GRANT PARK FINAL PLAT

Legal Description:(Recorded in Bk 1999 Pg 12877 Dallas County Recorder)

Government Lot 12 and the South 33 feet of Government Lot 5 all in Section 4, Township 78 North, Range 26 West of the 5th P.M. Dallas County, Iowa, Except Beginning 184.4 feet South of an Iron Pin at the northwest corner of Government Lot 12 in Section 4–78–26 West of the 5th P.M., Dallas County, Iowa, thence East 358.8 feet; thence North 261.4 feet; thence Southwesterly (Bearing South 87 4' West) on a line 33.0 feet north of and parallel to the North line of said government Lot 12, 359.6 feet to the West section line of said Section 4, thence South 217.4 feet to the point of beginning, subject to all easements of record, containing 38.520 acres, less road right of way, more particularly described as follows:

BEGINNING at the Northeast Corner of GOVERNMENT LOT 12 IN SECTION 5–78–26;
THENCE South 00°32' 21" West a distance of 1,319.49 feet to the Southeast Corner of GOVERNMENT LOT 12 IN SECTION 5–78–26;
THENCE South 83°48' 53" West a distance of 1,317.51 feet to the Southwest Corner of GOVERNMENT LOT 12 IN SECTION 5–78–26;
THENCE North 00°31' 14" East along the West line of Said GOVERNMENT LOT 12, a distance of 1,125.51 feet;
THENCE South 89°43' 34" East a distance of 360.57 feet;
THENCE North 00°26' 20" East a distance of 261.25 feet to a point on the South Line of the Replat of Parkview Crossing Plat 2;
THENCE North 83°24' 18" East a distance of 956.10 feet to the Southeast corner of Lot 1 of Park View Crossing Plat 3;
THENCE South 00°31' 50" West a distance of 33.40 feet to the POINT OF BEGINNING.

OWNER/DEVELOPER: KURT BREWER
317 6th Avenue
Suite #801
Des Moines, IA 50309

Note: Sidewalks shall be installed by property owners except along LA Grant PArkway which will be installed by the deveoper.

