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

Book 2013 Page 15888

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D/C

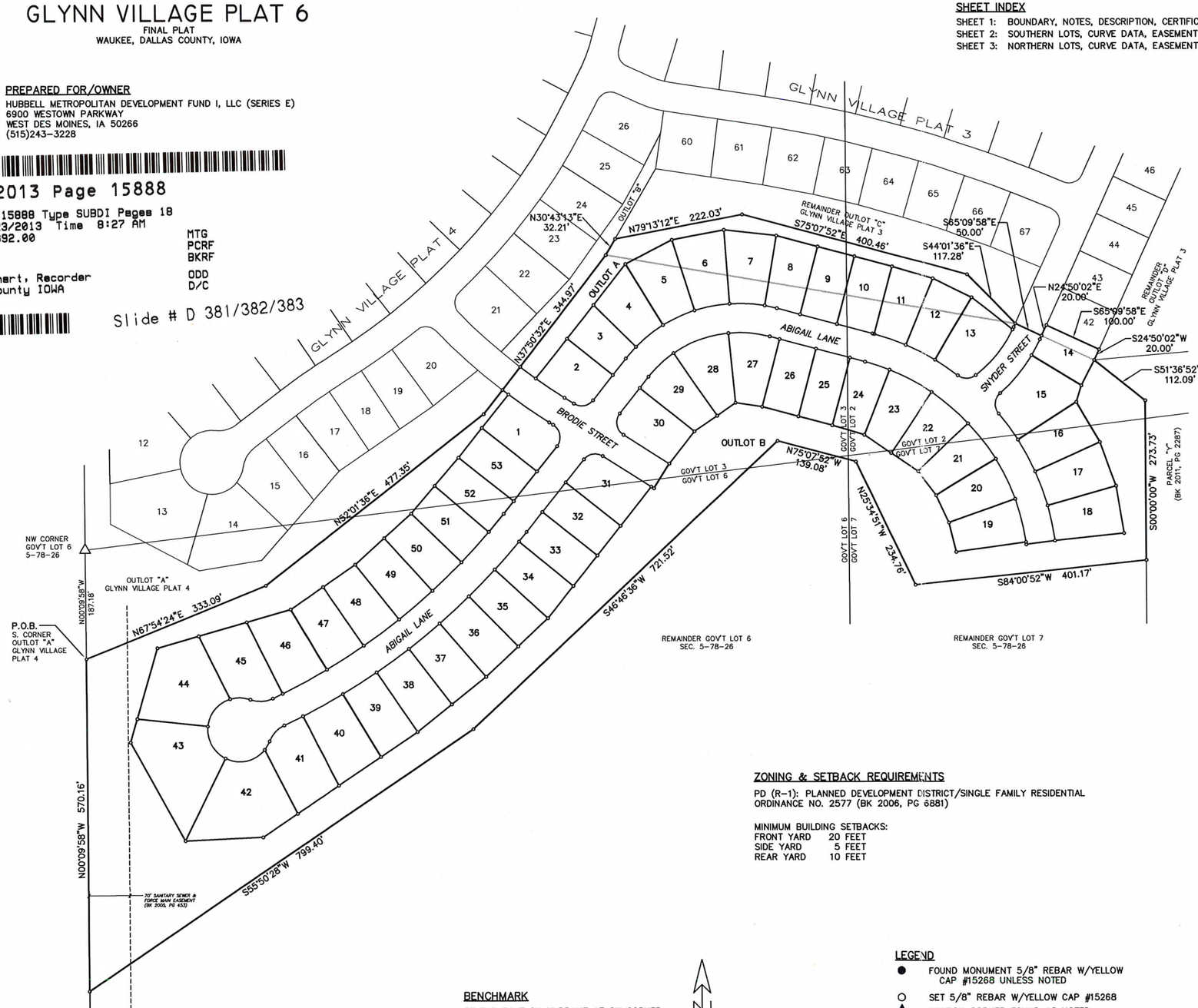
Chad Airhart, Recorder
Dallas County IOWA

Slide # D 381/382/383

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



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	
TOTAL	20.39 ACRES	1.26 ACRES

SURVEYOR'S NOTES

1. THE OFFICIAL PLAT OF GLYNN VILLAGE PLAT 3 IS RECORDED IN BOOK 2008 AT PAGE 14180 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.

