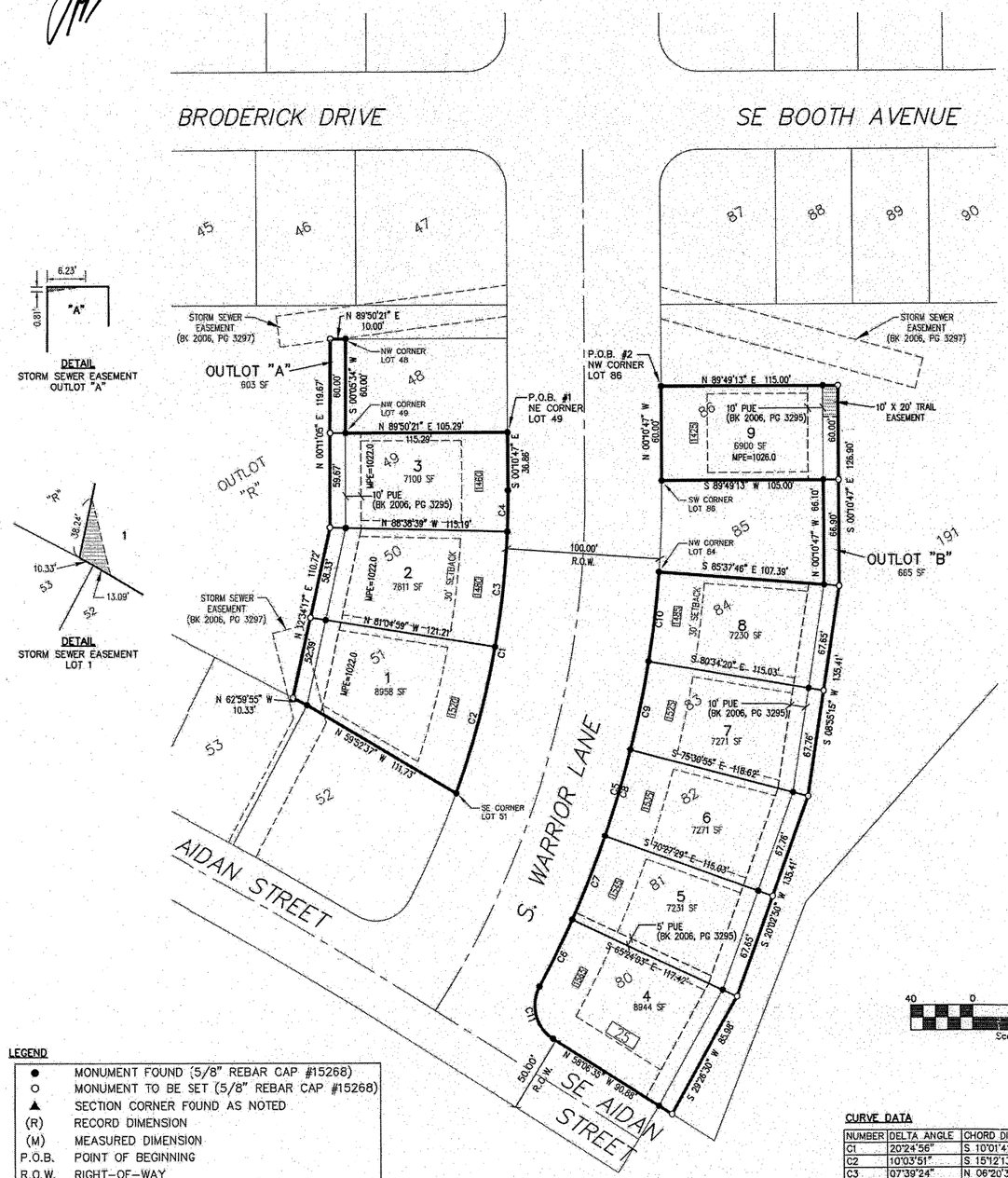
FINAL PLAT
APPROVED BY Waukee City Council
DATE 3/24/08
SIGNED

FINAL PLAT
GLYNN VILLAGE PLAT 5



OWNER / DEVELOPER
HUBBELL METROPOLITAN DEVELOPMENT FUND I, LLC (SERIES E)
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515) 243-3228

ZONING
GLYNN VILLAGE PUD
R-1

SETBACKS
FRONT = 30'
SIDE = 5'
REAR = 10'

NOTES
1. LOTS 1, 2, 3, AND 9 ARE REQUIRED TO HAVE AN ELEVATION AT ANY STRUCTURAL OPENING GREATER THAN THE "MINIMUM PROTECTION ELEVATION" AS SHOWN WITHIN THE LOTS ON THIS PLAT.
2. 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.
3. 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.
4. OUTLOT "A" IS TO BE CONVEYED TO THE OWNER OF LOT 48 IN GLYNN VILLAGE PLAT 1.
5. OUTLOT "B" IS TO BE CONVEYED TO THE OWNER OF LOT 85 IN GLYNN VILLAGE PLAT 1.
6. THE REMAINDER OF LOT 191 AND OUTLOT "R" IN GLYNN VILLAGE PLAT 1 THAT IS NOT INCLUDED IN GLYNN VILLAGE PLAT 5 WILL BE CONVEYED TO THE HOMEOWNER ASSOCIATION.

