FINAL PLAT OF SOUTHFORK WOODS

6190
RECORDED
BOOK 1999 PAGE 6190
1999 JUN -3 A 9:44
CAROL HOL. RECORDER
DALLAS COUNTY, IOWA
OF PAGES 30
Slides 88C
150 @ 1/8

NW COR. NE 1/4, SE 1/4 SEC. 36, 79, 26 — N 89°52'24" E 1320.11' — NE COR. SE 1/4 SEC. 36, 79, 26

PROPERTY DESCRIPTION:

The Northeast Quarter of the Southeast Quarter of Section 36, Township 79 North, Range 26 West of the 5th P.M., Waukee, Dallas County, Iowa, except the South 366 feet thereof, more particularly described as follows:

Beginning at the Northeast Corner of the Southeast Quarter of Section 36, Township 79 North, Range 26 West of the 5th P.M., Waukee, Dallas County, Iowa; thence S00°-00'-00"W, along the East Line of the Southeast 1/4 of said Section 36, a distance of 951.41 feet, thence S89°-46'-33"W, a distance of 1323.65 feet, to a point on the East Line of Lot 23, Southfork Plat No. 1, an Official Plat, Waukee, Dallas County, Iowa, and to a point on the West Line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence N00°-12'-44"E, along the East Line of Lots 23, 28 and 29 of said Southfork Plat No. 1, and along the West Line of the Northeast 1/4 of the Southeast 1/4 of said Section 36, a distance of 953.68 feet, to the Northeast Corner of Lot 29 of said Southfork Plat No. 1, and to the Northwest Corner of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence N89°-52'-24"E, along the North Line of the Northeast 1/4 of the Southeast 1/4 of said Section 36, a distance of 1320.11 feet, to the Point of Beginning.

Said tract of land contains 28.9056 acres more or less.

Said tract of land being subject to and together with any and all easements of record.

30.00' WATERMAIN EASEMENT

CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
#1	206.06'	143.86'	75.00'	140.95'	N70°00'00"W	40°00'00"
#2	2'4.45'	89.27'	45.29'	88.63'	S51°55'33"W	23°51'05"
#3	160.84'	140.36'	75.00'	135.95'	N65°00'00"E	50°00'00"

NOTES:

1.) ALL LOT CORNERS HAVE BEEN MARKED WITH IRON PIPE UNLESS OTHERWISE NOTED. ALL PIPE HAVE BEEN MARKED WITH PLASTIC IDENTIFICATION CAPS (#3169).
2.) THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FOOT IN 10,000 FEET. EACH LOT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FOOT IN 5,000 FEET.
3.) REQUIRED SIDEWALKS ALONG PUBLIC STREETS WILL BE INSTALLED BY THE INDIVIDUAL PROPERTY OWNERS.

LEGEND:

- ◉ INDICATES PLAT CORNER – FOUND AS NOTED
- ◎ INDICATES PLAT CORNER – SET IRON PIPE
- • INDICATES LOT CORNER – FOUND AS NOTED
- ○ INDICATES LOT CORNER – SET IRON PIPE
- (100) INDICATES LOT ADDRESS
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.A. PREVIOUSLY RECORDED AS

953.68' — N 00°12'43" E — S 00°00'00" E — 951.41'

