

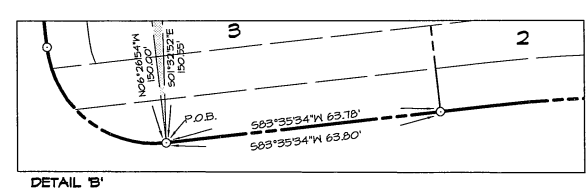
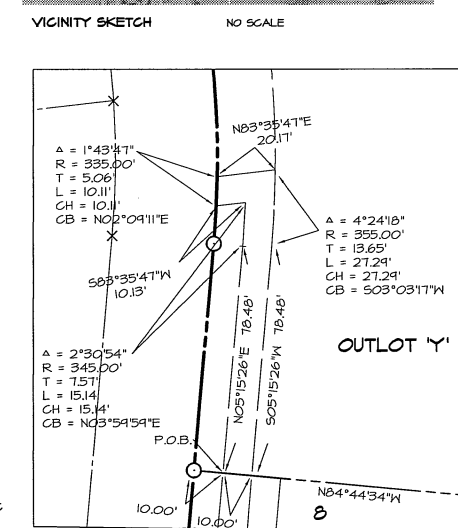
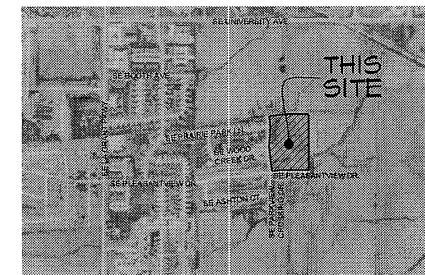
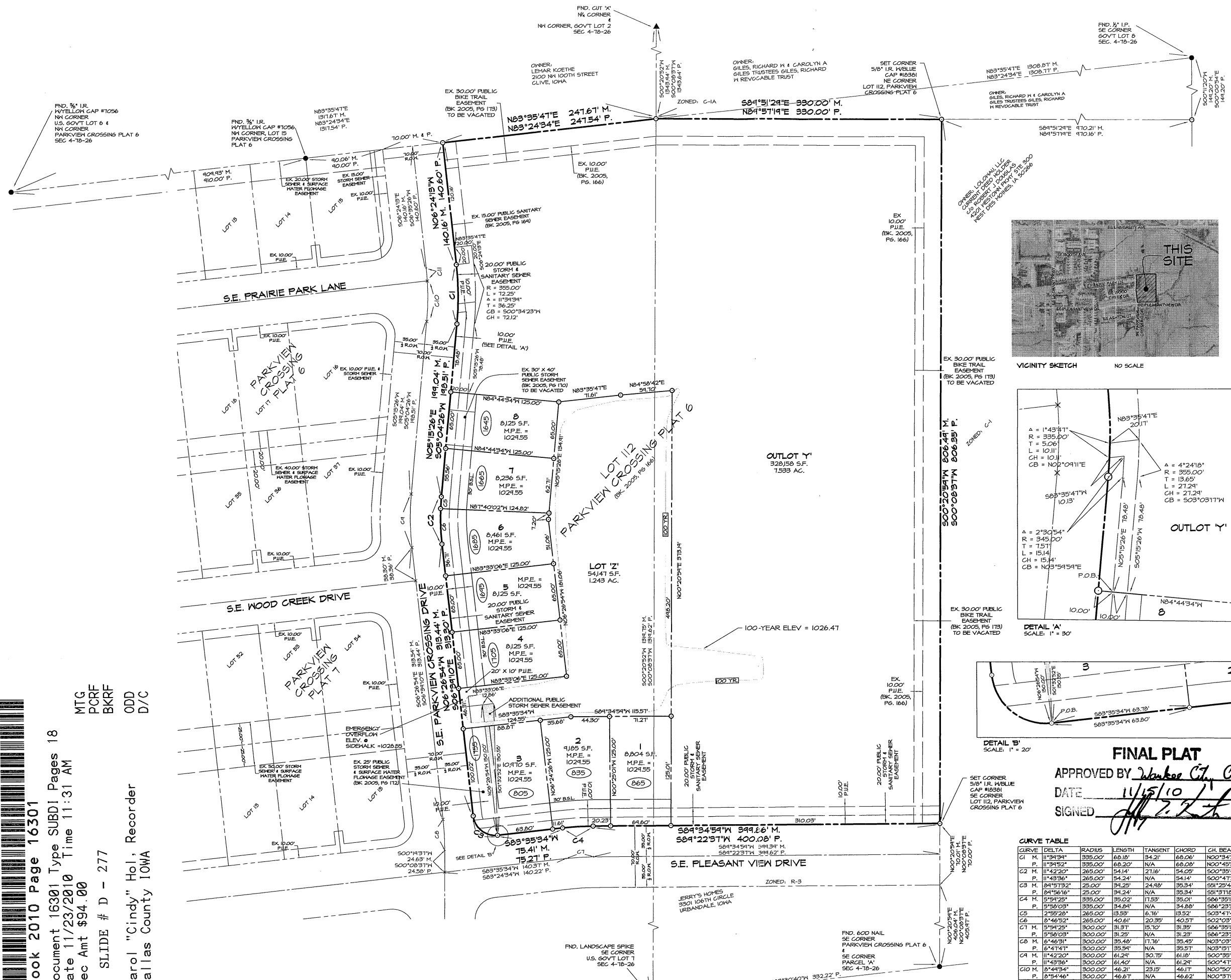


