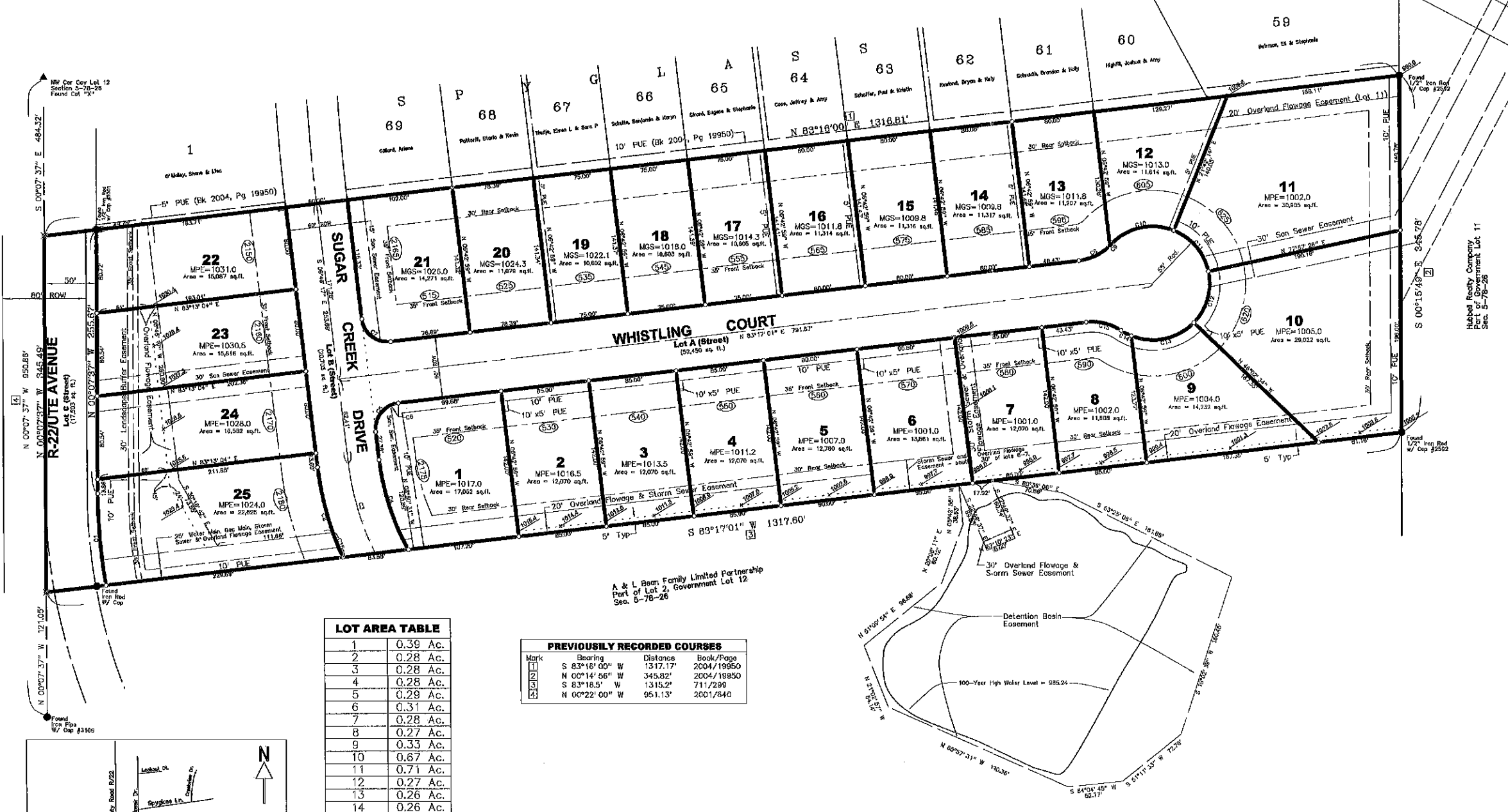
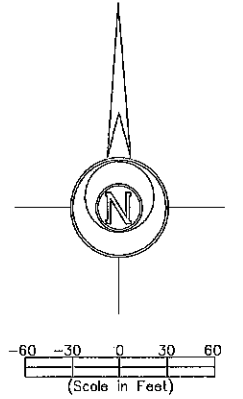


SPYGLASS PLAT 2



Legal Description:

LOT A OF LOT 1 OF GOVERNMENT LOT 12, SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SPYGLASS, OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N 83° 16' 00" E ALONG THE SOUTH LINE OF SAID SPYGLASS A DISTANCE OF 1,318.81 FEET; THENCE S 0° 15' 48" E, 345.78 FEET; THENCE S 83° 17' 01" W, 1,317.60 FEET; THENCE N 0° 07' 37" W, 345.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.38 ACRES.