SURFACE WATER FLOWAGE AND STORM SEWER EASEMENT

OUTLOT "Y"
648,617 S.F.
14.89 ACRES

SURFACE WATER FLOWAGE AND STORM SEWER EASEMENT

SURFACE WATER FLOWAGE AND STORM SEWER EASEMENT

20.00' SANITARY SEWER EASEMENT

LOT CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	244.45'	24.38'	12.20'	24.37'	N61°11'26"E	05°42'53"
C2	244.45'	78.22'	39.45'	77.88'	N49°09'59"E	18°19'59"
C3	25.00'	39.27'	25.00'	35.36'	S85°00'00"W	90°00'00"
C4	23'.06'	59.68'	30.01'	59.52'	N57°24'00"W	14°47'59"
C5	23'.06'	61'.13'	30.74'	60.95'	N72°22'43"W	15°09'28"
C6	50.00'	16.91'	8.54'	16.83'	N70°16'05"W	19°22'44"
C7	50.00'	17.97'	9.08'	17.87'	N50°17'06"W	20°35'15"
C8	60.00'	60.60'	33.17'	58.05'	N68°55'26"W	57°51'54"
C9	60.00'	51.57'	27.50'	50.00'	N57°31'10"E	49°14'55"
C10	60.00'	51.57'	27.50'	50.00'	S08°16'15"W	49°14'55"
C11	60.00'	51.57'	27.50'	50.00'	N40°58'40"W	49°14'55"
C12	60.00'	65.10'	36.17'	61.96'	N83°18'48"	62°10'09"
C13	60.00'	5.04'	2.52'	5.04'	S49°49'19"W	04°48'49"
C14	50.00'	52.34'	28.85'	49.98'	N77°24'08"E	59°58'29"
C15	18'.06'	71.45'	36.20'	70.99'	N61°18'19"W	22°36'37"
C16	25.00'	39.27'	25.00'	35.36'	S05°00'00"E	90°00'00"
C17	30.84'	114.18'	61.01'	110.59'	N65°00'00"E	50°00'00"
C18	30.00'	47.12'	30.00'	42.43'	N45°00'00"W	90°00'00"
C19	30.00'	47.12'	30.00'	42.43'	S45°00'00"W	90°00'00"
C20	50.00'	37.82'	19.87'	36.93'	N68°19'45"W	43°20'30"
C21	60.00'	11.22'	5.63'	11.20'	S52°00'53"E	10°42'46"
C22	60.00'	60.76'	33.27'	58.19'	S86°22'49"E	58°01'06"
C23	60.00'	54.08'	29.03'	52.27'	S38°47'20"W	51°38'36"
C24	60.00'	37.63'	19.46'	37.01'	S04°59'54"E	35°55'54"
C25	50.00'	54.95'	30.62'	52.22'	S08°31'04"W	62°57'52"
C26	184.45'	75.95'	38.52'	75.41'	N51°47'44"E	23°35'28"

LOT D
25,646 S.F.
0.59 ACRES

22 — 14,105 S.F. — 0.32 ACRES
23 — 14,135 S.F. — 0.32 ACRES
24 — 16,069 S.F. — 0.36 ACRES
21 — 28,856 S.F. — 0.66 ACRES
20 — 21,106 S.F. — 0.48 ACRES
19 — 23,957 S.F. — 0.54 ACRES
18 — 21,785 S.F. — 0.50 ACRES
17 — 20,700 S.F. — 0.47 ACRES
16 — 18,975 S.F. — 0.43 ACRES
15 — 18,202 S.F. — 0.41 ACRES
14 — 18,270 S.F. — 0.41 ACRES
13 — 22,393 S.F. — 0.51 ACRES
12 — 22,132 S.F. — 0.50 ACRES
11 — 13,744 S.F. — 0.31 ACRES
10 — 23,284 S.F. — 0.53 ACRES
9 — 16,329 S.F. — 0.37 ACRES
8 — 29,962 S.F. — 0.69 ACRES
7 — 24,223 S.F. — 0.56 ACRES
6 — 13,357 S.F. — 0.30 ACRES
5 — 16,365 S.F. — 0.37 ACRES
4 — 13,500 S.F. — 0.30 ACRES
3 — 13,500 S.F. — 0.30 ACRES
2 — 13,646 S.F. — 0.31 ACRES
1 — 17,513 S.F. — 0.40 ACRES

LOT "B" — 56,916 S.F. — 1.31 ACRES
LOT "C" — 24,373 S.F. — 0.56 ACRES
LOT "A" — 47,573 S.F. — 1.09 ACRES

TIMBERLINE DRIVE
WILLOW CIRCLE
142 nd STREET

30.00' BUILDING SETBACK LINE & LANDSCAPE BUFFER EASEMENT

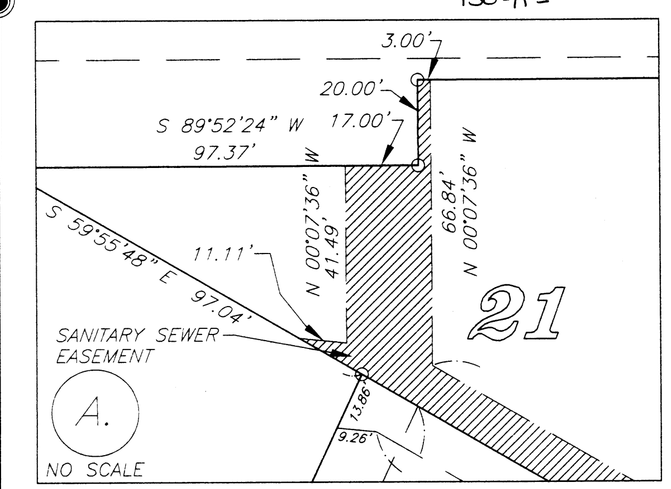
10.00' P.U.E.

