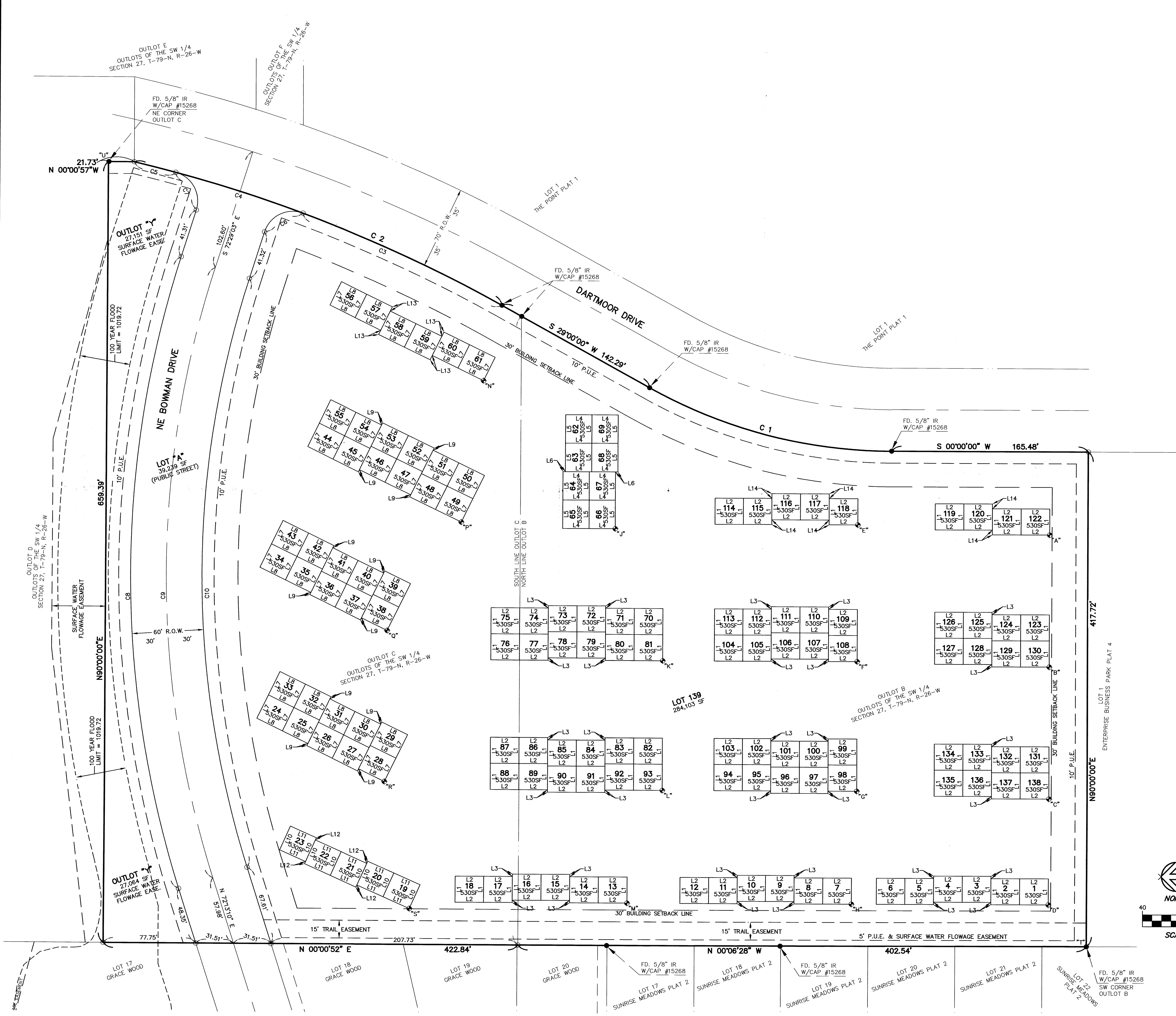
THE VILLAGE AT GRACE WOOD



OWNER / DEVELOPER

TRITON HOMES
1802 SE DELAWARE AVENUE – SUITE 115
ANKENY, IOWA 50021

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Carol "Cindy" Hol, Recorder
Dallas County IOWA

ZONING

R-4

LEGAL DESCRIPTION

OUTLOTS B AND C, OUTLOTS OF THE SW 1/4, SECTION 27, T-79-N, R-26-W; AN OFFICIAL PLAT IN WAUKEE, DALLAS COUNTY, IOWA. THIS PARCEL CONTAINS 9.72 ACRES AND IS SUBJECT TO ALL EASEMENTS OF RECORD.

NOTE

1. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL SIDEWALK ALONG THE WEST SIDE OF DARTMOOR DRIVE AND ALONG THE SOUTH SIDE OF NE BOWMAN DRIVE AS WELL AS THE TRAIL ALONG THE WEST SIDE OF THE PLAT AND NORTH OF NE BOWMAN DRIVE.

