

FINAL PLAT GLYNN VILLAGE PLAT 2

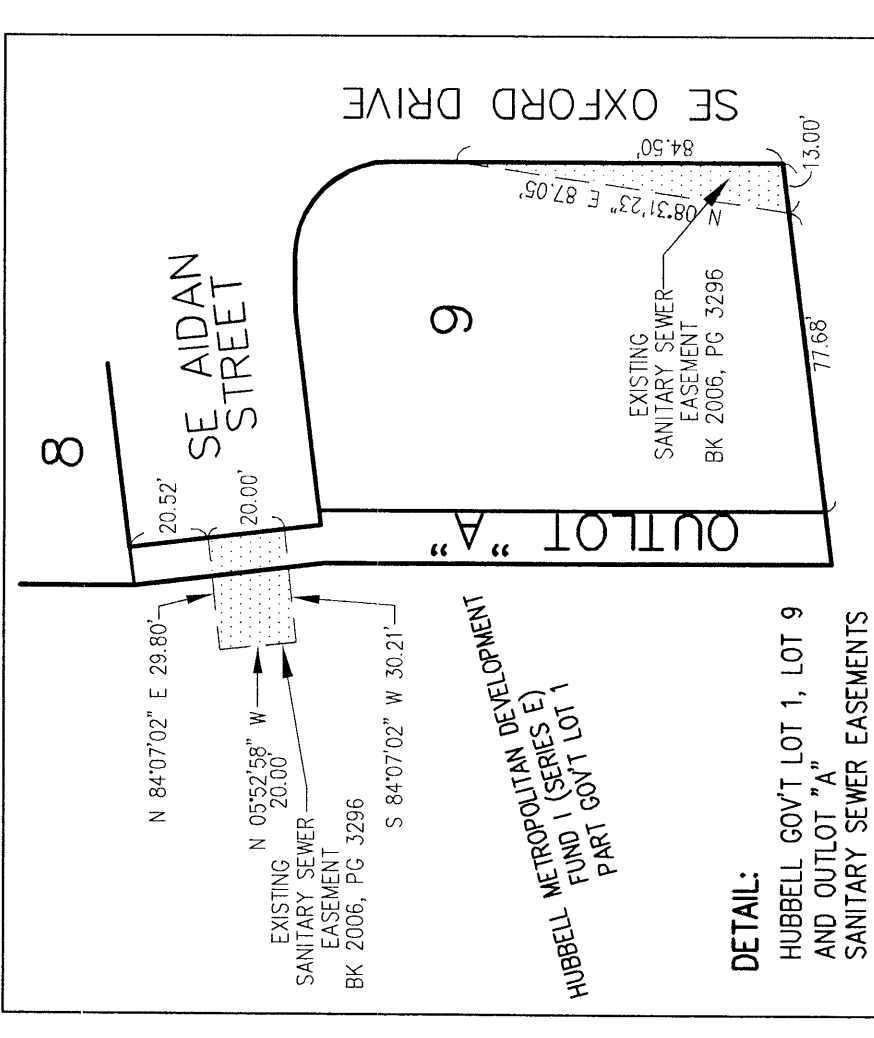