-100 0 100 200
Scale in Feet

Lot Area Table

Lot 1	10109 sq.ft.	Lot 42	8350 sq.ft.	Lot 83	8521 sq.ft.
Lot 2	8125 sq.ft.	Lot 43	11327 sq.ft.	Lot 84	12430 sq.ft.
Lot 3	8125 sq.ft.	Lot 44	11284 sq.ft.	Lot 85	10895 sq.ft.
Lot 4	8125 sq.ft.	Lot 45	8350 sq.ft.	Lot 86	8676 sq.ft.
Lot 5	8125 sq.ft.	Lot 46	8350 sq.ft.	Lot 87	8190 sq.ft.
Lot 6	8125 sq.ft.	Lot 47	11746 sq.ft.	Lot 88	8820 sq.ft.
Lot 7	8125 sq.ft.	Lot 48	18193 sq.ft.	Lot 89	8820 sq.ft.
Lot 8	11411 sq.ft.	Lot 49	11278 sq.ft.	Lot 90	8190 sq.ft.
Lot 9	11942 sq.ft.	Lot 50	8790 sq.ft.	Lot 91	8190 sq.ft.
Lot 10	8450 sq.ft.	Lot 51	8790 sq.ft.	Lot 92	8190 sq.ft.
Lot 11	8450 sq.ft.	Lot 52	8790 sq.ft.	Lot 93	8820 sq.ft.
Lot 12	8450 sq.ft.	Lot 53	8790 sq.ft.	Lot 94	9714 sq.ft.
Lot 13	8450 sq.ft.	Lot 54	10711 sq.ft.	Lot 95	10455 sq.ft.
Lot 14	8450 sq.ft.	Lot 55	19468 sq.ft.	Lot 96	8190 sq.ft.
Lot 15	8450 sq.ft.	Lot 56	14846 sq.ft.	Lot 97	8450 sq.ft.
Lot 16	9073 sq.ft.	Lot 57	13473 sq.ft.	Lot 98	8450 sq.ft.
Lot 17	8793 sq.ft.	Lot 58	12675 sq.ft.	Lot 99	8450 sq.ft.
Lot 18	8450 sq.ft.	Lot 59	8450 sq.ft.	Lot 100	8450 sq.ft.
Lot 19	8450 sq.ft.	Lot 60	8450 sq.ft.	Lot 101	8450 sq.ft.
Lot 20	8450 sq.ft.	Lot 61	8450 sq.ft.	Lot 102	8450 sq.ft.
Lot 21	8450 sq.ft.	Lot 62	8450 sq.ft.	Lot 103	11942 sq.ft.
Lot 22	8450 sq.ft.	Lot 63	11273 sq.ft.	Lot 104	11201 sq.ft.
Lot 23	8450 sq.ft.	Lot 64	10559 sq.ft.	Lot 105	8450 sq.ft.
Lot 24	11201 sq.ft.	Lot 65	11922 sq.ft.	Lot 106	8450 sq.ft.
Lot 25	11692 sq.ft.	Lot 66	11832 sq.ft.	Lot 107	8450 sq.ft.
Lot 26	9171 sq.ft.	Lot 67	10454 sq.ft.	Lot 108	8450 sq.ft.
Lot 27	9171 sq.ft.	Lot 68	17184 sq.ft.	Lot 109	8450 sq.ft.
Lot 28	11232 sq.ft.	Lot 69	12518 sq.ft.	Lot 110	10868 sq.ft.
Lot 29	16097 sq.ft.	Lot 70	9360 sq.ft.	Lot 111	11574 sq.ft.
Lot 30	11312 sq.ft.	Lot 71	10094 sq.ft.	Lot 112	8525 sq.ft.
Lot 31	8450 sq.ft.	Lot 72	12453 sq.ft.	Lot 113	8525 sq.ft.
Lot 32	11582 sq.ft.	Lot 73	8450 sq.ft.	Lot 114	10122 sq.ft.
Lot 33	8799 sq.ft.	Lot 74	10527 sq.ft.	Lot 115	16208 sq.ft.
Lot 34	8799 sq.ft.	Lot 75	15376 sq.ft.	Lot 116	12328 sq.ft.
Lot 35	8799 sq.ft.	Lot 76	15641 sq.ft.	Lot 117	8125 sq.ft.
Lot 36	8799 sq.ft.	Lot 77	10979 sq.ft.	Lot 118	8125 sq.ft.
Lot 37	10242 sq.ft.	Lot 78	8482 sq.ft.	Lot 119	8125 sq.ft.
Lot 38	10122 sq.ft.	Lot 79	8490 sq.ft.	Lot 120	8125 sq.ft.
Lot 39	8350 sq.ft.	Lot 80	8498 sq.ft.	Lot 121	8125 sq.ft.
Lot 40	8350 sq.ft.	Lot 81	8506 sq.ft.	Lot 122	8125 sq.ft.
Lot 41	8350 sq.ft.	Lot 82	8514 sq.ft.	Lot 123	11458 sq.ft.