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MTG PCRF BKRF ODD D/C
SLIDE # D - 277
Carol "Cindy" Hol, Recorder
Dallas County IOWA

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FINAL PLAT
APPROVED BY *Waukegan City Council*
DATE *11/15/10*
SIGNED *[Signature]*

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
G1 M.	11°34'34"	335.00'	68.18'	34.21'	68.06'	N00°34'23"W
P.	11°34'34"	335.00'	68.20'	N/A	68.06'	N00°43'30"W
C2 M.	11°42'20"	265.00'	54.14'	27.16'	54.05'	S00°35'44"E
P.	11°43'36"	265.00'	54.24'	N/A	54.14'	S00°41'22"E
G3 M.	84°51'32"	25.00'	34.25'	24.48'	35.34'	S81°25'40"E
P.	84°56'16"	25.00'	34.24'	N/A	35.34'	S81°31'18"E
G4 M.	5°54'28"	335.00'	35.02'	17.53'	35.01'	S86°35'11"W
P.	5°58'03"	335.00'	34.89'	N/A	34.89'	S86°23'35"W
G5	2°55'28"	265.00'	18.53'	6.76'	18.52'	S03°41'42"W
G6	8°46'52"	265.00'	40.61'	20.35'	40.51'	S02°03'28"E
G7 M.	5°54'25"	300.00'	31.31'	15.70'	31.35'	S86°35'11"W
P.	5°58'03"	300.00'	31.25'	N/A	31.25'	S86°23'35"W
G8 M.	6°46'31"	300.00'	35.48'	17.76'	35.45'	N03°03'38"W
P.	6°44'11"	300.00'	35.59'	N/A	35.51'	N03°15'11"W
G9 M.	11°42'20"	300.00'	61.23'	30.75'	61.18'	S00°35'44"E
P.	11°43'36"	300.00'	61.40'	N/A	61.24'	S00°41'22"E
G10 M.	8°44'34"	300.00'	46.21'	23.15'	46.17'	N00°50'34"E
P.	8°54'46"	300.00'	46.61'	N/A	46.62'	N00°37'03"E
G11 M.	2°50'05"	300.00'	14.84'	7.42'	14.84'	N04°54'10"W
P.	2°45'06"	300.00'	14.41'	N/A	14.41'	N05°12'53"W

