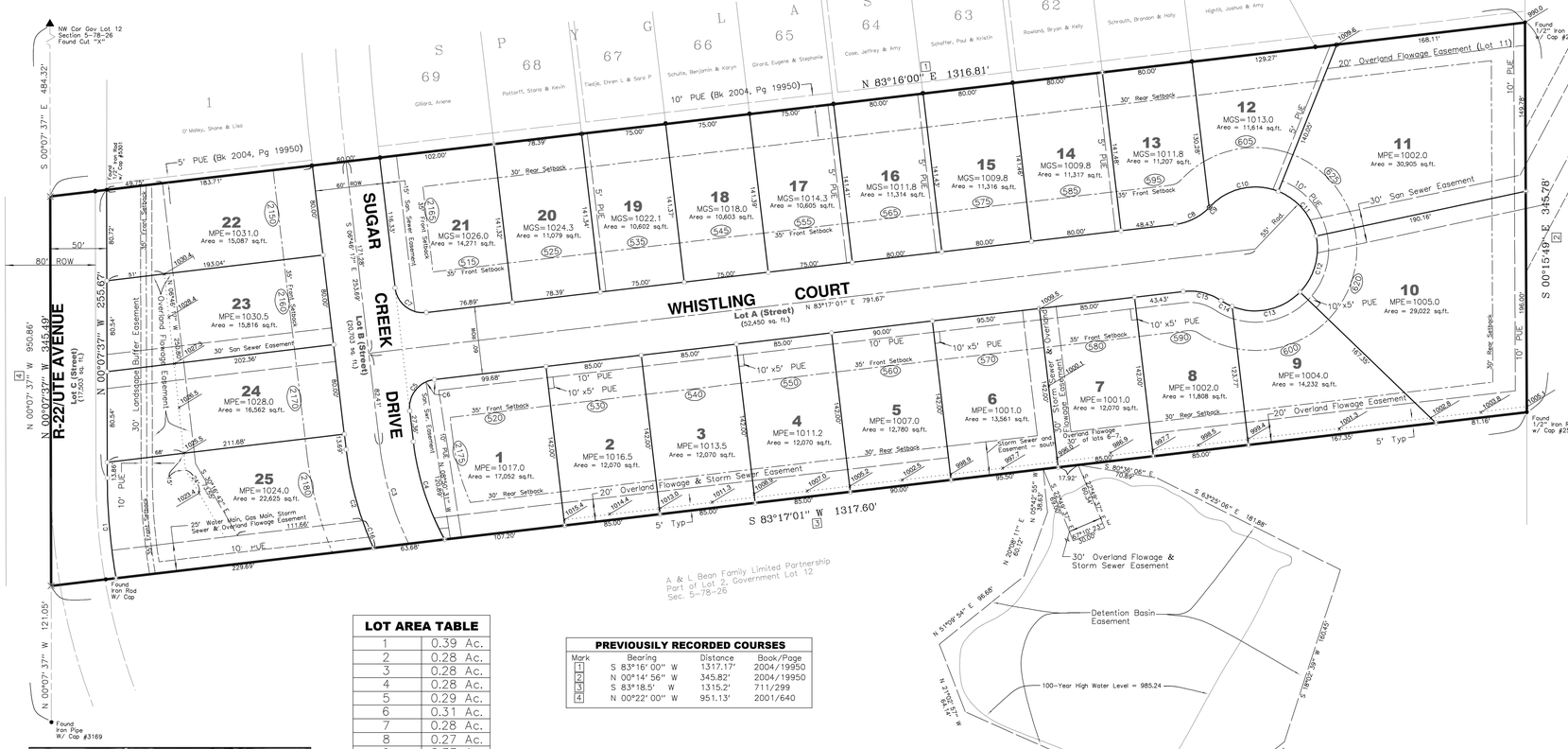
SPYGLASS PLAT 2



Legal Description:

LOT A OF LOT 1 OF GOVERNMENT LOT 12, SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SPYGLASS, OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA;
THENCE N 83° 16' 00" E ALONG THE SOUTH LINE OF SAID SPYGLASS A DISTANCE OF 1,316.81 FEET;
THENCE S 0° 15' 49" E, 345.78 FEET;
THENCE S 83° 17' 01" W, 1,317.60 FEET;
THENCE N 0° 07' 37" W, 345.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.38 ACRES.

Notes:

1) The zoning is R–2; One and two–family residential.

2) Bulk regulations (minimums) are as follows:

Lot Area	8,000 Sq. Ft.
Lot Width	65 Ft.
Front Yard Setback	35 Ft.
Side Yard Setback	7/15 Ft.
Rear Yard Setback	30 Ft.

3) Lots A, B and C (street) will be deeded to the City of Waukee.

4) All construction shall be in accordance with the Iowa Statewide Urban Standard Specifications for Public Improvements (SUDAS) and any City of Waukee Supplemental Specifications.

5) This site is in Zone X "Areas determined to be outside of the 500–year flood plain" per FEMA FIRM Map Number 19049C0335E with a revision date of December 4, 2007.

6) Installation of 5 foot public sidewalk along all public streets shall occur at the time of individual lot development.

7) A future trail will be installed along the east side of Ute Avenue adjacent to Lots 22–25 at the time Ute Avenue is improved.

8) A cash payment will be provided in lieu of a land dedication to meet the requirements of the Parkland Dedication Ordinance.

9) The individual lot owners on Lots 22–25 shall be resposible for maintaining the required plantings in the 30' landscape buffer easement.