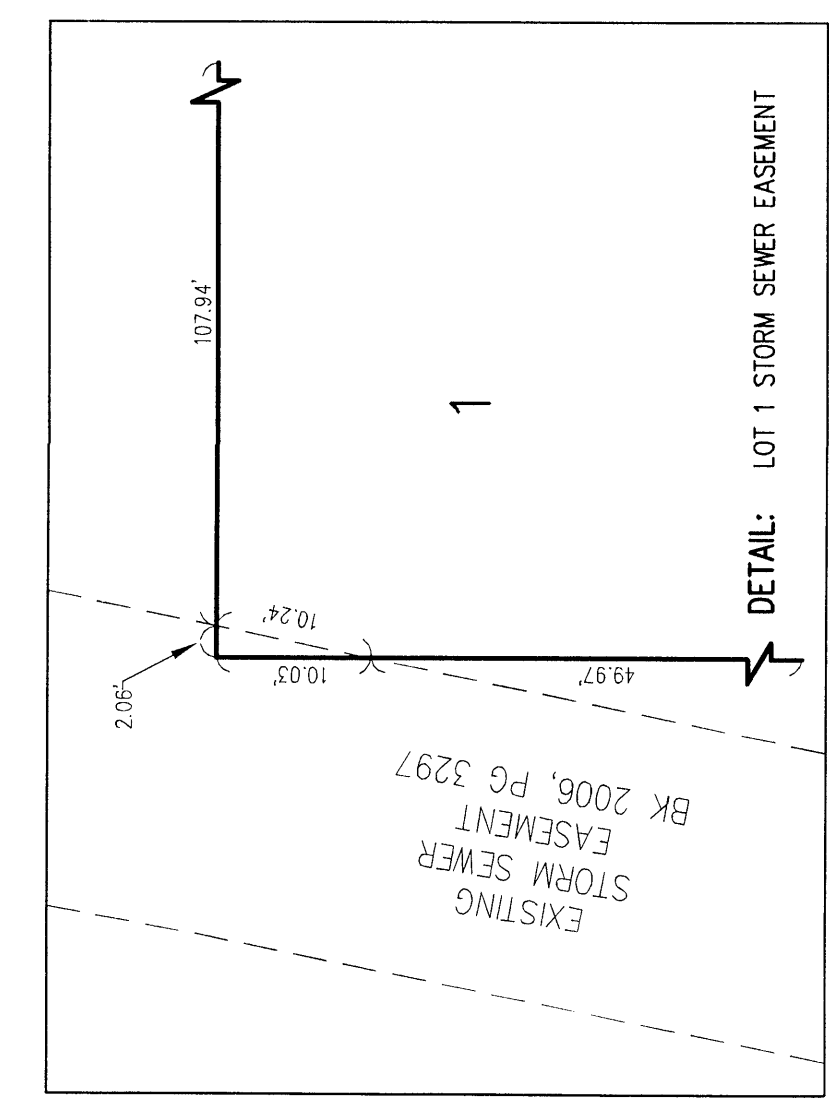
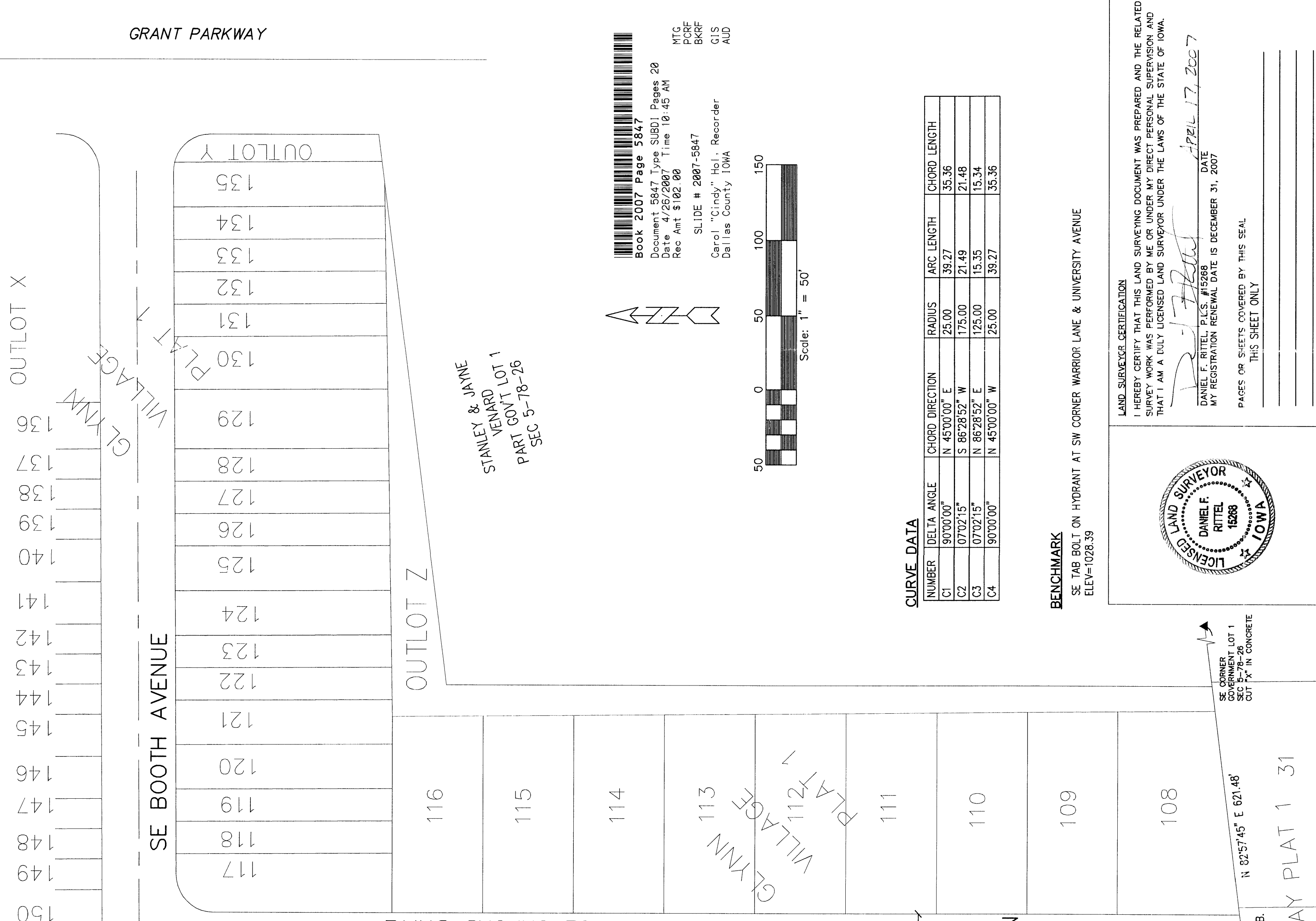
LEGAL DESCRIPTION

