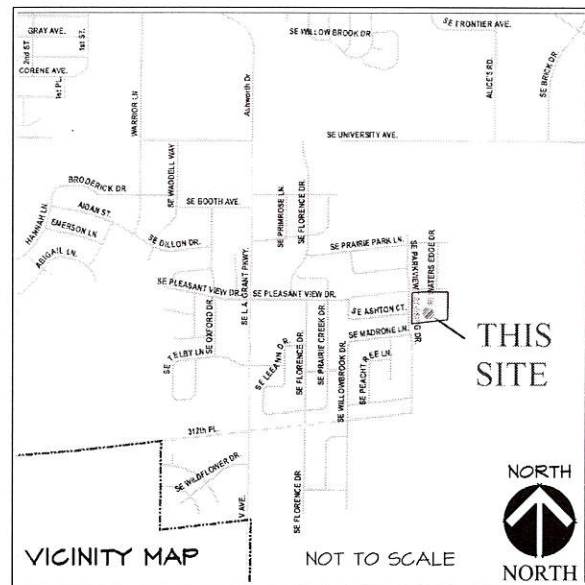


FINAL PLAT
PARKVIEW CROSSING
PLAT II

JERRY'S HOMES, INC. - 10430 NEW YORK AVENUE, SUITE C, - URBANDALE, IOWA 50322

FINAL PLAT
APPROVED BY city council
DATE 08/03/2015
SIGNED Jeffrey A. Gaddis

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	2.87'	N25°51'12"E
L2	20.10'	N25°51'12"E
L3	22.97'	S25°51'12"W
L4	22.97'	N25°51'12"E
L5	6.19'	N25°51'12"E

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	25°30'12"	400.00'	178.05'	90.52'	176.58'	S13°06'03"W

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	83°16'04"	25.00'	36.33'	22.22'	33.22'	S41°57'32"W
C2	3°34'50"	265.00'	16.56'	8.28'	16.56'	S85°22'59"W
C3	96°20'26"	25.00'	42.04'	21.93'	37.26'	S42°14'47"E
C4	19°55'46"	375.00'	130.44'	65.88'	124.78'	S15°53'19"W
C5	48°27'32"	38.00'	32.14'	17.10'	31.14'	S50°04'57"W
C6	44°23'54"	57.00'	49.14'	26.22'	47.64'	S49°36'44"W
C7	48°12'08"	57.00'	47.95'	25.50'	46.55'	S00°48'40"W
C8	48°02'04"	57.00'	47.71'	25.40'	46.40'	S47°18'25"E
C9	48°04'16"	57.00'	47.82'	25.42'	46.43'	N84°38'24"E
C10	48°12'50"	57.00'	47.97'	25.51'	46.56'	N36°24'51"E
C11	34°54'46"	57.00'	34.82'	17.97'	34.28'	N05°06'21"W
C12	48°27'32"	38.00'	32.14'	17.10'	31.14'	N01°37'26"E
C13	2°53'23"	425.00'	21.44'	10.72'	21.43'	N24°24'30"E
C14	9°15'50"	425.00'	68.72'	34.43'	68.64'	N18°19'53"E
C15	9°11'19"	425.00'	68.16'	34.15'	68.04'	N09°06'18"E
C16	85°04'21"	25.00'	37.12'	22.94'	33.80'	N47°02'49"E
C17	3°34'50"	265.00'	16.56'	8.28'	16.56'	S85°22'59"W
C18	2°24'35"	265.00'	11.14'	5.57'	11.14'	S88°22'42"W
C19	27°55'04"	57.00'	275.44'	50.50'	75.60'	S64°08'48"E
C20	21°20'33"	425.00'	158.31'	80.08'	157.40'	N15°10'55"E
C21	14°10'53"	57.00'	14.11'	7.04'	14.07'	S67°13'17"W
C22	15°48'01"	57.00'	15.72'	7.91'	15.67'	N31°11'24"W
C23	24°37'31"	57.00'	24.50'	12.44'	24.31'	N10°58'38"W
C24	2°53'23"	425.00'	21.44'	10.72'	21.43'	N24°24'30"E
C25	0°43'51"	425.00'	5.43'	2.72'	5.43'	N22°35'50"E
C26	9°25'34"	375.00'	61.70'	30.92'	61.63'	N21°08'22"E