2. THE OFFICIAL PLAT OF GLYNN VILLAGE PLAT 4 IS RECORDED IN BOOK 2012 AT PAGE 8393 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.

3. 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.

4. LOT A IS HEREBY DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.

5. OUTLOTS A & B ARE TO BE RETAINED BY THE OWNER FOR POSSIBLE FUTURE DEVELOPMENT.

6. 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.

7. 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 8881)

MINIMUM BUILDING SETBACKS:

FRONT YARD	20 FEET
SIDE YARD	5 FEET
REAR YARD	10 FEET

BENCHMARK

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

ELEVATION=1028.39 FEET (CITY DATUM)

100 0 100 200 300
Scale: 1" = 100'

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

FINAL PLAT
APPROVED BY Waukee City Council
DATE 8/5/13
SIGNED [signature]

PROFESSIONAL LAND SURVEYOR
DANIEL F. RITTEL
15268
IOWA

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.

[signature] 8 AUG 2013
DANIEL F. RITTEL, P.L.S. #15268 DATE
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2013

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1, 2 & 3 ONLY.

GLYNN VILLAGE PLAT 6

SCALE: 1" = 100'	DESIGNED BY: DJS	DRAWN BY: DFR	
DWG: 12-152FP_R1.DWG	CHECKED BY: DFR	DATE: 8/08/2013	
FIELD BOOK:	SHEET 1 OF 3	FILE NO.: 12-152.00	

LOCATION:

NO.	REVISION	DATE	BY	FOR:

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

12-152

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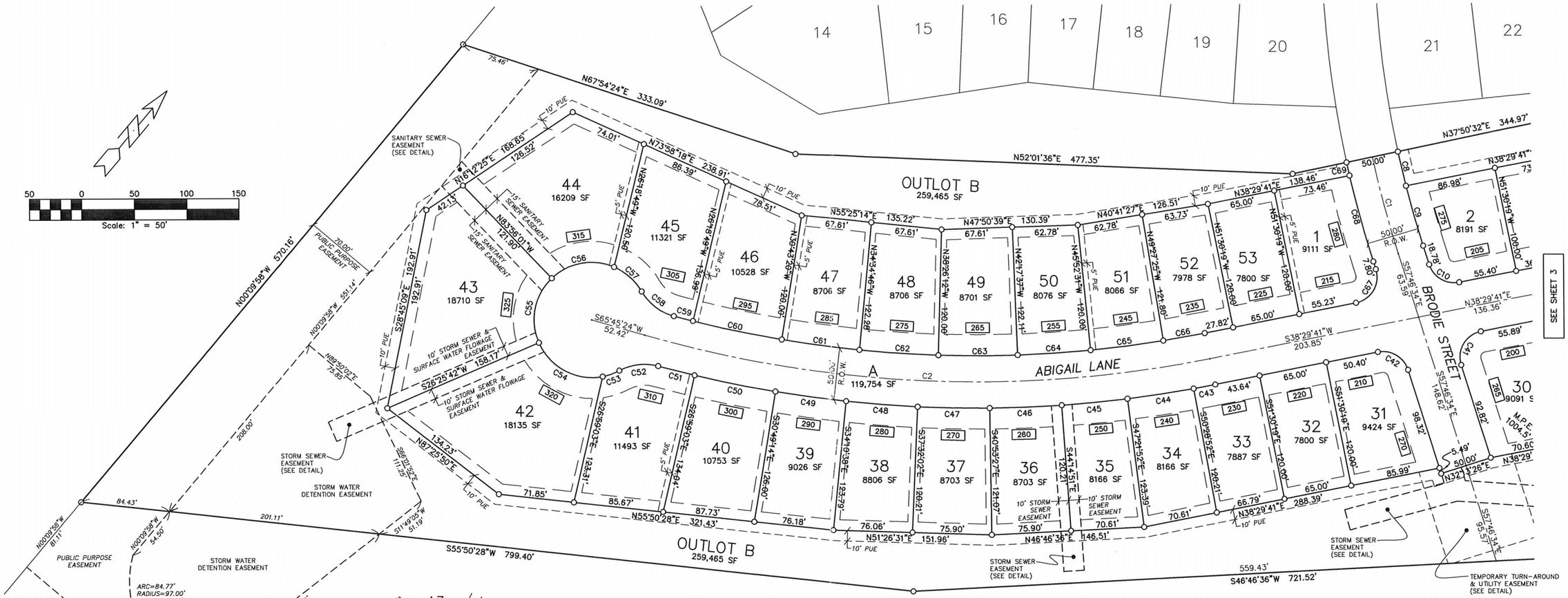
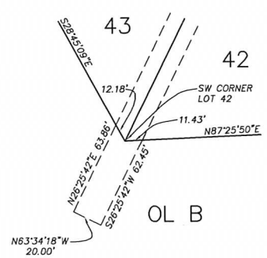
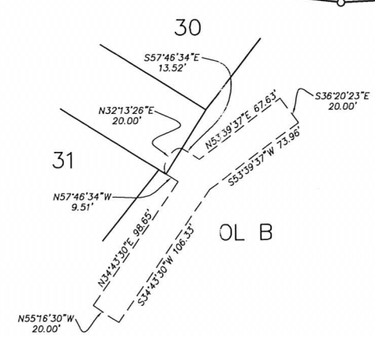


