

# GLYNN VILLAGE PLAT 10

FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA

SPACE RESERVED FOR RECORDER'S USE

SHEET 1 OF 13

## LEGAL DESCRIPTION

Government Lots 6, 7, 10 and 11 in Section 5, Township 78 North, Range 26 West of the 5th P.M., now included in and forming a part of the City of Waukee, Dallas County, Iowa, INCLUDING Parcel Y in said Government Lots 7 and 10 per that Plat of Survey filed February 17, 2011, in Book 2011 at Page 2287 in the Office of the Recorder for Dallas County, Iowa, and also INCLUDING Parcel BB in said Government Lot 11 per that Plat of Survey filed November 12, 2013, in Book 2013 at Page 20708 in the Office of the Recorder for Dallas County, Iowa;

EXCEPTING THEREFROM the Official Plats of GLYNN VILLAGE PLAT 4 filed May 25, 2012, in Book 2012 at Page 8393 in the Office of the Recorder for Dallas County, Iowa, GLYNN VILLAGE PLAT 6 filed August 23, 2013, in Book 2013 at Page 15888 in the Office of the Recorder for Dallas County, Iowa, and GLYNN VILLAGE PLAT 8 filed September 19, 2014, in Book 2014 at Page 12453 in the Office of the Recorder for Dallas County, Iowa;

Also EXCEPTING THEREFROM that portion of said Government Lot 11 conveyed to the City of Waukee by that Warranty Deed filed January 11, 2005, in Book 2005 at Page 454 in the Office of the Recorder for Dallas County, Iowa.

Being more particularly described by survey as follows:

Beginning at the Southeast corner of Government Lot 10 in Section 5 of Township 78 North, Range 26 West of the 5th P.M., in the City of Waukee, Dallas County, Iowa;

Thence South 83°(degrees) 19'(minutes) 50"(seconds) West, 1319.91 feet along the South line of said Government Lot 10 to the Southeast corner of Government Lot 11 in said Section 5;

Thence South 83°20'05" West, 1314.30 feet along the South line of said Government Lot 11 to the Southwest corner of said Government Lot 11;

Thence North 01°14'08" East, 106.67 feet to a 1/2-inch iron rod with yellow surveyor's cap #2592 on the East line of Lot 2 of Government Lot 12 in said Section 5 per the Plat of Survey filed in Book 729, Page 900 in the Office of the Recorder for Dallas County, Iowa;

Thence North 00°56'04" East (previously recorded as South 0°0'-3/4' West), 371.72 feet along the East line of said Lot 2 of Government Lot 12 to the Southeast corner of SPYGLASS PLAT 2, an Official Plat, in the City of Waukee, Dallas County, Iowa, as filed in Book 2014, Page 10734 in the Office of the Recorder for Dallas County, Iowa;

Thence North 00°09'41" East, 345.78 feet (previously recorded as South 00°15'49" East, 345.78 feet) along the East line of SPYGLASS PLAT 2 to the Southeast corner of SPYGLASS, an Official Plat, in the City of Waukee, Dallas County, Iowa, as filed in Book 2004, Page 19950 in the Office of the Recorder for Dallas County, Iowa;

Thence North 00°20'10" East (previously recorded as South 00°11'47" East), 1046.71 feet along the East line of SPYGLASS to the Southwest corner of GLYNN VILLAGE PLAT 6, an Official Plat, in the City of Waukee, Dallas County, Iowa, as filed in Book 2013, Page 15888 in the Office of the Recorder for Dallas County, Iowa;

Thence North 56°25'48" East (previously recorded as South 55°50'28" West), 266.54 feet along the South line of said GLYNN VILLAGE PLAT 6 to a point on the West line of GLYNN VILLAGE PLAT 8, an Official Plat, in the City of Waukee, Dallas County, Iowa, as filed in Book 2014, Page 12453 in the Office of the Recorder for Dallas County, Iowa;

Thence the following twenty-four (24) courses along the West, South and East lines of said GLYNN VILLAGE PLAT 8:

- (i) South 04°07'23" West, 144.45 feet (previously recorded as North 03°32'03" East, 144.49 feet);
- (ii) South 26°04'32" East, 118.07 feet (previously recorded as North 26°35'01" West, 118.10 feet);
- (iii) South 66°23'54" East, 110.03 feet (previously recorded as North 67°04'23" West, 110.06 feet);
- (iv) South 19°16'30" East, 126.17 feet (previously recorded as North 19°48'44" West, 126.41 feet);
- (v) South 09°27'42" East, 181.45 feet (previously recorded as North 10°00'07" West, 181.37 feet);
- (vi) South 51°30'36" East, 129.59 feet (previously recorded as North 52°08'16" West, 129.56 feet);
- (vii) South 88°31'51" East, 43.96 feet (previously recorded as North 88°56'51" West, 43.89 feet);
- (viii) North 88°10'51" East, 110.37 feet (previously recorded as South 87°34'19" West, 110.51 feet);
- (ix) North 48°50'18" East, 109.04 feet (previously recorded as South 48°11'08" West, 108.85 feet);
- (x) North 11°34'48" East, 111.66 feet (previously recorded as South 11°09'07" West, 111.56 feet);
- (xi) North 29°43'09" East, 34.09 feet (previously recorded as South 29°17'13" West, 34.01 feet);
- (xii) North 45°19'48" East, 74.30 feet (previously recorded as South 44°29'42" West, 74.30 feet);
- (xiii) South 66°33'16" East, 199.94 feet (previously recorded as North 67°08'13" West, 199.98 feet);
- (xiv) North 87°17'13" East, 173.91 feet (previously recorded as South 86°48'42" West, 174.05 feet);
- (xv) North 70°34'22" East, 166.33 feet (previously recorded as South 70°00'12" West, 166.31 feet);
- (xvi) North 54°01'17" East, 150.18 feet (previously recorded as South 53°25'17" West, 150.24 feet);

- (xvii) North 46°14'08" East, 74.61 feet (previously recorded as South 45°40'23" West, 74.48 feet);
- (xviii) South 65°20'52" East, 182.50 feet (previously recorded as North 65°53'51" West, 182.60 feet);
- (xix) South 29°59'25" West, 60.05 feet (previously recorded as North 29°26'17" East, 60.08 feet);
- (xx) South 57°32'26" East, 420.14 feet (previously recorded as North 58°07'21" West, 420.09 feet);
- (xxi) North 28°53'19" East, 337.83 feet (previously recorded as South 28°20'40" West, 337.72 feet);
- (xxii) North 15°05'43" East, 345.01 feet (previously recorded as South 14°31'28" West, 345.04 feet);
- (xxiii) North 00°34'37" East, 445.22 feet (previously recorded as South 00°02'22" West, 445.24 feet);
- (xxiv) South 89°24'00" East, 327.92 feet (previously recorded as North 89°57'38" West, 327.49 feet) to the East line of Government Lot 7 in said Section 5 and the West line of HEMINGWAY PLAT 1, an Official Plat, in the City of Waukee, Dallas County, Iowa, as filed in Book 2006, Page 1197 in the Office of the Recorder for Dallas County, Iowa;

Thence South 00°33'39" West (previously recorded as North 00°08'01" East), 835.01 feet along the East line of Government Lot 7 and the West line of said HEMINGWAY PLAT 1 to the Northeast corner of Government Lot 10 in said Section 5 and the Northwest corner of WARRIOR RIDGE, an Official Plat, in the City of Waukee, Dallas County, Iowa, as filed in Book 2012, Page 10376 in the Office of the Recorder for Dallas County, Iowa;

Thence South 00°57'38" West, 1310.88 feet (previously recorded as North 00°42'46" East, 1310.81 feet) along the East line of said Government Lot 10 and the West line of said WARRIOR RIDGE and extended to the point of beginning at the Southeast corner of said Government Lot 10.

Excepting therefrom the following described tract:

Commencing, as a point of reference, at the Southwest corner of Government Lot 11 in Section 5 of Township 78 North, Range 26 West of the 5th P.M., in the City of Waukee, Dallas County, Iowa;

Thence North 83°20'05" East, 450.13 feet (previously recorded as North 83°20'02" East, 450.13 feet) along the South line of said Government Lot 11;

Thence North 06°39'37" West, 103.69 feet (previously recorded as North 06°39'40" West, 104.13 feet) to the Point of Beginning on the present North right-of-way line of 312th Place;

Thence North 04°06'26" West, 160.00 feet (previously recorded as North 04°07'46" West, 160.00 feet);

Thence North 88°04'50" East, 70.00 feet (previously recorded as North 88°03'30" East, 70.00 feet);

Thence South 04°06'26" East, 160.00 feet (previously recorded as South 04°07'46" East, 160.00 feet) to the present North right-of-way line of 312th Place;

Thence South 88°04'50" West, 70.00 feet (previously recorded as South 88°03'30" West, 70.00 feet) along the present North right-of-way line of 312th Place to the point of beginning.