Curve Table

CURVE #	Radius	Delta	Length	Chord	Tangent	Chord Bearing	Tan In	Tan Out
1	85.00'	24°32' 33"	36.41'	36.13'	18.49'	S 71°08' 01.0" W	S 83°24' 18" W	S 58°51' 45" W
2	85.00'	31°29' 16"	46.71'	46.13'	23.96'	S 74°51' 48.5" W	N 89°43' 34" W	S 58°47' 10" W
3	85.00'	22°20' 43"	33.15'	32.94'	16.79'	S 10°39' 07.5" E	S 00°31' 14" W	S 21°49' 29" E
4	55.00'	83°16' 33"	79.94'	73.09'	48.90'	N 42°10' 36.0" E	N 83°48' 53" E	N 00°32' 20" E
5	85.00'	32°44' 00"	48.56'	47.90'	24.96'	N 73°54' 26.5" E	S 89°43' 34" E	N 57°32' 26" E
6	85.00'	24°43' 02"	36.67'	36.39'	18.62'	N 12°47' 50.0" E	N 00°26' 20" E	N 25°09' 22" E
7	55.00'	32°23' 04"	48.04'	47.41'	24.68'	N 41°20' 54.0" E	N 57°32' 26" E	N 25°09' 22" E
8	85.00'	32°23' 04"	48.04'	47.41'	24.68'	S 42°35' 38.0" W	S 58°47' 10" W	S 26°24' 06" W
9	85.00'	25°52' 52"	38.40'	38.07'	19.53'	S 13°27' 39.0" W	S 26°24' 06" W	S 00°31' 14" W
10	85.00'	30°23' 30"	45.09'	44.56'	23.09'	S 43°39' 59.5" W	S 58°51' 45" W	S 28°28' 15" W
11	85.00'	28°01' 55"	41.59'	41.17'	21.22'	S 14°27' 17.5" W	S 28°28' 15" W	S 00°26' 20" W
12	85.00'	09°35' 28"	14.23'	14.21'	7.13'	N 88°36' 37.5" E	S 86°35' 38" E	S 86°48' 53" E
13	85.00'	32°23' 04"	48.04'	47.41'	24.68'	S 70°24' 05.0" E	S 54°12' 34" E	S 86°35' 38" E
14	85.00'	32°23' 04"	48.04'	47.41'	24.68'	S 38°01' 01.5" E	S 21°49' 29" E	S 54°12' 34" E
15	85.00'	16°54' 56"	25.09'	25.00'	12.64'	N 75°51' 25.5" E	N 83°48' 53" E	N 66°53' 57" E
16	85.00'	31°52' 31"	47.29'	46.68'	24.27'	N 18°34' 37.5" E	N 34°30' 53" E	N 02°38' 22" E
17	85.00'	32°23' 04"	48.04'	47.41'	24.68'	N 50°42' 25.0" E	N 66°53' 57" E	N 34°30' 53" E
18	25.00'	90°09' 54"	39.34'	35.41'	25.07'	N 44°58' 36.0" W	N 00°26' 20" E	N 89°43' 34" W
19	25.00'	59°50' 06"	39.20'	35.30'	24.93'	N 45°21' 23.0" E	S 89°43' 34" E	N 00°26' 20" E
20	25.00'	90°09' 54"	39.34'	35.41'	25.07'	N 45°01' 23.0" W	N 00°32' 20" E	N 89°43' 34" W
21	25.00'	83°16' 33"	36.34'	33.22'	22.23'	N 42°10' 36.0" E	N 83°48' 53" E	N 00°32' 20" E
22	25.00'	96°43' 27"	42.20'	37.37'	28.12'	S 47°49' 23.0" E	S 00°32' 20" W	N 83°48' 53" E
23	25.00'	83°16' 33"	36.34'	33.22'	22.23'	S 42°10' 36.0" W	S 83°48' 53" E	S 00°32' 20" W
24	25.00'	97°08' 02"	42.38'	37.49'	28.32'	N 48°01' 41.0" W	N 00°32' 20" E	S 83°24' 18" W
25	25.00'	82°51' 58"	36.16'	33.09'	22.07'	N 41°58' 19.0" E	N 83°24' 18" E	N 00°32' 20" E
26	25.00'	82°57' 58"	36.20'	33.12'	22.10'	S 41°55' 18.0" W	S 83°24' 18" W	S 00°32' 20" W
27	25.00'	89°45' 12"	39.16'	35.28'	24.89'	S 45°23' 50.0" W	N 89°43' 34" W	S 00°31' 14" W
28	25.00'	96°42' 21"	42.20'	37.36'	28.11'	S 47°49' 56.5" E	S 00°31' 14" W	N 83°48' 53" E
29	25.00'	83°16' 33"	36.34'	33.22'	22.23'	N 42°10' 36.0" E	N 83°48' 53" E	N 00°32' 20" E
30	25.00'	86°09' 15"	37.59'	34.15'	23.38'	S 43°36' 57.0" W	S 86°41' 36" W	S 00°32' 20" W
31	25.00'	93°50' 45"	40.95'	36.52'	26.74'	N 46°23' 02.0" W	N 00°32' 20" E	S 86°41' 36" W
32	25.00'	86°09' 15"	37.59'	34.15'	23.38'	N 43°36' 57.0" E	N 86°41' 36" E	N 00°32' 20" E
33	25.00'	93°50' 45"	40.95'	36.52'	26.74'	S 46°23' 02.0" E	S 00°32' 20" W	N 86°41' 36" E
34	25.00'	86°09' 15"	37.59'	34.15'	23.38'	S 43°36' 57.0" W	S 86°41' 36" W	S 00°32' 20" W
35	25.00'	93°50' 45"	40.95'	36.52'	26.74'	S 46°23' 02.0" E	S 00°32' 20" W	N 86°41' 36" E
36	25.00'	90°14' 48"	39.38'	35.43'	25.11'	S 44°55' 09.0" E	S 00°31' 14" W	S 89°43' 34" E
37	25.00'	89°45' 12"	39.16'	35.28'	24.89'	S 45°23' 50.0" W	N 89°43' 34" W	S 00°31' 14" W
38	25.00'	96°42' 21"	42.20'	37.36'	28.11'	S 47°49' 56.5" E	S 00°31' 14" W	N 83°48' 53" E
39	25.00'	83°16' 33"	36.34'	33.22'	22.23'	N 42°10' 36.0" E	N 83°48' 53" E	N 00°32' 20" E
40	25.00'	96°43' 27"	42.20'	37.37'	28.12'	S 47°49' 23.0" E	S 00°32' 20" W	N 83°48' 53" E
41	85.00'	02°06' 02"	3.12'	3.12'	1.56'	N 01°35' 21.5" E	N 02°38' 22" E	N 00°32' 20" E
42	55.00'	82°57' 58"	79.64'	72.86'	48.63'	S 41°55' 18.0" W	S 83°24' 18" W	S 00°26' 20" W
43	55.00'	89°45' 12"	86.16'	77.61'	54.76'	S 45°23' 50.0" W	N 89°43' 34" W	S 00°31' 14" W
44	55.00'	96°42' 21"	92.83'	82.20'	61.85'	S 47°49' 56.5" E	S 00°31' 14" W	N 83°48' 53" E
45	55.00'	89°50' 06"	86.24'	77.67'	54.84'	N 45°21' 23.0" E	S 89°43' 34" E	N 00°26' 20" E

