GLYNN VILLAGE PLAT 8

FINAL PLAT

WAUKEE, DALLAS COUNTY, IOWA

SPACE RESERVED FOR RECORDER'S USE

LEGAL DESCRIPTION

Part of Governments Lots 2, 3, 6, 7, 10 and 11 in Section 5, Township 78 North, Range 26 West of the 5th P.M., now included in and forming a part of the City of Waukee, Dallas County, Iowa, including: part of Outlot D and all of Outlot F in Glynn Village Plat 3, an Official Plat in the City of Waukee, Dallas County, Iowa; part of Outlot B in Glynn Village Plat 6, an Official Plat in the City of Waukee, Dallas County, Iowa; and part of Parcel Y in said Governments Lots 2, 7 and 10 of that Plat of Survey filed in Book 2011 at Page 2287 in the Office of the Recorder for Dallas County, Iowa. All now being more particularly described as follows:

Beginning at the Northeast corner of said Government Lot 7, a point on the South line of said Glynn Village Plat 3; thence

South 00°(degrees) 02'(minutes) 22"(seconds) West, 473.02 feet along the East line of said Government Lot 7; thence

North 89°57'38" West, 327.49 feet; thence

South 00°02'22" West, 445.24 feet; thence

South 14°31'28" West, 345.04 feet; thence

South 28°20'40" West, 337.72 feet; thence

North 58°07'21" West, 420.09 feet; thence

North 29°26'17" East, 60.08 feet; thence

North 65°53'51" West, 182.60 feet; thence

South 45°40'23" West, 74.48 feet; thence

South 53°25'17" West, 150.24 feet; thence

South 70°00'12" West, 166.31 feet; thence

South 86°48'42" West, 174.05 feet; thence

North 67°08'13" West, 199.98 feet; thence

South 44°29'42" West, 74.30 feet; thence

South 29°17'13" West, 34.01 feet; thence

South 11°09'07" West, 111.56 feet; thence

South 48°11'08" West, 108.85 feet; thence

South 87°34'19" West, 110.51 feet; thence

North 88°56'51" West, 43.89 feet; thence

North 52°08'16" West, 129.56 feet; thence

North 10°00'07" West, 181.37 feet; thence

North 19°48'44" West, 126.41 feet; thence

North 67°04'23" West, 110.06 feet; thence

North 26°35'01" West, 118.10 feet; thence

North 03°32'03" East, 144.49 feet to the South line of said Glynn Village Plat 6; thence

North 55°50'28" East, 157.27 feet along the South line of said Glynn Village Plat 6; thence

North 51°26'55" East, 378.50 feet; thence

North 49°04'25" East, 528.58 feet; thence

North 57°46'34" West, 81.21 feet to the Southeast right-of-way corner of Brodie Street in said Glynn Village Plat 6; thence

North 32°13'26" East, 50.00 feet along the end of said right-of-way of Brodie Street to the Southeast corner of Lot 30 in said Glynn Village Plat 6; thence

South 57°46'34" East, 96.35 feet; thence

North 49°04'25" East, 137.81 feet to the South line of said Glynn Village Plat 6; thence

South 75°07'52" East, 139.08 feet along the South line of said Glynn Village Plat 6; thence

South 39°42'44" East, 213.86 feet; thence

North 76°05'34" East, 38.08 feet to the Southwest corner of Lot 19 in said Glynn Village Plat 6; thence

North 81°55'46" East, 120.00 feet along the South line of Lot 19 in said Glynn Village Plat 6 to the Southeast corner of said Lot 19; thence

Southeasterly 4.18 feet along the arc of a curve in the westerly right-of-way of Abigail Lane as platted in said Glynn Village Plat 6 concave westerly and having a radius of 375.00 feet, a central angle of 00°38'17" and a 4.18 feet long chord that bears S07°45'05"E to the end of said right-of-way; thence

North 82°34'03" East, 50.00 feet along the end of said right-of-way of Abigail Lane to the Southwest corner of Lot 18 in said Glynn Village Plat 6; thence

North 84°00'52" East, 120.03 feet along the South line of Lot 18 in said Glynn Village Plat 6 to the Southeast corner of said Lot 18; thence

North 09°22'05" West, 82.29 feet along the East line of Lot 18 in said Glynn Village Plat 6 to the Southeast corner of Lot 17 in said Glynn Village Plat 6; thence

North 19°55'56" West, 80.04 feet along the East line of Lot 17 in said Glynn Village Plat 6 to the easternmost corner of Lot 16 in said Glynn Village Plat 6; thence

North 30°25'56" West, 79.88 feet along the Northeast line of Lot 16 in said Glynn Village Plat 6 to the northernmost corner of said Lot 16; thence

North 17°30'37" East, 29.68 feet along the East line of Lot 15 in said Glynn Village Plat 6 to the Southeast corner of Lot 14 in said Glynn Village Plat 6; thence

North 27°38'06" East, 49.06 feet along the East line of Lot 14 in said Glynn Village Plat 6 to a point of intersection in the East line of said Lot 14 on the South line of Outlot D in said Glynn Village Plat 3; thence

North 24°50'02" East, 20.00 feet along the East line of Lot 14 in said Glynn Village Plat 6 to the Southeast corner of Lot 42 in said Glynn Village Plat 3, a point on the West line of Outlot D in said Glynn Village Plat 3; thence

Continuing North 24°50'02" East, 420.00 feet along the West line of Outlot D in said Glynn Village Plat 3 to the Northeast corner of Lot 47 in said Glynn Village Plat 3; thence

Continuing North 24°50'02" East, 40.00 feet to the Southeast corner of Lot 79 in Glynn Village Plat 1, an Official Plat, in the City of Waukee, Dallas County, Iowa, a point on the West line of Outlot D in said Glynn Village Plat 3; thence

Continuing North 24°50'02" East, 74.30 feet along the West line of Outlot D in said Glynn Village Plat 3 to the North line of said Outlot D; thence

Southeasterly 200.00 feet along the arc of a curve in the North line of Outlot D in said Glynn Village Plat 3 concave southwesterly and having a radius of 2,475.00 feet, a central angle of 04°37'48" and a 199.95 feet long chord that bears South 60°25'29" East; thence

South 58°06'35" East, 236.17 feet along the North line of Outlot D in said Glynn Village Plat 3 to the Northeast corner of said Outlot D; thence

South 17°31'37" West, 219.56 feet along the East line of Outlot D in said Glynn Village Plat 3; thence

South 10°40'08" West, 23.91 feet along the East line of Outlot D in said Glynn Village Plat 3 to the Southeast corner of said Outlot D, a point on the South line of said Glynn Village Plat 3; thence

South 79°02'28" East, 160.00 feet along the South line of said Glynn Village Plat 3; thence

Northeasterly 7.72 feet along the arc of a curve in the South line of said Glynn Village Plat 3 concave easterly and having a radius of 275.00 feet, a central angle of 01°36'27" and a 7.72 feet long chord that bears North 11°45'46" East; thence

South 77°26'00" East, 110.00 feet along the South line of said Glynn Village Plat 3 to the Southwest corner of Outlot F in said Glynn Village Plat 3; thence

North 16°51'48" East, 53.36 feet along the West line of Outlot F in said Glynn Village Plat 3 to the northernmost corner of said Outlot F; thence

South 52°37'24" East, 88.83 feet along the Northeast line of Outlot F in said Glynn Village Plat 3 to the point of beginning.

Containing 58.59 acres in total.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION, ALIQUOT AREAS, NOTES, ZONING, CERTIFICATION
SHEET 2: PLAT BOUNDARY INFORMATION
SHEET 3: LOTS 36–70; OUTLOTS 'A' & 'B'; EASEMENT DETAILS
SHEET 4: LOTS 1–15 & 86–135; OUTLOTS 'C', 'D' & 'E'; EASEMENT DETAILS
SHEET 5: LOTS 16–35 & 70–85; OUTLOTS 'D' & 'E'; EASEMENT DETAILS
SHEET 6: LOTS 136 & 137; EASEMENT DETAILS
SHEET 7: CURVE DATA
SHEET 8: EASEMENT DETAILS
SHEET 9: EASEMENT DETAILS
SHEET 10: EASEMENT DETAILS
SHEET 11: EASEMENT DETAILS
SHEET 12: EASEMENT DETAILS

PREPARED FOR/OWNER

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

AREAS PER GOV'T LOT

	TOTAL	PREVIOUSLY PLATTED
GOV'T LOT 2	5.87	5.49 (OUTLOTS PLAT 3, OUTLOT PLAT 6, PARCEL Y)
GOV'T LOT 3	0.09	0.02 (OUTLOT PLAT 6)
GOV'T LOT 6	22.72	0.45 (OUTLOT PLAT 6)
GOV'T LOT 7	29.10	13.66 (OUTLOT PLAT 6, PARCEL Y)
GOV'T LOT 10	0.62	0.17 (PARCEL Y)
GOV'T LOT 11	0.19	
TOTAL	58.59 ACRES	19.79 ACRES

ZONING & SETBACK REQUIREMENTS

GLYNN VILLAGE PLANNED DEVELOPMENT
ORDINANCE NO. 2731 (BK 2013, PG 10222)

LOTS 1–135
PD (R–1): PLANNED DEVELOPMENT DISTRICT/
SINGLE FAMILY RESIDENTIAL

MINIMUM BUILDING SETBACKS:
FRONT YARD WARRIOR LANE 30 FEET, OTHERWISE 20 FEET
SIDE YARD 5 FEET ALL LOTS
REAR YARD 10 FEET ALL LOTS

LOTS 136–137 (FUTURE ROW HOUSES)
PD (R–4): PLANNED DEVELOPMENT DISTRICT/
ROW DWELLING AND TOWNHOME DISTRICT

MINIMUM BUILDING SETBACKS:
FRONT YARD 15 FEET
SIDE YARD 5 FEET
REAR YARD 15 FEET

BENCHMARK

SE TAB BOLT ON HYDRANT AT SW CORNER
WARRIOR LANE & UNIVERSITY AVENUE.