2. THERE IS A PUBLIC UTILITY EASEMENT AND INGRESS/EGRESS EASEMENT ON ALL OF LOT 139.

FINAL PLAT
APPROVED BY
DATE
SIGNED

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG.
C1	420.00'	212.58'	108.62'	210.32'	N14°30'00"E
C2	1202.00'	333.37'	167.76'	332.31'	N21°03'16"E
C3	1202.00'	184.90'	92.63'	184.72'	N24°35'35"E
C4	1202.00'	112.38'	56.23'	112.34'	N17°30'28"E
C5	1202.00'	36.09'	18.05'	36.09'	N13°58'09"E
C6	25.00'	40.44'	26.19'	36.17'	N26°08'57"W
C7	25.00'	40.44'	26.20'	36.17'	N61°10'21"E
C8	880.00'	542.11'	279.97'	533.58'	N89°52'03"E
C9	850.00'	523.63'	270.42'	515.39'	N89°52'03"E
C10	820.00'	505.15'	260.88'	497.20'	N89°52'03"E

LINE TABLE

LINE	LENGTH	BEARING
L1	22.04'	N90°00'00"W
L2	24.04'	N00°00'00"E
L3	2.00'	N90°00'00"W
L4	22.04'	N00°00'00"E
L5	24.04'	N90°00'00"W
L6	2.00'	N00°00'00"E
L7	22.04'	N64°00'00"W
L8	24.04'	N26°00'00"E
L9	2.00'	N64°00'00"W
L10	22.04'	N66°00'00"W
L11	24.04'	N24°00'00"E
L12	2.00'	N66°00'00"W
L13	4.00'	N64°00'00"W
L14	4.00'	N90°00'00"W

REFERENCE POINTS

POINT #	TYPE	NORTHING	EASTING
A	BUILDING REF PT	9886.89	10262.14
B	BUILDING REF PT	9886.89	10150.70
C	BUILDING REF PT	9886.89	10039.30
D	BUILDING REF PT	9886.89	9949.94
E	BUILDING REF PT	10048.05	10270.10
F	BUILDING REF PT	10048.05	10154.70
G	BUILDING REF PT	10048.05	10045.30
H	BUILDING REF PT	10051.89	9949.94
J	BUILDING REF PT	10252.05	10265.94
K	BUILDING REF PT	10211.64	10154.70
L	BUILDING REF PT	10211.64	10045.30
M	BUILDING REF PT	10240.52	9949.94
N	BUILDING REF PT	10363.39	10390.43
P	BUILDING REF PT	10381.52	10270.88
Q	BUILDING REF PT	10442.94	10179.11
R	BUILDING REF PT	10444.69	10051.57
S	BUILDING REF PT	10423.02	9944.43
T	SW CORNER OUTLOT B	9854.89	9914.86
U	NE CORNER OUTLOT C	10680.28	10573.61

