

# GLYNN VILLAGE PLAT 4

FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA

PREPARED FOR/OWNER  
GLYNN VILLAGE PLAT 4, LLC  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
(515)243-3228

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

Book 2012 Page 8393

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Chad Airhart, Recorder  
Dallas County IOWA

MTG  
PCR  
BKR  
ODD  
D/C

SHEET 1 OF 2

### SHEET INDEX

SHEET 1: LOTS, NOTES, DESCRIPTION, CERTIFICATION  
SHEET 2: CURVE DATA, EASEMENT DETAILS

### ZONING & SETBACK REQUIREMENTS

PD (R-1): PLANNED DEVELOPMENT DISTRICT/SINGLE FAMILY RESIDENTIAL  
ORDINANCE NO. 2577 (BK 2008, PG 6881)

MINIMUM BUILDING SETBACKS:  
FRONT YARD 20 FEET  
SIDE YARD 5 FEET  
REAR YARD 10 FEET

### SURVEYOR'S NOTES

- THE OFFICIAL PLAT OF GLYNN VILLAGE PLAT 1 IS RECORDED IN BOOK 2006 AT PAGE 3292 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.
- THE OFFICIAL PLAT OF GLYNN VILLAGE PLAT 3 IS RECORDED IN BOOK 2008 AT PAGE 14180 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.
- THE PLAT OF SURVEY FOR PARCEL "Z" IN GOVERNMENT LOT 3 IS RECORDED IN BOOK 2011 AT PAGE 2286 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.
- LOT A IS HEREBY DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.
- OUTLOTS A & B ARE TO BE RETAINED BY THE OWNER FOR POSSIBLE FUTURE DEVELOPMENT.
- 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.
- 100-YEAR FLOOD ELEVATIONS DEPICTED WITHIN THE STORM WATER DETENTION EASEMENTS 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.
- 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.

### LEGAL DESCRIPTION

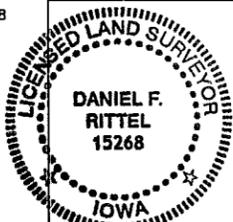
Part of Government Lots 3 and 6 in Section 5, Township 78 North, Range 26 West of the 5th P.M., including all of Parcel "Z" in Government Lot 3 as depicted and described on that Plat of Survey filed in Book 2011 at Page 2286 in the Office of the Dallas County Recorder and a part of Outlot "C" in Glynn 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 Lot "P" in Glynn Village Plat 1, an Official Plat now included in and forming a part of the City of Waukee, Dallas County, Iowa, on the West line of said Government Lot 3; thence North 49°04'28" East, 866.70 feet along the South line of said Lot "P" to its intersection with the South line of Glynn Village Plat 3, an Official Plat now included in and forming a part of the City of Waukee, Dallas County, Iowa; thence South 62°05'28" East, 254.83 feet along the South line of said Glynn Village Plat 3 to a point on the West line of Outlot "C" in said Glynn Village Plat 3; thence Northerly 13.46 feet along the arc of a curve in the West line of said Outlot "C", concave Northwesterly and having a radius of 1,188.82 feet, a central angle of 00°38'56", and a 13.46-foot long chord that bears North 27°35'04" East; thence Northeasterly 37.81 feet along the arc of a curve in the Northwesterly line of said Outlot "C" concave Southeasterly and having a radius of 25.00 feet, a central angle of 86°39'21", and a 34.31-foot long chord that bears North 70°35'17" East; thence South 66°05'03" East, 44.10 feet along the North line of said Outlot "C"; thence Southeasterly 43.30 feet along the arc of a curve in the North line of said Outlot "C" concave Northwesterly and having a radius of 175.00 feet, a central angle of 14°10'31", and a 43.19-foot long chord that bears South 73°10'19" East to the Northwest corner of Lot 60 in said Glynn Village Plat 3; thence South 08°30'29" West, 100.04 feet along the West line of said Lot 60 to the Southwest corner of said Lot 60; thence South 30°43'13" West, 171.33 feet to a point on the South line of said Outlot "C" in Glynn Village Plat 3 that is 50.00 feet Easterly of the Southwest corner of said Outlot "C"; thence South 37°50'32" West, 344.97 feet; thence South 52°01'36" West, 477.35 feet; thence South 67°54'24" West, 333.09 feet to a point on the West line of said Government Lot 6; thence North 00°09'58" West, 187.18 feet along the West line of said Government Lot 6 to the Southwest corner of Government Lot 3 in said Section 5; thence North 00°09'28" West, 309.03 feet along the West line of said Government Lot 3 to the point of beginning.