ELEVATION=1028.39 FEET (CITY DATUM)

NOTES

1. THE OFFICIAL PLAT OF GLYNN VILLAGE PLAT 3 IS RECORDED IN BOOK 2008 AT PAGE 14180 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.

2. THE OFFICIAL PLAT OF GLYNN VILLAGE PLAT 6 IS RECORDED IN BOOK 2013 AT PAGE 15888 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.

3. THE PLAT OF SURVEY FOR PARCEL "Y" IN GOVERNMENT LOT 3 IS RECORDED IN BOOK 2011 AT PAGE 2287 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.

4. LOTS 'A' AND 'B' ARE HEREBY DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.

5. OUTLOTS 'A', 'B', 'C', 'D' AND 'E' ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

6. OUTLOT 'H' IS TO BE CONVEYED TO OWNER OF ADJOINING LOT 29 IN GLYNN VILLAGE PLAT 3.

7. SOME LOTS MAY HAVE A MINIMUM PROTECTION ELEVATION (MPE) REQUIREMENT. THE ELEVATIONS DEPICTED WITHIN THESE LOTS ARE BASED UPON CALCULATIONS MADE BY THE PROJECT ENGINEER AND NOTED ON SHEET 4 (GRADING PLAN) OF THE CONSTRUCTION PLANS FOR GLYNN VILLAGE PLAT 8 APPROVED BY THE CITY OF WAUKEE. THE SURVEYOR CANNOT CERTIFY TO ENGINEERING CALCULATIONS AND DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS DEPICTED.

8. DETENTION BASIN EASEMENTS DEPICTED HEREON MAY INCLUDE DESIGN 100-YEAR/24-HOUR HIGH WATER ELEVATIONS. THE ELEVATIONS DEPICTED WITHIN THESE AREAS ARE BASED UPON 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 DEPICTED.

9. DESIGN SPOT ELEVATIONS DEPICTED HEREON WITHIN SURFACE WATER FLOWAGE EASEMENTS ACROSS LOTS WERE DESIGNED BY THE PROJECT ENGINEER AND NOTED ON SHEETS 4–8 (GRADING PLAN) OF THE CONSTRUCTION PLANS FOR GLYNN VILLAGE PLAT 8 APPROVED BY THE CITY OF WAUKEE. THESE ELEVATIONS HAVE NOT BEEN VERIFIED AND THE SURVEYOR DOES NOT CERTIFY THESE ELEVATIONS.

10. FIVE (5) FEET WIDE SIDEWALKS SHALL BE INSTALLED AT THE TIME OF NEW HOME CONSTRUCTION BY THE HOME BUILDER, EXCEPT WHERE EIGHT (8) FEET WIDE TRAILS ARE REQUIRED. EIGHT (8) FEET WIDE TRAILS SHALL BE INSTALLED ADJACENT TO LOTS 35 (NORTH SIDE), 48–57 (WEST SIDE), 72 (NORTH SIDE), 136 (NORTH SIDE) AND 137 (NORTH AND WEST SIDES) AT THE TIME OF NEW HOME CONSTRUCTION BY THE HOME BUILDER OR AS PART OF THE INDIVIDUAL LOT DEVELOPMENT. SIDEWALKS AND TRAILS SHALL BE INSTALLED PER CITY OF WAUKEE REQUIREMENTS. SIDEWALKS AND NOTED TRAILS SHALL THEREAFTER BE MAINTAINED BY INDIVIDUAL LOT OWNERS.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL F. RITTEL, P.L.S. #15268 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 THROUGH 12 INCLUSIVE

CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, DETENTION BASIN HIGH WATER ELEVATIONS OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL ENGINEER.

GLYNN VILLAGE PLAT 8

LOCATION:	SCALE: 1" = 100'	DESIGNED BY: CB	DRAWN BY: DFR
	DWG: 13-028FP.DWG	CHECKED BY: DFR	DATE: 9/03/2014
	FIELD BOOK:	SHEET 1 OF 12	FILE NO.: 13-028.00

NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 286-4063

13-028

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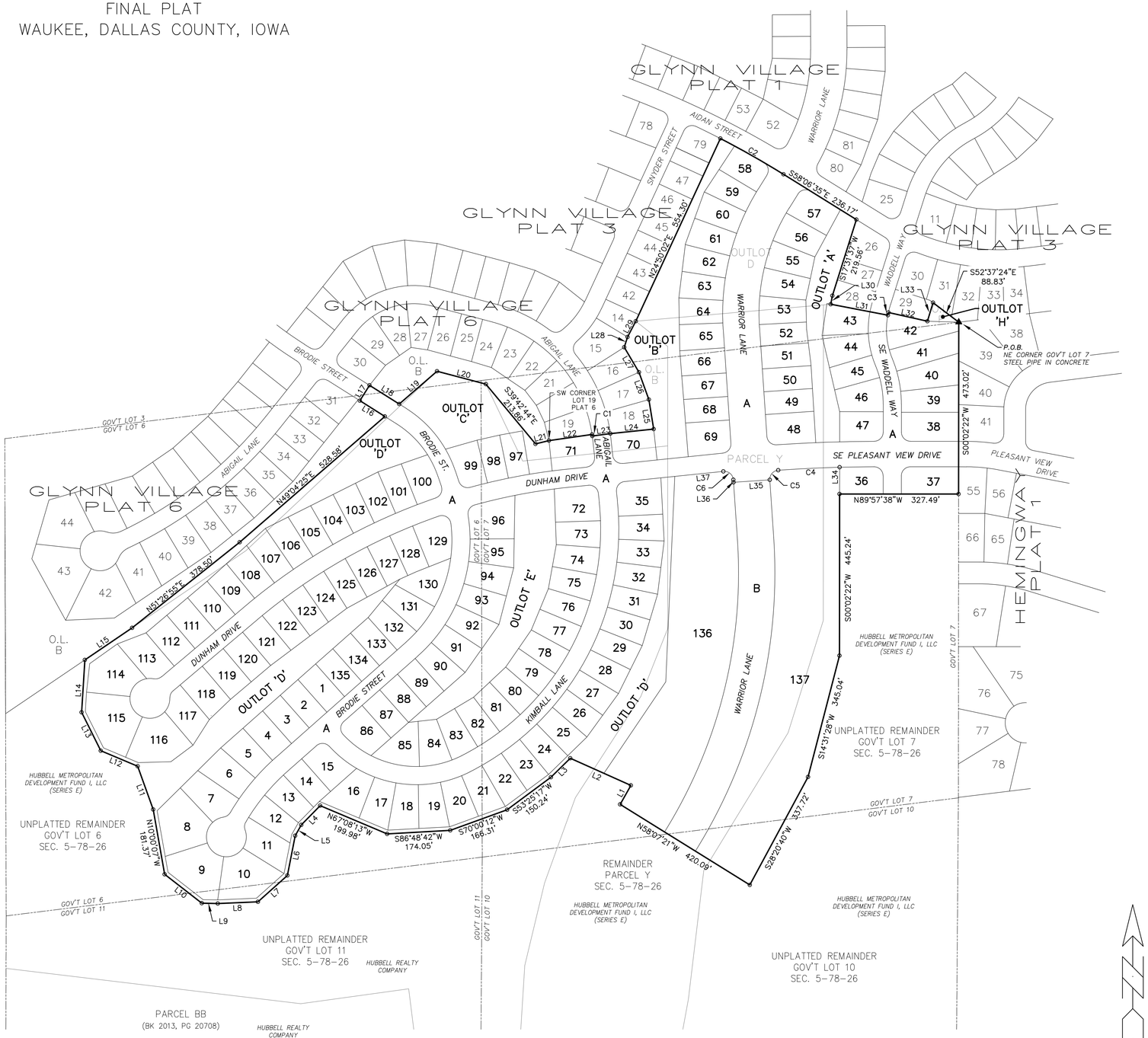
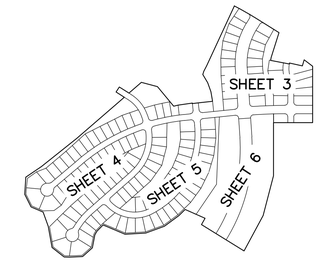
GLYNN VILLAGE PLAT 8

FINAL PLAT

WAUKEE, DALLAS COUNTY, IOWA





CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	4.18	375.00	0°38'17"	S07°45'05"E	4.18
C2	200.00	2475.00	4°37'48"	S60°25'29"E	199.95
C3	7.72	275.00	1°36'27"	N11°45'46"E	7.72
C4	169.04	3965.00	2°26'34"	S87°15'38"W	169.03
C5	39.23	25.00	89°54'09"	S41°05'17"W	35.33
C6	40.15	25.00	92°00'32"	N49°52'04"W	35.97

