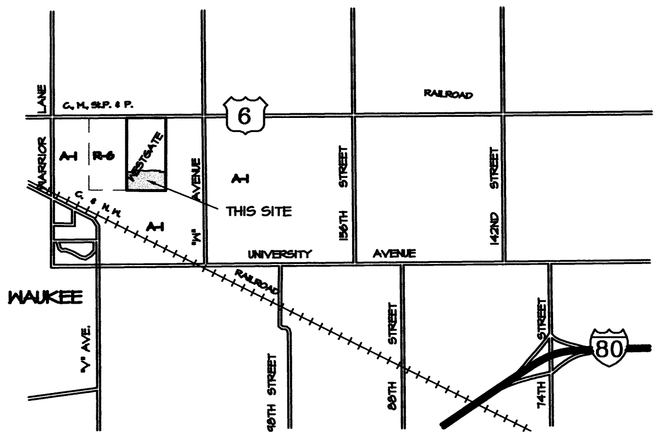
FINAL PLAT
WESTGATE PLAT 5

OWNER/DEVELOPER

WESTGATE PARTNERSHIP
2530 13TH STREET
URBANDALE, IA 50322

FINAL PLAT
APPROVED BY City Council
DATE 9/22/03
SIGNED



VICINITY SKETCH

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	0°51'51"	1030.00	17.33	8.67	17.33	S85°50'13"E
C2	1°16'55"	430.00	9.62	4.81	9.62	S84°38'27"E
C3	90°00'00"	25.00	39.27	25.00	35.36	N45°00'00"E
C4	6°00'00"	310.00	38.75	19.39	38.73	S87°00'00"E
C5	4°43'05"	430.00	35.41	17.71	35.40	S87°38'27"E
C6	90°00'00"	25.00	39.27	25.00	35.36	N45°00'00"W
C7	90°22'38"	25.00	39.43	22.17	35.47	N45°11'19"E
C8	4°16'05"	970.00	72.26	36.15	72.24	S87°29'20"E
C9	3°20'36"	1030.00	60.10	30.06	60.09	S87°59'26"E
C10	84°39'44"	25.00	39.12	24.85	35.25	N44°44'52"W
C11	90°00'00"	25.00	39.27	25.00	35.36	S45°00'00"W
C12	90°00'00"	25.00	39.27	25.00	35.36	S45°00'00"E
C13	6°00'00"	400.00	41.89	20.96	41.87	S87°00'00"E
C14	4°38'43"	1000.00	81.07	40.56	81.05	S87°40'34"E

LEGAL DESCRIPTION

A PART OF OUTLOT 'D', WESTGATE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 19, WESTGATE PLAT 4, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE S00°00'00"E, 620.18 FEET TO THE SE CORNER OF SAID WESTGATE PLAT 1; THENCE S84°56'19"W, 1321.44 FEET ALONG THE SOUTH LINE OF SAID PLAT 1 TO THE CENTER OF SECTION 34-79-26; THENCE N00°04'40"E, 615.00 FEET ALONG THE WEST LINE OF SAID PLAT 1 TO THE SOUTHWEST CORNER OF LOT 5, WESTGATE PLAT 4; THENCE S84°55'20"E, 200.10 FEET ALONG THE SOUTH LINE OF SAID PLAT 4 TO A POINT; THENCE N00°04'40"E, 50.45 FEET TO THE SOUTHWEST CORNER OF LOT 6, WESTGATE PLAT 4; THENCE S90°00'00"E, 84.40 FEET ALONG THE SOUTH LINE OF SAID PLAT 4 TO A POINT; THENCE N84°51'34"E, 145.90 FEET TO THE SOUTHWEST CORNER OF LOT 7, WESTGATE PLAT 4; THENCE S87°00'00"E, 72.54 FEET ALONG THE SOUTH LINE OF SAID PLAT 4 TO A POINT; THENCE S74°00'00"E, 102.11 FEET ALONG THE SOUTH LINE OF SAID PLAT 4 TO A POINT; THENCE S87°00'00"E, 90.51 FEET ALONG THE SOUTH LINE OF SAID PLAT 4 TO A POINT; THENCE N81°00'00"E, 92.16 FEET TO THE SOUTHWEST CORNER OF LOT 14, WESTGATE PLAT 4; THENCE N78°00'00"E, 64.26 FEET TO THE SOUTHWEST CORNER OF LOT 15, WESTGATE PLAT 4; THENCE S88°00'00"E, 118.16 FEET TO THE SOUTHWEST CORNER OF LOT 17, WESTGATE PLAT 4; THENCE S84°00'00"E, 81.56 FEET ALONG THE SOUTH LINE OF SAID PLAT 4, TO A POINT; THENCE S90°00'00"E, 84.65 FEET TO THE SOUTHEAST CORNER OF LOT 18, WESTGATE PLAT 4; THENCE S00°00'00"E, 49.17 FEET ALONG THE SOUTH LINE OF SAID PLAT 4 TO A POINT; THENCE S90°00'00"E, 190.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 19.776 ACRES MORE OR LESS.

NOTES

1. THE HOME BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF PUBLIC SIDEWALKS ALONG RIGHT-OF-WAY PRIOR TO OCCUPANCY.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE BIKE TRAIL ALONG THE SOUTH PLAT BOUNDARY

CERTIFICATION

LICENSED LAND SURVEYOR
JERRY P. OLIVER
7844
IOWA

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.

9/23/03
JERRY P. OLIVER, IOWA REG. NO. 7844 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

PAGES OR SHEETS COVERED BY THIS SEAL:
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Dallas County, Iowa

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER ⅝" I.R. W/ CAP #12265
⊙	SET CORNER ⅝" I.R. W/ CAP #12265
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
P.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
(1234)	ADDRESS
B.S.L.	BUILDING SETBACK LINE
N.R.	NOT RADIAL
P.O.B.	POINT OF BEGINNING

NORTH
SCALE: 1"=50'
0 25' 50' 100'

DATE: JUNE 10, 2003
REVISION: AUGUST 22, 2003
SEPTEMBER 10, 2003

CEC CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET. UNIT 12 DES MOINES. IOWA 50322.4379
PHONE: 515.276.4884 FAX: 515.276.7084
E-4742

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