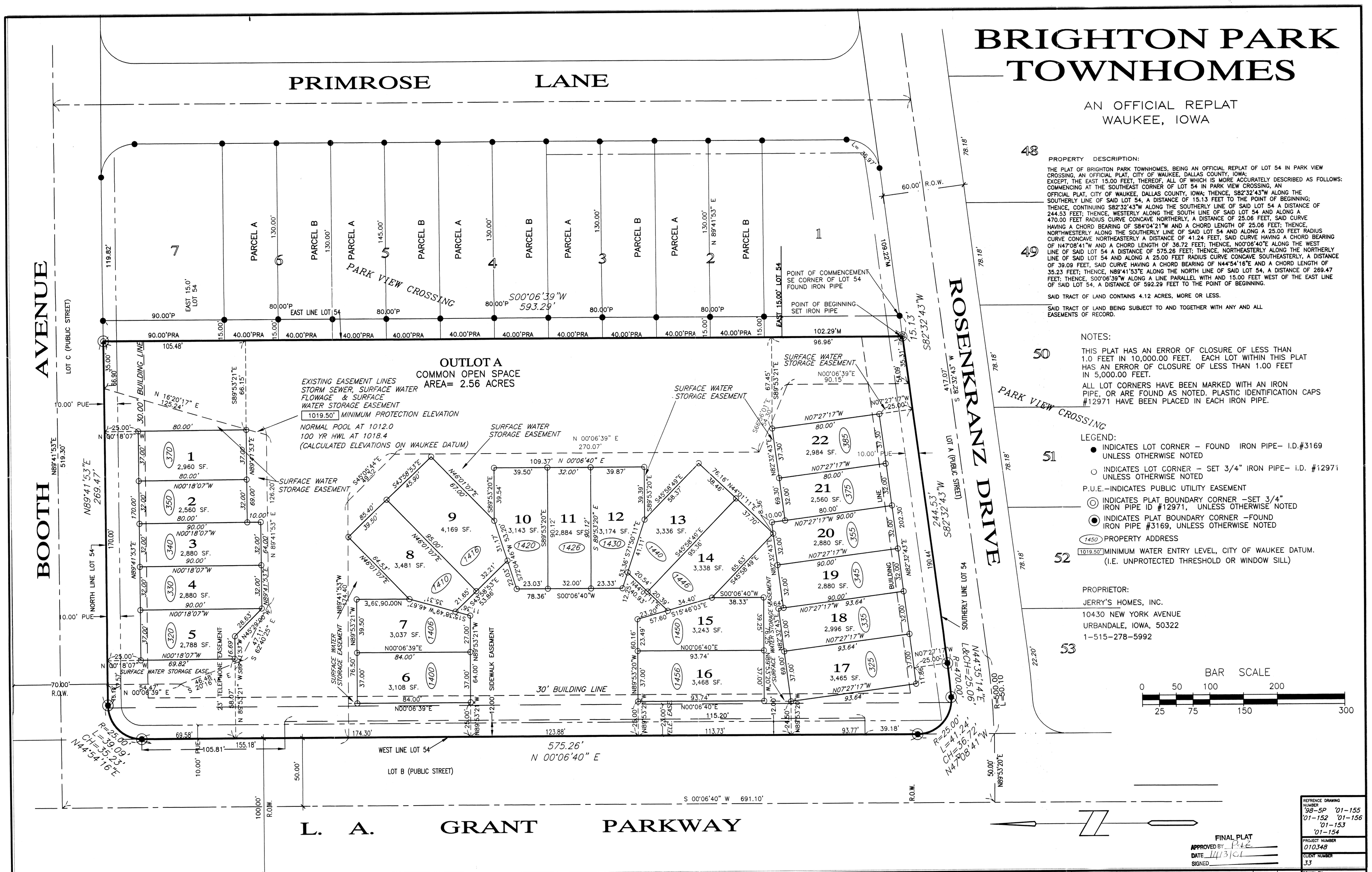
BRIGHTON PARK TOWNHOMES

AN OFFICIAL REPLAT
WAUKEE, IOWA



PROPERTY DESCRIPTION:

