

GLYNN VILLAGE PLAT 9

FINAL PLAT
WAUKEE, DALLAS COUNTY, IOWA

ZONING & SETBACK REQUIREMENTS

GLYNN VILLAGE PLANNED DEVELOPMENT
ORDINANCE NO. 2731 (BK 2013, PG 10222)

LOTS 1-22 ROW HOUSES
PD (R-4): PLANNED DEVELOPMENT DISTRICT/
ROW DWELLING AND TOWNHOME DISTRICT

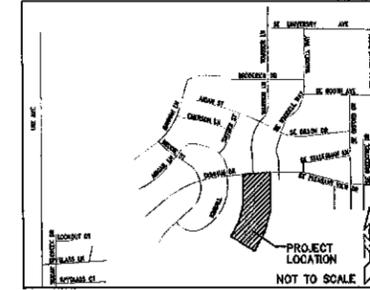
MINIMUM BUILDING SETBACKS:
FRONT YARD 15 FEET
REAR YARD 5 FEET
SIDE YARD 15 FEET

NOTES

- THE OFFICIAL PLAT OF GLYNN VILLAGE PLAT 8 IS RECORDED IN BOOK 2014 AT PAGE 12453 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.
- WARRIOR LANE WAS DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY WITH GLYNN VILLAGE PLAT 8.
- OUTLOTS 'W' AND 'X' ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- OUTLOTS 'Y' AND 'Z' ARE TO BE RETAINED BY DEVELOPER FOR FUTURE DEVELOPMENT.
- FIVE (5) FEET WIDE SIDEWALKS OR EIGHT (8) FEET WIDE TRAILS SHALL BE INSTALLED AT THE TIME OF NEW HOME CONSTRUCTION BY THE HOME BUILDER. SIDEWALKS AND TRAILS SHALL THEREAFTER BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
- THREE (3) FEET WIDE PRIVATE SIDEWALKS MAY BE INSTALLED BETWEEN TOWNHOME BUILDINGS. THESE PRIVATE SIDEWALKS ARE TO BE OWNED AND MAINTAINED BY THE TOWNHOME OWNERS ASSOCIATION.
- THE TWENTY-FIVE (25) FEET WIDE LANDSCAPE BUFFER EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE METES AND BOUNDS PORTIONS OF THE LEGAL DESCRIPTION WERE REQUIRED BY THE CITY OF WAUKEE. THE SURVEYOR HAS PROVIDED THESE DESCRIPTIONS UNDER PROTEST.

