



Document 15952 Type SUBDI Pages 12
Date 8/23/2013 Time 11:20 AM
Rec Amt \$62.00

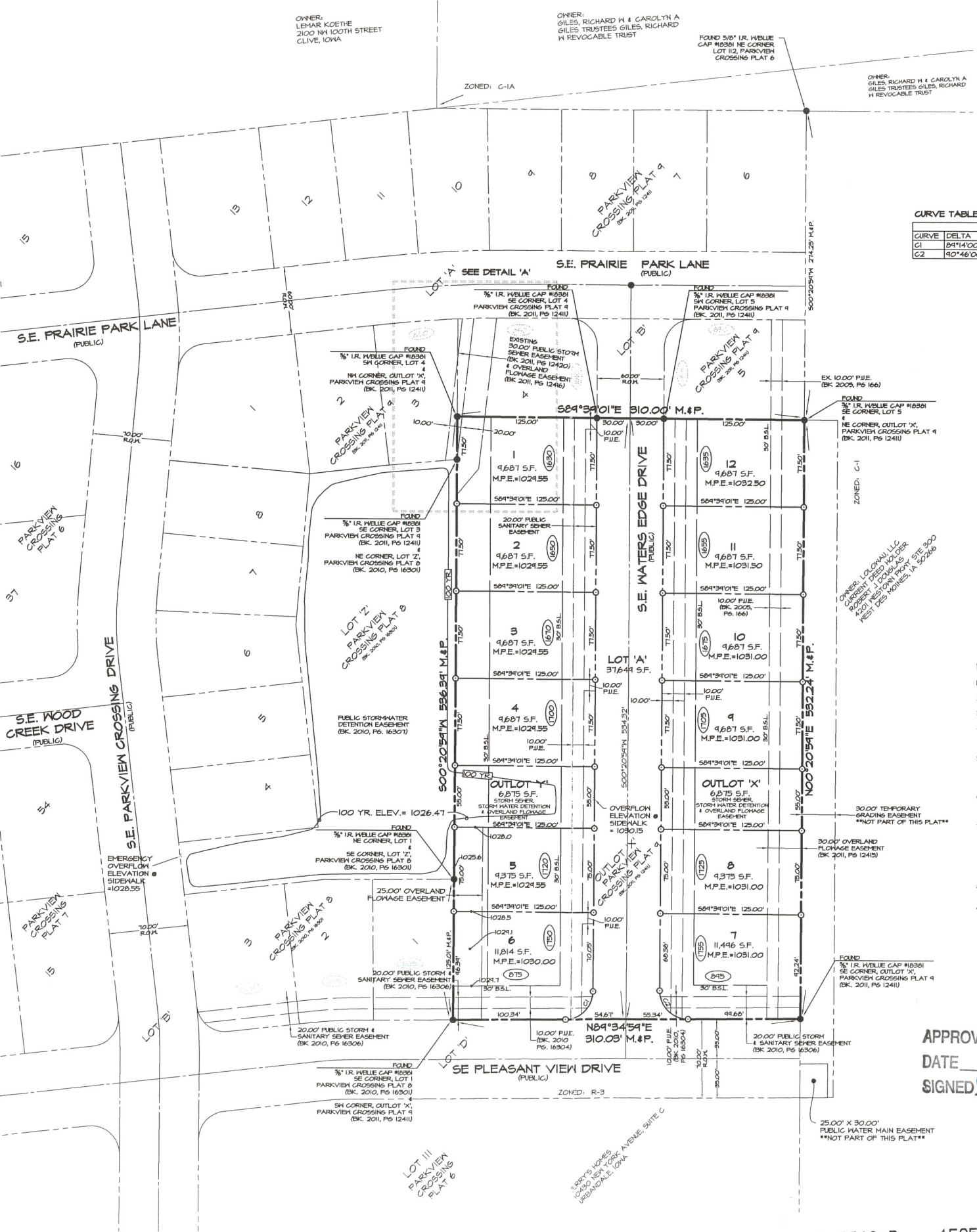
Chad Airhart, Recorder
Dallas County IOWA

MTG
PCRF
BKRF

ODD
D/C



Slide # D 384



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	84°14'00"	25.00'	38.44'	24.67'	35.12'	N44°13'54"E
C2	40°46'00"	25.00'	34.60'	25.34'	35.54'	S45°02'01"E

