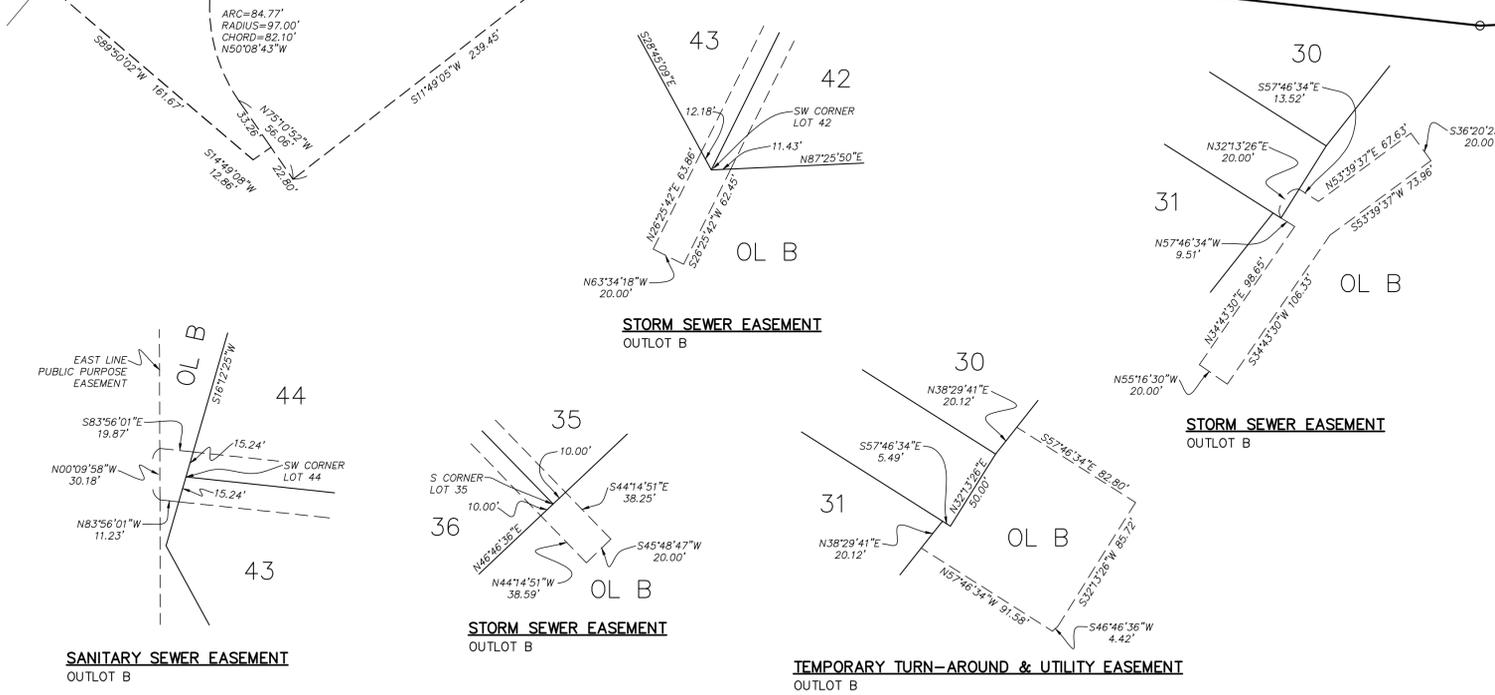
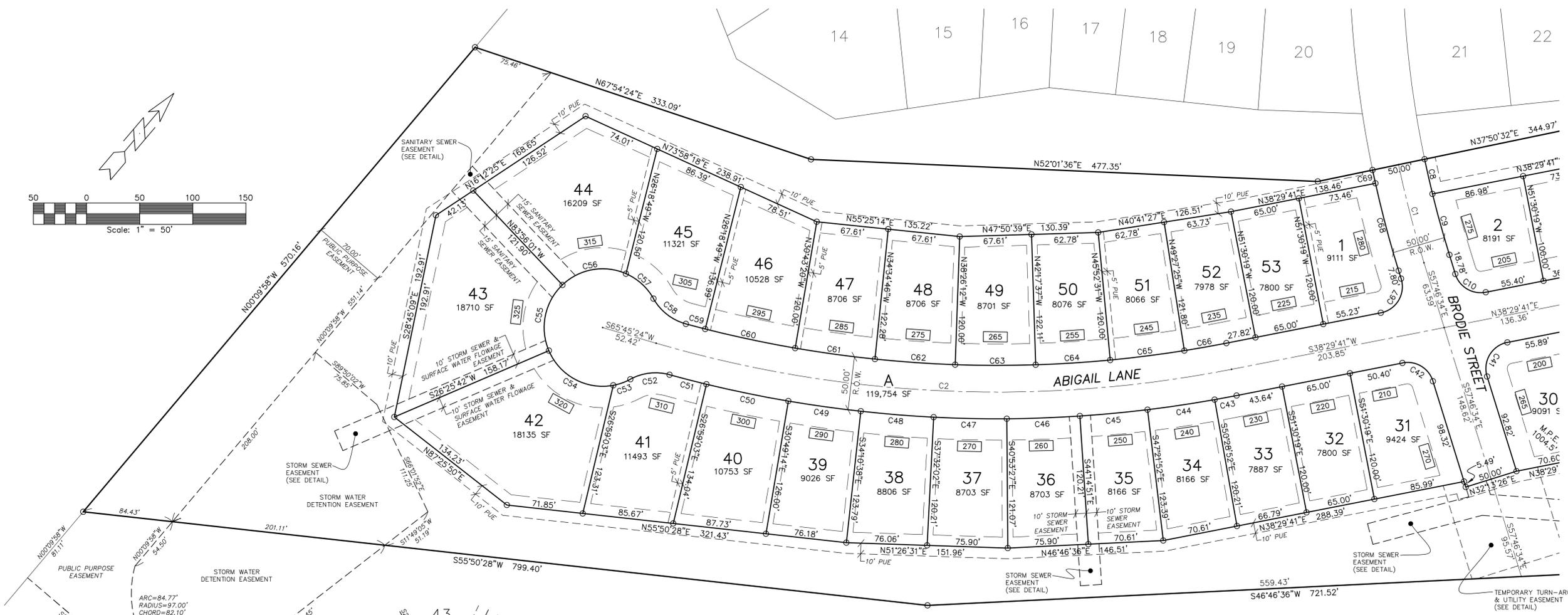
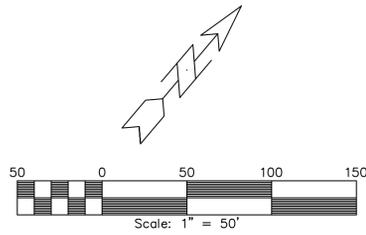
|     |          |      |    |     |
|-----|----------|------|----|-----|
| NO. | REVISION | DATE | BY | FOR |
|     |          |      |    |     |
|     |          |      |    |     |
|     |          |      |    |     |