PART OF GOVERNMENT LOT 1 IN SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., INCLUDING ALL OF LOTS 99, 100, 101, 102, 103, 104, 105, 106, AND PART OF OUTLOT "U" IN GLYNN VILLAGE PLAT 1, AN OFFICIAL PLAT WITHIN SAID GOVERNMENT LOT 1, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 107 IN SAID GLYNN VILLAGE PLAT 1 ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTH 82°57'45" WEST, 104.66 FEET ALONG THE SOUTH LINE OF SAID LOT 107 AND GOVERNMENT LOT 1; THENCE NORTH 00°00'00" EAST, 130.99 FEET; THENCE NORTH 07°02'15" WEST, 50.00 FEET; THENCE NORTH 00°00'00" EAST, 304.14 FEET TO A POINT ON THE NORTH LINE EXTENDED OF LOT 99 IN SAID GOVERNMENT LOT 1; THENCE NORTH 07°02'15" WEST, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 99; THENCE NORTH LINE EXTENDED OF SAID LOT 99 TO THE NORTHEAST CORNER OF SAID LOT 98; THENCE SOUTH 00°00'00" WEST, 470.00 FEET ALONG THE EAST LINE OF LOTS 98, 100, 101, 102, 103, 104, 105, AND 106 IN SAID GLYNN VILLAGE PLAT 1; THENCE SOUTHWESTERLY CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A 35.36-FOOT LONG CHORD THAT BEARS SOUTH 45°00'00" WEST; THENCE SOUTH 90°00'00" WEST, 5.89 FEET ALONG THE SOUTH LINE OF SAID LOT 106; THENCE SOUTHWESTERLY 21.49 FEET ALONG THE ARC OF A CURVE IN THE SOUTH LINE OF SAID LOT 106 CONCAVE SOUTHERLY AND HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 7°02'15", AND A 21.48-FOOT LONG CHORD THAT BEARS SOUTH 89°28'52" WEST; THENCE SOUTH 82°57'45" WEST, 46.03 FEET ALONG THE SOUTH LINE OF SAID LOT 106 TO THE SOUTHWEST CORNER OF SAID LOT 106; THENCE SOUTH 07°02'15" EAST, 50.00 FEET TO A POINT ON THE NORTH LINE EXTENDED OF SAID LOT 107; THENCE NORTH 82°57'45" EAST, 107.24 FEET ALONG THE NORTH LINE EXTENDED OF SAID LOT 107; THENCE NORTH 07°02'15" EAST, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 107; THENCE SOUTHWESTERLY AND HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 7°02'15", AND A 15.34-FOOT LONG CHORD THAT BEARS NORTH 86°28'52" EAST; THENCE NORTH 90°00'00" EAST, 5.89 FEET ALONG THE NORTH LINE OF SAID LOT 107; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF A CURVE IN THE NORTHEAST LINE OF SAID LOT 107 CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A 35.36-FOOT LONG CHORD THAT BEARS SOUTH 45°00'00" EAST; THENCE SOUTH 00°00'00" WEST, 101.22 FEET ALONG THE EAST LINE OF SAID LOT 107 TO THE POINT OF BEGINNING.