Containing 92.89 acres in total, of which 3.63 acres is contained in present road right-of-way.

## SHEET INDEX

- SHEET 1: LEGAL DESCRIPTION, ALIQUOT AREAS, NOTES, ZONING, CERTIFICATION  
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SHEET 4: LOTS 13-24, 94-99 & 122-127; OUTLOTS 'T' & 'U'  
SHEET 5: LOTS 25-41 & 83-93; OUTLOTS 'U'  
SHEET 6: LOTS 42-82; OUTLOT 'X'  
SHEET 7: LOTS 100-121 & 141; OUTLOT 'V'  
SHEET 8: OUTLOTS 'O', 'P', 'Q', & 'R'  
SHEET 9: OUTLOT 'Z'  
SHEET 10: OUTLOT 'Y'  
SHEET 11: OUTLOT 'W'  
SHEET 12: ADDITIONAL EASEMENT DETAILS  
SHEET 13: ADDITIONAL EASEMENT DETAILS



## PREPARED FOR/OWNER

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

## AREAS PER GOV'T LOT

	GROSS	
GOV'T LOT 6	6.39	
GOV'T LOT 7	8.74	
GOV'T LOT 10	38.81	(1.01 AC R.O.W.)
GOV'T LOT 11	38.95	(2.62 AC R.O.W.)
TOTAL	92.89 ACRES	(3.63 ACRES R.O.W.)

## ZONING & SETBACK REQUIREMENTS

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

### LOTS 1-140

PD (R-1): PLANNED DEVELOPMENT DISTRICT/  
SINGLE FAMILY RESIDENTIAL

### MINIMUM BUILDING SETBACKS:

FRONT YARD WARRIOR LANE 30 FEET, OTHERWISE 20 FEET  
SIDE YARD 5 FEET ALL LOTS  
REAR YARD 10 FEET ALL LOTS

### LOTS 141-145

PD (R-4): PLANNED DEVELOPMENT DISTRICT/  
ROW DWELLING AND TOWNHOME DISTRICT

### MINIMUM BUILDING SETBACKS:

FRONT YARD 15 FEET  
SIDE YARD 5 FEET  
REAR YARD 15 FEET

## BENCHMARK

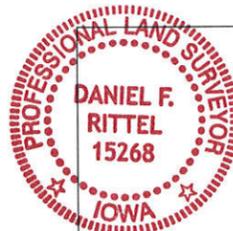
SE TAB BOLT ON HYDRANT AT SW CORNER  
WARRIOR LANE & UNIVERSITY AVENUE.

ELEVATION=1028.39 FEET (CITY DATUM)

## NOTES

- LOTS 'A' AND 'B' ARE HEREBY DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.
- OUTLOTS 'S', 'T', 'U', 'V', 'W', 'X', 'Y' AND 'Z' ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- OUTLOTS 'O', 'P', 'Q', AND 'R' ARE TO BE RETAINED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.
- LANDSCAPE BUFFERS ARE TO BE MAINTAINED BY THE OWNERS OF THE INDIVIDUAL LOTS UPON WHICH SAID LANDSCAPE BUFFERS ARE LOCATED.
- 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.
- DETENTION BASIN EASEMENTS DEPICTED HEREON MAY INCLUDE DESIGN 100-YEAR HIGH WATER ELEVATIONS. THE ELEVATIONS DEPICTED WITHIN THESE AREAS 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.
- DESIGN SPOT ELEVATIONS DEPICTED HEREON WITHIN SURFACE WATER FLOWAGE EASEMENTS WERE DESIGNED BY THE PROJECT ENGINEER AND ARE TAKEN FROM THE GRADING PLANS INCLUDED IN THE OFFICIAL CONSTRUCTION DRAWINGS FOR GLYNN VILLAGE PLAT 10. THE SURVEYOR CANNOT CERTIFY TO ENGINEERING DESIGN AND DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS DEPICTED.
- FIVE (5) FEET WIDE SIDEWALKS SHALL BE INSTALLED AT THE TIME OF NEW HOME CONSTRUCTION BY THE HOME BUILDER, EXCEPT WHERE EIGHT (8) FEET WIDE TRAILS ARE REQUIRED. EIGHT (8) FEET WIDE TRAILS SHALL BE INSTALLED AT THE TIME OF NEW HOME CONSTRUCTION BY THE HOME BUILDER OR AS PART OF THE INDIVIDUAL LOT. SIDEWALKS AND TRAILS SHALL BE INSTALLED PER CITY OF WAUKEE REQUIREMENTS. SIDEWALKS AND TRAILS SHALL THEREAFTER BE MAINTAINED BY INDIVIDUAL LOT OWNERS.

FINAL PLAT  
APPROVED BY *Waukee City Council*  
DATE 8/15/16  
SIGNED *Daniel F. Rittel*



## 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.

*Daniel F. Rittel*  
DATE 16 Aug 2016  
DANIEL F. RITTEL, P.L.S. #15268  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 THROUGH 13 INCLUSIVE

CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, DETENTION BASIN HIGH WATER ELEVATIONS, FLOOD LINES, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL ENGINEER.

GLYNN VILLAGE PLAT 10

SCALE: 1" = 100'	DESIGNED BY: D.S.	DRAWN BY: DFR
DWG: 15-013FF-DWG	CHECKED BY: DFR	DATE: 8/09/2016
FIELD BOOK:	SHEET 1 OF 13	FILE NO.: 15-013.00
LOCATION:		
FOR:		
REVISION:		
NO.		
DATE		

ERG  
Engineering Resource Group, Inc.  
8413 GRAND AVENUE  
DES MOINES, IOWA 50312  
(515) 288-4823

15-013

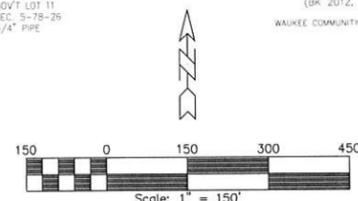
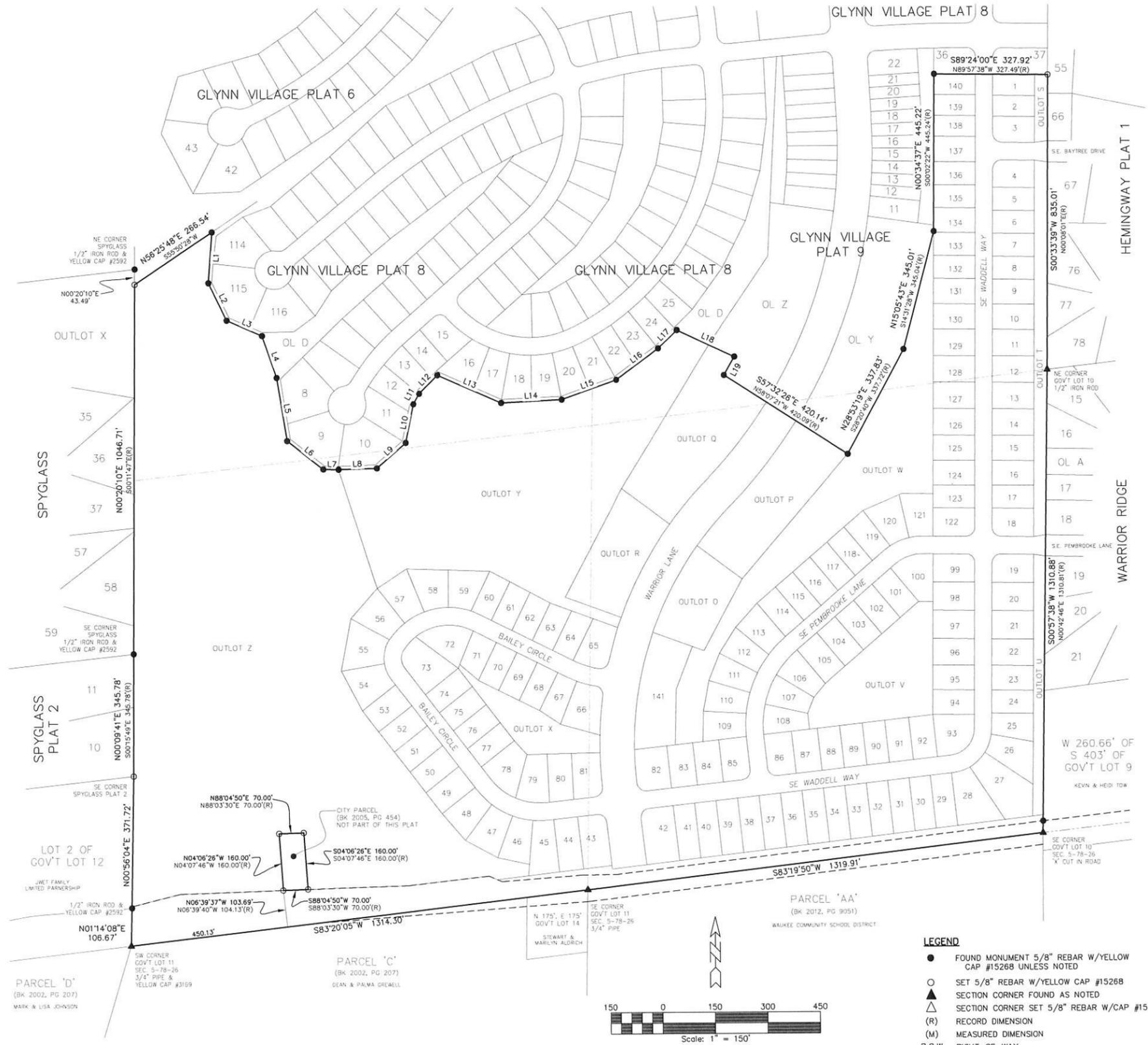
# GLYNN VILLAGE PLAT 10

FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA

LINE DATA		
Line #	As Measured	As Previously Recorded
L1	S04°07'23"W 144.45'	N03°32'03"E 144.49'
L2	S26°04'32"E 118.07'	N26°35'01"W 118.10'
L3	S66°23'54"E 110.03'	N67°04'23"W 110.06'
L4	S19°16'30"E 126.17'	N19°48'44"W 126.41'
L5	S09°27'42"E 181.45'	N10°00'07"W 181.37'
L6	S51°30'36"E 129.59'	N52°08'16"W 129.56'
L7	S88°31'51"E 43.96'	N88°56'51"W 43.89'
L8	N88°10'51"E 110.37'	S87°34'19"W 110.51'
L9	N48°50'18"E 109.04'	S48°11'08"W 108.85'
L10	N11°34'48"E 111.66'	S11°09'07"W 111.56'
L11	N29°43'09"E 34.09'	S29°17'13"W 34.01'
L12	N45°19'48"E 74.30'	S44°29'42"W 74.30'
L13	S66°33'16"E 199.94'	N67°08'13"W 199.98'
L14	N87°17'13"E 173.91'	S86°48'42"W 174.05'
L15	N70°34'22"E 166.33'	S70°00'12"W 166.31'
L16	N54°01'17"E 150.18'	S53°25'17"W 150.24'
L17	N46°14'08"E 74.61'	S45°40'23"W 74.48'
L18	S65°20'52"E 182.50'	N65°53'51"W 182.60'
L19	S29°59'25"W 60.05'	N29°26'17"E 60.08'

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- 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 10

NO.	REVISION	DATE	BY	FOR	LOCATION

DESIGNED BY:	DJS	DRAWN BY:	DFR
CHECKED BY:	DFR	DATE:	8/09/2016
DWG.:	15-013FP.DWG	SHEET:	2 OF 13
FIELD BOOK:		FILE NO.:	15-013.00

**ERG**  
Engineering Resource Group, Inc.  
Engineers and Surveyors  
2413 GRAND AVENUE  
DES MOINES, IOWA 50312  
(515) 268-4823

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# GLYNN VILLAGE PLAT 10

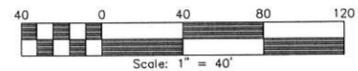
FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA

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.

DESIGN SPOT ELEVATIONS DEPICTED HEREON WITHIN SURFACE WATER FLOWAGE EASEMENTS WERE DESIGNED BY THE PROJECT ENGINEER AND ARE TAKEN FROM THE GRADING PLANS INCLUDED IN THE OFFICIAL CONSTRUCTION DRAWINGS FOR GLYNN VILLAGE PLAT 10. THE SURVEYOR CANNOT CERTIFY TO ENGINEERING DESIGN AND DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS DEPICTED.



CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	39.24	25.00	89°55'23"	S44°31'00"E	35.33
C12	39.25	25.00	89°57'40"	S45°32'28"W	35.34



- LEGEND**
- FOUND MONUMENT 5/8" REBAR W/YELLOW CAP #15268 UNLESS NOTED
  - SET 5/8" REBAR W/YELLOW CAP #15268
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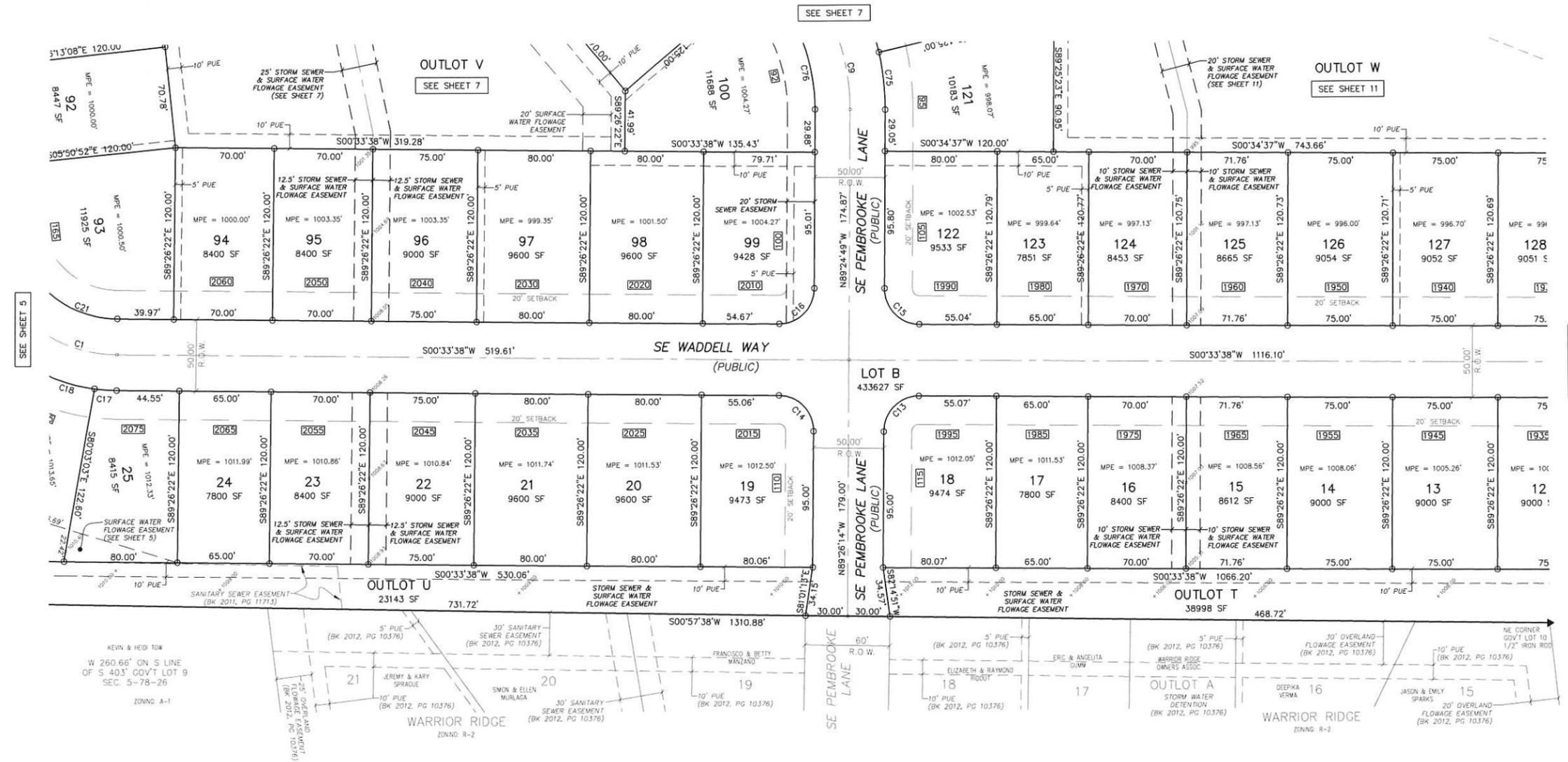
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						FIELD BOOK:		SHEET:	3	OF:	13
								FILE NO.:			15-013.00

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FINAL PLAT  
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SEE SHEET 5