10) The homeowner's association shall be responsible for maintenance of the detention basin located south of Lots 5–9.

CURVE TABLE

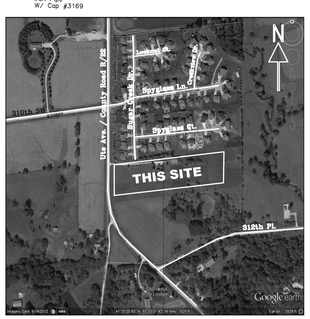
#	Radius	Delta	Length	Tangent	Chord	Chord Bearing
C1	522.96'	09°47' 36"	89.39'	44.80'	89.28'	N 05°01' 25" W
C2	300.00'	17°22' 19"	90.96'	45.83'	90.61'	S 15°27' 27" E
C3	270.00'	19°22' 55"	91.33'	46.11'	90.90'	S 16°27' 44" E
C4	240.00'	21°55' 48"	91.86'	46.50'	91.30'	S 17°44' 11" E
C5	25.00'	90°03' 17"	39.29'	25.02'	35.37'	N 38°15' 22" E
C6	25.00'	17°45' 37"	7.75'	3.91'	7.72'	N 74°24' 12" E
C7	25.00'	89°53' 43"	39.25'	24.98'	35.34'	S 51°44' 38" E
C8	50.00'	39°08' 57"	34.16'	17.78'	33.50'	N 63°42' 32" E
C9	50.00'	01°13' 06"	1.06'	0.53'	1.06'	N 43°31' 30" E
C10	55.00'	68°47' 17"	66.03'	37.65'	62.14'	N 77°18' 36" E
C11	55.00'	56°15' 12"	54.00'	29.40'	51.86'	S 40°10' 10" E
C12	55.00'	56°00' 00"	53.76'	29.24'	51.64'	S 15°57' 26" W
C13	55.00'	68°03' 34"	65.33'	37.14'	61.56'	S 77°59' 13" W
C14	55.00'	11°38' 04"	11.17'	5.60'	11.15'	N 62°09' 58" W
C15	50.00'	40°22' 03"	35.23'	18.38'	34.50'	N 76°31' 58" W
C16	300.00'	04°56' 37"	25.88'	12.95'	25.88'	S 21°40' 18" E

LOT AREA TABLE

1	0.39 Ac.
2	0.28 Ac.
3	0.28 Ac.
4	0.28 Ac.
5	0.29 Ac.
6	0.31 Ac.
7	0.28 Ac.
8	0.27 Ac.
9	0.33 Ac.
10	0.67 Ac.
11	0.71 Ac.
12	0.27 Ac.
13	0.26 Ac.
14	0.26 Ac.
15	0.26 Ac.
16	0.26 Ac.
17	0.24 Ac.
18	0.24 Ac.
19	0.24 Ac.
20	0.25 Ac.
21	0.33 Ac.
22	0.35 Ac.
23	0.36 Ac.
24	0.38 Ac.
25	0.52 Ac.
Lot A	1.20 Ac.
Lot B	0.47 Ac.
Lot C	0.40 Ac.
Total	10.38 Ac.

PREVIOUSLY RECORDED COURSES

Mark	Bearing	Distance	Book/Page
1	S 83°16' 00" W	1317.17'	2004/19950
2	N 00°14' 56" W	345.82'	2004/19950
3	S 83°18.5' W	1315.2'	711/299
4	N 00°22' 00" W	951.13'	2001/640



Vicinity Sketch
Not To Scale

Owner/Developer:
Attn: Terry Lutz
Spyglass II, LLC
1360 NW 121st St, Suite A
Clive, IA 50325
Ph: 515–964–1229

Engineer/Surveyor:
Mark A. McMurphy, PE&PLS
Abaci Consulting, Inc.
101 NE Circle Dr.
Grimes, IA 50111
Ph. (515)986–5048
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e–mail: Mark@AbaciConsulting.com

PRELIMINARY

I HEREBY CERTIFY THAT THIS 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 ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MARK A. MCMURPHY, IOWA LIC. NO 14674

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) NONE

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ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

STANDARD SYMBOLS LEGEND:

- ● IRON ROD FOUND
- ○ 1/2" DIA. x 30" IRON PIN SET w/ #14674 CAP
- ▲ SECTION CORNER MONUMENT FOUND
- △ SECTION CORNER MONUMENT SET
- ⊠ SET CUT "X"
- –X–X– FENCE LINE
- –W–W– WATER MAIN
- –G–G– GAS MAIN
- –UGE– UNDERGROUND ELECTRIC
- –OHE– OVERHEAD ELECTRIC
- –UGT– UNDERGROUND TELEPHONE
- +/– MORE OR LESS
- M./P. MEASURED / PLATTED
- OFE OVERLAND FLOWAGE EASEMENT
- CO CLEAN–OUT
- (123) STREET ADDRESS

BENCHMARK:
BURY BOLT ON HYDRANT
SE QUADRANT OF SPYGLASS COURT & SUGAR CREEK DRIVE
ELEV = 1026.71

REVISIONS:
FIRST SUBMITTAL: 12–30–13
CITY COMMENTS: 1–16–14

FINAL PLAT of SPYGLASS PLAT 2

SCALE: (Always check against barscale)	DRAWN BY:	DATE OF COPYRIGHT:	DRAWING NO: 13–00866
1 inch = 60 feet	JS	December, 2013	Sheet 1 of 1