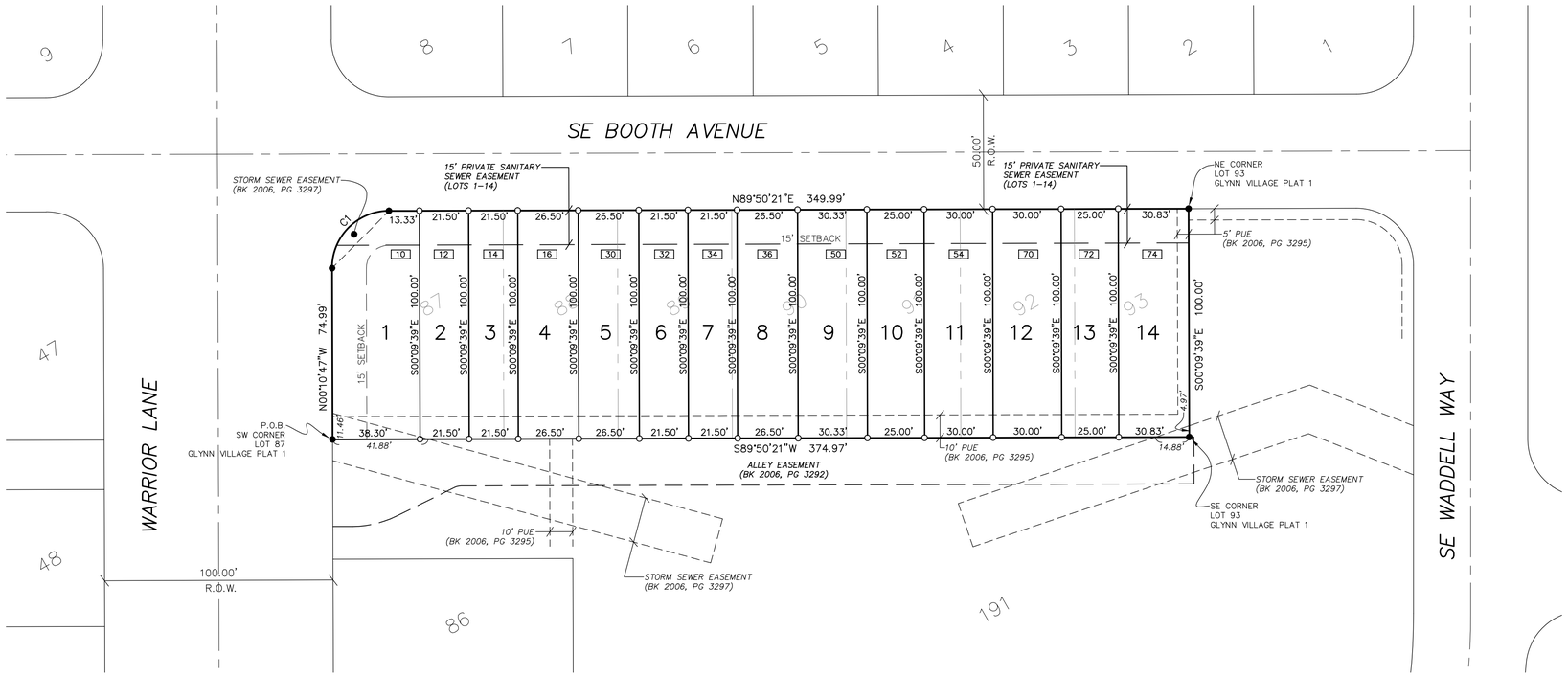
# GLYNN VILLAGE PLAT 7

FINAL PLAT
WAUKEE, DALLAS COUNTY, IOWA

SPACE RESERVED FOR RECORDER'S USE

**PREPARED FOR/OWNER**

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




## ZONING & SETBACK REQUIREMENTS

PD – PLANNED DEVELOPMENT OVERLAY DISTRICT
R-4 – ROW DWELLING AND TOWNHOME DWELLING DISTRICT

MINIMUM BUILDING SETBACKS:
FRONT YARD 15 FEET
SIDE YARD 10 FEET MINIMUM BUILDING SEPERATION
REAR YARD 10 FEET

## SURVEYOR'S NOTES

1. THE OFFICIAL PLAT OF GLYNN VILLAGE PLAT 1 IS RECORDED IN BOOK 2006 AT PAGE 3292 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.

