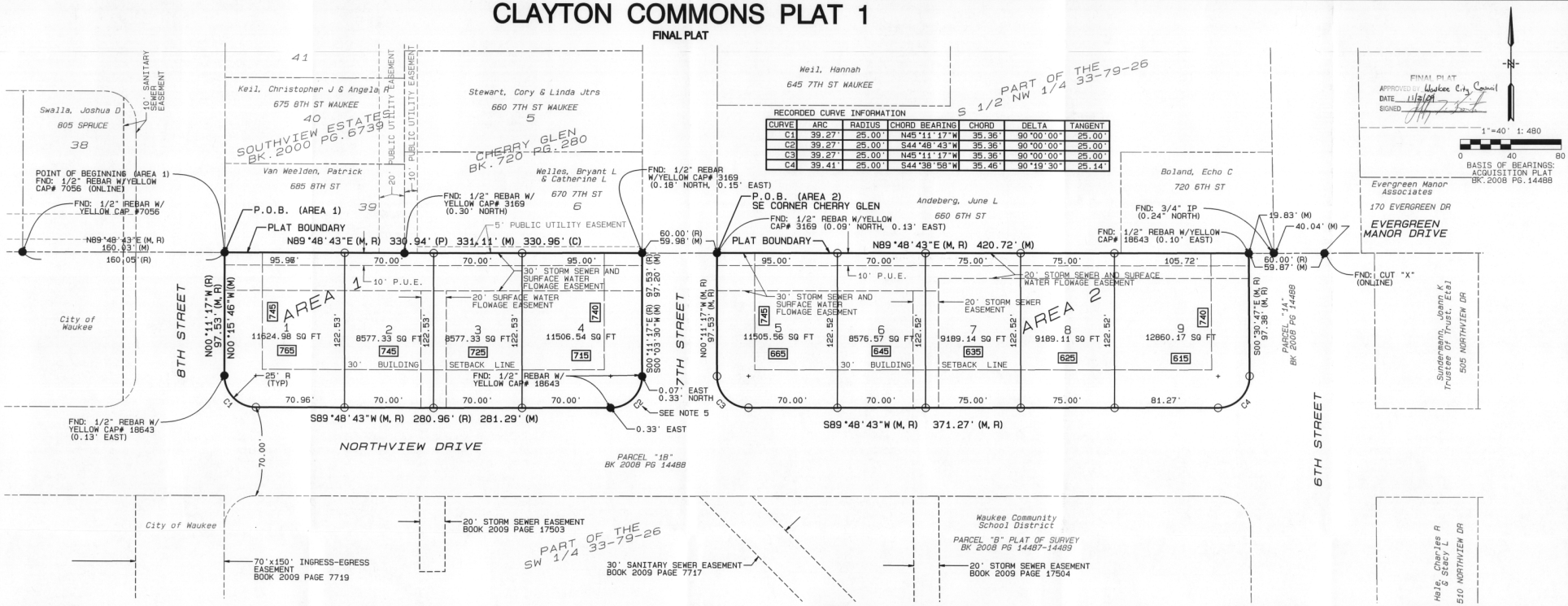
CLAYTON COMMONS PLAT 1

FINAL PLAT



RECORDED CURVE INFORMATION

CURVE	ARC	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C1	39.27'	25.00'	N45°11'17"W	35.36'	90°00'00"	25.00'
C2	39.27'	25.00'	S44°48'43"W	35.36'	90°00'00"	25.00'
C3	39.27'	25.00'	N45°11'17"W	35.36'	90°00'00"	25.00'
C4	39.41'	25.00'	S44°38'58"W	35.46'	90°19'30"	25.14'

Clayton Commons Plat 1

Legal Description: (Area 1)

That part of the SW 1/4 of Section 33, Township 79 North, Range 26 West of the 5th P.M., in the City of Waukee, Dallas County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of Lot 39, Southview Estates, an official plat now included in and forming a part of the City of Waukee;

thence N 89°48'43" E, (bearings based upon the Plat of Acquisition as recorded in Book 2008 Page 14488 in the Dallas County Recorder's Office) a distance of 330.96 feet along the South line of said Southview Estates and along the South line of Cherry Glen, an official plat now included in and forming a part of the City of Waukee, to the Southeast corner of Lot 6 of said Cherry Glen;

thence S00°11'17" E, a distance of 97.53 feet along the West right of way of Seventh Street as recorded in said Plat of Acquisition;

thence Southwesterly, a distance of 39.27 feet along a curve concave Northwesterly having a central angle of 90°00'00", a radius of 25.00 feet, and a chord bearing of S 44°48'43" W a distance of 35.36 feet along said West right-of-way to the North right-of-way of Northview Drive as recorded in said Plat of Acquisition;

thence S 89°48'43" W, a distance of 280.96 feet along said North right of way to the East right-of-way of Eighth Street as recorded in said Plat of Acquisition;

thence Northwesterly, a distance of 39.27 feet along a curve concave Northeasterly having a central angle of 90°00'00", a radius of 25.00 feet, and a chord bearing of N 45°11'17" W a distance of 35.36 feet along said East right-of-way;

thence N 00°11'17" W, a distance of 97.53 feet to along said East right-of-way to the Point of Beginning

Containing 40,286.17 square feet or 0.92 acres more or less;

Legal Description: (Area 2)