SPACE RESERVED FOR RECORDER'S USE

VICINITY MAP



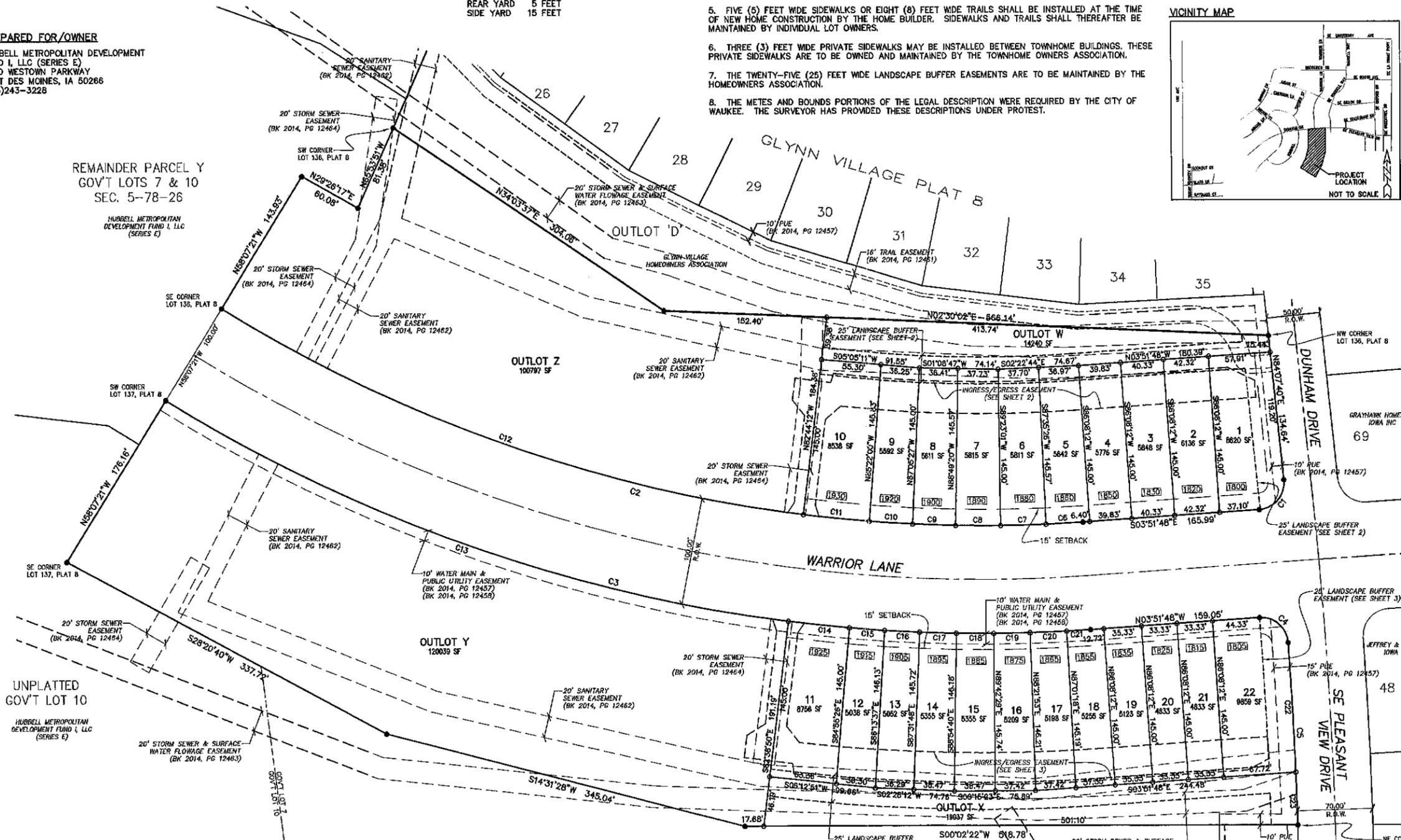
SHEET 1 OF 3

PREPARED FOR/OWNER

HUBBELL METROPOLITAN DEVELOPMENT
FUND I, LLC (SERIES E)
8900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515)243-3228

REMAINDER PARCEL Y
GOV'T LOTS 7 & 10
SEC. 5-78-26

HUBBELL METROPOLITAN
DEVELOPMENT FUND I, LLC
(SERIES E)



LEGAL DESCRIPTION

Lots 136 and 137 in GLYNN VILLAGE PLAT 8, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

Also being described as:

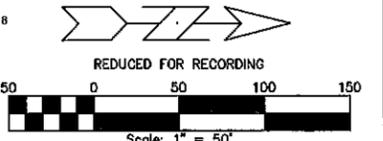
Beginning at the Northwest corner of Lot 136 in GLYNN VILLAGE PLAT 8, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa; thence North 84°07'40" East, 134.64 feet along the North line of said Lot 136; thence Southeast 40.15 feet along the arc of a curve in the Northeast line of said Lot 136 concave southwesterly and having a radius of 25.00 feet, a central angle of 92°00'32" and a 35.97 feet long chord that bears South 49°52'04" East; thence South 03°51'48" East, 185.89 feet along the East line of said Lot 136; thence Southerly 842.29 feet along the arc of a curve in the East line of said Lot 136 concave westerly and having a radius of 1350.00 feet, a central angle of 35°44'53" and an 828.70 feet long chord that bears South 14°00'39" West to the Southeast corner of said Lot 136; thence North 58°07'21" West, 143.93 feet along the South line of said Lot 136; thence North 29°28'17" East, 60.08 feet along the South line of said Lot 136; thence North 65°53'61" West, 81.38 feet along the South line of said Lot 136 to the Southwest corner of said Lot 136; thence North 34°03'37" East, 304.08 feet along the West line of said Lot 136; thence North 02°30'02" East, 586.14 feet along the West line of said Lot 136 to the point of beginning.

And

Beginning at the Northeast corner of Lot 137 in GLYNN VILLAGE PLAT 8, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa; thence South 00°02'22" West, 518.78 feet along the East line of said Lot 137; thence South 14°31'28" West, 345.04 feet along the East line of said Lot 137; thence South 28°20'40" West, 337.72 feet along the East line of said Lot 137 to the Southeast corner of said Lot 137; thence North 58°07'21" West, 176.16 feet along the South line of said Lot 137 to the Southwest corner of said Lot 137; thence Northerly 904.67 feet along the arc of a curve in the West line of said Lot 137 concave westerly and having a radius of 1450.00 feet, a central angle of 35°44'51" and a 890.07 feet long chord that bears North 14°00'39" East; thence North 03°51'48" West, 150.05 feet along the West line of said Lot 137; thence Northeasterly 39.23 feet along the arc of a curve in the Northwest line of said Lot 137 concave southeasterly and having a radius of 25.00 feet, a central angle of 89°54'09" and a 35.33 feet long chord that bears North 41°05'17" East; thence Easterly 169.04 feet along the arc of a curve in the North line of said Lot 137 concave southerly and having a radius of 3965.00 feet, a central angle of 2°26'34" and a 169.03 feet long chord that bears North 87°15'38" East to the point of beginning.