LINE DATA		
Line #	Bearing	Length
L1	N29°26'17"E	60.08
L2	N65°53'51"W	182.60
L3	S45°40'23"W	74.48
L4	S44°29'42"W	74.30
L5	S29°17'13"W	34.01
L6	S11°09'07"W	111.56
L7	S48°11'08"W	108.85
L8	S87°34'19"W	110.51
L9	N88°56'51"W	43.89
L10	N52°08'16"W	129.56
L11	N19°48'44"W	126.41
L12	N67°04'23"W	110.06
L13	N26°35'01"W	118.10
L14	N03°32'03"E	144.49
L15	N55°50'28"E	157.27
L16	N57°46'34"W	81.21
L17	N32°13'26"E	50.00
L18	S57°46'34"E	96.35
L19	N49°04'25"E	137.81
L20	S75°07'52"E	139.08

LINE DATA		
Line #	Bearing	Length
L21	N76°05'34"E	38.08
L22	N81°55'46"E	120.00
L23	N82°34'03"E	50.00
L24	N84°00'52"E	120.03
L25	N09°22'05"W	82.29
L26	N19°55'56"W	80.04
L27	N30°25'56"W	79.88
L28	N17°30'37"E	29.68
L29	N27°38'06"E	49.06
L30	S10°40'08"W	23.91
L31	S79°02'28"E	160.00
L32	S77°26'00"E	110.00
L33	N16°51'48"E	53.36
L34	N00°02'22"E	73.54
L35	S86°08'12"W	100.00
L36	N03°51'48"W	6.94
L37	S84°07'40"W	134.64

LEGEND

- ● FOUND MONUMENT 5/8" REBAR W/YELLOW CAP #15268 UNLESS NOTED
- ○ SET 5/8" REBAR W/YELLOW CAP #15268
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET 5/8" REBAR W/CAP #15268
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- R.O.W. RIGHT-OF-WAY

150 0 150 300 450

Scale: 1" = 150'

GLYNN VILLAGE PLAT 8

LOCATION:

SCALE:	1" = 150'
DWG:	13-028FP.DWG
FIELD BOOK:	
DESIGNED BY:	CB
CHECKED BY:	DFR
SHEET	2 OF 12
DRAWN BY:	DFR
DATE:	9/03/2014
FILE NO.:	13-028.00

NO.	REVISION	DATE	BY	FOR:

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2413 GRAND AVENUE
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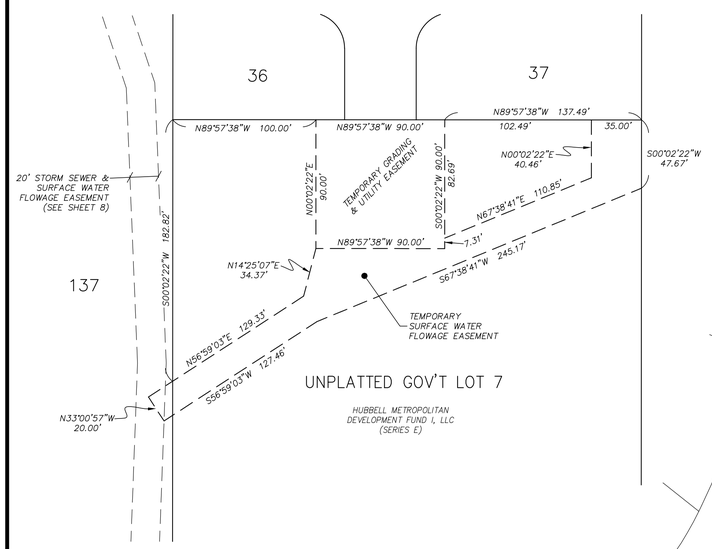
GLYNN VILLAGE PLAT 8

FINAL PLAT

WAUKEE, DALLAS COUNTY, IOWA

DESIGN SPOT ELEVATIONS DEPICTED HEREON WITHIN SURFACE WATER FLOWAGE EASEMENTS ACROSS LOTS WERE DESIGNED BY THE PROJECT ENGINEER AND NOTED ON SHEETS 4–8 (GRADING PLAN) OF THE CONSTRUCTION PLANS FOR GLYNN VILLAGE PLAT 8 APPROVED BY THE CITY OF WAUKEE. THESE ELEVATIONS HAVE NOT BEEN VERIFIED AND THE SURVEYOR DOES NOT CERTIFY THESE ELEVATIONS.



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50 0 50 100 150

Scale: 1" = 50'

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DESIGNED BY:	CB
DRAWN BY:	DFR
DWG:	13–028FP.DWG
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FIELD BOOK:	
SHEET	3 OF 12
FILE NO.:	13–028.00

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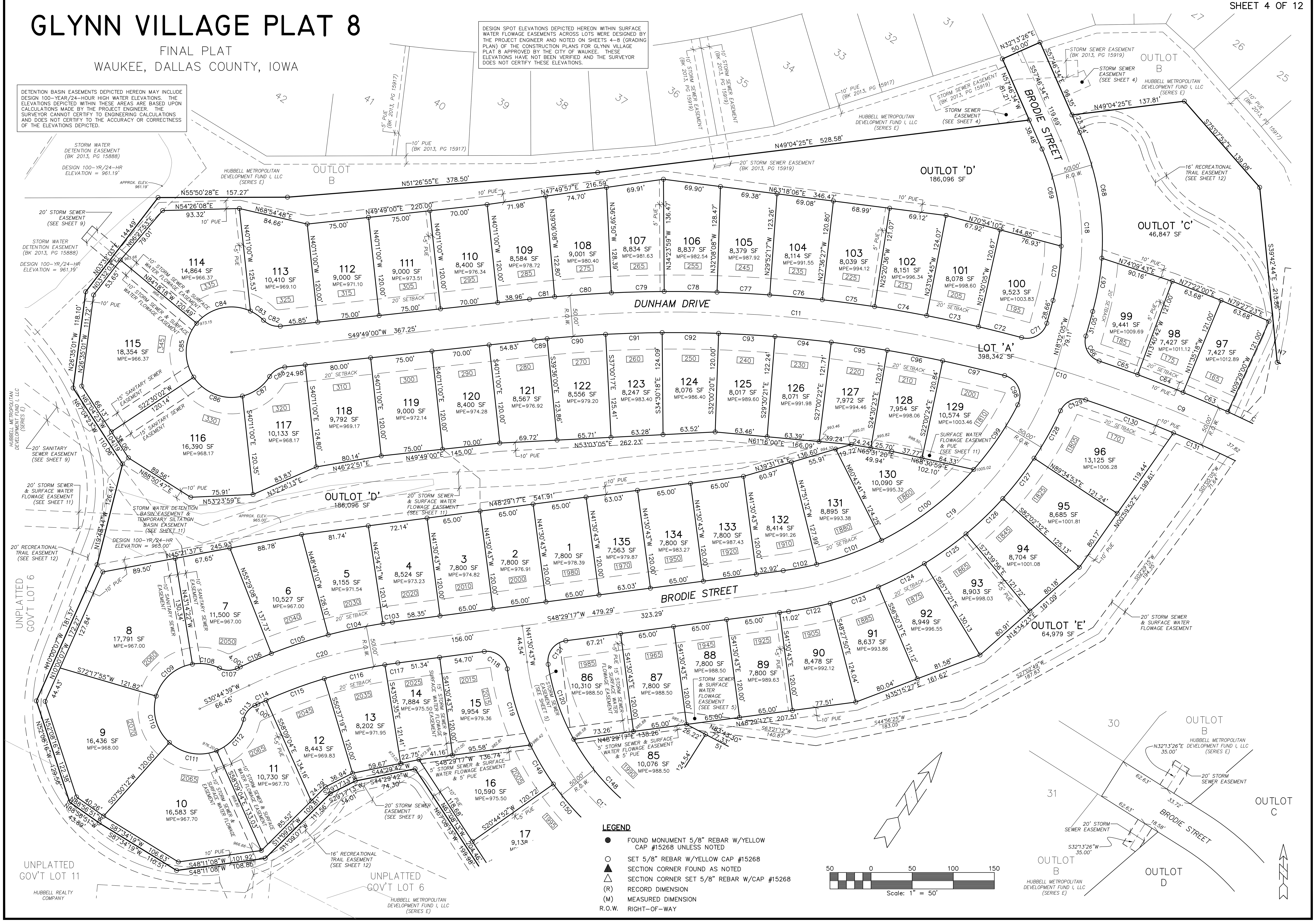

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FIELD BOOK:		SHEET 4 OF 12		FILE NO.:	13–028.00

