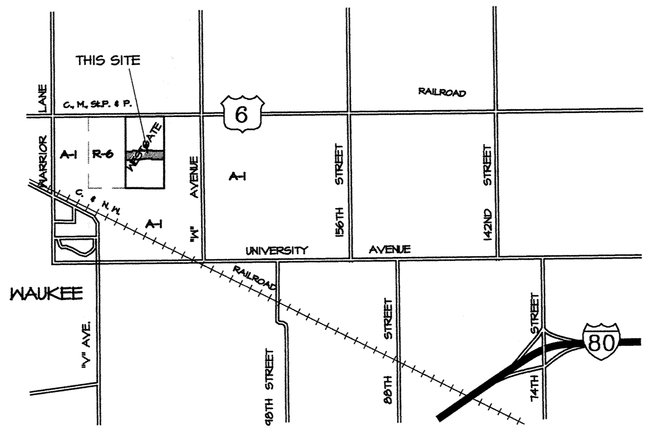
FINAL PLAT
WESTGATE PLAT 3

OWNER/DEVELOPER

WESTGATE PARTNERSHIP
2530 73TH STREET
URBANDALE, IA 50322



VICINITY SKETCH

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M. IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER LOT 22, WESTGATE PLAT 2, AN OFFICIAL PLAT, AS A POINT OF REFERENCE; THENCE S00°00'00"E, 325.00 FEET ALONG THE EAST LINE OF WESTGATE PLAT 1, AN OFFICIAL PLAT, TO A POINT; THENCE S90°00'00"W, 190.00 FEET TO A POINT; THENCE N00°00'00"W, 29.07 FEET TO A POINT; THENCE S90°00'00"W, 85.53 FEET TO A POINT; THENCE N82°00'00"W, 65.61 FEET TO A POINT; THENCE N85°00'00"W, 72.90 FEET TO A POINT; THENCE S88°00'00"W, 60.73 FEET TO A POINT; THENCE S80°00'00"W, 143.14 FEET TO A POINT; THENCE S88°00'00"W, 79.94 FEET TO A POINT; THENCE N78°00'00"W, 125.97 FEET TO A POINT; THENCE N88°00'00"W, 79.94 FEET TO A POINT; THENCE N80°00'00"W, 143.14 FEET TO A POINT; THENCE S88°00'00"W, 69.70 FEET TO A POINT; THENCE N83°00'00"W, 129.40 FEET TO A POINT; THENCE N90°00'00"W, 85.66 FEET TO A POINT; THENCE S00°00'00"E, 14.06 FEET TO A POINT; THENCE N90°00'00"W, 190.00 FEET TO A POINT; THENCE N00°04'40"W, 325.00 FEET ALONG SAID WEST LINE TO THE SW CORNER OF LOT 36, WESTGATE PLAT 2; THENCE S89°55'20"E, 200.23 FEET ALONG THE SOUTH LINE OF WESTGATE PLAT 2 TO A POINT; THENCE N00°04'40"E, 20.45 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N90°00'00"E, 84.94 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N83°30'0"E, 138.76 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S88°00'00"E, 74.13 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S78°00'00"E, 125.97 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N88°00'00"E, 79.94 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N80°00'00"E, 143.14 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N88°00'00"E, 69.70 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S83°00'00"E, 129.40 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N90°00'00"E, 85.66 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°00'00"E, 14.06 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N90°00'00"E, 190.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, ALL CONTAINING 9.527 ACRES MORE OR LESS.

NOTES

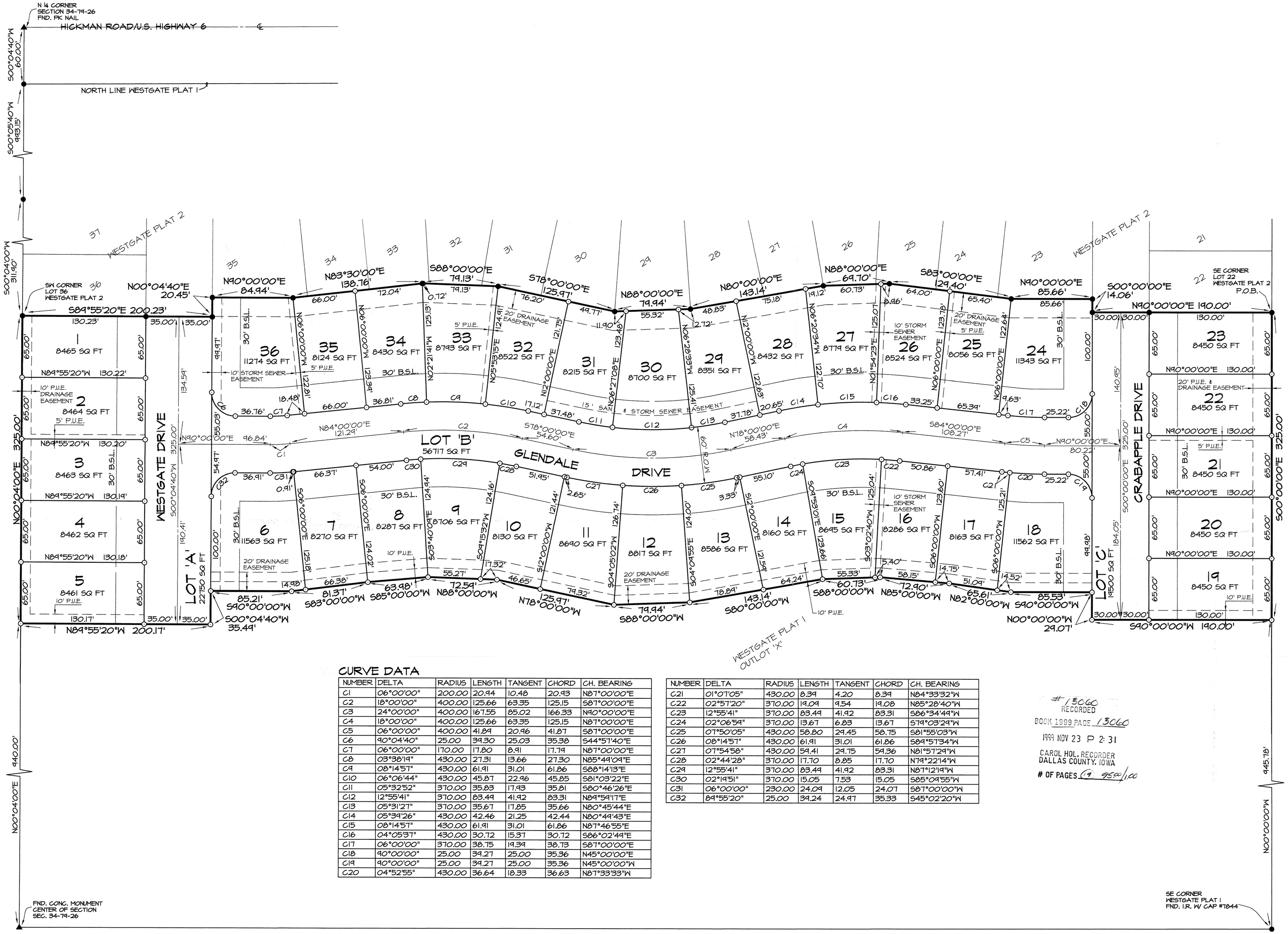
1. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR CONSTRUCTION OF PUBLIC SIDEWALKS ALONG RIGHT-OF-WAY PRIOR TO OCCUPANCY.