**ERG**  
Engineering Resource Group, Inc.  
Engineers and Surveyors  
1510 GRANT AVENUE  
DES MOINES, IOWA 50312  
(515) 288-4823

**IOWA LAND SURVEYOR CERTIFICATION**  
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.  
  
DANIEL F. RITTEL, P.L.S. #15268      DATE:      5/21/2013  
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2013  
  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1, 2 & 3 ONLY.

**GLYNN VILLAGE PLAT 6**  
FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA

SHEET 2 OF 3



**Curve Table**

| Curve # | Length | Radius  | Delta     | Chord Direction | Chord Length |
|---------|--------|---------|-----------|-----------------|--------------|
| C1      | 95.00  | 1000.00 | 5°26'36"  | S55° 03' 16"E   | 94.97        |
| C2      | 547.18 | 1150.00 | 27°15'43" | N52° 07' 32"E   | 542.03       |
| C3      | 260.65 | 225.00  | 66°22'27" | S71° 40' 54"W   | 246.32       |
| C4      | 190.22 | 400.00  | 27°14'47" | N61° 30' 29"W   | 188.43       |
| C5      | 282.41 | 400.00  | 40°27'08" | N27° 39' 31"W   | 276.58       |
| C6      | 10.10  | 400.00  | 1°26'49"  | S6° 42' 32"E    | 10.10        |
| C7      | 159.15 | 250.00  | 36°28'31" | N43° 04' 17"E   | 156.48       |
| C42     | 36.53  | 25.00   | 83°43'45" | S80° 21' 34"W   | 33.37        |
| C43     | 21.00  | 1175.00 | 1°01'27"  | N39° 00' 24"E   | 21.00        |
| C44     | 63.92  | 1175.00 | 3°07'01"  | N41° 04' 38"E   | 63.91        |
| C45     | 63.92  | 1175.00 | 3°07'01"  | N44° 11' 39"E   | 63.91        |
| C46     | 68.84  | 1175.00 | 3°21'24"  | N47° 25' 51"E   | 68.83        |
| C47     | 68.84  | 1175.00 | 3°21'24"  | N50° 47' 16"E   | 68.83        |
| C48     | 68.84  | 1175.00 | 3°21'24"  | N54° 08' 40"E   | 68.83        |
| C49     | 68.84  | 1175.00 | 3°21'24"  | N57° 30' 04"E   | 68.83        |
| C50     | 78.68  | 1175.00 | 3°50'11"  | N61° 05' 52"E   | 78.66        |
| C51     | 35.82  | 1175.00 | 1°44'49"  | N63° 53' 21"E   | 35.82        |
| C52     | 38.02  | 50.00   | 4°33'54"  | S42° 58' 49"W   | 37.11        |
| C53     | 17.12  | 55.00   | 1°50'15"  | N30° 06' 59"E   | 17.05        |
| C54     | 74.29  | 55.00   | 7°23'35"  | N77° 43' 54"E   | 68.77        |

**Curve Table**

| Curve # | Length | Radius  | Delta     | Chord Direction | Chord Length |
|---------|--------|---------|-----------|-----------------|--------------|
| C55     | 66.85  | 55.00   | 69°38'17" | S28° 45' 09"E   | 62.81        |
| C56     | 64.29  | 55.00   | 66°58'09" | S39° 33' 04"W   | 60.69        |
| C57     | 35.50  | 55.00   | 36°58'42" | N88° 28' 31"W   | 34.88        |
| C58     | 39.59  | 50.00   | 45°22'08" | N87° 19' 46"E   | 38.57        |
| C59     | 18.83  | 1125.00 | 0°57'32"  | N64° 09' 56"E   | 18.83        |
| C60     | 86.56  | 1125.00 | 4°24'30"  | N61° 28' 55"E   | 86.54        |
| C61     | 75.74  | 1125.00 | 3°51'26"  | N57° 20' 57"E   | 75.72        |
| C62     | 75.74  | 1125.00 | 3°51'26"  | N53° 29' 31"E   | 75.72        |
| C63     | 75.74  | 1125.00 | 3°51'26"  | N49° 38' 06"E   | 75.72        |
| C64     | 70.32  | 1125.00 | 3°34'54"  | N45° 54' 56"E   | 70.31        |
| C65     | 70.32  | 1125.00 | 3°34'54"  | N42° 20' 02"E   | 70.31        |
| C66     | 40.22  | 1125.00 | 2°02'55"  | N39° 31' 08"E   | 40.22        |
| C67     | 42.01  | 25.00   | 96°16'15" | N9° 38' 26"W    | 37.24        |
| C68     | 84.74  | 1025.00 | 4°44'13"  | S55° 24' 27"E   | 84.72        |
| C69     | 12.71  | 1025.00 | 0°42'38"  | S52° 41' 02"E   | 12.71        |