SEE SHEET 7

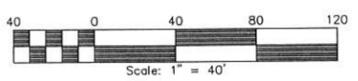
SEE SHEET 11

SEE SHEET 3

CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	145.25	100.00	83°13'14"	N42°10'15"E	132.81
C9	107.16	150.00	40°55'57"	S70°07'13"W	104.90
C13	39.27	25.00	89°59'52"	S44°26'18"E	35.35
C14	39.27	25.00	90°00'08"	S45°33'42"W	35.36
C15	39.28	25.00	90°01'33"	N45°34'25"E	35.36
C16	39.26	25.00	89°58'27"	N44°25'35"W	35.35
C17	15.49	125.00	7°06'05"	N4°06'41"E	15.48
C18	55.00	125.00	25°12'37"	N20°16'02"E	54.56
C21	108.94	75.00	83°13'14"	N42°10'15"E	99.61
C75	40.50	175.00	13°15'38"	S83°57'22"W	40.41
C76	89.30	125.00	40°55'57"	S70°07'13"W	87.41

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- 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
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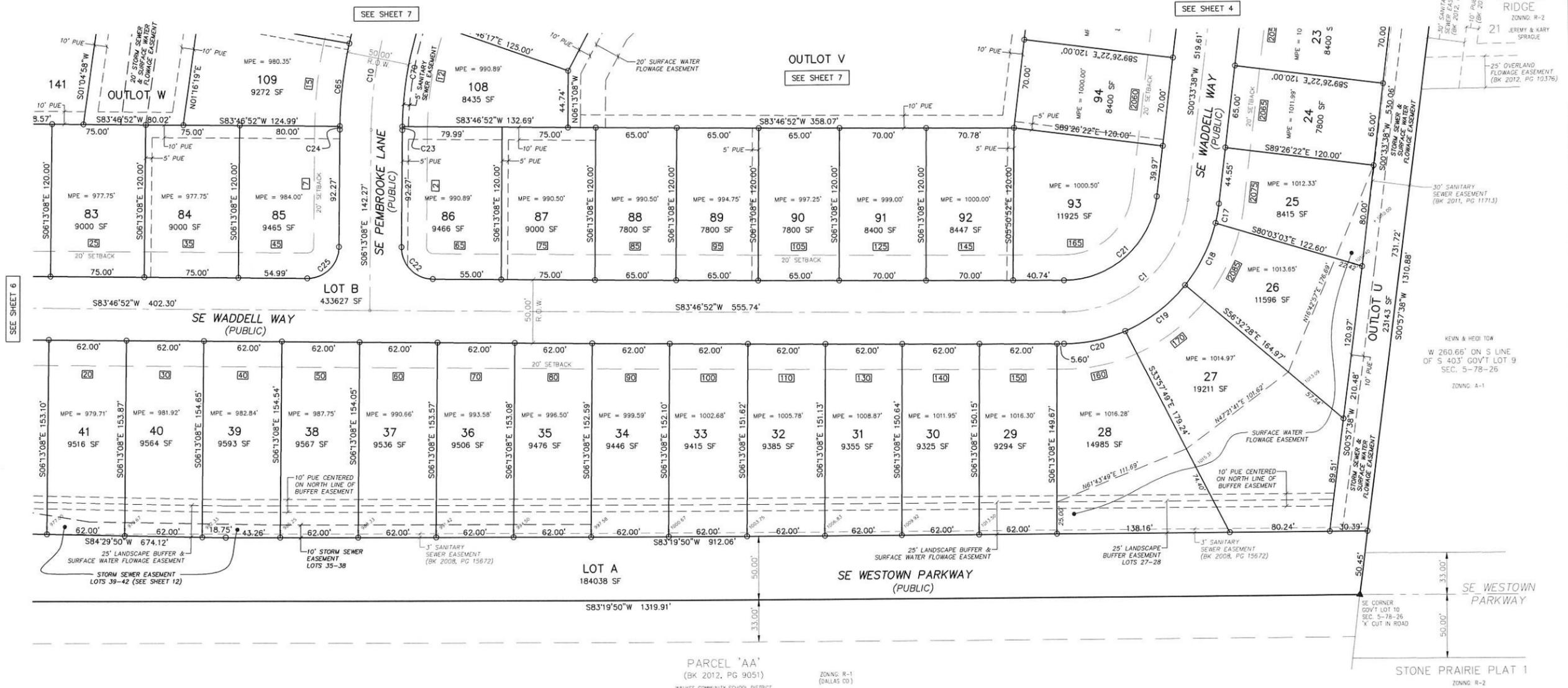
## GLYNN VILLAGE PLAT 10

NO.	REVISION	DATE	BY	FOR	LOCATION	DWG.	CHECKED BY:	DESIGNED BY:	DFR
						15-013P.DWG	4	D.J.S.	8/09/2016
									15-013.00

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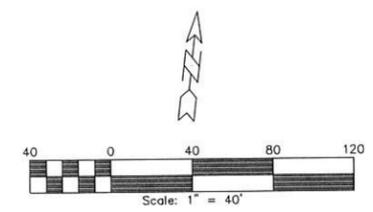
CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	145.25	100.00	83°13'14"	N42°10'15"E	132.81
C2	203.34	200.00	58°15'14"	S67°05'31"E	194.70
C3	87.90	70.00	71°56'37"	S1°59'35"E	82.23
C4	258.25	180.00	82°12'16"	S75°04'51"W	236.67
C5	55.66	200.00	15°56'40"	S71°47'21"E	55.48
C6	295.23	1000.00	16°54'56"	S1°46'51"W	294.16
C7	588.02	1000.00	33°41'27"	S27°05'03"W	579.58
C10	292.55	300.00	55°52'22"	S21°43'03"W	281.09
C17	15.49	125.00	7°06'05"	N4°06'41"E	15.48
C18	55.00	125.00	25°12'37"	N20°16'02"E	54.56
C19	60.59	125.00	27°46'16"	N46°45'28"E	60.00
C20	50.48	125.00	23°08'16"	N72°12'44"E	50.14
C21	108.94	75.00	83°13'14"	N42°10'15"E	99.61
C22	39.27	25.00	90°00'00"	S51°13'08"E	35.36
C23	2.73	275.00	0°34'07"	S5°58'42"E	2.73
C24	2.73	325.00	0°28'52"	S5°58'42"E	2.73
C25	39.27	25.00	90°00'00"	N38°46'52"E	35.36
C26	39.47	25.00	90°27'29"	S38°33'08"W	35.50

CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C27	39.10	25.00	89°37'11"	S51°24'32"E	35.24
C28	95.30	950.00	5°44'51"	S3°43'31"E	95.26
C29	98.22	1050.00	5°21'34"	S3°51'59"E	98.18
C30	39.41	25.00	90°19'38"	N38°37'03"E	35.46
C31	39.07	25.00	89°32'31"	N51°26'52"W	35.21
C32	43.05	225.00	10°57'46"	N89°15'45"E	42.99
C33	60.00	225.00	15°16'44"	S77°37'00"E	59.82
C34	67.50	225.00	17°11'20"	S61°22'58"E	67.25
C35	58.21	225.00	14°49'24"	S45°22'36"E	58.05
C36	88.96	175.00	29°07'37"	S81°39'19"E	88.01
C37	88.96	175.00	29°07'37"	S52°31'42"E	88.01
C38	56.50	45.00	71°56'37"	S1°59'35"E	52.86
C39	48.75	155.00	18°01'11"	S42°59'19"W	48.55
C40	173.64	155.00	64°11'05"	S84°05'27"W	164.70
C41	48.16	95.00	29°02'50"	S23°26'29"E	47.65
C42	70.87	95.00	42°44'31"	S12°27'11"W	69.24
C43	0.26	95.00	0°09'17"	S33°54'05"W	0.26
C44	64.02	205.00	17°53'38"	S42°55'32"W	63.76

CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C45	65.00	205.00	18°10'05"	S60°57'24"W	64.73
C46	70.86	205.00	19°48'20"	S79°56'37"W	70.51
C47	65.86	205.00	18°24'22"	N80°57'02"W	65.57
C48	28.38	205.00	7°55'51"	N67°46'56"W	28.35
C49	22.77	225.00	5°47'57"	S66°42'59"E	22.76
C50	39.84	225.00	10°08'43"	S74°41'19"E	39.79
C51	38.11	25.00	87°20'03"	N36°05'39"W	34.52
C52	111.12	1050.00	6°03'48"	S4°32'28"W	111.07
C53	49.40	1050.00	2°41'45"	S0°09'41"W	49.40
C54	48.70	175.00	15°56'40"	S71°47'21"E	48.54
C55	38.11	25.00	87°20'03"	N56°34'18"E	34.52
C56	100.53	1050.00	5°29'09"	S15°38'51"W	100.49
C57	30.00	1050.00	1°38'14"	S19°12'32"W	30.00
C64	337.74	950.00	20°22'11"	S9°19'59"W	335.97
C65	65.72	325.00	11°35'12"	S0°33'20"W	65.61
C70	85.81	275.00	17°52'44"	S31°17'21"W	85.46

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.