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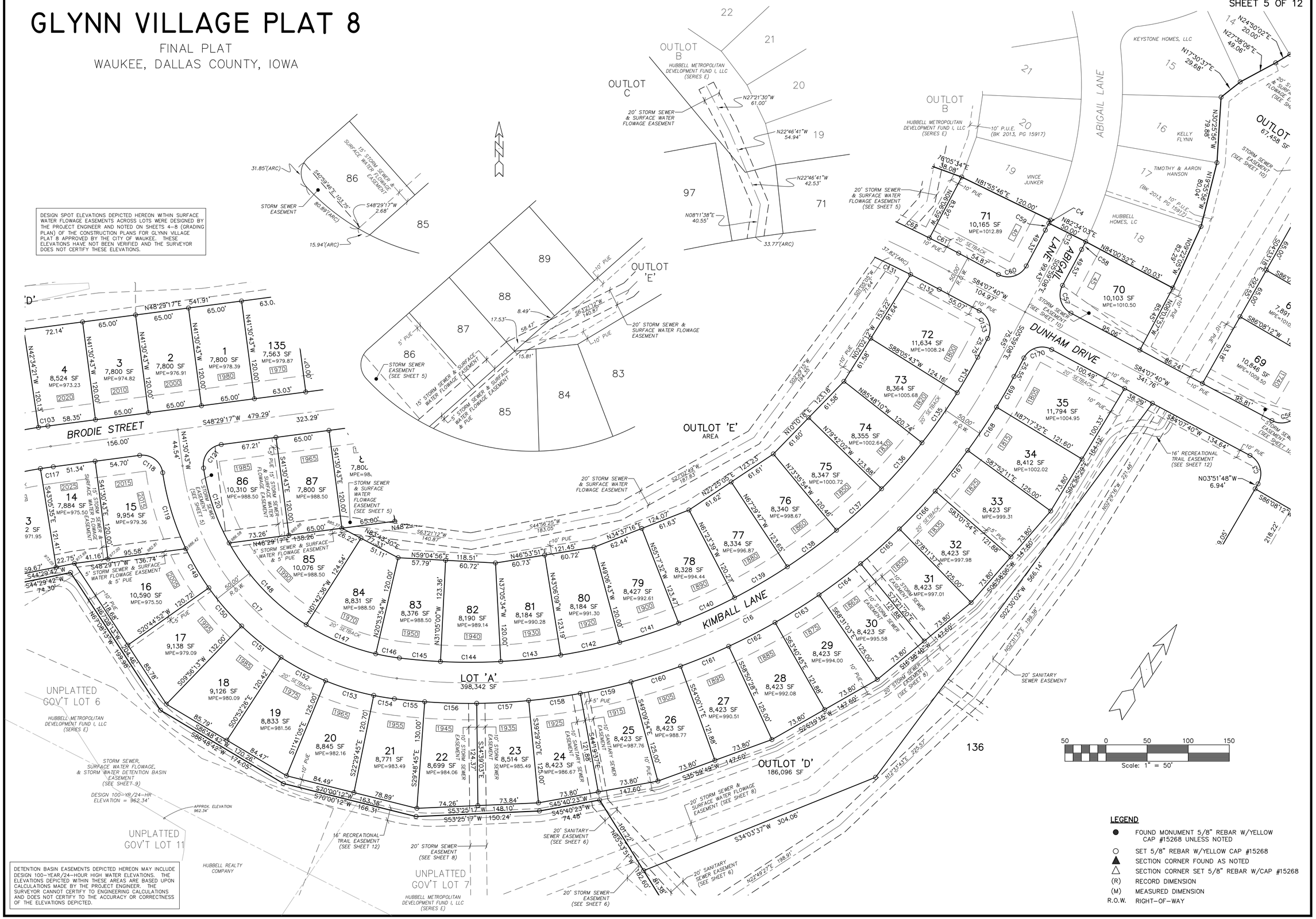

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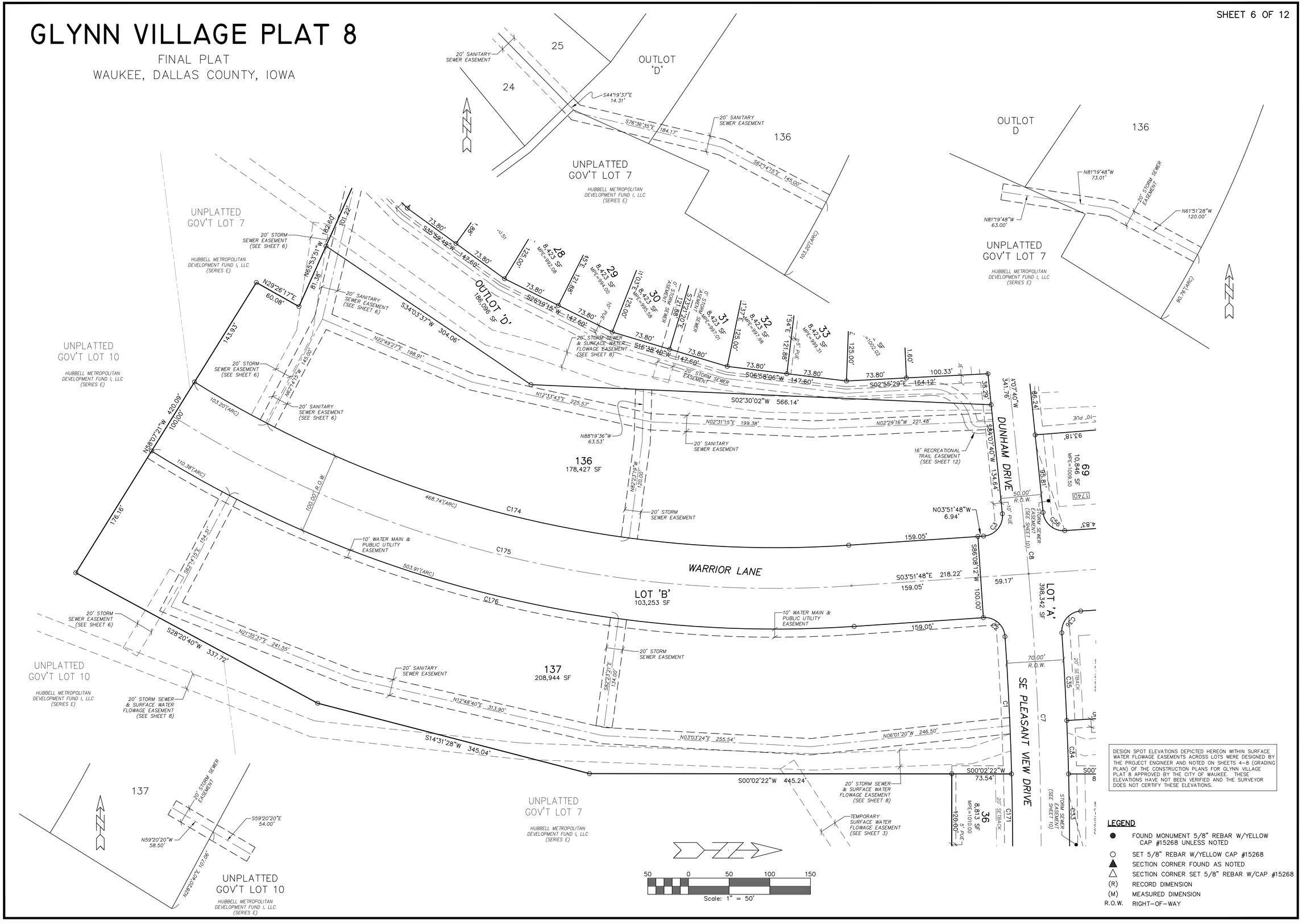
WAUKEE, DALLAS COUNTY, IOWA



DESIGN SPOT ELEVATIONS DEPICTED HEREON WITHIN SURFACE WATER FLOWAGE EASEMENTS ACROSS LOTS WERE DESIGNED BY THE PROJECT ENGINEER AND NOTED ON SHEETS 4–8 (GRADING PLAN) OF THE CONSTRUCTION PLANS FOR GLYNN VILLAGE PLAT 8 APPROVED BY THE CITY OF WAUKEE. THESE ELEVATIONS HAVE NOT BEEN VERIFIED AND THE SURVEYOR DOES NOT CERTIFY THESE ELEVATIONS.

LEGEND

- ● FOUND MONUMENT 5/8" REBAR W/YELLOW CAP #15268 UNLESS NOTED
- ○ SET 5/8" REBAR W/YELLOW CAP #15268
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET 5/8" REBAR W/CAP #15268
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- R.O.W. RIGHT-OF-WAY

GLYNN VILLAGE PLAT 8

LOCATION:	
SCALE:	1" = 50'
DWG:	13-028FP.DWG
FIELD BOOK:	
DESIGNED BY:	CB
CHECKED BY:	DFR
SHEET	6 OF 12
DRAWN BY:	DFR
DATE:	9/03/2014
FILE NO.:	13-028.00

NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
24410 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

13-028

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GLYNN VILLAGE PLAT 8

FINAL PLAT

WAUKEE, DALLAS COUNTY, IOWA

CURVE DATA (1–25)

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	4.18	375.00	0°38'17"	N7°45'05"W	4.18
C2	200.00	2475.00	4°37'48"	N60°25'29"W	199.95
C3	7.72	275.00	1°36'27"	S11°45'46"W	7.72
C4	169.04	3965.00	2°26'34"	S87°15'38"W	169.03
C5	39.23	25.00	89°54'09"	S41°05'17"W	35.33
C6	40.15	25.00	92°00'32"	N49°52'04"W	35.97
C7	354.17	4000.00	5°04'23"	S87°30'10"W	354.05
C8	58.54	4000.00	0°50'19"	S84°32'50"W	58.54
C9	314.21	1600.00	11°15'07"	S78°30'07"W	313.71
C10	0.51	1600.00	0°01'06"	S72°52'00"W	0.51
C11	643.43	1600.00	23°02'28"	S61°20'14"W	639.10
C12	136.21	232.00	33°38'23"	S5°51'39"E	134.26
C13	118.96	300.00	22°43'12"	N11°19'14"W	118.18
C14	375.00	601.27	35°44'05"	S14°01'23"W	368.95
C15	10.10	400.00	1°26'49"	N6°42'32"W	10.10
C16	873.13	725.00	69°00'07"	N28°30'56"E	821.31
C17	395.17	300.00	75°28'18"	S79°14'52"E	367.21
C18	205.47	300.00	39°14'28"	N38°09'20"W	201.47
C19	447.70	400.00	64°07'41"	N16°25'27"E	424.69
C20	185.81	600.00	17°44'38"	S39°36'58"W	185.07
C21	39.27	25.00	90°00'00"	S44°57'38"E	35.36
C22	35.41	325.00	6°14'31"	N3°04'53"W	35.39
C23	56.60	325.00	9°58'45"	N11°11'31"W	56.53
C24	36.87	325.00	6°29'57"	N19°25'52"W	36.85
C25	25.32	207.00	7°00'29"	S19°10'36"E	25.30