Containing 8.89 acres in total.

FINAL PLAT
APPROVED BY City Council
DATE 04/06/2015
SIGNED [Signature]



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	40.15	25.00	92°00'32"	S49°52'04"E	35.97
C2	842.29	1350.00	35°44'53"	S14°00'39"W	828.70
C3	904.67	1450.00	35°44'51"	N14°00'38"E	890.07
C4	39.23	25.00	89°54'09"	N41°05'17"E	35.33
C5	169.04	3965.00	2°26'34"	N67°15'38"E	169.03
C6	34.25	1350.00	1°27'14"	N03°08'11"W	34.25
C7	42.25	1350.00	1°47'35"	N01°30'46"W	42.25
C8	42.28	1350.00	1°47'39"	N00°16'61"E	42.28
C9	40.79	1350.00	1°43'53"	N02°02'37"E	40.79
C10	40.62	1350.00	1°43'27"	N03°46'18"E	40.62
C11	61.87	1350.00	2°37'49"	N05°58'54"E	61.87
C12	560.13	1350.00	24°37'17"	N19°34'27"E	575.67

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	820.84	1450.00	24°31'56"	N19°37'05"E	616.11
C14	57.60	1450.00	2°16'34"	N06°12'51"E	57.60
C15	32.97	1450.00	1°18'11"	N04°25'28"E	32.97
C16	32.97	1450.00	1°18'11"	N03°07'18"E	32.97
C17	34.95	1450.00	1°22'52"	N01°46'48"E	34.95
C18	34.95	1450.00	1°22'52"	N00°23'55"E	34.95
C19	33.99	1450.00	1°20'35"	N00°57'49"W	33.99
C20	33.99	1450.00	1°20'35"	N02°16'24"W	33.99
C21	22.40	1450.00	0°53'06"	N03°25'16"W	22.40
C22	120.06	3965.00	1°44'06"	S86°54'24"W	120.06
C23	48.98	3965.00	0°42'28"	S88°07'41"W	48.98

UNPLATTED GOV'T LOT 7

HUBBELL METROPOLITAN DEVELOPMENT FUND I, LLC (SERIES 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

BENCHMARK

SE TAB BOLT ON HYDRANT AT SW CORNER WARRIOR LANE & UNIVERSITY AVENUE.
ELEVATION=1028.39 FEET (CITY DATUM)

MINIMUM OPENING ELEVATIONS

THE FOLLOWING LOTS HAVE A MINIMUM OPENING ELEVATION (M.O.E.) RESTRICTION. THE ELEVATIONS NOTED WERE CALCULATED BY THE PROJECT ENGINEER. THE SURVEYOR CANNOT CERTIFY TO ENGINEERING CALCULATIONS AND DOES NOT CERTIFY THE ELEVATIONS NOTED.

- LOT 9 M.O.E. = 995.8'
- LOT 10 M.O.E. = 995.8'
- LOT 11 M.O.E. = 995.7'
- LOT 12 M.O.E. = 996.7'



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.
[Signature] 20 MARCH 2015
DANIEL F. RITTEL, P.L.S. #15268
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1, 2 & 3
CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, DETENTION BASIN HIGH WATER ELEVATIONS OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL ENGINEER.

GLYNN VILLAGE PLAT 9

DRAWN BY: DFR DATE: 3/11/2015 FILE NO.: 14-010.00

DESIGNED BY: DJS DFR OF 3

CHECKED BY: DFR SHEET 1

SCALE: 1" = 50'

DWS: 14-010.PDWG FIELD BOOK: 3

LOCATION: GLYNN VILLAGE PLAT 9

FOR: [Blank]