DESIGN SPOT ELEVATIONS DEPICTED HEREON WITHIN SURFACE WATER FLOWAGE EASEMENTS WERE DESIGNED BY THE PROJECT ENGINEER AND ARE TAKEN FROM THE GRADING PLANS INCLUDED IN THE OFFICIAL CONSTRUCTION DRAWINGS FOR GLYNN VILLAGE PLAT 10. THE SURVEYOR CANNOT CERTIFY TO ENGINEERING DESIGN AND DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS DEPICTED.



- 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 10**

ENGINEERING RESOURCE GROUP, INC.  
Engineers and Surveyors  
2413 GRANDVIEW, SUITE 50312  
DES MOINES, IOWA 50312  
(515) 288-4823

NO.	REVISION	DATE	BY	FOR

LOCATION: WAUKEE COMMUNITY SCHOOL DISTRICT

SCALE: 1" = 40'

DWG: 15-013P.DWG

DESIGNED BY: DJS

CHECKED BY: DFR

DRAWN BY: DFR

DATE: 8/09/2016

SHEET 5 OF 13

FILE NO.: 15-013.00

15-013

# GLYNN VILLAGE PLAT 10

FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA

SEE SHEET 8

CURVE DATA  
SEE SHEET 5 FOR CURVE DATA

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.

DESIGN SPOT ELEVATIONS DEPICTED HEREON WITHIN SURFACE WATER FLOWAGE EASEMENTS WERE DESIGNED BY THE PROJECT ENGINEER AND ARE TAKEN FROM THE GRADING PLANS INCLUDED IN THE OFFICIAL CONSTRUCTION DRAWINGS FOR GLYNN VILLAGE PLAT 10. THE SURVEYOR CANNOT CERTIFY TO ENGINEERING DESIGN AND DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS DEPICTED.

DETENTION BASIN EASEMENTS DEPICTED HEREON MAY INCLUDE DESIGN 100-YEAR HIGH WATER ELEVATIONS. THE ELEVATIONS DEPICTED WITHIN THESE AREAS 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.



# GLYNN VILLAGE PLAT 10

SCALE:	1" = 40'	DESIGNED BY:	DJS	DRAWN BY:	DFR
DWG. NO.:	15-013FF-DWG	CHECKED BY:	DFR	DATE:	8/09/2016
FIELD BOOK:	SHEET 6 OF 13	LOCATION:		FILE NO.:	15-013.00
REVISION:		NO.:		DATE:	
BY:		FOR:			

- LEGEND**
- FOUND MONUMENT 5/8" REBAR W/YELLOW CAP #1526B UNLESS NOTED
  - SET 5/8" REBAR W/YELLOW CAP #1526B
  - ▲ SECTION CORNER FOUND AS NOTED
  - △ SECTION CORNER SET 5/8" REBAR W/CAP #1526B
  - (R) RECORD DIMENSION
  - (M) MEASURED DIMENSION
  - R.O.W. RIGHT-OF-WAY

**ERG**  
Engineering Resource Group, Inc.  
Engineers and Surveyors  
24110 GLEN OAK #50312  
DALLAS, TEXAS 75243  
(515) 268-4823

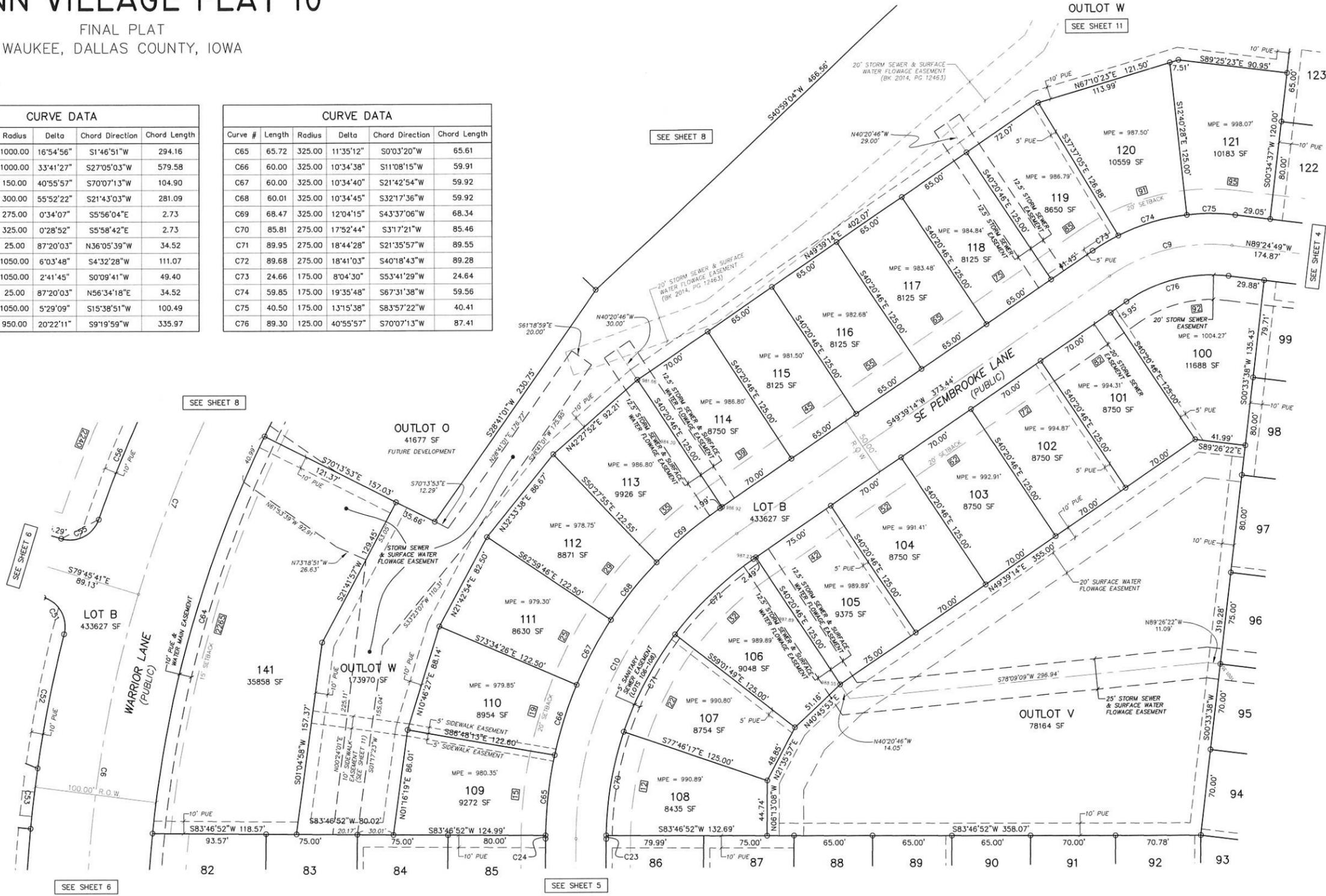
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# GLYNN VILLAGE PLAT 10

FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA

CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	295.23	1000.00	16°54'56"	S1°46'51"W	294.16
C7	588.02	1000.00	33°41'27"	S27°05'03"W	579.58
C9	107.16	150.00	40°55'57"	S70°07'13"W	104.90
C10	292.55	300.00	55°52'22"	S21°43'03"W	281.09
C23	2.73	275.00	0°34'07"	S5°56'04"E	2.73
C24	2.73	325.00	0°28'52"	S5°58'42"E	2.73
C51	38.11	25.00	87°20'03"	N36°05'39"W	34.52
C52	111.12	1050.00	6°03'48"	S4°32'28"W	111.07
C53	49.40	1050.00	2°41'45"	S0°09'41"W	49.40
C55	38.11	25.00	87°20'03"	N56°34'18"E	34.52
C56	100.53	1050.00	5°29'09"	S15°38'51"W	100.49
C64	337.74	950.00	20°22'11"	S9°19'59"W	335.97

CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C65	65.72	325.00	11°35'12"	S0°03'20"W	65.61
C66	60.00	325.00	10°34'38"	S11°08'15"W	59.91
C67	60.00	325.00	10°34'40"	S21°42'54"W	59.92
C68	60.01	325.00	10°34'45"	S32°17'36"W	59.92
C69	68.47	325.00	12°04'15"	S43°37'06"W	68.34
C70	85.81	275.00	17°52'44"	S31°7'21"W	85.46
C71	89.95	275.00	18°44'28"	S21°35'57"W	89.55
C72	89.68	275.00	18°41'03"	S40°18'43"W	89.28
C73	24.66	175.00	8°04'30"	S53°41'29"W	24.64
C74	59.85	175.00	19°35'48"	S67°31'38"W	59.56
C75	40.50	175.00	13°15'38"	S83°57'22"W	40.41
C76	89.30	125.00	40°55'57"	S70°07'13"W	87.41



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.