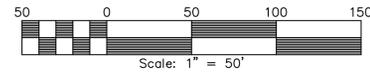
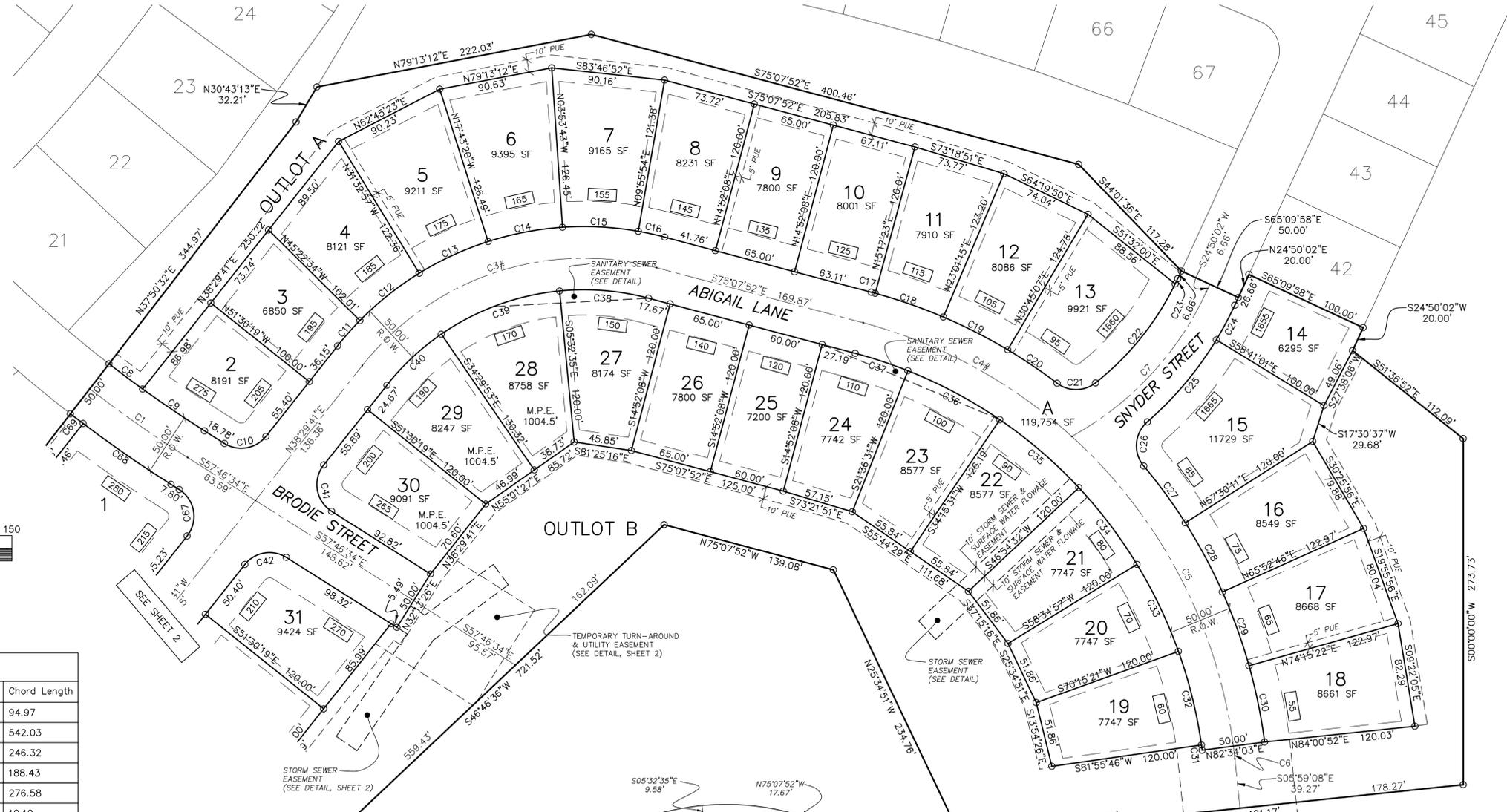
**GLYNN VILLAGE PLAT 6**

|              |             |             |             |
|--------------|-------------|-------------|-------------|
| DESIGNED BY: | DJS         | DRAWN BY:   | DFR         |
| CHECKED BY:  | DFR         | DATE:       | 5/21/2013   |
| LOCATION:    |             | FIELD BOOK: | 12-152P.DWG |
| REVISION:    |             | NO.:        | 3           |
| DATE:        |             | BY:         |             |
| FOR:         |             |             |             |
| SCALE:       | 1" = 50'    |             |             |
| DWG:         | 12-152P.DWG |             |             |
| FIELD NO.:   |             |             |             |
|              |             |             | 12-152.00   |