THE PLAT OF BRIGHTON PARK TOWNHOMES, BEING AN OFFICIAL REPLAT OF LOT 54 IN PARK VIEW CROSSING, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA; EXCEPT, THE EAST 15.00 FEET, THEREOF, ALL OF WHICH IS MORE ACCURATELY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 54 IN PARK VIEW CROSSING, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE, S82°32'43"W ALONG THE SOUTHERLY LINE OF SAID LOT 54, A DISTANCE OF 15.13 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING S82°32'43"W ALONG THE SOUTHERLY LINE OF SAID LOT 54 A DISTANCE OF 244.53 FEET; THENCE, WESTERLY ALONG THE SOUTH LINE OF SAID LOT 54 AND ALONG A 470.00 FEET RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 25.06 FEET, SAID CURVE HAVING A CHORD BEARING OF S84°04'21"W AND A CHORD LENGTH OF 25.06 FEET; THENCE, NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 54 AND ALONG A 25.00 FEET RADIUS CURVE CONCAVE NORTHEASTERLY A DISTANCE OF 41.24 FEET, SAID CURVE HAVING A CHORD BEARING OF N47°08'41"W AND A CHORD LENGTH OF 36.72 FEET; THENCE, N00°06'40"E ALONG THE WEST LINE OF SAID LOT 54 A DISTANCE OF 575.26 FEET; THENCE, NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 54 AND ALONG A 25.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 39.09 FEET, SAID CURVE HAVING A CHORD BEARING OF N44°54'16"E AND A CHORD LENGTH OF 35.23 FEET; THENCE, N89°41'53"E ALONG THE NORTH LINE OF SAID LOT 54, A DISTANCE OF 269.47 FEET; THENCE, S00°06'39"W ALONG A LINE PARALLEL WITH AND 15.00 FEET WEST OF THE EAST LINE OF SAID LOT 54, A DISTANCE OF 592.29 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 4.12 ACRES, MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

NOTES:

THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000.00 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.00 FEET IN 5,000.00 FEET.

ALL LOT CORNERS HAVE BEEN MARKED WITH AN IRON PIPE, OR ARE FOUND AS NOTED. PLASTIC IDENTIFICATION CAPS #12971 HAVE BEEN PLACED IN EACH IRON PIPE.

LEGEND:

- ● INDICATES LOT CORNER – FOUND IRON PIPE– I.D.#3169 UNLESS OTHERWISE NOTED
- ○ INDICATES LOT CORNER – SET 3/4" IRON PIPE– I.D. #12971 UNLESS OTHERWISE NOTED

P.U.E.–INDICATES PUBLIC UTILITY EASEMENT

- ◎ INDICATES PLAT BOUNDARY CORNER –SET 3/4" IRON PIPE ID #12971, UNLESS OTHERWISE NOTED
- ◉ INDICATES PLAT BOUNDARY CORNER –FOUND IRON PIPE #3169, UNLESS OTHERWISE NOTED

(1450) PROPERTY ADDRESS

[1019.50'] MINIMUM WATER ENTRY LEVEL, CITY OF WAUKEE DATUM. (I.E. UNPROTECTED THRESHOLD OR WINDOW SILL)

PROPRIETOR:
JERRY'S HOMES, INC.
10430 NEW YORK AVENUE
URBANDALE, IOWA, 50322
1-515-278-5992

BAR SCALE
0 50 100 200
25 75 150 300

FINAL PLAT
APPROVED BY Pte
DATE 11/13/01
SIGNED

REFERENCE DRAWING NUMBER
'98-5P '01-155
'01-152 '01-156
'01-153
'01-154

PROJECT NUMBER 010348
CLIENT NUMBER 33

Bishop Engineering Company, Inc.
3501 104th Street
Des Moines, Iowa 50322
PHONE: (515)276-0467 FAX: (515)276-0217

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: DECEMBER 31, 2001

BY: JOEL R. ROMEY
DATE: OCTOBER 22, 2001
SCALE: 1" = 30'
FOR: JERRY'S HOMES
SIGNED:

JOEL R. ROMEY LICENSED 12971 IOWA PROFESSIONAL LAND SURVEYOR

LINE LEGEND
BOUNDARY LINE
LOT LINE
CENTER LINE
EASEMENT LINE
BUILDING LINE
FENCE LINE

NUMBER	REVISIONS	DATE	BY
3			
2			
1			

PROJECT NAME
FINAL PLAT
BRIGHTON PARK TOWNHOMES
WAUKEE, IOWA

DRAWN BY KGB
DRAWING NO. '99-34-P
SHEET 1 OF 1