SEE SHEET 3



STORM SEWER EASEMENT
OUTLOT B



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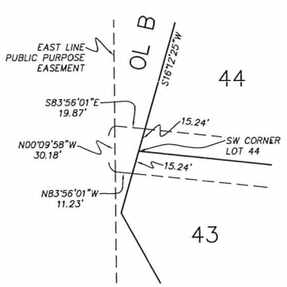
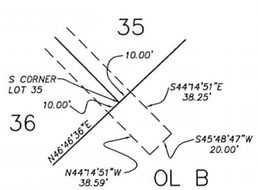


SANITARY SEWER EASEMENT
OUTLOT B



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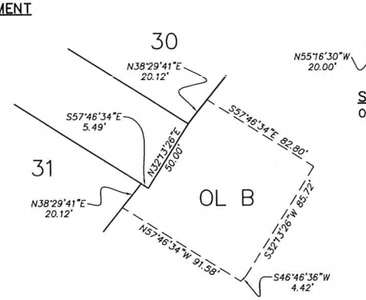

TEMPORARY TURN-AROUND & UTILITY EASEMENT
OUTLOT B

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	43°33'54"	S42° 58' 49"W	37.11
C53	17.12	55.00	17°50'15"	N30° 06' 59"E	17.05
C54	74.29	55.00	77°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

SCALE:	1" = 50'	DESIGNED BY:	DJS
DWG:	12-152FP.DWG	CHECKED BY:	DFR
FIELD BOOK:		SHEET	2 OF 3
LOCATION:		DRAWN BY:	DFR
		DATE:	8/08/2013
		FILE NO.:	12-152.00

NO.	REVISION	DATE	BY	FOR:

FRG
Engineering Resource Group, Inc.
Engineers and Surveyors
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(515) 288-4323