Notes:

- The zoning is R-2; One and two-family residential.
- Bulk regulations (minimums) are as follows:

| | |
|--------------------|---------------|
| Lot Area | 8,000 Sq. Ft. |
| Lot Width | 65 Ft. |
| Front Yard Setback | 35 Ft. |
| Side Yard Setback | 7/15 Ft. |
| Rear Yard Setback | 30 Ft. |
- Lots A, B and C (street) will be deeded to the City of Waukee.
- All construction shall be in accordance with the Iowa Statewide Urban Standard Specifications for Public Improvements (SUDAS) and any City of Waukee Supplemental Specifications.
- This site is in Zone X "Areas determined to be outside of the 500-year flood plain" per FEMA FIRM Map Number 19049C0335E with a revision date of December 4, 2007.
- Installation of 5 foot public sidewalk along all public streets shall occur at the time of individual lot development.
- A future trail will be installed along the east side of Ute Avenue adjacent to Lots 22-25 at the time Ute Avenue is improved.
- A cash payment will be provided in lieu of a land dedication to meet the requirements of the Parkland Dedication Ordinance.
- The individual lot owners on Lots 22-25 shall be responsible for maintaining the required plantings in the 30' landscape buffer easement.
- The homeowner's association shall be responsible for maintenance of the detention basin located south of Lots 5-9.

LOT AREA TABLE

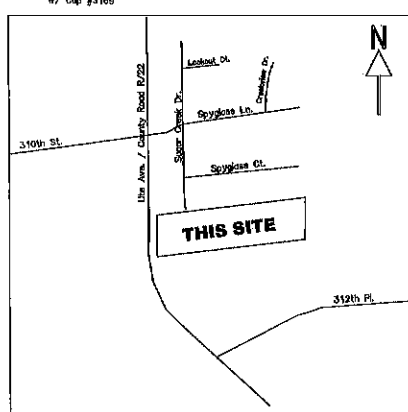
| | |
|-------|-----------|
| 1 | 0.39 Ac. |
| 2 | 0.28 Ac. |
| 3 | 0.28 Ac. |
| 4 | 0.28 Ac. |
| 5 | 0.29 Ac. |
| 6 | 0.31 Ac. |
| 7 | 0.28 Ac. |
| 8 | 0.27 Ac. |
| 9 | 0.33 Ac. |
| 10 | 0.67 Ac. |
| 11 | 0.71 Ac. |
| 12 | 0.27 Ac. |
| 13 | 0.26 Ac. |
| 14 | 0.26 Ac. |
| 15 | 0.26 Ac. |
| 16 | 0.26 Ac. |
| 17 | 0.24 Ac. |
| 18 | 0.24 Ac. |
| 19 | 0.24 Ac. |
| 20 | 0.25 Ac. |
| 21 | 0.33 Ac. |
| 22 | 0.35 Ac. |
| 23 | 0.36 Ac. |
| 24 | 0.38 Ac. |
| 25 | 0.52 Ac. |
| Lot A | 1.20 Ac. |
| Lot B | 0.47 Ac. |
| Lot C | 0.40 Ac. |
| Total | 10.38 Ac. |

PREVIOUSLY RECORDED COURSES

| Mark | Bearing | Distances | Book/Page |
|------|---------------|-----------|------------|
| 11 | S 83°16'00" W | 1317.17' | 2004/19950 |
| 2 | N 00°14'56" W | 345.82' | 2004/19950 |
| 3 | S 83°18.5' W | 1315.2' | 711/299 |
| 4 | N 00°22'00" W | 951.13' | 2001/840 |