DESIGN SPOT ELEVATIONS DEPICTED HEREON WITHIN SURFACE WATER FLOWAGE EASEMENTS WERE DESIGNED BY THE PROJECT ENGINEER AND ARE TAKEN FROM THE GRADING PLANS INCLUDED IN THE OFFICIAL CONSTRUCTION DRAWINGS FOR GLYNN VILLAGE PLAT 10. THE SURVEYOR CANNOT CERTIFY TO ENGINEERING DESIGN AND DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS DEPICTED.

- 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 10

**ERG**  
 Engineering Resource Group, Inc.  
 Engineers and Surveyors  
 2413 UNIVERSITY AVENUE, SUITE 200  
 DES MOINES, IOWA 50312  
 (515) 288-4828

SCALE: 1" = 40'  
 DWG: 15-013P.DWG  
 SHEET: 7 OF 13  
 FIELD BOOK:

LOCATION:  
 DATE: BY: FOR: REVISION:

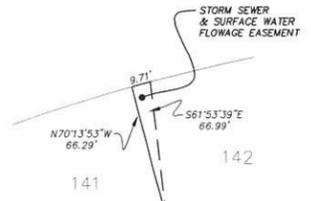
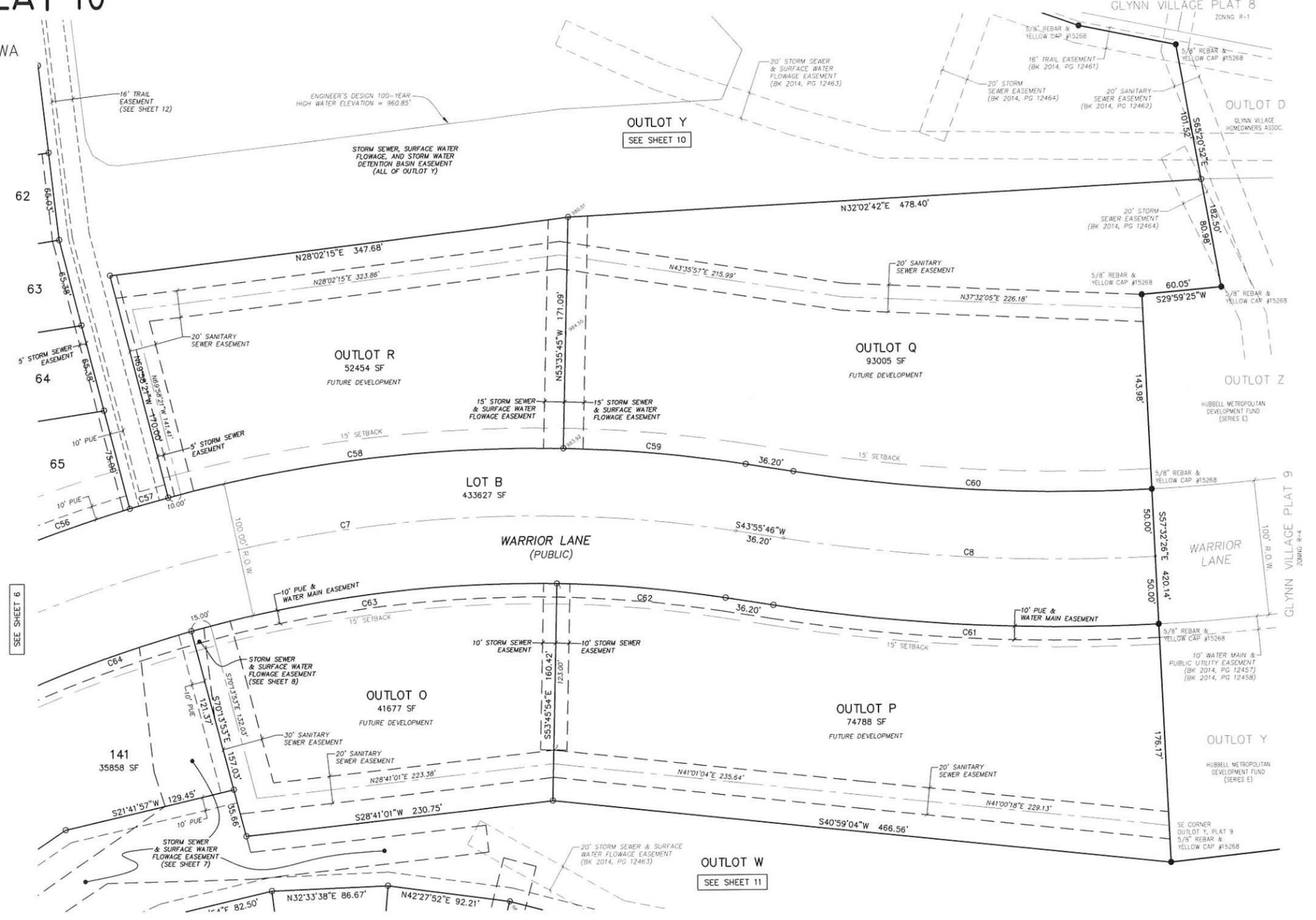
DESIGNED BY: D.J.S.  
 CHECKED BY: DFR  
 DRAWN BY: DFR  
 DATE: 8/09/2016  
 FILE NO.: 15-013.00

15-013

# GLYNN VILLAGE PLAT 10

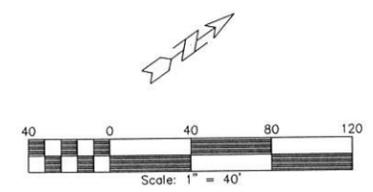
FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA

CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	588.02	1000.00	33°41'27"	S27°05'03"W	579.58
C8	280.93	1400.00	11°29'51"	N38°10'51"E	280.46
C56	100.53	1050.00	5°29'09"	S15°38'51"W	100.49
C57	30.00	1050.00	1°38'14"	S19°12'32"W	30.00
C58	300.12	1050.00	16°22'36"	S28°12'57"W	299.10
C59	137.91	1050.00	7°31'31"	S40°10'00"W	137.81
C60	270.92	1350.00	11°29'54"	N38°10'49"E	270.47
C61	290.94	1450.00	11°29'47"	N38°10'52"E	290.46
C62	127.58	950.00	7°41'40"	S40°04'56"W	127.48
C63	277.18	950.00	16°43'02"	S27°52'36"W	276.20
C64	337.74	950.00	20°22'11"	S9°19'59"W	335.97



DETENTION BASIN EASEMENTS DEPICTED HEREON MAY INCLUDE DESIGN 100-YEAR HIGH WATER ELEVATIONS. THE ELEVATIONS DEPICTED WITHIN THESE AREAS 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.

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- 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 10