12-152

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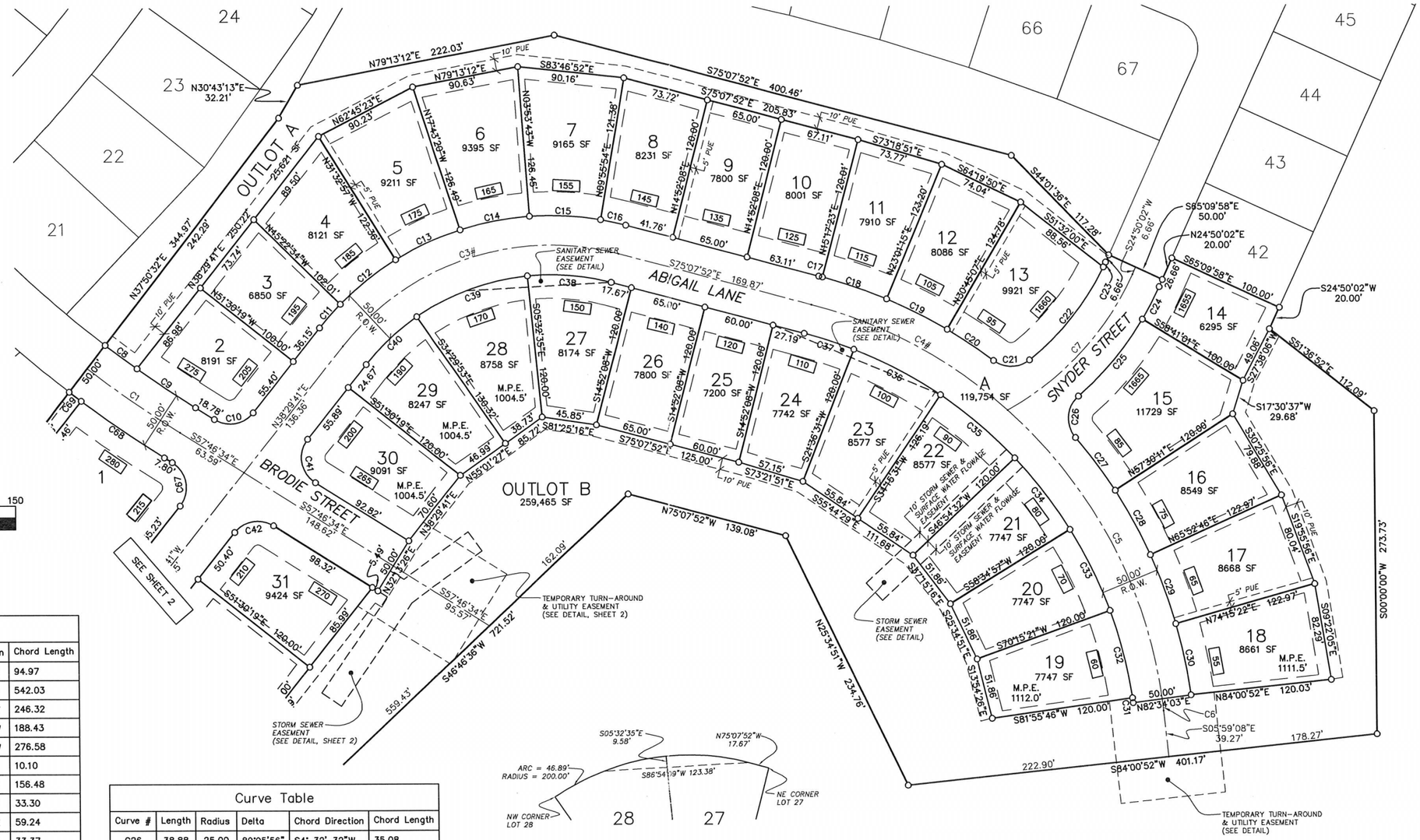

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C7	159.15	250.00	36°28'31"	N43° 04' 17"E	156.48
C8	33.30	975.00	1°57'24"	S53° 18' 56"E	33.30
C9	59.25	975.00	3°28'55"	S56° 02' 06"E	59.24
C10	36.53	25.00	83°43'45"	N80° 21' 34"E	33.37
C11	26.74	250.00	6°07'45"	S41° 33' 33"W	26.73
C12	60.33	250.00	13°49'37"	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° 25' 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

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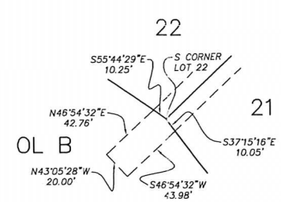
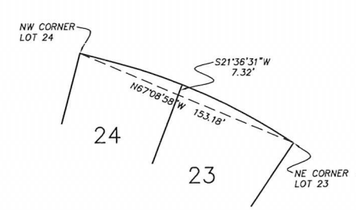
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	38.88	25.00	89°05'56"	S4° 32' 32"W	35.08
C27	55.71	425.00	7°30'36"	N36° 15' 07"W	55.67
C28	62.13	425.00	8°22'35"	N28° 18' 32"W	62.08
C29	62.13	425.00	8°22'35"	N19° 55' 56"W	62.08
C30	61.65	425.00	8°18'41"	N11° 35' 18"W	61.60
C31	4.18	375.00	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' 46"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

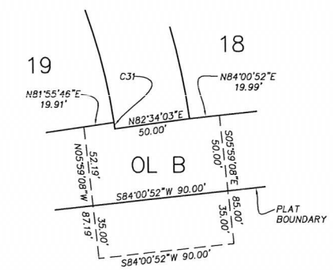
SANITARY SEWER EASEMENT
LOTS 27 & 28



STORM SEWER EASEMENT
OUTLOT B



SANITARY SEWER EASEMENT
LOTS 23 & 24



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