CURVE DATA (26–50)

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	96.22	207.00	26°37'54"	S2°21'25"E	95.35
C27	60.38	257.00	13°27'44"	S4°13'40"W	60.25
C28	60.01	257.00	13°22'42"	S9°11'32"E	59.87
C29	30.50	257.00	6°47'57"	S19°16'52"E	30.48
C30	34.89	275.00	7°16'11"	N19°02'45"W	34.87
C31	74.16	275.00	15°27'01"	N7°41'09"W	73.93
C32	39.19	25.00	89°49'11"	N44°56'58"E	35.30
C33	95.09	4035.00	1°21'01"	S89°11'03"W	95.09
C34	65.76	4035.00	0°56'02"	S88°02'32"W	65.76
C35	107.96	4035.00	1°31'59"	S86°48'31"W	107.96
C36	39.31	25.00	90°05'41"	S48°54'38"E	35.38
C37	7.28	551.27	0°45'22"	S3°27'59"E	7.28
C38	78.95	551.27	8°12'20"	S1°00'53"W	78.88
C39	78.92	551.27	8°12'10"	S9°13'08"W	78.85
C40	78.38	551.27	8°08'47"	S17°23'37"W	78.31
C41	84.24	551.27	8°45'21"	S25°50'41"W	84.16
C42	16.04	551.27	1°40'03"	S31°03'23"W	16.04
C43	39.27	25.00	90°00'00"	S76°53'25"W	35.36
C44	63.22	2475.00	1°27'49"	N58°50'30"W	63.22
C45	44.16	2475.00	1°01'20"	N62°13'43"W	44.16
C46	92.62	2475.00	2°08'39"	N60°38'43"W	92.62
C47	39.91	25.00	91°27'49"	N13°50'30"W	35.80
C48	10.07	651.27	0°53'09"	S31°26'50"W	10.07
C49	62.16	651.27	5°28'07"	S28°16'12"W	62.14
C50	64.55	651.27	5°40'45"	S22°41'46"W	64.53

CURVE DATA (51–75)

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C51	64.55	651.27	5°40'45"	S17°01'01"W	64.53
C52	62.16	651.27	5°28'07"	S11°26'34"W	62.14
C53	62.16	651.27	5°28'07"	S5°58'27"W	62.14
C54	62.16	651.27	5°28'07"	S0°30'20"W	62.14
C55	18.36	651.27	1°36'56"	S3°02'12"E	18.36
C56	38.39	25.00	87°59'28"	N40°07'56"E	34.73
C57	39.22	25.00	89°53'12"	S50°55'44"E	35.32
C58	10.73	425.00	1°26'49"	N6°42'32"W	10.73
C59	9.47	375.00	1°26'49"	N6°42'32"W	9.47
C60	39.32	25.00	90°06'48"	N39°04'16"E	35.39
C61	40.06	1625.00	1°24'45"	S83°25'18"W	40.06
C62	62.79	1625.00	2°12'50"	S81°36'30"W	62.79
C63	59.27	1625.00	2°05'24"	S79°27'23"W	59.27
C64	59.27	1625.00	2°05'24"	S77°22'00"W	59.27
C65	49.66	1625.00	1°45'03"	S75°26'46"W	49.65
C66	37.91	25.00	86°53'40"	S61°58'55"E	34.38
C67	65.80	325.00	11°36'00"	N24°20'05"W	65.69
C68	156.79	325.00	27°38'28"	N43°57'19"W	155.27
C69	121.32	275.00	25°16'35"	N45°08'16"W	120.34
C70	67.03	275.00	13°57'54"	N25°31'02"W	66.86
C71	39.11	25.00	89°37'54"	N26°16'52"E	35.24
C72	53.98	1625.00	1°54'12"	S70°08'42"W	53.98
C73	64.45	1625.00	2°16'21"	S68°03'26"W	64.45
C74	64.21	1625.00	2°15'51"	S65°47'20"W	64.21
C75	64.21	1625.00	2°15'51"	S63°31'29"W	64.21

CURVE DATA (76–100)

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C76	64.21	1625.00	2°15'51"	S61°15'38"W	64.21
C77	64.21	1625.00	2°15'51"	S58°59'47"W	64.21
C78	64.21	1625.00	2°15'51"	S56°43'56"W	64.21
C79	64.21	1625.00	2°15'51"	S54°28'06"W	64.21
C80	69.15	1625.00	2°26'18"	S52°07'01"W	69.15
C81	30.67	1625.00	1°04'53"	S50°21'26"W	30.67
C82	22.39	25.00	51°19'04"	N75°28'32"E	21.65
C83	19.54	55.00	20°21'19"	N89°02'36"W	19.44
C84	72.08	55.00	75°05'02"	S43°14'14"W	67.03
C85	70.26	55.00	73°11'40"	S30°54'08"E	65.58
C86	67.62	55.00	70°26'41"	N77°16'42"E	63.44
C87	41.81	55.00	43°33'26"	N20°16'38"E	40.81
C88	22.39	25.00	51°19'04"	S24°09'28"W	21.65
C89	16.04	1575.00	0°35'01"	S50°06'30"W	16.04
C90	71.34	1575.00	2°35'43"	S51°41'52"W	71.33
C91	68.71	1575.00	2°29'59"	S54°14'42"W	68.71
C92	68.71	1575.00	2°29'59"	S56°44'41"W	68.71
C93	68.71	1575.00	2°29'59"	S59°14'40"W	68.71
C94	68.71	1575.00	2°29'59"	S61°44'39"W	68.71
C95	68.71	1575.00	2°29'59"	S64°14'38"W	68.71
C96	68.71	1575.00	2°29'59"	S66°44'36"W	68.71
C97	77.51	1575.00	2°49'11"	S69°24'11"W	77.50
C98	44.58	25.00	102°09'38"	N58°06'24"W	38.90
C99	95.44	375.00	14°34'57"	N0°15'53"E	95.18
C100	142.13	375.00	21°42'57"	N18°24'51"E	141.28

CURVE DATA (101–125)

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C101	84.23	375.00	12°52'09"	N35°42'24"E	84.05
C102	41.54	375.00	6°20'49"	N45°18'53"E	41.52
C103	11.57	625.00	1°03'39"	S47°57'28"W	11.57
C104	68.14	625.00	6°14'49"	S44°18'14"W	68.11
C105	72.72	625.00	6°39'58"	S37°50'51"W	72.67
C106	41.13	625.00	3°46'13"	S32°37'46"W	41.12
C107	22.39	25.00	51°19'04"	N56°24'11"E	21.65
C108	33.89	55.00	35°18'05"	S64°24'41"W	33.35
C109	61.88	55.00	64°27'43"	S14°31'47"W	58.67
C110	61.88	55.00	64°27'43"	S49°55'56"E	58.67
C111	61.35	55.00	63°54'24"	N65°53'00"E	58.22
C112	52.32	55.00	54°30'13"	N6°40'42"E	50.37
C113	22.39	25.00	51°19'04"	S5°05'07"W	21.65
C114	11.09	575.00	1°06'16"	S31°17'48"W	11.08
C115	75.56	575.00	7°31'45"	S35°36'48"W	75.51
C116	75.56	575.00	7°31'45"	S43°08'33"W	75.51
C117	15.87	575.00	1°34'52"	S47°41'51"W	15.87
C118	38.88	25.00	89°06'21"	N86°57'32"W	35.08
C119	97.06	325.00	17°06'42"	S50°57'43"E	96.70
C120	96.83	275.00	20°10'31"	S52°51'05"E	96.33
C121	39.82	25.00	91°15'07"	S2°51'44"W	35.74
C122	51.60	425.00	6°57'25"	N45°00'35"E	51.57
C123	62.13	425.00	8°22'35"	N37°20'35"E	62.08
C124	62.63	425.00	8°26'38"	N28°55'58"E	62.58
C125	62.13	425.00	8°22'35"	N20°31'21"E	62.08

CURVE DATA (126–150)

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C126	62.13	425.00	8°22'35"	N12°08'46"E	62.08
C127	62.13	425.00	8°22'35"	N3°46'11"E	62.08
C128	66.10	425.00	8°54'40"	N4°52'27"W	66.03
C129	36.60	25.00	83°53'11"	S32°36'48"W	33.42
C130	114.03	1575.00	4°08'53"	S76°37'51"W	114.00
C131	109.78	1575.00	3°59'37"	S80°42'06"W	109.76
C132	39.29	1575.00	1°25'46"	S83°24'47"W	39.29
C133	39.22	25.00	89°53'12"	N50°55'44"W	35.32
C134	49.86	700.00	4°04'51"	N3°56'42"W	49.85
C135	74.55	700.00	6°06'08"	N1°08'47"E	74.52
C136	74.55	700.00	6°06'08"	N7°14'54"E	74.52
C137	74.55	700.00	6°06'08"	N13°21'02"E	74.52
C138	74.55	700.00	6°06'08"	N19°27'09"E	74.52
C139	74.55	700.00	6°06'08"	N25°33'17"E	74.52
C140	74.55	700.00	6°06'08"	N31°39'25"E	74.52
C141	75.50	700.00	6°10'48"	N37°47'53"E	75.47
C142	73.42	700.00	6°00'34"	N43°53'34"E	73.39
C143	73.42	700.00	6°00'34"	N49°54'08"E	73.39
C144	73.42	700.00	6°00'34"	N55°54'43"E	73.39
C145	50.09	700.00	4°05'59"	N60°58'00"E	50.08
C146	29.21	275.00	6°05'07"	N66°03'33"E	29.19
C147	92.10	275.00	19°11'17"	N78°41'45"E	91.67
C148	138.09	275.00	28°46'16"	S77°19'28"E	136.65
C149	55.22	325.00	9°44'04"	S64°23'06"E	55.15
C150	61.32	325.00	10°48'39"	S74°39'27"E	61.23