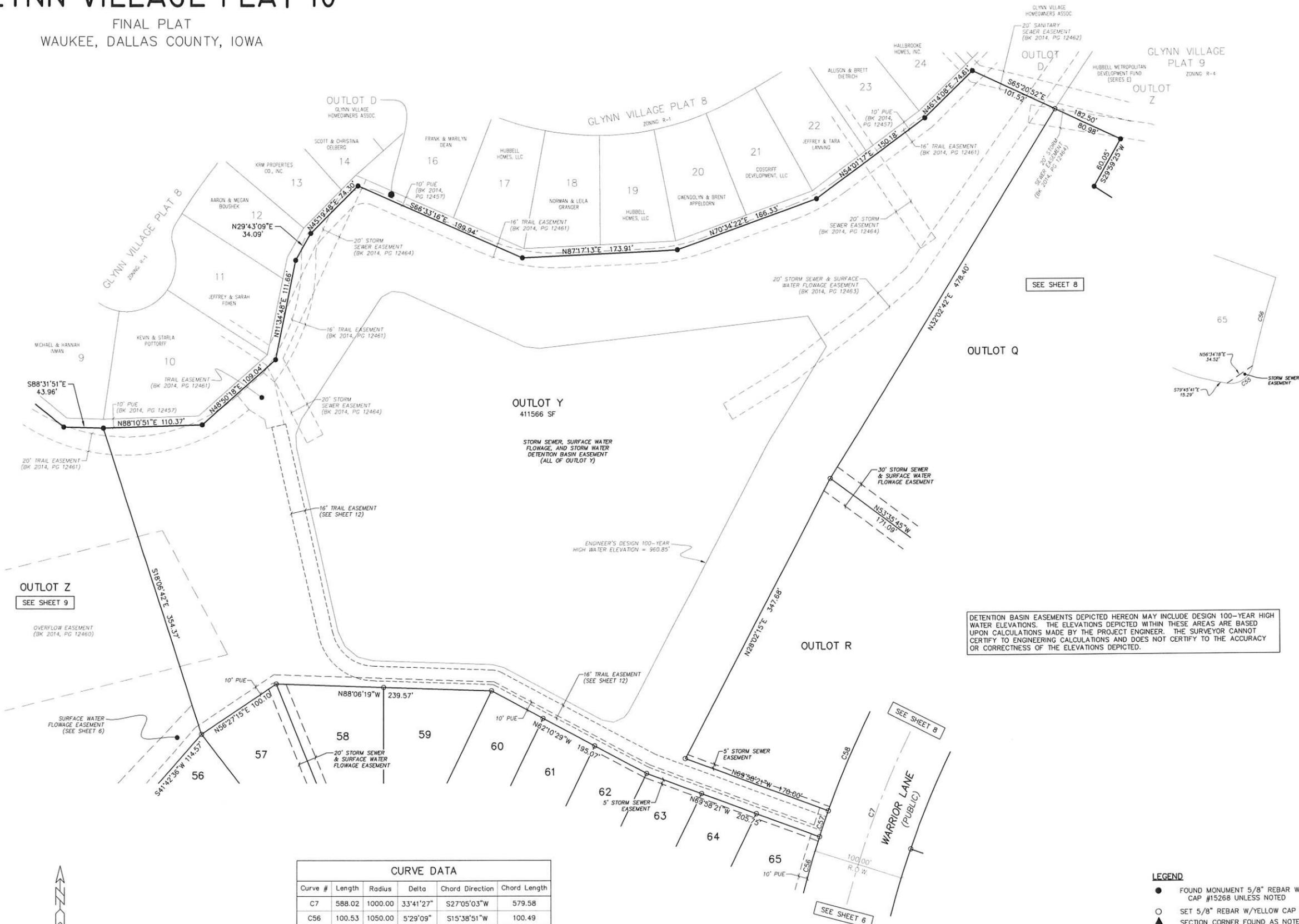
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						FIELD BOOK:	SHEET: 8 OF 13	FILE NO.: 15-013.00

**ERG**  
Engineering Resources Group, Inc.  
Registered Professional Surveyors  
2413 GRAND AVENUE  
DES MOINES, IOWA 50312  
(515) 288-4823

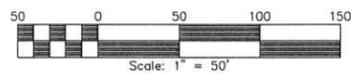


# GLYNN VILLAGE PLAT 10

FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA



CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	588.02	1000.00	33°41'27"	S27°05'03"W	579.58
C56	100.53	1050.00	5°29'09"	S15°38'51"W	100.49
C57	30.00	1050.00	1°38'14"	S19°12'32"W	30.00
C58	300.12	1050.00	16°22'36"	S28°12'57"W	299.10



**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 10

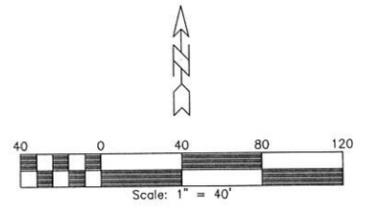
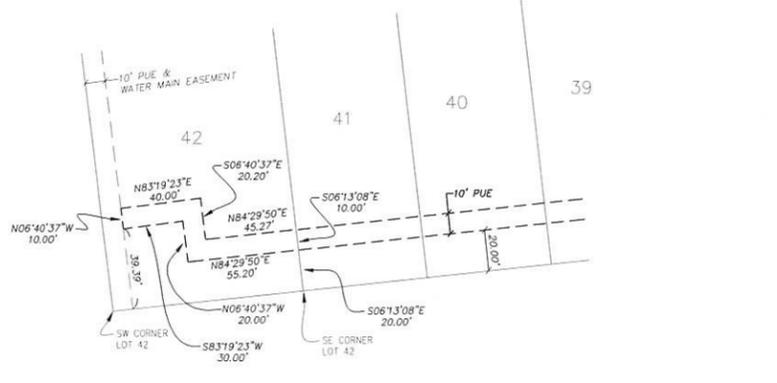
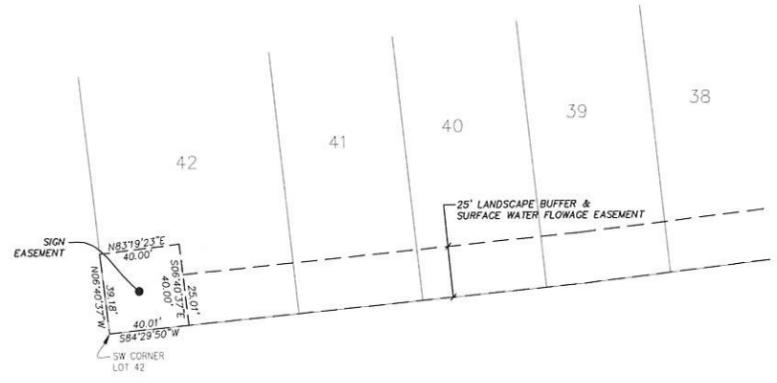
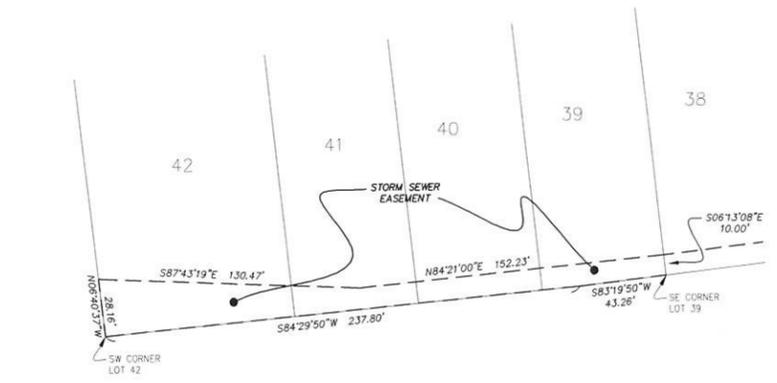
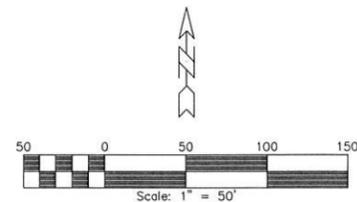
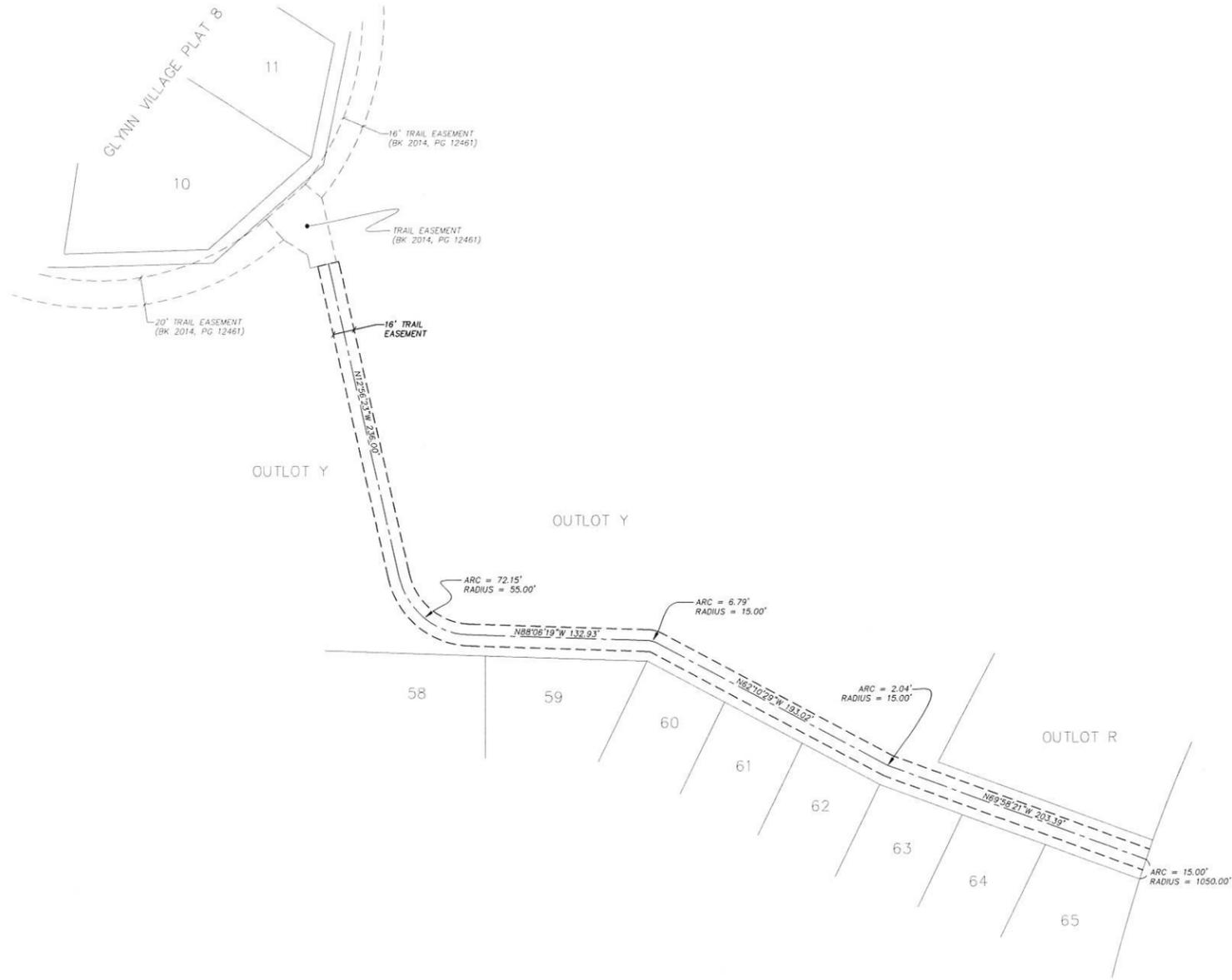
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DWG: 15-013P.DWG	CHECKED BY: DFR	DATE: 8/09/2016
FIELD BOOK:	SHEET 10 OF 13	FILE NO.: 15-013.00
NO.	REVISION	DATE
BY	DATE	BY
FOR	DATE	BY
LOCATION:	GLYNN VILLAGE PLAT 9 ZONING: R-4	

