

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	8.65'	135.50'	8.65'	S 175°0'57" E	3°39'35"
C2	46.77'	337.93'	46.73'	S 15°42'51" E	7°55'47"
C3	157.03'	611.76'	156.59'	S 22°28'09" W	14°42'23"
C4	123.94'	611.76'	123.72'	S 24°01'06" W	11°36'27"
C5	33.09'	611.76'	33.08'	S 16°39'55" W	3°05'56"
C6	217.26'	1071.41'	216.88'	S 08°41'28" W	11°37'06"
C7	84.59'	1071.41'	84.56'	S 12°14'19" W	4°31'24"
C8	132.67'	1071.41'	132.59'	S 06°25'46" W	7°05'41"
C9	36.75'	280.00'	36.72'	N 83°54'54" E	7°31'10"
C10	34.53'	25.00'	31.85'	N 60°16'51" W	79°07'40"
C11	5.06'	328.04'	5.06'	N 20°16'31" W	0°52'59"
C12	41.41'	25.00'	36.84'	N 27°37'21" E	94°54'48"
C13	64.66'	245.00'	64.47'	N 82°38'23" E	15°07'15"
C14	14.30'	337.93'	14.30'	N 18°28'00" W	2°25'29"
C15	48.40'	62.00'	47.18'	N 05°06'37" E	44°43'45"
C16	236.19'	52.00'	79.53'	N 77°21'10" E	260°14'39"
C17	13.63'	62.00'	13.60'	N 45°28'16" W	12°35'47"
C18	26.73'	62.00'	26.52'	N 27°49'19" W	24°42'08"

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N 78°15'02" E
L2	26.09'	S 59°29'58" E
L3	40.31'	N 89°48'00" W
L4	18.58'	N 19°17'52" W
L5	8.02'	N 70°42'08" E

LOT SUMMARY		
LOT NO.	ACRES	ADDRESS
LOT 1	2.96	1505 SE LAUREL STREET
LOT A	0.19	

Legal Description:

Subdivision of Outlot Z of Legacy Pointe at Waukee - Plat 5 in the City of Waukee, Dallas County, Iowa as recorded in Book 2006 at page 20613, Dallas County Records. Said Subdivision of Outlot Z contains 3.15 acres.

MISCELLANEOUS INFORMATION

OWNER AND DEVELOPER:
EWING LAND DEVELOPMENT & SERVICES, L.L.C.
909 WEST 16TH STREET
PELLA, IOWA 50219

ENGINEER:
GARDEN & ASSOCIATES, LTD.
P.O. BOX 451
OSKALOOSA, IOWA 52577

DEDICATED TO PUBLIC:
LOT A SHALL BE DEDICATED TO PUBLIC USE.

AREA OF SUBDIVISION:
3.15 ACRES

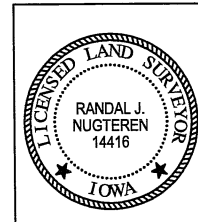
BASE ZONING:
(R-3)

OVERLAY DISTRICT:
(PD) PLANNED DEVELOPMENT DISTRICT

BUILDING SETBACK REQUIREMENTS:
FRONT YARD 25 FEET
SIDE YARD 15 FEET
REAR YARD 25 FEET

LEGEND

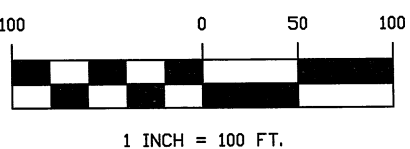
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET (5/8" x 30" REBAR W/CAP #14416)
- P.U.E. PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE



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.

Randal J. Nugteren Feb. 15, 2010 Date
Randal J. Nugteren, L.L.S.
License number: 14416
My license renewal date is December 31, 2010
Pages or sheets covered by this seal: 1 OF 1

APPROVED BY WAUKEE CITY COUNCIL
DATE 2/22/2010
SIGNED *[Signature]*



INITIAL SUBMITTAL DATE: 01/12/10
REVISED SUBMITTAL DATE: 01/26/10

GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS
500 E. Taylor, Suite C
1701 3rd Avenue East, Suite 1
P.O. Box 451
Oskaloosa, Iowa 52577
641.672.2526 Phone
641.672.2091 Fax
800.491.2524 Iowa Toll Free
email@gardenassociates.net

LEGACY POINTE AT WAUKEE - PLAT 6 - WAUKEE, IOWA -
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SHEET TITLE
FINAL PLAT

SCALE: 1" = 100'
FIELD BOOK: 54-B
DRAWN BY: BJU
APPROVED: RJN

REVISIONS:

DATE: 01/21/10

PROJECT NO.: 9009245

SHEET NO.: 1

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MTG
PCRF
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slide #B 283
Carol "Cindy" Hol, Recorder
Dallas County IOWA

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Bill to:
City of Waukee
230 Highway 6
Waukee, Iowa 50263