CURVE DATA (151–175)

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C151	61.32	325.00	10°48'39"	S85°28'07"E	61.23
C152	61.32	325.00	10°48'39"	N83°43'14"E	61.23
C153	61.32	325.00	10°48'39"	N72°54'35"E	61.23
C154	25.46	325.00	4°29'16"	N65°15'37"E	25.45
C155	37.03	750.00	2°49'45"	N61°36'07"E	37.03
C156	63.33	750.00	4°50'17"	N57°46'06"E	63.31
C157	63.33	750.00	4°50'17"	N52°55'49"E	63.31
C158	63.33	750.00	4°50'17"	N48°05'32"E	63.31
C159	63.33	750.00	4°50'17"	N43°15'15"E	63.31
C160	63.33	750.00	4°50'17"	N38°24'57"E	63.31
C161	63.33	750.00	4°50'17"	N33°34'40"E	63.31
C162	63.33	750.00	4°50'17"	N28°44'23"E	63.31
C163	63.33	750.00	4°50'17"	N23°54'06"E	63.31
C164	63.33	750.00	4°50'17"	N19°03'49"E	63.31
C165	63.33	750.00	4°50'17"	N14°13'32"E	63.31
C166	63.33	750.00	4°50'17"	N9°23'15"E	63.31
C167	63.33	750.00	4°50'17"	N4°32'58"E	63.31
C168	63.33	750.00	4°50'17"	N0°17'20"W	63.31
C169	42.90	750.00	3°16'40"	N4°20'48"W	42.90
C170	39.32	25.00	90°06'48"	S39°04'16"W	35.39
C171	94.93	3965.00	1°22'19"	S89°10'04"W	94.93
C172	39.35	25.00	90°11'08"	N45°03'12"W	35.41
C173	39.27	25.00	90°00'00"	S45°02'22"W	35.36
C174	842.29	1350.00	35°44'53"	N14°00'39"E	828.70
C175	873.48	1400.00	35°44'51"	N14°00'38"E	859.38

CURVE DATA (176)

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C176	904.67	1450.00	35°44'51"	N14°00'38"E	890.07

GLYNN VILLAGE PLAT 8

FOR:

NO.	REVISION	DATE	BY

LOCATION:

SCALE: 1" = 50'

DWG: 13-028FP.DWG

FIELD BOOK:

DESIGNED BY: CB

CHECKED BY: DFR

SHEET 7 OF 12

DRAWN BY: DFR

DATE: 9/03/2014

FILE NO.: 13-028.00

ERG
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DES MOINES, IOWA 50312
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13-028

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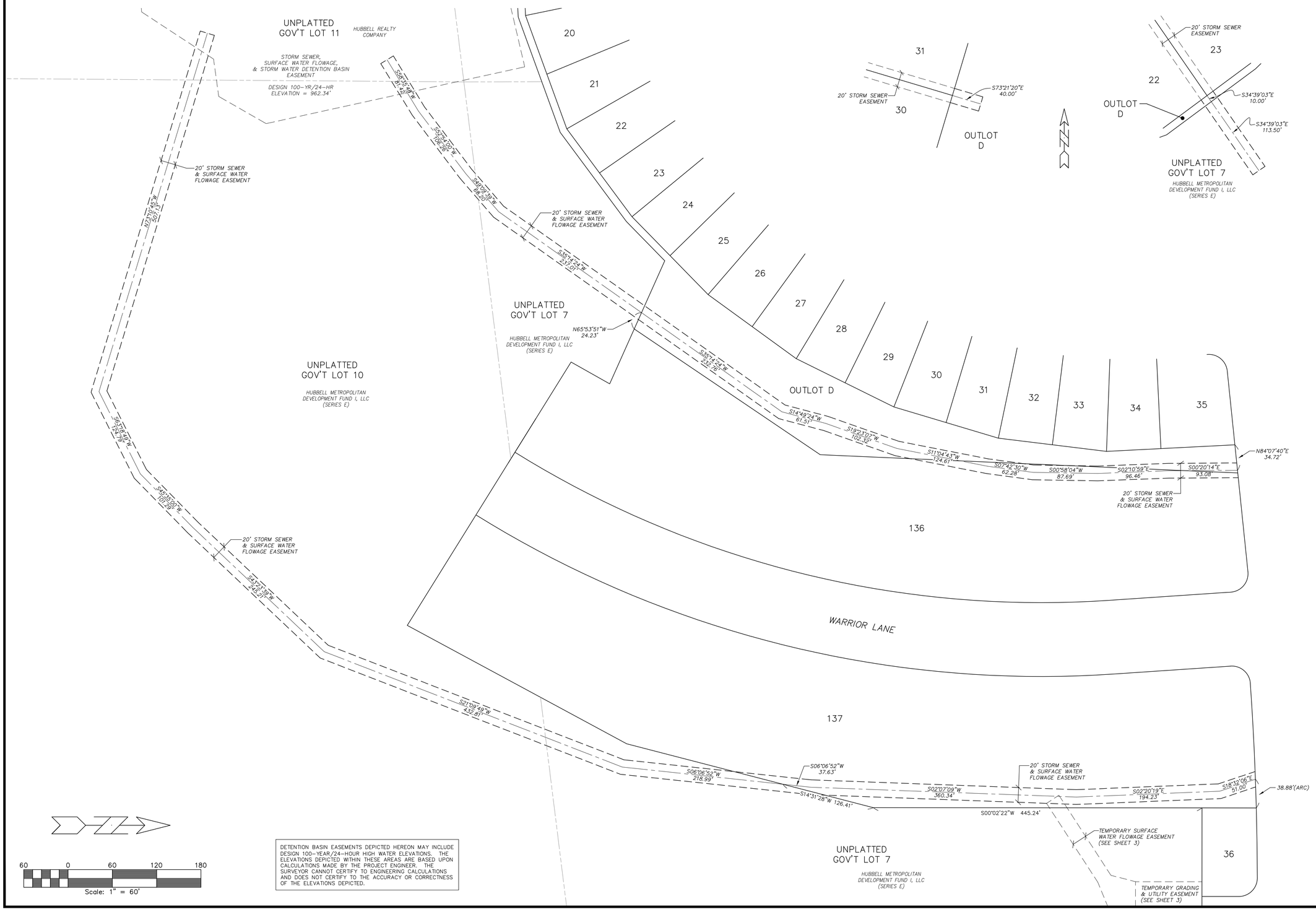
GLYNN VILLAGE PLAT 8

FINAL PLAT
WAUKEE, DALLAS COUNTY, IOWA



DETENTION BASIN EASEMENTS DEPICTED HEREON MAY INCLUDE DESIGN 100-YEAR/24-HOUR HIGH WATER ELEVATIONS. THE ELEVATIONS DEPICTED WITHIN THESE AREAS ARE BASED UPON 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 DEPICTED.

GLYNN VILLAGE PLAT 8

LOCATION:	SCALE: 1" = 60'	DESIGNED BY: CB	DRAWN BY: DFR
	DWG: 13-028FP.DWG	CHECKED BY: DFR	DATE: 9/03/2014
	FIELD BOOK:	SHEET 8 OF 12	FILE NO.: 13-028.00

NO.	REVISION	DATE	BY	FOR:

ERG
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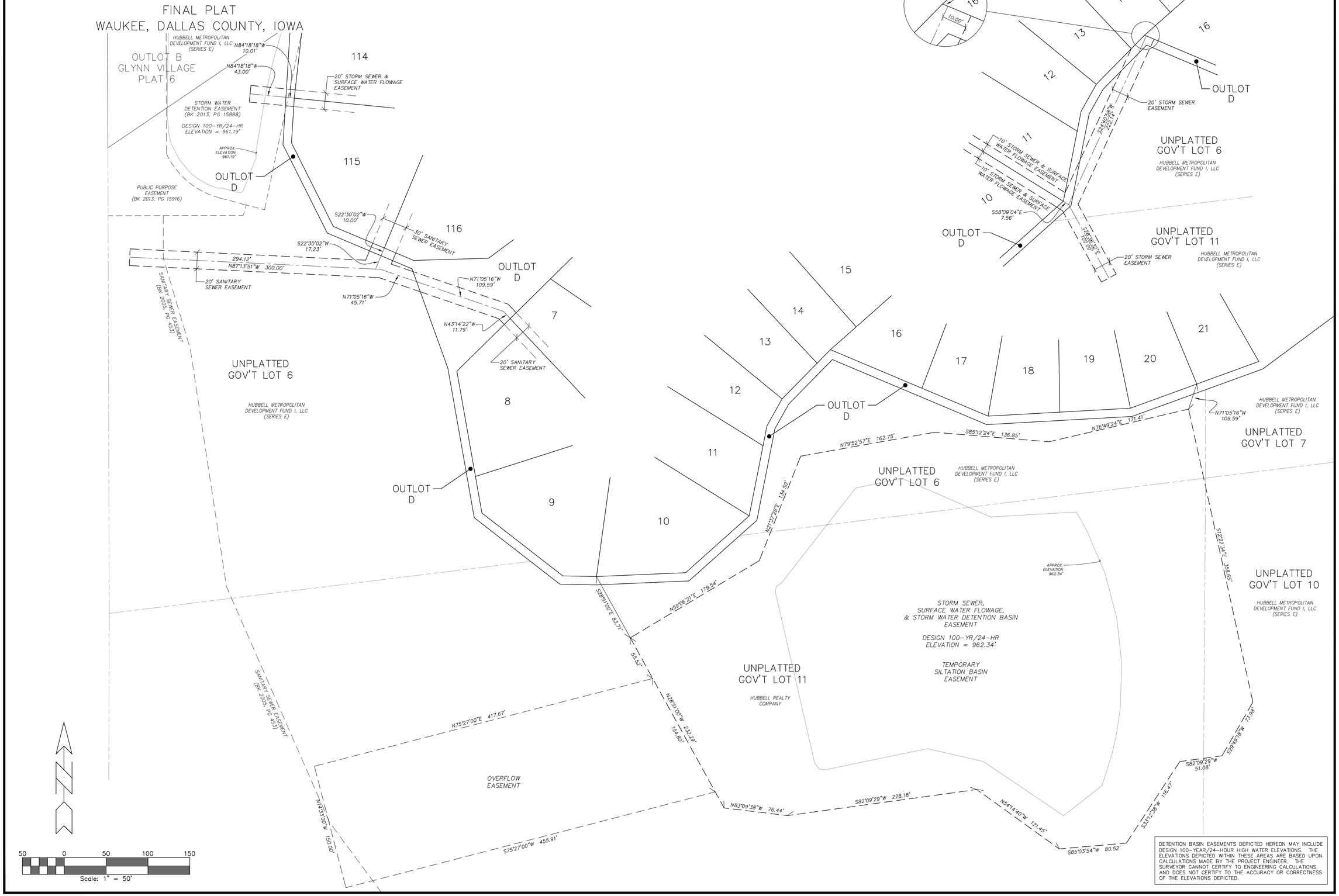
GLYNN VILLAGE PLAT 8

FINAL PLAT
WAUKEE, DALLAS COUNTY, IOWA



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GLYNN VILLAGE PLAT 8

SCALE:	1" = 50'	DESIGNED BY:	CB
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GLYNN VILLAGE PLAT 8

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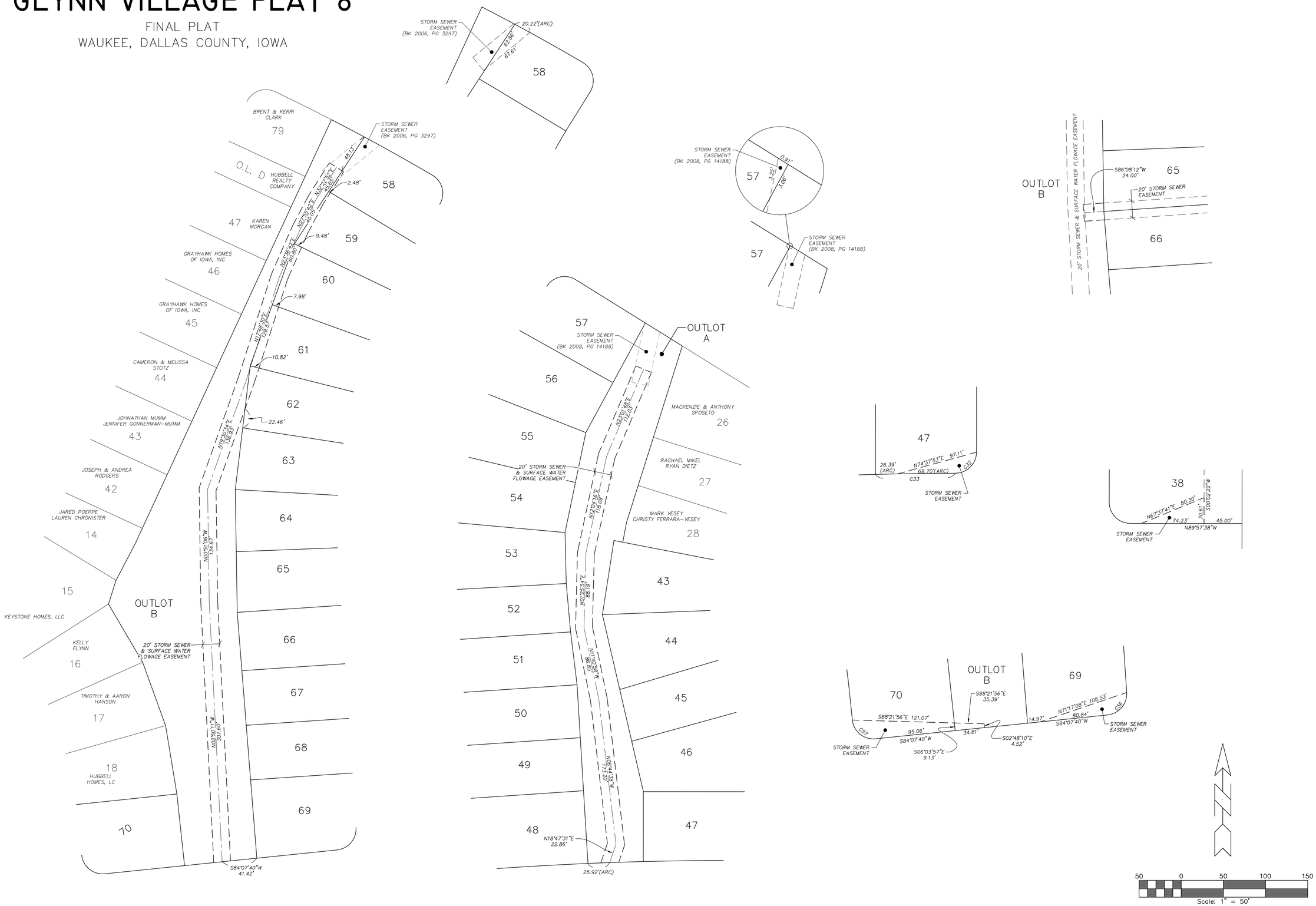

LOCATION:	
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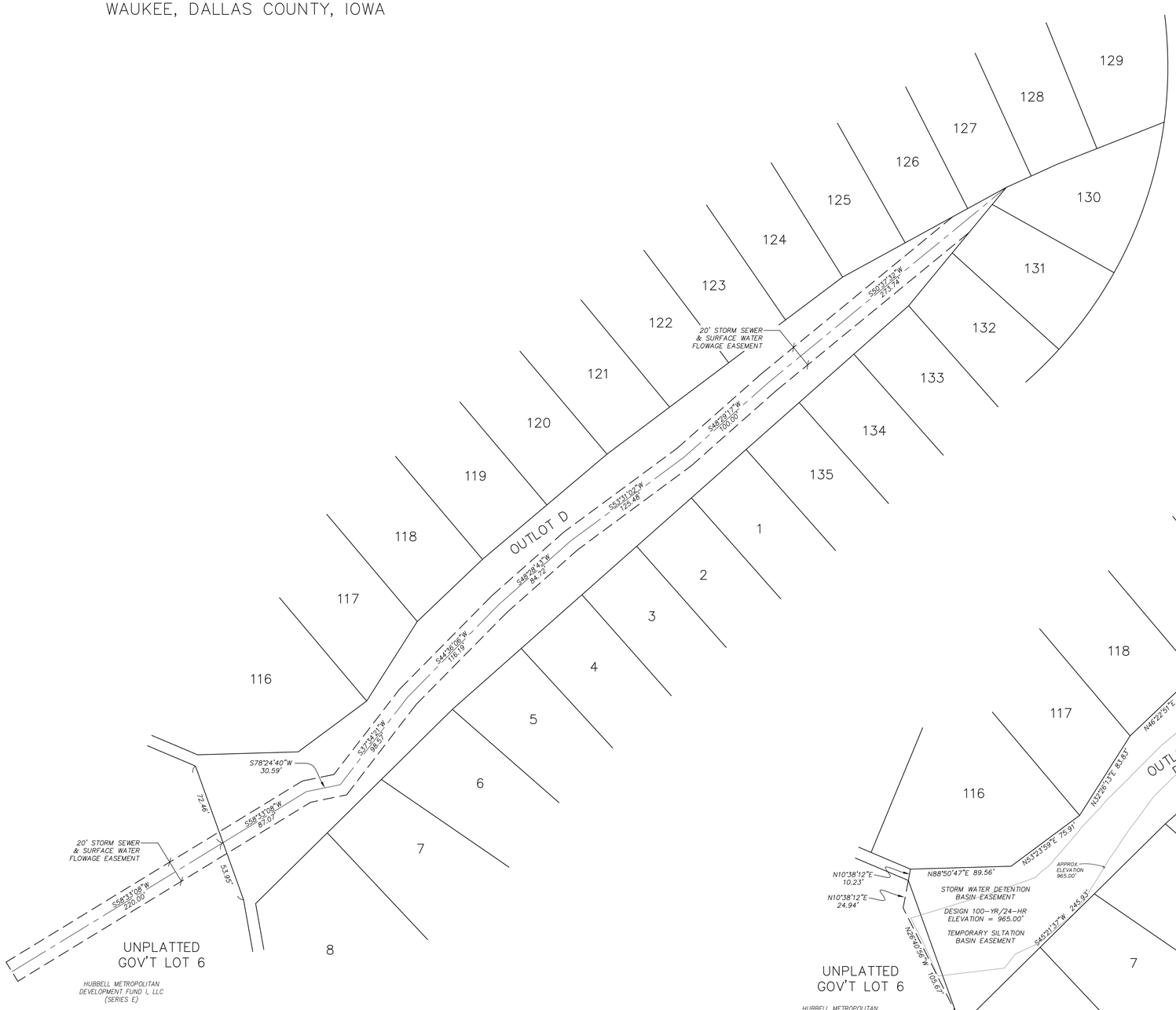
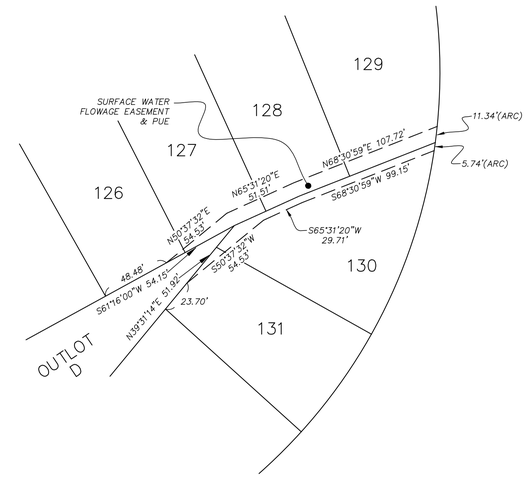
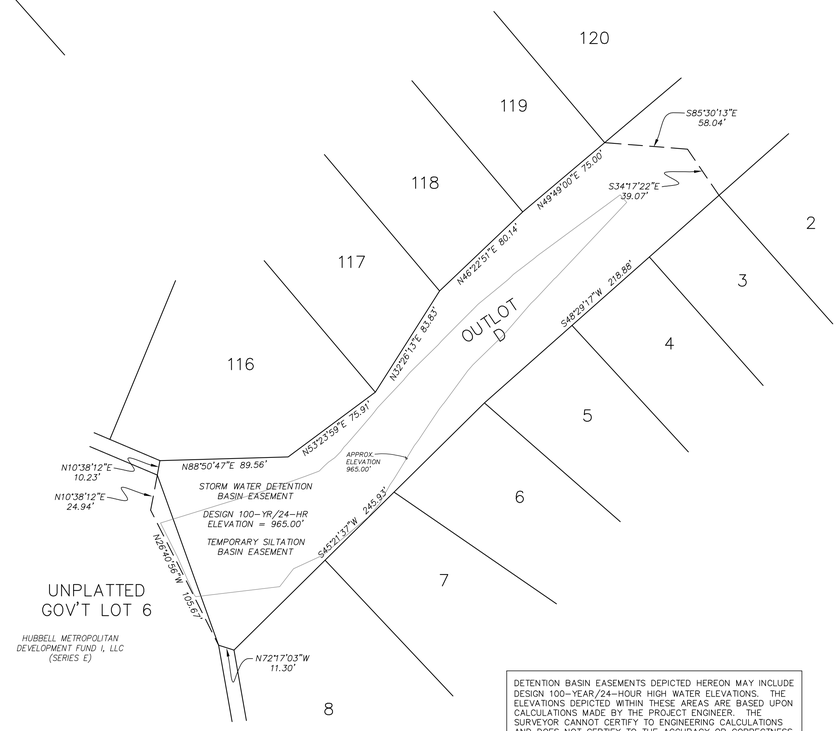
GLYNN VILLAGE PLAT 8