2. ALL LOTS HAVE A MINIMUM PROTECTION ELEVATION (MPE) OF 1026.0 FEET. THE MINIMUM PROTECTION ELEVATIONS 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.

3. 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.

## NOTE

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF UTILITIES WITHIN THE PRIVATE SANITARY SEWER EASEMENT.

## BENCHMARK

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

ELEVATION=1028.39 FEET (CITY DATUM)

30 0 30 60 90
Scale: 1" = 30'

## LEGAL DESCRIPTION

All of Lots 87, 88, 89, 90, 91, 92 and 93 in Glynn Village Plat 1, an Official Plat, filed March 6, 2006, in Book 2006 at Page 3292 in the Office of the Recorder for Dallas County, Iowa, now included in and forming a part of the City of Waukee, Dallas County, Iowa, and being more particularly described as:

Beginning at the Southwest corner of Lot 87 in said Glynn Village Plat 1; thence

North 00°(degrees) 10'(minutes) 47"(seconds) West, 74.99 feet along the West line of said Lot 87 to a point of curvature; thence

Northeasterly 39.28 feet along the arc of a curve in the West and North lines of said Lot 87 concave southeasterly and having a radius of 25.00 feet, a central angle of 90°01'08" and a 35.36 feet long chord that bears North 44°49'47" East; thence

North 89°50'21" East, 349.99 feet along the North lines of Lots 87, 88, 89, 90, 91, 92 and 93 in said Glynn Village Plat 1 to the Northeast corner of said Lot 93; thence

South 00°09'39" East, 100.00 feet along the East line of said Lot 93 to the Southeast corner of said Lot 93; thence

South 89°50'21" West, 374.97 feet along the South lines of said Lots 93, 92, 91, 90, 89, 88 and 87 to the point of beginning at the Southwest corner of said Lot 87.

Containing 37,364 square feet (0.86 acres), more or less.

## LOT INFORMATION TABLE

| LOT NO. | ADDRESS NO.* | AREA (SF) | M.P.E.** |
|---|---|---|---|
| 1 | 10 | 3697 | 1026.0' |
| 2 | 12 | 2150 | 1026.0' |
| 3 | 14 | 2150 | 1026.0' |
| 4 | 16 | 2650 | 1026.0' |
| 5 | 30 | 2650 | 1026.0' |
| 6 | 32 | 2150 | 1026.0' |
| 7 | 34 | 2150 | 1026.0' |
| 8 | 36 | 2650 | 1026.0' |
| 9 | 50 | 3033 | 1026.0' |
| 10 | 52 | 2500 | 1026.0' |
| 11 | 54 | 3000 | 1026.0' |
| 12 | 70 | 3000 | 1026.0' |
| 13 | 72 | 2500 | 1026.0' |
| 14 | 74 | 3083 | 1026.0' |

* LOTS ARE ADDRESSED TO SE BOOTH AVENUE
** MINIMUM PROTECTION ELEVATION

## CURVE C1 DATA

| | |
|---|---|
| ARC LENGTH | 39.28' |
| RADIUS | 25.00' |
| DELTA | 90°01'08" |
| CHORD LENGTH | 35.36' |
| CHORD BEARING | N44°49'47"E |

## 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

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL F. RITTEL, P.L.S. #15268 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

PAGES OR SHEETS COVERED BY THIS SEAL:
*THIS SHEET ONLY*

GLYNN VILLAGE PLAT 7

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

LOCATION:

| | | | |
|---|---|---|---|
| SCALE: 1" = 30' | DESIGNED BY: DJS | DRAWN BY: DFR | |
| DWG: 13-027FP.DWG | CHECKED BY: DFR | DATE: 7/03/2013 | |
| FIELD BOOK: | SHEET 1 OF 1 | FILE NO.: 13-027.00 | |


ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823


13-027

J:\2013 Proj\13-027\DESIGN\FINAL-PLAT\13-027FP.dwg, 7/3/2013 8:10:27 AM, PJV