Containing 12.22 acres.

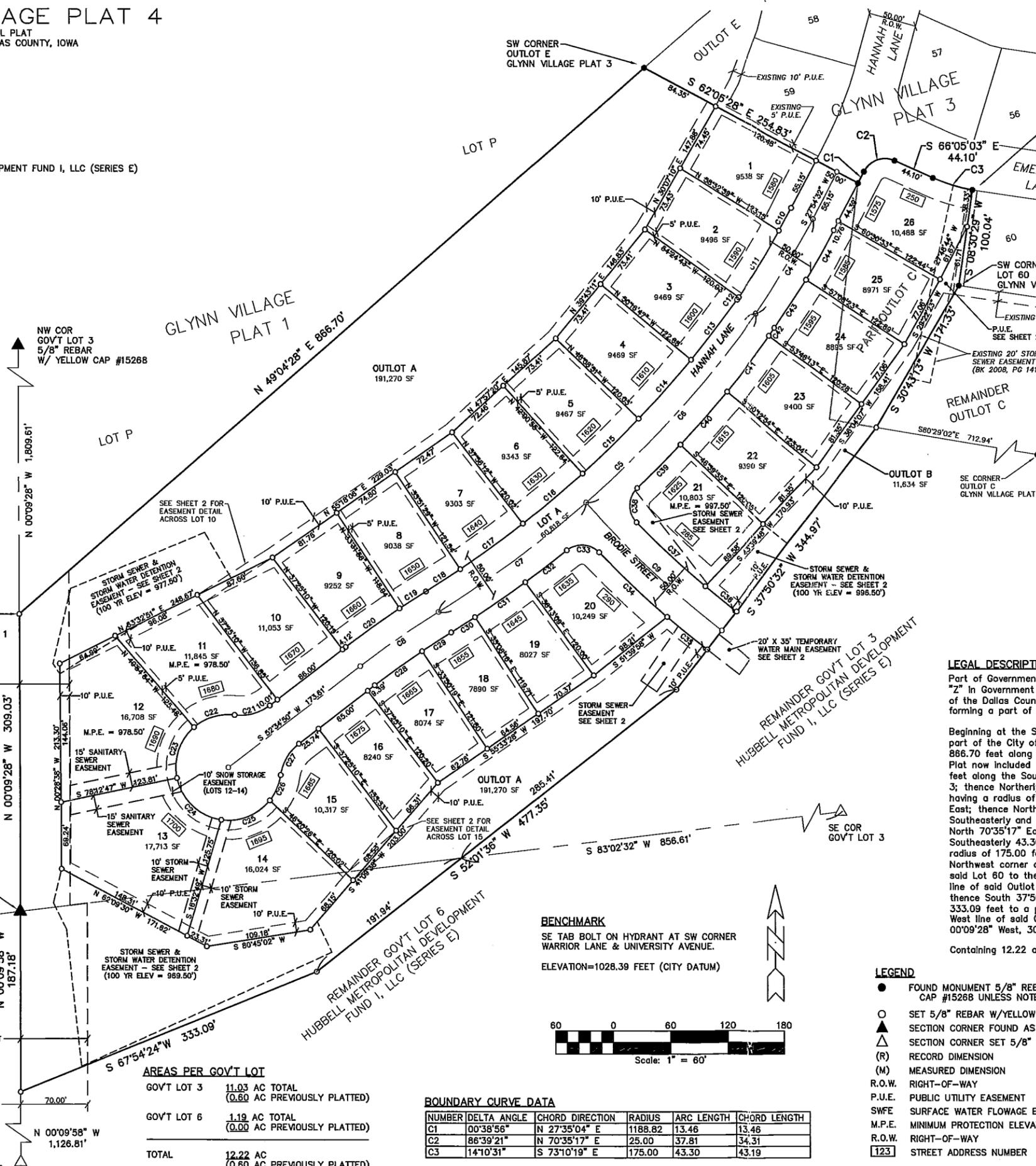
### FINAL PLAT

APPROVED BY *Waukee City Council*  
DATE *5/21/12*  
SIGNED *Bradley A. Dote*



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.  
DANIEL F. RITTEL, P.L.S. #15268  
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2013  
DATE *21 MAY 2012*

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

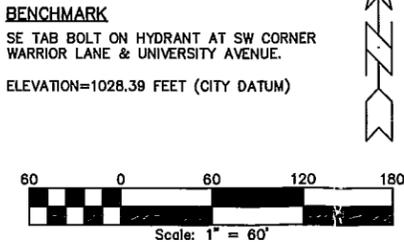


#### AREAS PER GOV'T LOT

GOV'T LOT 3	11.03 AC TOTAL (0.60 AC PREVIOUSLY PLATTED)
GOV'T LOT 6	1.19 AC TOTAL (0.00 AC PREVIOUSLY PLATTED)