CONTAINING 1.57 ACRES IN TOTAL

SPACE RESERVED FOR RECORDS USE



CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	N 45°00'00" E	25.00	39.27	35.36
C2	07°02'15"	S 86°28'52" W	175.00	21.49	21.48
C3	07°02'15"	N 86°28'52" E	125.00	15.35	15.34
C4	90°00'00"	N 45°00'00" W	25.00	39.27	35.36

BENCHMARK
SE TAB BOLT ON HYDRANT AT SW CORNER WARRIOR LANE & UNIVERSITY AVENUE
ELEV=1028.39

LAND SURVEYOR CERTIFICATION
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.

DANIEL F. RITTEL, P.L.S. #15268
DATE: APRIL 17, 2007
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2007

PAGES OR SHEETS COVERED BY THIS SEAL
THIS SHEET ONLY

- ### LEGEND
- MONUMENT FOUND (5/8" REBAR CAP #15268)
 - MONUMENT TO BE SET (5/8" REBAR CAP #15268)
 - ▲ SECTION CORNER FOUND AS NOTED
 - (R) RECORD DIMENSION
 - (M) MEASURED DIMENSION
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - SWFE SURFACE WATER FLOWAGE EASEMENT
 - STM STORM SEWER EASEMENT
 - SWN SANITARY SEWER EASEMENT
 - MPE MINIMUM PROTECTION ELEVATION

- ### NOTES
- OUTLOT "A" IS TO BE RETAINED BY OWNER/DEVELOPER FOR FUTURE DEVELOPMENT.
 - LOTS 1-4 ARE REQUIRED TO HAVE AN ELEVATION AT ANY STRUCTURAL OPENING GREATER THAN THE MINIMUM PROTECTION ELEVATION AS SHOWN WITHIN THE LOTS ON THIS PLAT.
 - SOME LOTS HAVE A MINIMUM PROTECTION ELEVATION (MPE) REQUIREMENT. THE ELEVATIONS SHOWN WITHIN THE LOTS ARE BASED ON CALCULATIONS MADE BY THE PROJECT ENGINEER. THE SURVEYOR CANNOT CERTIFY TO ENGINEERING CALCULATIONS AND DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS SHOWN.
 - SIDEWALKS SHALL BE INSTALLED AT THE TIME OF NEW HOME CONSTRUCTION BY THE HOME BUILDER. SIDEWALKS SHALL BE INSTALLED PER CITY OF WAUKEE REQUIREMENTS. SIDEWALKS SHALL THEREAFTER BE MAINTAINED BY INDIVIDUAL LOT OWNERS.

OWNER / DEVELOPER
HUBBELL METROPOLITAN DEVELOPMENT FUND I, LLC (SERIES E)
6800 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515) 243-3228

ZONING
GLYNN VILLAGE PUD
(R-1)

SETBACKS
FRONT = 20'
SIDE = 5'
REAR = 10'

Engineering Resource Group, Inc. FRG
Engineers and Surveyors
413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

7017.00

NO.	REVISION	DATE	BY	FOR

APPROVED BY: _____
DATE: _____
SIGNED: _____

FINAL PLAT

LOCATION: _____
SCALE: 1" = 50'
DESIGNED BY: DJS
CHECKED BY: DFR
DATE: 4/16/2007
FILE NO.: 7017.00

FIELD BOOK: _____
SHEET 1 OF 1
DRAWN BY: TEB

FINAL PLAT - GLYNN VILLAGE PLAT 2