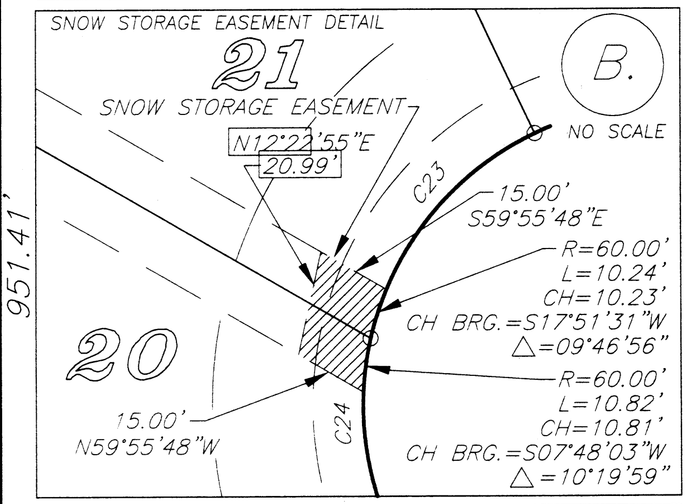
10.00' UNDERGROUND GAS EASEMENT

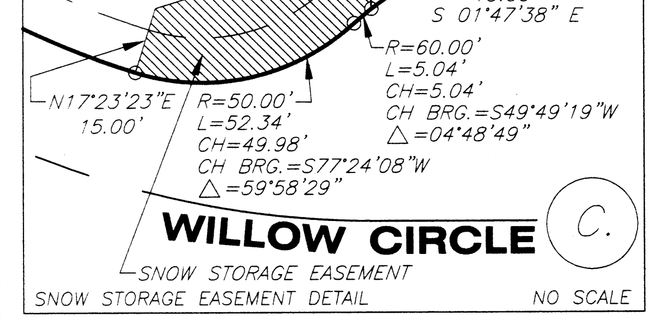
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

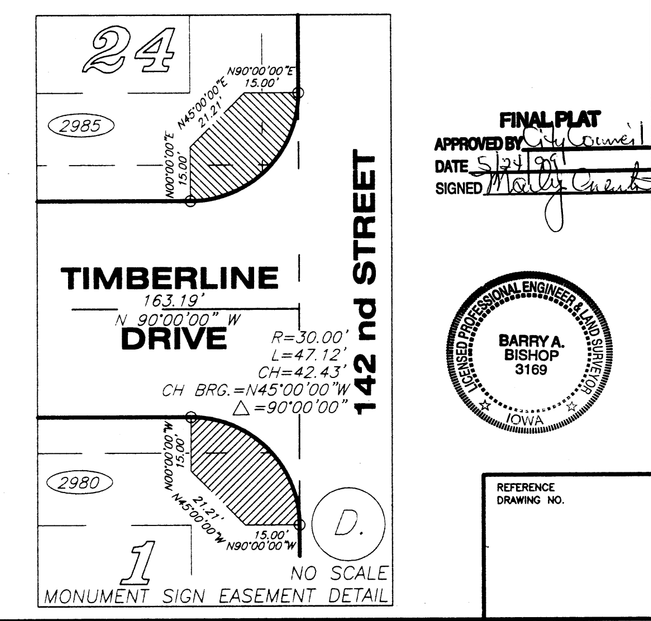
OWNER/ DEVELOPER
KOHLES DEVELOPMENT, L.C.
P.O. BOX 195
JOHNSTON, IOWA 50131
ATTN: KEVIN KOHLES
(515)-276-7818

S 89°46'33" W — 1323.65'









FINAL PLAT
APPROVED BY: [signature]
DATE: 5/24/99
SIGNED: [signature]

REVISED PROFESSIONAL ENGINEER AND LAND SURVEYOR
BARRY A. BISHOP
3169
IOWA

REFERENCE DRAWING NO.

C:\SDDX\PROJ\SFWDFP\SFWDFP.DWG MAR. 15, 1999 JDC

Bishop Engineering Company
3501 104th Street
Des Moines, Iowa

UTILITY SYMBOLS

WATER MAINS	W
SANITARY SEWERS	S
STORM SEWERS	SS
TELEPHONE CABLES	T
ELECTRIC CABLES	E
FENCE LINES	

I HEREBY CERTIFY THAT THIS LAND SURVEY 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. MY LICENSE RENEWAL DATE: 31 DEC. 2000.
PAGES COVERED BY THIS SEAL:
BY: BARRY A. BISHOP
DATE: MARCH 15, 1999
SCALE: 1"=50'
FOR: KOHLES DEVELOPMENT
TELEPHONE 1-515-276-0467

[signature] 5/25/99

BARRY A. BISHOP — LICENSED — 3169 — IOWA — PROFESSIONAL ENGINEER

NUMBER	REVISIONS	DATE	BY
3			
2			
1	REVISED PER CITY COMMENTS	4/14/99	KJC

PROJECT: **FINAL PLAT SOUTHFORK WOODS**

DRAWING NO. '99-17 P
980068