TOTAL	12.22 AC (0.60 AC PREVIOUSLY PLATTED)

#### BOUNDARY CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	00°38'56"	N 27°35'04" E	1188.82	13.46	13.46
C2	86°39'21"	N 70°35'17" E	25.00	37.81	34.31
C3	14°10'31"	S 73°10'19" E	175.00	43.30	43.19



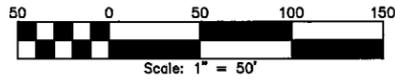
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GLYNN VILLAGE PLAT 4

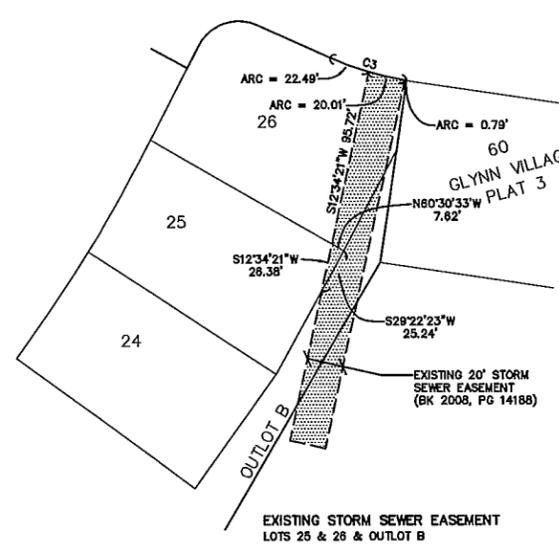
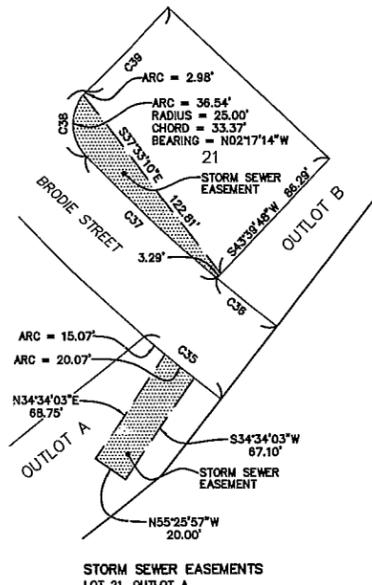
ERG  
 Engineering Resources Group, Inc.  
 Engineers and Surveyors  
 2413 GRAND AVENUE  
 DES MOINES, IOWA 50312  
 (515) 288-4823  
 7150.00