**ERG**  
Engineering Resource Group, Inc.  
Engineers and Surveyors  
2515 GRAND AVENUE  
DES MOINES, IOWA 50312  
(515) 288-4823

**GLYNN VILLAGE PLAT 6**  
FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA

SHEET 3 OF 3

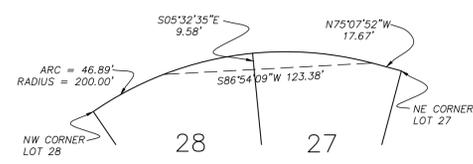


Curve Table

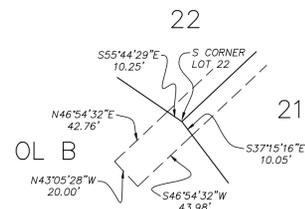
| Curve # | Length | Radius  | Delta     | Chord Direction | Chord Length |
|---------|--------|---------|-----------|-----------------|--------------|
| C1      | 95.00  | 1000.00 | 5°26'36"  | S55° 03' 16"E   | 94.97        |
| C2      | 547.18 | 1150.00 | 27°15'43" | N52° 07' 32"E   | 542.03       |
| C3      | 260.65 | 225.00  | 66°22'27" | S71° 40' 54"W   | 246.32       |
| C4      | 190.22 | 400.00  | 27°14'47" | N61° 30' 29"W   | 188.43       |
| C5      | 282.41 | 400.00  | 40°27'08" | N27° 39' 31"W   | 276.58       |
| C6      | 10.10  | 400.00  | 1°26'49"  | S6° 42' 32"E    | 10.10        |
| C7      | 159.15 | 250.00  | 36°28'31" | N43° 04' 17"E   | 156.48       |
| C8      | 33.30  | 975.00  | 1°57'24"  | S53° 18' 56"E   | 33.30        |
| C9      | 59.25  | 975.00  | 3°28'55"  | S56° 02' 06"E   | 59.24        |
| C10     | 36.53  | 25.00   | 8°34'35"  | N80° 21' 34"E   | 33.37        |
| C11     | 26.74  | 250.00  | 6°07'45"  | S41° 33' 33"W   | 26.73        |
| C12     | 60.33  | 250.00  | 13°49'37" | S51° 32' 14"W   | 60.19        |
| C13     | 60.33  | 250.00  | 13°49'37" | S65° 21' 51"W   | 60.19        |
| C14     | 60.33  | 250.00  | 13°49'37" | S79° 11' 28"W   | 60.19        |
| C15     | 60.33  | 250.00  | 13°49'37" | N86° 58' 54"W   | 60.19        |
| C16     | 21.54  | 250.00  | 4°56'14"  | N77° 35' 59"W   | 21.54        |
| C17     | 3.12   | 425.00  | 0°25'15"  | N74° 55' 15"W   | 3.12         |
| C18     | 57.35  | 425.00  | 7°43'52"  | N70° 50' 41"W   | 57.30        |
| C19     | 57.35  | 425.00  | 7°43'52"  | N63° 06' 49"W   | 57.30        |
| C20     | 47.41  | 425.00  | 6°23'32"  | N56° 03' 07"W   | 47.39        |
| C21     | 32.84  | 25.00   | 75°16'29" | N89° 30' 25"E   | 30.53        |
| C22     | 101.58 | 225.00  | 25°52'01" | N38° 56' 10"E   | 100.72       |
| C23     | 4.59   | 225.00  | 1°10'08"  | N25° 35' 06"E   | 4.59         |
| C24     | 31.11  | 275.00  | 6°28'58"  | N28° 04' 31"E   | 31.10        |
| C25     | 85.31  | 275.00  | 17°46'31" | N40° 12' 15"E   | 84.97        |