FINAL PLAT PARKVIEW CROSSING PLAT 8 WAUKEE, IOWA

PROPERTY OWNER:
JERRY'S HOMES, INC.
3301 NW 106TH CIRCLE
URBANDALE, IOWA 50322
CONTACT:

PREPARED FOR:
JERRY'S HOMES, INC.
3301 NW 106TH CIRCLE
URBANDALE, IOWA 50322
CONTACT:

LEGAL DESCRIPTION
LOT 112, PARKVIEW CROSSING PLAT 6, AN OFFICIAL PLAT RECORDED IN BOOK 2005, PAGE 166 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA. THIS PARCEL CONTAINS 10.38 ACRES MORE OR LESS.

ZONING
R-2

SETBACK REQUIREMENT
FRONT - 30'
REAR - 30'
SIDE - 15' TOTAL (7' MINIMUM)

CERTIFICATIONS

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 DAILY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

[Signature]
JEFFREY A. GADDIS
18381
DATE 11-16-10
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2010
PAGES OR SHEETS COVERED BY THIS SEAL - THIS SHEET ONLY

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

[Signature]
MELISSA M. HILLS
16023
DATE 11-16-10
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011
COVERED BY THIS SEAL
MINIMUM PROTECTION ELEVATIONS
100-YEAR ELEVATIONS & OVERFLOW ELEVATION

- NOTES**
- LOT 12 IS TO BE USED FOR STORM WATER DETENTION EASEMENT.
 - THE EXISTING 30.00 FOOT BIKE TRAIL EASEMENT ALONG THE NORTH AND EAST PROPERTY LINES IS TO BE VACATED.
 - IT SHALL BE THE LOT OWNER'S RESPONSIBILITY TO INSTALL THE APPLICABLE SIDEWALK OR TRAIL AS THE LOT IS DEVELOPED. SIDEWALK SHALL BE INSTALLED PER STANDARD DRAWING 895 AND RECREATIONAL TRAIL SHALL BE INSTALLED PER PART 2, SECTION 10.3, BOTH IN THE WAUKEE STANDARD SPECIFICATIONS.
 - ALL SIDEWALK CROSSINGS SHALL BE INSTALLED WITH TRUNCATED DORIES AND WARNING PANELS.
 - STREET LIGHTS ON SE PLEASANT VIEW DRIVE ARE TO BE PROVIDED AT THE TIME OUTLOT 'Y' IS DEVELOPED.
 - THE MINIMUM PROTECTION ELEVATIONS REQUIRED ON THIS PLAT ARE FROM THE PROJECT ENGINEER'S CALCULATIONS. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OR CORRECTNESS OF THESE ELEVATIONS.
 - THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLAT OF PARKVIEW CROSSING PLAT 6, AN OFFICIAL PLAT RECORDED IN BOOK 2005, PAGE 166 AT THE DALLAS COUNTY RECORDER'S OFFICE.

BENCHMARK
CITY OF WAUKEE BENCHMARK LOCATED ON THE BURY BOLT OF THE WATER HYDRANT LOCATED ON THE NW CORNER OF LOT 26, PARKVIEW CROSSING PLAT 6
ELEVATION = 1025.46

LEGEND

- PROPERTY BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EXISTING FENCE LINES
- FOUND SECTION CORNER
- SET SECTION CORNER (5/8" I.R. WELLS CAP #1830) (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY CORNER AS NOTED (SET PROPERTY CORNER (5/8" I.R. WELLS CAP #1830) (UNLESS OTHERWISE NOTED)
- FOUND CUT 'X'
- MEASURED BEARING & DISTANCE
- PREVIOUSLY RECORDED BEARING & DISTANCE
- IRON ROD
- IRON PIPE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- ADDRESS
- MINIMUM PROTECTION ELEVATION

Scale: 1" = 50'

DATE: SEPTEMBER 14, 2010 - 1st SUBMITTAL
SEPTEMBER 23, 2010 - 2nd SUBMITTAL

CEC
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