ZONING
PD-1/R-2
PLANNED DEVELOPMENT AGREEMENT (BOOK 2013, PAGE 21146)

FUD BULK REGULATIONS
AREA - 8,000 SF, SINGLE-FAMILY
WIDTH - 65' SINGLE-FAMILY
FRONT YARD SETBACK (LOTS 1-11) - 30'
FRONT YARD HOUSE SETBACK (H.S.L.) (LOTS 12-17) - 20'
FRONT YARD GARAGE SETBACK (G.S.L.) (LOTS 12-17) - 25'
SIDE YARD SETBACK - 7' MIN. / 15' MAX TOTAL
REAR YARD SETBACK - 30'

BENCHMARK
CITY OF MAUKEE 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

- NOTES
1. OUTLOT 'X' IS TO BE DEDICATED TO THE CITY OF MAUKEE.
 2. PARKLAND DEDICATION REQUIREMENTS WERE SATISFIED WITH PARKVIEW CROSSING PLAT I.
 3. LOT 'A' IS TO BE DEDICATED TO THE CITY OF MAUKEE AS STREET RIGHT-OF-WAY.
 4. WATER SUPPLY TO BE PROVIDED BY THE CITY OF MAUKEE, IOWA. SANITARY SUPPLY TO BE PROVIDED BY THE CITY OF MAUKEE, IOWA.
 5. ALL OVERLAND FLOWAGE EASEMENTS SHALL BE STAKED PRIOR TO LOT DEVELOPMENT TO VERIFY PROPER GRADE CHANGE ACROSS EACH LOT THROUGHOUT THE EASEMENT AREA.
 6. FIVE FOOT WIDE PUBLIC SIDEWALKS ALONG PUBLIC STREETS SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. 10 FOOT WIDE TRAIL SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT ON THE EAST SIDE OF LOTS 1-6 AND ON THE NORTH SIDE OF LOTS 6-10.
 7. 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.
 8. 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. ALL PLATS WERE RECORDED AT THE DALLAS COUNTY RECORDER'S OFFICE.
 9. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1/10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1/5000 FOR INDIVIDUAL LOTS.
 10. ALL EASEMENTS ARE PROPOSED UNLESS LABELED AS EXISTING.
 11. THE ADJACENT REGIONAL STORMWATER DETENTION BASIN WILL BE OWNED AND MAINTAINED BY THE CITY OF MAUKEE.

PROPERTY OWNER:
JERRY'S HOMES, INC.
10430 NEW YORK AVE SUITE C
URBANDALE, IOWA 50322
CONTACT: CHIP GLASSON

PREPARED FOR:
JERRY'S HOMES, INC.
10430 NEW YORK AVE SUITE C
URBANDALE, IOWA 50322
CONTACT: CHIP GLASSON

LEGAL DESCRIPTION
LOT III, PARKVIEW CROSSING PLAT 6, AN OFFICIAL PLAT RECORDED IN BOOK 2005, PAGE 166 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF MAUKEE, DALLAS COUNTY, IOWA. THIS PARCEL CONTAINS 5.31 ACRES.

LEGEND

- PLAT BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EASEMENT LINES
- BUILDING SETBACK LINE
- 100 YEAR ELEVATION
- FOUND PROPERTY CORNER (1/2" I.R. W/BLUE CAP #1056)
- SET PROPERTY CORNER (1/2" I.R. W/BLUE CAP #1056) (UNLESS OTHERWISE NOTED)
- M. MEASURED BEARING AND DISTANCE
- P. PREVIOUSLY RECORDED BEARING AND DISTANCE
- I.R. IRON ROD
- M.P.E. MINIMUM PROTECTION ELEVATION
- M.O.E. MINIMUM OPENING ELEVATION
- B.S.L. BUILDING SETBACK LINE
- H.S.L. HOUSE SETBACK LINE
- G.S.L. GARAGE SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- BK. XX, PG. XXX COUNTY RECORDER'S INDEX BOOK & PAGE
- XXX ADDRESS
- STREET SIGN LOCATION
- DESIGN FINISH GRADE

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

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE 8-05-2015
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 & 2