ADDRESS TABLE

1– 300 NE OLIVEWOOD	36– 385 NE SANDALWOOD	71– 352 NE KINGWOOD	105– 327 NE SANDALWOOD
2– 302 NE OLIVEWOOD	37– 383 NE SANDALWOOD	72– 354 NE KINGWOOD	106– 325 NE SANDALWOOD
3– 304 NE OLIVEWOOD	38– 381 NE SANDALWOOD	73– 356 NE KINGWOOD	107– 323 NE SANDALWOOD
4– 306 NE OLIVEWOOD	39– 380 NE KINGWOOD	74– 358 NE KINGWOOD	108– 321 NE SANDALWOOD
5– 308 NE OLIVEWOOD	40– 382 NE KINGWOOD	75– 360 NE KINGWOOD	109– 320 NE KINGWOOD
6– 310 NE OLIVEWOOD	41– 384 NE KINGWOOD	76– 361 NE SANDALWOOD	110– 322 NE KINGWOOD
7– 320 NE OLIVEWOOD	42– 386 NE KINGWOOD	77– 359 NE SANDALWOOD	111– 324 NE KINGWOOD
8– 322 NE OLIVEWOOD	43– 388 NE KINGWOOD	78– 357 NE SANDALWOOD	112– 326 NE KINGWOOD
9– 324 NE OLIVEWOOD	44– 391 NE KINGWOOD	79– 355 NE SANDALWOOD	113– 328 NE KINGWOOD
10– 326 NE OLIVEWOOD	45– 389 NE KINGWOOD	80– 353 NE SANDALWOOD	114– 329 NE KINGWOOD
11– 328 NE OLIVEWOOD	46– 387 NE KINGWOOD	81– 351 NE SANDALWOOD	115– 327 NE KINGWOOD
12– 330 NE OLIVEWOOD	47– 385 NE KINGWOOD	82– 350 NE SANDALWOOD	116– 325 NE KINGWOOD
13– 350 NE OLIVEWOOD	48– 383 NE KINGWOOD	83– 352 NE SANDALWOOD	117– 323 NE KINGWOOD
14– 352 NE OLIVEWOOD	49– 381 NE KINGWOOD	84– 354 NE SANDALWOOD	118– 321 NE KINGWOOD
15– 354 NE OLIVEWOOD	50– 380 NE SATINWOOD	85– 356 NE SANDALWOOD	119– 309 NE KINGWOOD
16– 356 NE OLIVEWOOD	51– 382 NE SATINWOOD	86– 358 NE SANDALWOOD	120– 307 NE KINGWOOD
17– 358 NE OLIVEWOOD	52– 384 NE SATINWOOD	87– 360 NE SANDALWOOD	121– 305 NE KINGWOOD
18– 360 NE OLIVEWOOD	53– 386 NE SATINWOOD	88– 361 NE OLIVEWOOD	122– 303 NE KINGWOOD
19– 380 NE OLIVEWOOD	54– 388 NE SATINWOOD	89– 359 NE OLIVEWOOD	123– 302 NE KINGWOOD
20– 382 NE OLIVEWOOD	55– 390 NE SATINWOOD	90– 357 NE OLIVEWOOD	124– 304 NE KINGWOOD
21– 384 NE OLIVEWOOD	56– 391 NE SATINWOOD	91– 355 NE OLIVEWOOD	125– 306 NE KINGWOOD
22– 386 NE OLIVEWOOD	57– 389 NE SATINWOOD	92– 353 NE OLIVEWOOD	126– 308 NE KINGWOOD
23– 388 NE OLIVEWOOD	58– 387 NE SATINWOOD	93– 351 NE OLIVEWOOD	127– 309 NE SANDALWOOD
24– 389 NE OLIVEWOOD	59– 385 NE SATINWOOD	94– 329 NE OLIVEWOOD	128– 307 NE SANDALWOOD
25– 387 NE OLIVEWOOD	60– 383 NE SATINWOOD	95– 327 NE OLIVEWOOD	129– 305 NE SANDALWOOD
26– 385 NE OLIVEWOOD	61– 381 NE SATINWOOD	96– 325 NE OLIVEWOOD	130– 303 NE SANDALWOOD
27– 383 NE OLIVEWOOD	62– 298 NE SATINWOOD	97– 323 NE OLIVEWOOD	131– 302 NE SANDALWOOD
28– 381 NE OLIVEWOOD	63– 296 NE SATINWOOD	98– 321 NE OLIVEWOOD	132– 304 NE SANDALWOOD
29– 380 NE SANDALWOOD	64– 294 NE SATINWOOD	99– 320 NE OLIVEWOOD	133– 306 NE SANDALWOOD
30– 382 NE SANDALWOOD	65– 292 NE SATINWOOD	100– 322 NE SANDALWOOD	134– 308 NE SANDALWOOD
31– 384 NE SANDALWOOD	66– 293 NE BASSWOOD	101– 324 NE SANDALWOOD	135– 309 NE OLIVEWOOD
32– 386 NE SANDALWOOD	67– 295 NE BASSWOOD	102– 326 NE SANDALWOOD	136– 307 NE OLIVEWOOD
33– 388 NE SANDALWOOD	68– 297 NE BASSWOOD	103– 328 NE SANDALWOOD	137– 305 NE OLIVEWOOD
34– 389 NE SANDALWOOD	69– 299 NE BASSWOOD	104– 329 NE SANDALWOOD	138– 303 NE OLIVEWOOD
35– 387 NE SANDALWOOD	70– 350 NE KINGWOOD		

LEGEND

EXISTING/PROPOSED

- FOUND SECTION CORNER AS NOTED
- SET SECTION CORNER #5 REBAR W/CAP #12106 UNLESS NOTED OTHERWISE
- FOUND RIGHT-OF-WAY MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SET MONUMENT #5 REBAR W/CAP #12106 UNLESS NOTED OTHERWISE
- 1234 ADDRESS
- SUBJECT PROPERTY BOUNDARY LINE
- SECTION LINE
- PROPERTY LINE

NORTH

SCALE 40 0 20

JOHN P. NILLES LICENSED 12106 IOWA PROFESSIONAL ENGINEER & LAND SURVEYOR

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.

PAGES OR SHEETS COVERED BY THIS SEAL: 1/1

SIGNATURE: ______ SEPT. 12 2005 DATE

NAME: JOHN P. NILLES, L.S. NO. 12106

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006 DATE OF SURVEY: 09/12/05

NILLES ASSOCIATES, INC.
306 S. ANKENY BLVD. · ANKENY, IOWA 50021
(515) 965-0123 · FAX (515) 965-3322
Civil Engineering and Land Surveying

PROJECT: THE VILLAGE AT GRACE WOOD
WAUKEE, DALLAS COUNTY, IOWA

TITLE: FINAL PLAT

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

REVISIONS:
6-6-05 (V&K PLAT COMMENTS)
7-9-05 (LOT 139 EASEMENT NOTE #2)

NAI No.:	04381
DATE:	05/24/2005
DRAWN BY:	JPN
CHECKED BY:	GMP
SCALE:	AS NOTED
DWG No.:	
SHEET No.:	1/1