CERTIFICATION

LICENSED LAND SURVEYOR
JERRY P. OLIVER
7844
IOWA

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.

10/20/99
JERRY P. OLIVER, IOWA REG. NO. 7844 — DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY



CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	06°00'00"	200.00	20.94	10.48	20.93	N87°00'00"E
C2	18°00'00"	400.00	125.66	63.35	125.15	S87°00'00"E
C3	24°00'00"	400.00	167.55	85.02	166.33	N90°00'00"E
C4	18°00'00"	400.00	125.66	63.35	125.15	N87°00'00"E
C5	06°00'00"	400.00	41.89	20.96	41.87	S87°00'00"E
C6	90°04'40"	25.00	39.30	25.03	35.38	S44°57'40"E
C7	06°00'00"	170.00	17.80	8.91	17.79	N87°00'00"E
C8	03°38'19"	430.00	27.31	13.66	27.30	N85°44'09"E
C9	08°14'57"	430.00	61.91	31.01	61.86	S88°14'13"E
C10	06°06'44"	430.00	45.87	22.96	45.85	S81°03'22"E
C11	05°32'52"	370.00	35.83	17.93	35.81	S80°46'26"E
C12	12°55'41"	370.00	83.44	41.92	83.31	N84°54'17"E
C13	05°31'27"	370.00	35.67	17.85	35.66	N80°45'44"E
C14	05°34'26"	430.00	42.46	21.25	42.44	N80°49'43"E
C15	08°14'57"	430.00	61.91	31.01	61.86	N87°46'55"E
C16	04°05'31"	430.00	30.72	15.37	30.72	S86°02'44"E
C17	06°00'00"	370.00	38.75	19.39	38.73	S87°00'00"E
C18	90°00'00"	25.00	39.27	25.00	35.36	N45°00'00"E
C19	90°00'00"	25.00	39.27	25.00	35.36	N45°00'00"W
C20	04°52'55"	430.00	36.64	18.33	36.63	N87°33'33"W

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C21	01°07'05"	430.00	8.39	4.20	8.39	N84°33'32"W
C22	02°57'20"	370.00	19.09	9.54	19.08	N85°28'40"W
C23	12°55'41"	370.00	83.44	41.92	83.31	S86°34'44"W
C24	02°06'54"	370.00	13.67	6.83	13.67	S74°03'24"W
C25	01°50'05"	430.00	58.80	29.45	58.75	S81°55'03"W
C26	08°14'57"	430.00	61.91	31.01	61.86	S84°57'34"W
C27	07°54'58"	430.00	59.41	29.75	59.36	N81°57'24"W
C28	02°44'28"	370.00	17.70	8.85	17.70	N74°22'14"W
C29	12°55'41"	370.00	83.44	41.92	83.31	N87°12'19"W
C30	02°19'51"	370.00	15.05	7.53	15.05	S85°09'55"W
C31	06°00'00"	230.00	24.09	12.05	24.07	S87°00'00"W
C32	84°55'20"	25.00	34.24	24.97	35.33	S45°02'20"W

#13066
RECORDED
BOOK 1999 PAGE 13066
1999 NOV 23 P 2:31
CAROL HOL, RECORDER
DALLAS COUNTY, IOWA
OF PAGES 2 9550/100

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER 5/8" I.R. W/ CAP #7844
o	SET CORNER 5/8" I.R. W/ CAP #7844
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
P.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
(1234)	ADDRESS
B.S.L.	BUILDING SETBACK LINE
N.R.	NOT RADIAL

NORTH
SCALE: 1"=50'
0 25' 50' 100'

FINAL PLAT
APPROVED BY: Waukee City Council
DATE
SIGNED

CEC
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322.4379
PHONE: 515.276.4884 FAX: 515.276.7084

E-3762

C:\dwgs\E3762FP.DWG Wed Oct 20 11:14:33 1999 CIVIL ENGINEERING CONSULTANTS, INC. (SDX)