Beginning at the Southeast corner of said Cherry Glen;

thence N 89°48'43" E, a distance of 420.72 feet along the North Line of said Southwest Quarter to the West right-of-way of Sixth Street as presently established;

thence S 00°30'47" E, a distance of 97.38 feet along said West right of way to the North right-of-way of Northview Drive as recorded in said Plat of Acquisition;

thence Southwesterly, a distance of 39.41 feet along a curve concave Northwesterly having a central angle of 90°19'30", a radius of 25.00 feet, and a chord bearing of S 44°38'58" W a distance of 35.46 feet along said North right-of-way;

thence S 89°48'43" W, a distance of 371.27 feet along said North right of way to the East right-of-way of Seventh Street as recorded in said Plat of Acquisition;

thence Northwesterly, a distance of 39.27 feet along a curve concave northeasterly having a central angle of 90°00'00", a radius of 25.00 feet, and a chord bearing of N 45°11'17" W a distance of 35.36 feet along said East right-of-way;

thence N 00°11'17" W, a distance of 97.53 feet along said East right-of-way to the Point of Beginning

Containing 51,320.40 square feet or 1.18 acres more or less.

Total Area of Clayton Commons Plat 1 containing 91,606 square feet or 2.10 acres more or less.

METHODOLOGY:

1. Held monument at the SW corner of Lot 38 Southview Estates and cut "X" at the centerline of 6th Street to establish North line. This agrees with Acquisition Plat for Northview Drive as recorded in BK. 2008 PG.14488.
2. Numerous monuments set in said Acquistion Plat were found but were bent or removed by earth moving equipment and not shown on this plat.
3. Recorded information taken from said Acquisition Plat and every effort was taken to adhere to the bearings and distances in said plat.
4. South line of Southview Estates recorded as N89°28'44"E.

NOTE:

1. SIDEWALKS LOCATED IN PUBLIC STREET RIGHT OF WAY ADJOINING THE PLAT SHALL BE INSTALLED BY PROPERTY OWNERS AS LOTS ARE DEVELOPED.
2. UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1 IN 10,000.
3. DRIVEWAY TO LOT 9 SHALL BE PERMITTED FROM NORTHVIEW DRIVE ONLY.
4. PLATTED DISTANCE IS 330.94 BASED ON DIMENSIONS IN SOUTHVIEW ESTATES AND CHERRY GLEN. THE COMPUTED DISTANCE BASED ON THE PLAT OF ACQUISITION IN BK.2008 PG.14488 IS 330.97 FEET.

   BASED ON THE RECORDED BEARINGS IN SAID PLAT, THE NORTH-SOUTH LINES ARE PARALLEL AND THE EAST-WEST LINES ARE PARALLEL FOR AREA 1. CURVES C1 AND C2 HAVE A 90 DEGREE DELTA WITH A 25 FOOT RADIUS. ADDING THE TWO RADDI AND 280.96 FEET EQUALS 330.96 FEET.

   A DISTANCE OF 330.97 FEET WILL CLOSE AREA 1 BUT 330.96 FEET WAS USED TO ADHERE TO THE BEARINGS AND DISTANCES IN SAID PLAT.
5. MEASURED CURVE INFORMATION: DELTA=90°00'00" RADIUS=24.97' TANGENT=24.97' ARC=39.23' CHORD=35.32' CHORD BEARING N 43°57'17" E.

ZONING: R2
MIN. LOT AREA: 6500 SF
FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 30'
SIDE YARD SETBACK: 15' TOTAL
ONE SIDE NOT LESS THAN 7'

SUPPORTING DOCUMENTS:

1. CHERRY CLEN BK.720 PG.280
2. SOUTHVIEW ESTATES BK.2000 PG.739
3. PLAT OF SURVEY BK.2008 PG.14490
4. PLAT OF SURVEY BK.2007 PG.12585
5. EASEMENT BK.652 PG.16-17
6. EASEMENT BK.392 PG.493
7. PLAT OF SURVEY BK.2007 PG.19297
8. PLAT OF ACQUISITION BK 2008 PG 14488

Book 2009 Page 18371
Document 18371 Type SUBDI Pages 24
Date 11/17/2009 Time 10:13 AM
Rec Amt $124.00
xlide D-247
Carol "Cindy" Hol, Recorder
Dallas County IOWA
MTG PCRF BKRF ODD AUD

OWNER / DEVELOPER

CITY OF WAUKEE
230 W. HICKMAN RD
WAUKEE, IA 50263
515-987-4522

ENGINEER / SURVEYOR

VEENSTRA & KIMM, INC.
3000 WESTOWN PKWY
WEST DES MOINES, IA 50266
515-225-8000

LEGEND

- PLAT BOUNDARY
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- ● OTHER MONUMENT FOUND AS NOTED
- ○ SET 3/4" IRON PIPE WITH YELLOW CAP #18370
- ▲ FOUND SECTION CORNER
- (M) MEASURED BEARING OR DISTANCE
- (P) PLATTED BEARING OR DISTANCE
- (R) RECORDED BEARING OR DISTANCE
- (C) COMPUTED BEARING OR DISTANCE
- [600] ADDRESS NUMBER

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.

Signed Brian L. Yentes Date 11/5/09

Brian L. Yentes, P.L.S.
Iowa License No. 18370
My license renewal date is December 31, 2010

Brian L. Yentes No. 18370 IOWA LICENSED LAND SURVEYOR

CONTROL POINT	COORDINATES

BENCHMARK	ELEVATION

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	BJL
CHECKED	JK
APPROVED	BJL
DATE	11-5-09
A.C.	

V&K

VEENSTRA & KIMM, INC.
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

CLAYTON COMMONS PLAT 1
FINAL PLAT

DWG. NO. 2

PROJECT 275217

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