# GLYNN VILLAGE PLAT 4

FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA



SHEET 2 OF 2



### CURVE DATA

Curve #	Delta	Chord Direction	Radius	Length	Chord Length	Curve #	Delta	Chord Direction	Radius	Length	Chord Length
C1	0°38'56"	N27°35'04"E	1188.82	13.46	13.46	C23	61°03'02"	S18°44'18"W	55.00	58.60	55.87
C2	86°39'21"	N70°35'17"E	25.00	37.81	34.31	C24	70°21'57"	S46°58'11"E	55.00	67.55	63.38
C3	14°10'31"	S73°10'19"E	175.00	43.30	43.19	C25	59°24'13"	N68°08'43"E	55.00	57.02	54.50
C4	7°49'59"	N31°49'32"E	844.75	115.49	115.40	C26	30°16'42"	N23°18'16"E	55.00	29.07	28.73
C5	22°33'07"	S47°01'09"W	1163.82	458.09	455.14	C27	44°24'55"	S30°22'22"W	50.00	38.76	37.80
C6	13°05'56"	N42°17'33"E	1163.82	266.07	265.49	C28	3°34'51"	S54°22'15"W	975.00	60.94	60.93
C7	9°27'12"	N53°34'07"E	1163.82	192.02	191.80	C29	2°08'01"	S57°13'42"W	975.00	36.31	36.31
C8	5°42'53"	S55°28'16"W	1000.00	99.74	99.70	C30	1°25'59"	N57°34'43"E	1188.82	29.73	29.73
C9	11°07'59"	S46°45'58"E	1000.00	194.31	194.00	C31	3°04'52"	N55°19'18"E	1188.82	63.93	63.92
C10	1°52'41"	N28°50'53"E	819.75	26.87	26.87	C32	2°38'02"	N52°27'50"E	1188.82	54.65	54.65
C11	5°44'22"	N32°39'24"E	819.75	82.12	82.08	C33	84°58'46"	N86°21'48"W	25.00	37.08	33.77
C12	0°12'56"	N35°38'03"E	819.75	3.08	3.08	C34	5°27'26"	S46°38'07"E	1025.00	97.63	97.59
C13	3°58'38"	N37°43'54"E	1138.82	79.05	79.03	C35	2°59'52"	S50°49'46"E	1025.00	53.63	53.62
C14	4°07'56"	N41°47'11"E	1138.82	82.13	82.12	C36	2°27'29"	S51°08'30"E	975.00	41.83	41.82
C15	4°07'56"	N45°55'07"E	1138.82	82.13	82.12	C37	5°43'33"	S47°00'59"E	975.00	97.44	97.40
C16	4°04'43"	N50°01'27"E	1138.82	81.07	81.05	C38	90°34'23"	S01°08'00"W	25.00	39.52	35.53
C17	4°04'43"	N54°06'10"E	1138.82	81.07	81.05	C39	3°04'46"	N44°52'48"E	1188.82	63.90	63.89
C18	2°09'11"	N57°13'07"E	1138.82	42.80	42.79	C40	3°33'19"	N41°33'45"E	1188.82	73.77	73.76
C19	1°49'38"	S57°22'53"W	1025.00	32.69	32.69	C41	3°33'19"	N38°00'26"E	1188.82	73.77	73.76
C20	3°53'14"	S54°31'27"W	1025.00	69.54	69.53	C42	0°29'11"	N35°59'11"E	1188.82	10.09	10.09
C21	44°24'55"	N74°47'17"E	50.00	38.76	37.80	C43	3°56'24"	N33°46'19"E	869.75	59.81	59.80
C22	47°43'55"	S73°07'47"W	55.00	45.82	44.51	C44	3°53'34"	N29°51'20"E	869.75	59.09	59.08

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# GLYNN VILLAGE PLAT 4

ENGINEERING FERGUSON GROUP, INC.  
 2413 GRAND AVENUE  
 DES MOINES, IOWA 50312  
 (515) 288-4828

DRAWN BY: JEB  
 DATE: 5/17/2012  
 FILE NO.: 7150.00

DESIGNED BY: DJS  
 CHECKED BY: DFR  
 SHEET 2 OF 2

SCALE: 1" = 40'  
 DWG: 7150FP.DWG  
 FIELD BOOK:

LOCATION:

NO. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 FOR \_\_\_\_\_  
 REVISION \_\_\_\_\_

7150.00