FINAL PLAT

WAUKEE, DALLAS COUNTY, IOWA







DETENTION BASIN EASEMENTS DEPICTED HEREON MAY INCLUDE DESIGN 100-YEAR/24-HOUR HIGH WATER ELEVATIONS. THE ELEVATIONS DEPICTED WITHIN THESE AREAS ARE BASED UPON 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 DEPICTED.

50 0 50 100 150

Scale: 1" = 50'

GLYNN VILLAGE PLAT 8

LOCATION:	SCALE: 1" = 50'	DESIGNED BY: CB	DRAWN BY: DFR
	DWG: 13-028FP.DWG	CHECKED BY: DFR	DATE: 9/03/2014
	FIELD BOOK:	SHEET 11 OF 12	FILE NO.: 13-028.00

NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
24413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

13-028

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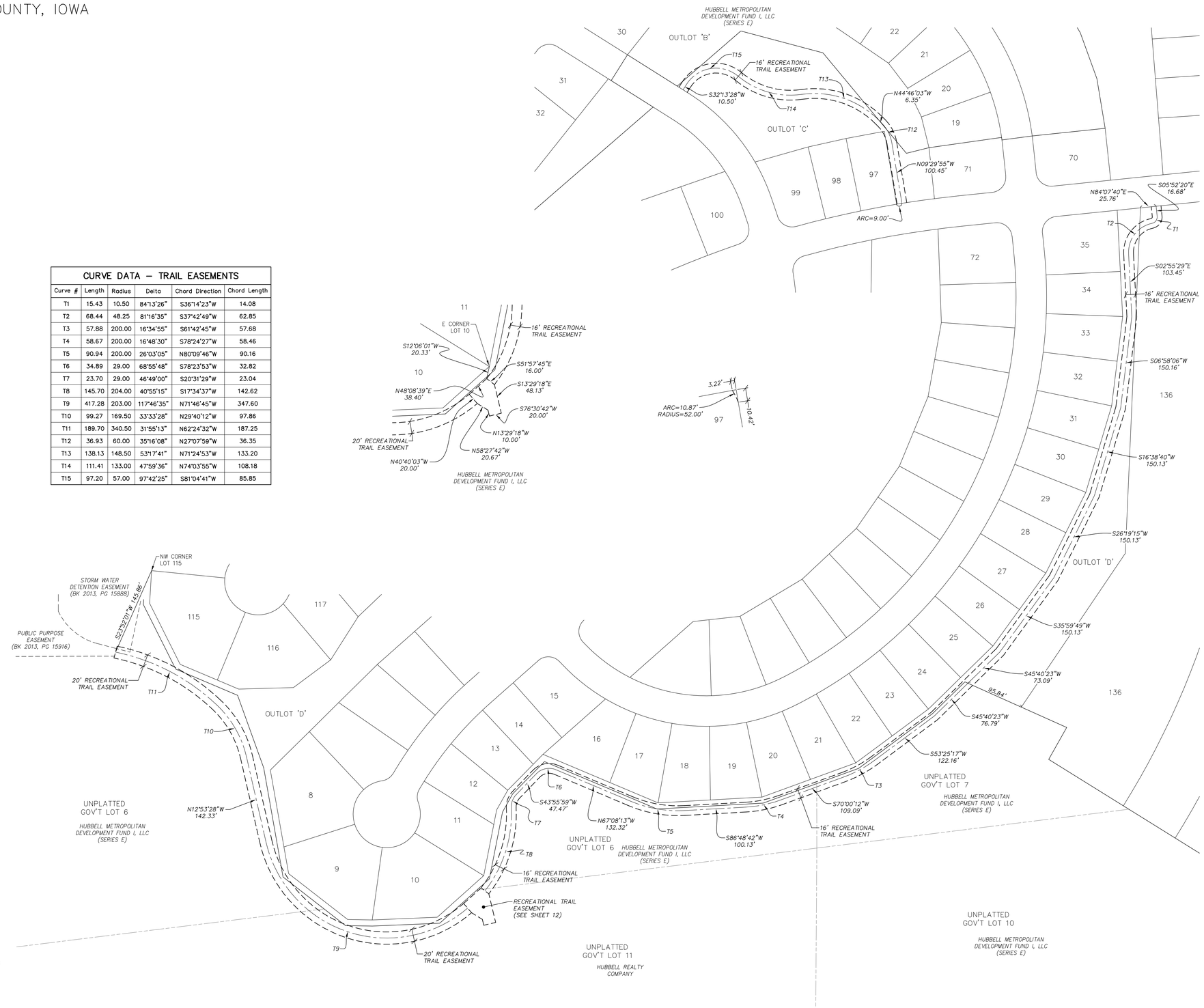
GLYNN VILLAGE PLAT 8

FINAL PLAT

WAUKEE, DALLAS COUNTY, IOWA

CURVE DATA – TRAIL EASEMENTS					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
T1	15.43	10.50	84°13'26"	S36°14'23"W	14.08
T2	68.44	48.25	81°16'35"	S37°42'49"W	62.85
T3	57.88	200.00	16°34'55"	S61°42'45"W	57.68
T4	58.67	200.00	16°48'30"	S78°24'27"W	58.46
T5	90.94	200.00	26°03'05"	N80°09'46"W	90.16
T6	34.89	29.00	68°55'48"	S78°23'53"W	32.82
T7	23.70	29.00	46°49'00"	S20°31'29"W	23.04
T8	145.70	204.00	40°55'15"	S17°34'37"W	142.62
T9	417.28	203.00	117°46'35"	N71°46'45"W	347.60
T10	99.27	169.50	33°33'28"	N29°40'12"W	97.86
T11	189.70	340.50	31°55'13"	N62°24'32"W	187.25
T12	36.93	60.00	35°16'08"	N27°07'59"W	36.35
T13	138.13	148.50	53°17'41"	N71°24'53"W	133.20
T14	111.41	133.00	47°59'36"	N74°03'55"W	108.18
T15	97.20	57.00	97°42'25"	S81°04'41"W	85.85



GLYNN VILLAGE PLAT 8

SCALE:	1" = 80'
DWG:	13-028FP.DWG
FIELD BOOK:	
DESIGNED BY:	CB
CHECKED BY:	DFR
SHEET	12 OF 12
DRAWN BY:	DFR
DATE:	9/03/2014
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LOCATION:

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