- NOTES:
- LOT 17, PARKVIEW CROSSING PLAT 8 IS A STORM WATER DETENTION EASEMENT RECORDED IN BOOK 2010, PAGE 16307.
 - LOT 18 IS TO BE DEDICATED TO THE CITY FOR STREET PURPOSES.
 - OUTLOTS 'X' AND 'Y' ARE TO BE USED FOR STORM SEWER, STORM-WATER DETENTION & OVERLAND FLOWAGE EASEMENT.
 - IT SHALL BE THE LOT OWNER'S RESPONSIBILITY TO INSTALL THE SIDEWALK AS THE LOT IS DEVELOPED. SIDEWALK SHALL BE INSTALLED PER STANDARD DRAWING #35 IN THE WAUKEE STANDARD SPECIFICATIONS.
 - ALL SIDEWALK CROSSINGS SHALL BE INSTALLED WITH TRUNCATED DOWNS AND WARNING PANELS AT THE TIME OF INDIVIDUAL LOT BUILD-OUT. THE SIDEWALKS ON OUTLOTS 'X' & 'Y' SHALL BE CONSTRUCTED AS PART OF THE PUBLIC IMPROVEMENTS.
 - 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 PLATS OF PARKVIEW CROSSING PLAT 6, AN OFFICIAL PLAT RECORDED IN BOOK 2005, PAGE 166, AND PARKVIEW CROSSING PLAT 8, AN OFFICIAL PLAT RECORDED IN BOOK 2010, PAGE 16301, AND PARKVIEW CROSSING PLAT 9, AN OFFICIAL PLAT RECORDED IN BOOK 2011, PAGE 12410. ALL PLATS WERE RECORDED AT THE DALLAS COUNTY RECORDER'S OFFICE.
 - THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1/10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1/5000 FOR INDIVIDUAL LOTS.
 - LOT 12, PARKVIEW CROSSING PLAT 8 & OUTLOTS 'X' & 'Y' OF PARKVIEW CROSSING PLAT 10 SHALL BE OWNED & MAINTAINED BY THE PARKVIEW CROSSING PLAT 8, 9, & 10 HOMEOWNER'S ASSOCIATIONS.

FINAL PLAT
APPROVED BY Waukees City Council
DATE 7/11/13
SIGNED Melissa D. Schmidt

FINAL PLAT
PARKVIEW CROSSING
PLAT 10
WAUKEE, IOWA

PROPERTY OWNER:
JERRY'S HOMES, INC.
10430 NEW YORK AVENUE, SUITE C
URBANDALE, IOWA 50322
CONTACT: JEFF GRUBB
515-218-5412

PREPARED FOR:
JERRY'S HOMES, INC.

LEGAL DESCRIPTION
OUTLOT 'X', PARKVIEW CROSSING PLAT 9, AN OFFICIAL PLAT RECORDED IN BOOK 2011, PAGE 120411 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA. THIS PARCEL CONTAINS 3.803 ACRES MORE OR LESS.

ZONING
R-2

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



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 8
ELEVATION = 1025.46

- LEGEND
- PROPERTY BOUNDARY
 - SECTION LINES
 - LOT LINES
 - CENTERLINE
 - EASEMENT LINES
 - BUILDING SETBACK LINE
 - FOUND PROPERTY CORNER (1/4" IR. WELVE CAP #18381 UNLESS OTHERWISE NOTED)
 - SET PROPERTY CORNER (1/4" IR. WELVE CAP #18381 UNLESS OTHERWISE NOTED)
 - FOUND CUT 'X'
 - MEASURED BEARING & DISTANCE
 - PREVIOUSLY RECORDED BEARING & DISTANCE
 - IRON ROD
 - IRON PIPE
 - P.U.E.
 - B.S.L.
 - 445
 - M.P.E.
 - BK. XXX, PG. XXX
 - STREET SIGN LOCATION
 - STREET LIGHT LOCATION

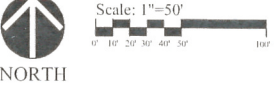
CERTIFICATIONS

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

Melissa D. Schmidt 8-22-13
MELISSA D. SCHMIDT, IOWA REG. NO. 16023 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL: 1
MINIMUM PROTECTION ELEVATIONS: 100-YEAR ELEVATIONS, & OVERLAND ELEVATIONS

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

Jeffrey A. Gaddis 8-22-13
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES OR SHEETS COVERED BY THIS SEAL: 1
This Seal



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