Curve Table

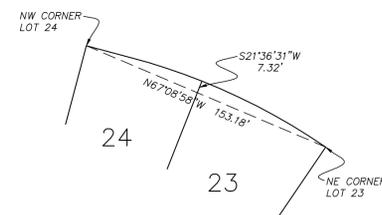
| Curve # | Length | Radius | Delta     | Chord Direction | Chord Length |
|---------|--------|--------|-----------|-----------------|--------------|
| C26     | 38.88  | 25.00  | 89°05'56" | S4° 32' 32"W    | 35.08        |
| C27     | 55.71  | 425.00 | 7°30'36"  | N36° 15' 07"W   | 55.67        |
| C28     | 62.13  | 425.00 | 8°22'35"  | N28° 18' 32"W   | 62.08        |
| C29     | 62.13  | 425.00 | 8°22'35"  | N19° 55' 56"W   | 62.08        |
| C30     | 61.65  | 425.00 | 8°18'41"  | N11° 35' 18"W   | 61.60        |
| C31     | 4.18   | 375.00 | 0°38'17"  | N7° 45' 05"W    | 4.18         |
| C32     | 76.40  | 375.00 | 11°40'25" | N13° 54' 26"W   | 76.27        |
| C33     | 76.40  | 375.00 | 11°40'25" | N25° 34' 51"W   | 76.27        |
| C34     | 76.40  | 375.00 | 11°40'25" | N37° 15' 16"W   | 76.27        |
| C35     | 82.80  | 375.00 | 12°39'01" | N49° 24' 58"W   | 82.63        |
| C36     | 82.80  | 375.00 | 12°39'01" | N62° 03' 59"W   | 82.63        |
| C37     | 44.11  | 375.00 | 6°44'23"  | N71° 45' 41"W   | 44.09        |
| C38     | 71.25  | 200.00 | 20°24'43" | N85° 20' 14"W   | 70.87        |
| C39     | 101.07 | 200.00 | 28°57'18" | S69° 58' 06"W   | 100.00       |
| C40     | 59.37  | 200.00 | 17°00'26" | S46° 59' 54"W   | 59.15        |
| C41     | 42.01  | 25.00  | 96°16'15" | S9° 38' 26"E    | 37.24        |



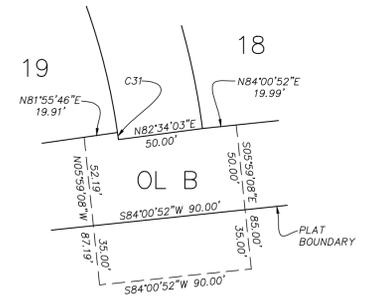
**SANITARY SEWER EASEMENT**  
LOTS 27 & 28



**STORM SEWER EASEMENT**  
OUTLOT B



**SANITARY SEWER EASEMENT**  
LOTS 23 & 24



**TEMPORARY TURN-AROUND & UTILITY EASEMENT**  
OUTLOT B

**GLYNN VILLAGE PLAT 6**

|              |             |           |           |
|--------------|-------------|-----------|-----------|
| DESIGNED BY: | DJS         | DRAWN BY: | DFR       |
| CHECKED BY:  | DFR         | DATE:     | 5/21/2013 |
| LOCATION:    |             | SHEET     | 3 OF 3    |
| SCALE:       | 1" = 50'    | FILE NO.: | 12-152.00 |
| DWG.:        | 15-152P.DWG |           |           |
| FIELD BOOK:  |             |           |           |
| REVISION     | NO.         | DATE      | BY        |
|              |             |           |           |
|              |             |           |           |

**ERG**  
Engineering Resource Group, Inc.  
Engineers and Surveyors  
2515 GRAND AVENUE  
DES MOINES, IOWA 50312  
DES (515) 288-4823