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

LEGAL DESCRIPTION

A Re-Plat of all of Lots 49, 50, 51, 80, 81, 82, 83, 84, and 86 and part of Lot 191 and part of Outlot "R" in Glynn Village Plat 1, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa, and being more particularly described in two (2) parcels as follows:

Parcel 1
Beginning at the Northeast corner of Lot 49 in said Glynn Village Plat 1; thence South 00°10'47" East, 36.86 feet along the East line of Lot 49; thence southwesterly 195.98 feet along the arc of a curve in the East lines of Lots 49, 50 and 51 in said Glynn Village Plat 1 concave westerly and having a radius of 550.00 feet, a central angle of 20°24'56", and a 194.94 feet long chord that bears South 10°01'41" West to the Southeast corner of Lot 51; thence North 59°52'37" West, 111.73 feet along the South line of Lot 51 to the Southwest corner of Lot 51; thence North 62°59'55" West, 10.33 feet along the South line of Outlot "R" in said Glynn Village Plat 1; thence North 12°34'17" East, 110.72 feet; thence North 00°11'05" East, 119.67 feet; thence North 89°50'21" East, 10.00 feet to the Northwest corner of Lot 48 in said Glynn Village Plat 1; thence South 00°05'34" West, 60.00 feet along the West line of Lot 48 to the Northwest corner of Lot 49; thence North 89°50'21" East, 105.29 feet along the North line of Lot 49 to the point of beginning.

Parcel 2
Beginning at the Northwest corner of Lot 86 in said Glynn Village Plat 1; thence North 89°49'13" East, 115.00 feet along the North line of Lot 86 and extended; thence South 00°10'47" East, 126.90 feet; thence South 05°55'15" West, 135.41 feet; thence South 20°02'50" West, 135.41 feet; thence South 29°26'30" West, 85.98 feet to the South line of Lot 191 in said Glynn Village Plat 1; thence North 58°06'35" West, 90.88 feet along the South lines of Lots 191 and 80 in said Glynn Village Plat 1; thence northwesterly 37.92 feet along the arc of a curve in the southwesterly line of Lot 80 concave easterly and having a radius of 25.00 feet, a central angle of 86°54'03", and a 34.39 feet long chord that bears North 14°39'34" West; thence northeasterly 277.04 feet along the arc of a curve in the westerly lines of Lots 80, 81, 82, 83, and 84 concave westerly and having a radius of 650.00 feet, a central angle of 24°25'14", and a 274.95 feet long chord that bears North 16°34'51" East to the Northwest corner of Lot 84; thence South 85°37'46" East, 107.39 feet along the North line of Lot 84 to the Northeast corner of Lot 84; thence North 00°10'47" West, 66.10 feet along the East line of Lot 85 in said Glynn Village Plat 1 to the Southeast corner of Lot 86; thence South 89°49'13" West, 105.00 feet along the South line of Lot 86 to the Southwest corner of Lot 86; thence North 00°10'47" West, 60.00 feet along the West line of Lot 86 to the point of beginning.

All containing 1.61 acres.

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
0000	STREET ADDRESS
SWFE	SURFACE WATER FLOWAGE EASEMENT
STM	STORM SEWER EASEMENT
SAN	SANITARY SEWER EASEMENT
MPE	MINIMUM PROTECTION ELEVATION

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	20°24'56"	S 10°01'41" W	550.00	195.98	194.94
C2	10°03'51"	S 15°12'13" W	550.00	96.61	96.49
C3	07°39'24"	N 06°20'36" E	550.00	73.50	73.45
C4	02°41'40"	S 01°10'03" W	550.00	25.87	25.86
C5	24°25'14"	N 16°34'51" E	650.00	277.04	274.95
C6	04°11'31"	S 26°41'42" W	650.00	47.56	47.54
C7	05°03'26"	S 22°04'14" W	650.00	57.37	57.35
C8	05°03'26"	S 17°00'48" W	650.00	57.37	57.35
C9	05°03'26"	S 11°57'23" W	650.00	57.37	57.35
C10	05°03'26"	S 06°53'57" W	650.00	57.37	57.35
C11	86°54'03"	N 14°39'34" W	25.00	37.92	34.39

LICENSED LAND SURVEYOR DANIEL F. RITTEL 15268 IOWA

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.

Mar 31, 2008
DANIEL F. RITTEL, P.L.S. #15268 — DATE
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2009

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Date 4/10/2008 Time 1:00 PM
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PCRF
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AUD

SLIDE # D-208

Carol "Cindy" Hol, Recorder
Dallas County IOWA

FINAL PLAT - GLYNN VILLAGE PLAT 5

NO.	REVISION	DATE	BY	FOR:

LOCATION:
SCALE: 1" = 40'
DWG: 7176FP.DWG
FIELD BOOK:
DESIGNED BY: DFR
CHECKED BY:
SHEET 1 OF 1
DRAWN BY: TEB
DATE: 3/31/2008
FILE NO.: 7176.00

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4023

7176.00

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