CURVE TABLE

| # | Radius | Delta | Length | Tangent | Chord | Chord Bearing |
|-----|---------|------------|--------|---------|--------|---------------|
| C1 | 522.95' | 09°47'36" | 86.39' | 44.80' | 89.28' | N 05°01'25" W |
| C2 | 300.00' | 17°22'19" | 90.98' | 45.83' | 90.61' | S 15°27'27" E |
| C3 | 270.00' | 19°22'55" | 91.33' | 46.11' | 90.90' | S 16°27'44" E |
| C4 | 240.00' | 21°55'48" | 91.85' | 46.50' | 91.30' | S 17°44'11" E |
| U5 | 25.00' | 90°03'17" | 39.29' | 25.00' | 35.37' | N 38°48'22" E |
| C6 | 25.00' | 174°51'37" | 7.75' | 3.91' | 7.72' | N 74°54'12" E |
| C7 | 25.00' | 86°53'43" | 39.25' | 24.98' | 35.34' | S 51°44'38" E |
| C8 | 50.00' | 38°08'57" | 34.16' | 17.78' | 33.50' | N 63°42'32" E |
| C9 | 50.00' | 01°13'08" | 1.05' | 0.53' | 1.05' | N 43°51'30" E |
| C10 | 55.00' | 68°47'17" | 66.03' | 37.65' | 62.14' | N 77°18'36" E |
| C11 | 55.00' | 56°15'12" | 54.00' | 29.40' | 51.86' | S 40°10'10" E |
| C12 | 55.00' | 56°00'00" | 53.76' | 29.24' | 51.64' | S 15°57'26" W |
| C13 | 85.00' | 89°03'34" | 65.33' | 37.14' | 61.68' | N 75°58'13" W |
| C14 | 55.00' | 11°38'04" | 11.17' | 5.69' | 11.15' | N 62°09'88" W |
| C15 | 50.00' | 40°22'03" | 35.23' | 18.39' | 34.50' | N 76°31'58" W |
| C16 | 300.00' | 04°58'37" | 29.88' | 12.95' | 29.88' | S 21°40'18" E |



Vicinity Sketch
Not To Scale

Owner/Developer:
Attn: Terry Lutz
Spyglass II, LLC
1360 NW 121st St, Suite A
Clive, IA 50325
Ph: 515-964-1229

Engineer/Surveyor:
Mark A. McMurphy, PE&PLS
Abaci Consulting, Inc.
101 NE Circle Dr.
Grimes, IA 50111
Ph: (515)988-5048
Fax: (515)988-0588
e-mail: Mark@AbaciConsulting.com

FINAL PLAT
APPROVED BY Waukee City Council
DATE: 2/4/14
SIGNED: Mark A. McMurphy

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MARK A. MCMURPHY
IOWA LIC. NO. 14674
DATE: 2/4/14

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) NONE

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)988-5048

STANDARD SYMBOLS LEGEND:
 • IRON ROD FOUND
 ○ 1/2" DIA. x 30" IRON PIN SET w/ #14674 CAP
 ▲ SECTION CORNER MONUMENT FOUND
 ▲ SECTION CORNER MONUMENT SET
 X SET OUT "X"
 - - - FENCE LINE
 W- - - WATER MAIN
 G- - - GAS MAIN
 U- - - UNDERGROUND ELECTRIC
 O- - - OVERHEAD ELECTRIC
 U- - - UNDERGROUND TELEPHONE
 + / - MORE OR LESS
 M./P. MEASURED / PLATTED
 OFE OVERLAND FLOWAGE EASEMENT
 CO CLEAN-OUT
 123 STREET ADDRESS
 BENCHMARK:
 BURY BOLT ON HYDRANT
 SE QUADRANT OF SPYGLASS COURT & SUGAR CREEK DRIVE
 ELEV. = 1026.71

REVISIONS:
FIRST SUBMITTAL: 12-30-13
CITY COMMENTS: 1-16-14

FINAL PLAT of SPYGLASS PLAT 2
 SCALE: 1 inch = 60 feet
 DRAWN BY: JS
 DATE OF COPYRIGHT: December, 2013
 DRAWING NO. 13-C0868
 SHEET 1 OF 1