Minimum Basement Finish Floor Elevation for Basement Sanitary Sewer Service

Assumption - 4" Concrete floor poured on top of 8" thick footing

Lot #	Elevation	Lot #	Elevation
80	1028.00	49	1030.00
79	1028.30	48	1029.75
78	1028.60	47	1029.50
77	1028.90	46	1029.25
76	1029.20	45	1029.00
75	1029.50	44	1028.75
74	1029.80	64	1030.00
73	1030.10	65	1030.30
72	1030.40	66	1030.60
71	1030.70	67	1030.90
70	1031.00	68	1031.20
69	1031.30	63	1030.00
55	1031.30	62	1030.30
54	1031.30	61	1030.60
53	1031.00	60	1030.90
52	1030.75	59	1031.20
51	1030.50	58	1031.50
50	1030.25	57	1031.80
		56	1032.10

ALL LOTS REQUIRED TO MAINTAIN A MINIMUM OPENING ELEVATION OF 1035.00 – City of Waukee Datum

A. LEO PELDS ENGINEERING COMPANY
1372. E. 12TH STREET
DES MOINES, IOWA 50316
PHONE: (515) 265-8196
Surveyors
P.O. BOX 4626
DES MOINES, IOWA 50306
FAX: (515) 266-2259
Planners
Engineers

EXISTING UTILITIES NOTE:
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-292-8989).

NOTE:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'s AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:

STANDARD SYMBOLS:
- ● IRON ROD OR PIPE FOUND
- o SET IRON ROD WITH #4640 CAP
- ▲ SECTION CORNER MONUMENT FOUND
- △ SECTION CORNER MONUMENT SET
- POWER POLE
- LIGHT POLE
- F.F. FINISHED FLOOR
- +/– MORE OR LESS
- FENCE LINE
- FIRE HYDRANT
- MANHOLE
- VALVE
- 125x 3 SPOT ELEVATION (@ x)
- N.T.S. NOT TO SCALE
- A.C.C./P.C.C. ASPHALTIC/PORTLAND CEMENT CONCRETE
- —xxx— UTILITY LINE OR PIPE
- W WATER
- G GAS
- S SANITARY SEWER
- ST STORM SEWER
- UGE/T UNDERGROUND ELEC. / TEL.
- OHE/T OVERHEAD ELEC. / TEL.
- CATV CABLE TELEVISION

AIVARS LEO PELDS 4640 — REGISTERED PROFESSIONAL ENGINEER — IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

AIVARS LEO PELDS, P.E. & L.S. IA. LIC. NO. 4640 DATE 8-11-05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2005

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

TITLE:

GRANT PARK - SUBDIVISION FINAL PLAT DALLAS COUNTY, IOWA

Book 2005 Page 12732
Document 12732 Type SUBDI Pages 23
Date 8/09/2005 Time 1:32 PM
Rec Amt $117.00
SLIDE # 2005-12732
Carol "Cindy" Hal, Recorder
Dallas County IOWA

BENCHMARK: City of Waukee Hydrant

REVISIONS: 6-23-2005 – VLP – Comments; 7-01-2005 – VLP; 7-22-2005; 8-04-2005-VLP-Easements

SCALE	COPYRIGHT DATE	DRAWN BY	DRAWING NO.
1" = 100'	06-08-2005	V. Pelds	10664

FILE PATH: S:/Wally/Kurt Brewer/Grant Park/Final Plat/Final Plat 8-04-2005