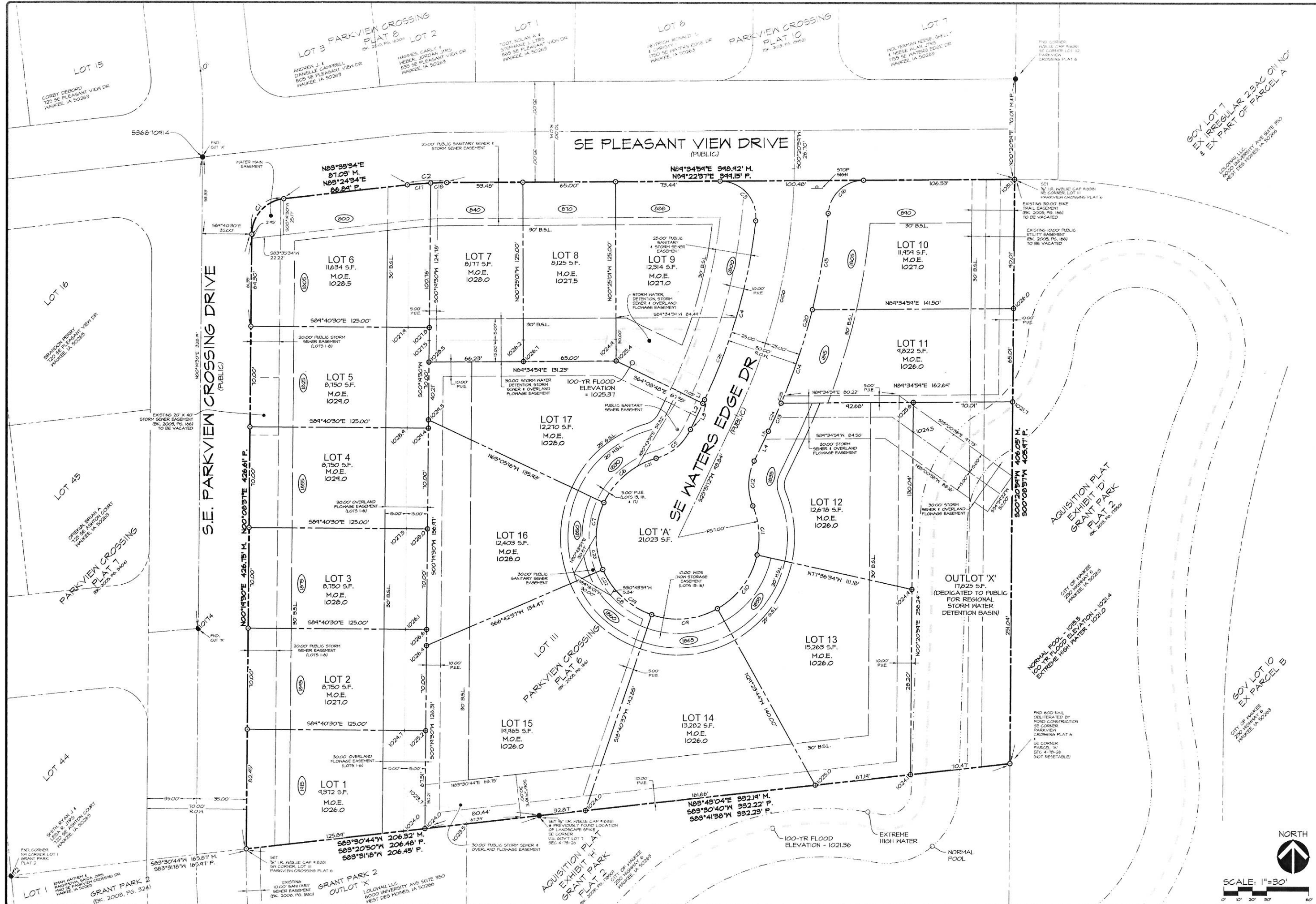
*** THIS CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***

PARKVIEW CROSSING PLAT II

MAUKEE, IA

FINAL PLAT

SHEET
OF 2
E-6853



DATE: 06/04/2015

REVISIONS

COMMENTS

1 06-10-2015

2 06-11-2015

3 06-26-2015

4

5

6

DATE OF SURVEY: 06-26-2015

DESIGNED BY: MHH

DRAWN BY: CM

PARKVIEW CROSSING PLAT II

MAUNALOA, HI

FINAL PLAT

2

BOOK 2015 Page 13027

21 of 21

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322

515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com

CEC

E-0593