**ERG**  
Engineering Resource Group, Inc.  
Engineers and Surveyors  
2415 GRAND AVENUE  
DES MOINES, IOWA 50312  
(515) 288-4823



# GLYNN VILLAGE PLAT 10

FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA



## GLYNN VILLAGE PLAT 10

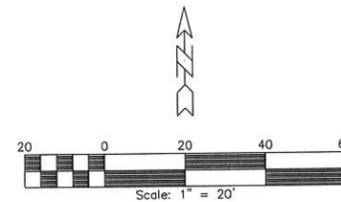
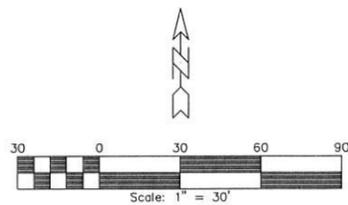
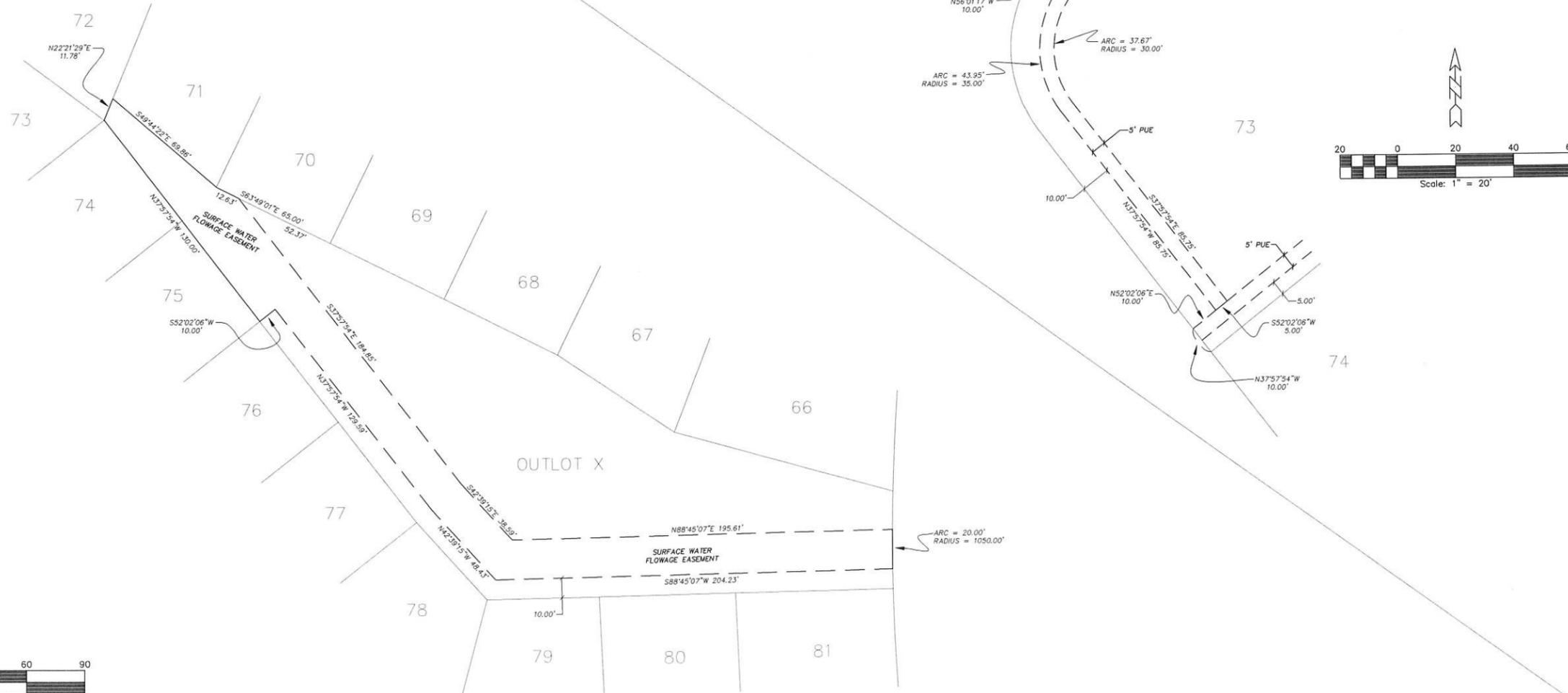
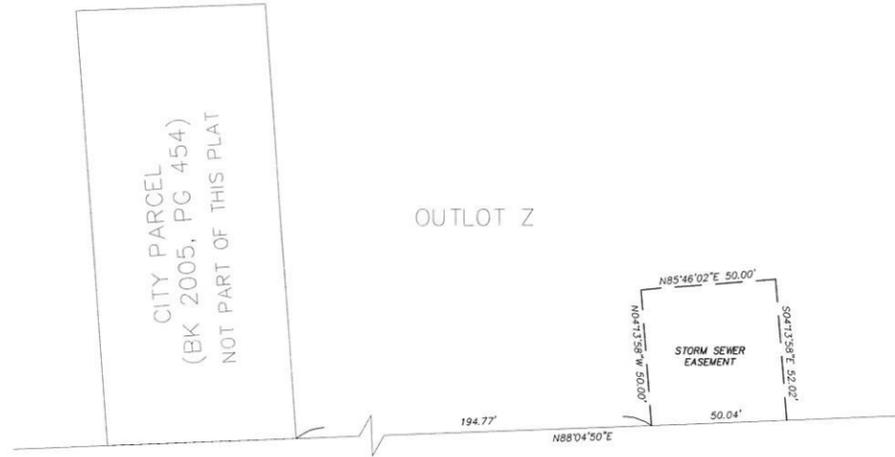
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SHEET 12 OF 13	FILE NO.: 15-013.00
DWG: 15-013FP.DWG	FIELD BOOK:

NO.	REVISION	DATE	BY	FOR

**ERG**  
Engineering Resource Group, Inc.  
Engineers and Surveyors  
2413 GRAND AVENUE  
DES MOINES, IOWA 50312  
(515) 286-4823

# GLYNN VILLAGE PLAT 10

FINAL PLAT  
WAUKEE, DALLAS COUNTY, IOWA



## GLYNN VILLAGE PLAT 10

NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE:	DESIGNED BY:	DRAWN BY:	DFR
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						DWG: 15-013FP.DWG	CHECKED BY:	CHECKED BY:	FILE NO.:
						FIELD BOOK:	SHEET 13	OF 13	15-013.00

**FRG**  
Engineering Resource Group, Inc.  
Engineers and Surveyors  
2413 GRAND AVENUE  
DES MOINES, IOWA 50312  
(515) 288-4823

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