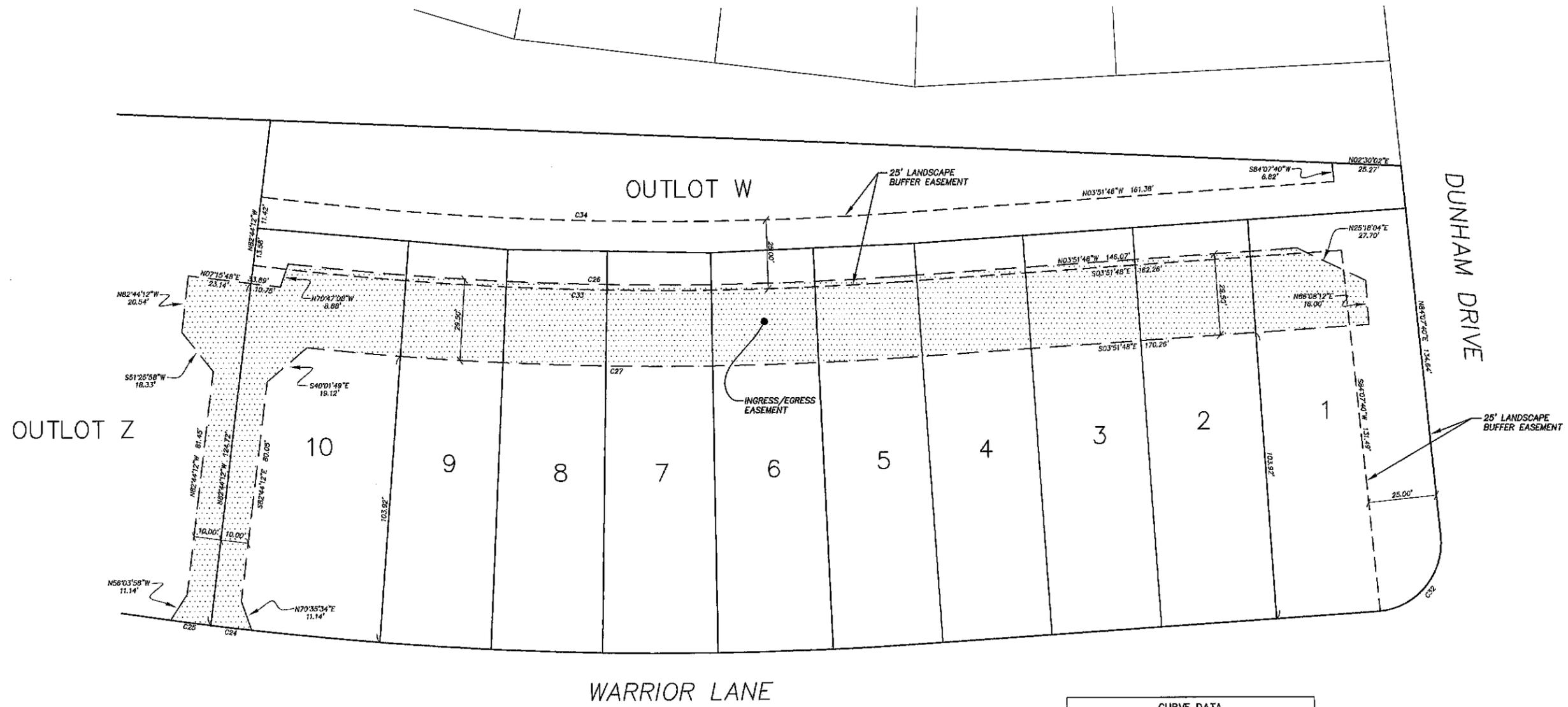
DATE: [Blank]

REVISION: [Blank]

NO. [Blank]

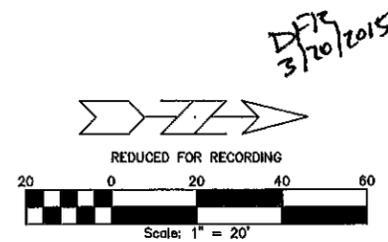
GLYNN VILLAGE PLAT 9

FINAL PLAT
WAUKEE, DALLAS COUNTY, IOWA



CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C24	15.00	1350.00	0°38'12"	S06°56'42"W	15.00
C25	15.00	1350.00	0°38'12"	S07°34'54"W	15.00
C26	223.67	1216.68	10°32'02"	N01°24'14"E	223.38
C27	219.02	1246.08	10°04'14"	S01°10'20"W	218.74
C32	39.27	25.00	90°00'00"	S00°52'20"E	35.36
C33	236.84	1218.58	11°07'36"	S01°42'00"W	236.27
C34	231.79	1183.58	11°07'36"	N01°42'00"E	231.42

- 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



GLYNN VILLAGE PLAT 9

NO.	REVISION	DATE	BY	FOR	LOCATION:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2415 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4828

