

FINAL PLAT
GLYNN VILLAGE PLAT 3
SHEET 1 OF 3

SHEET INDEX

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PCRF

Rec Amt \$122.00

D-224

BKRF

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Carol "Cindy" Hol. Recorder

Dallas County IOWA

AUD

LEGAL DESCRIPTION

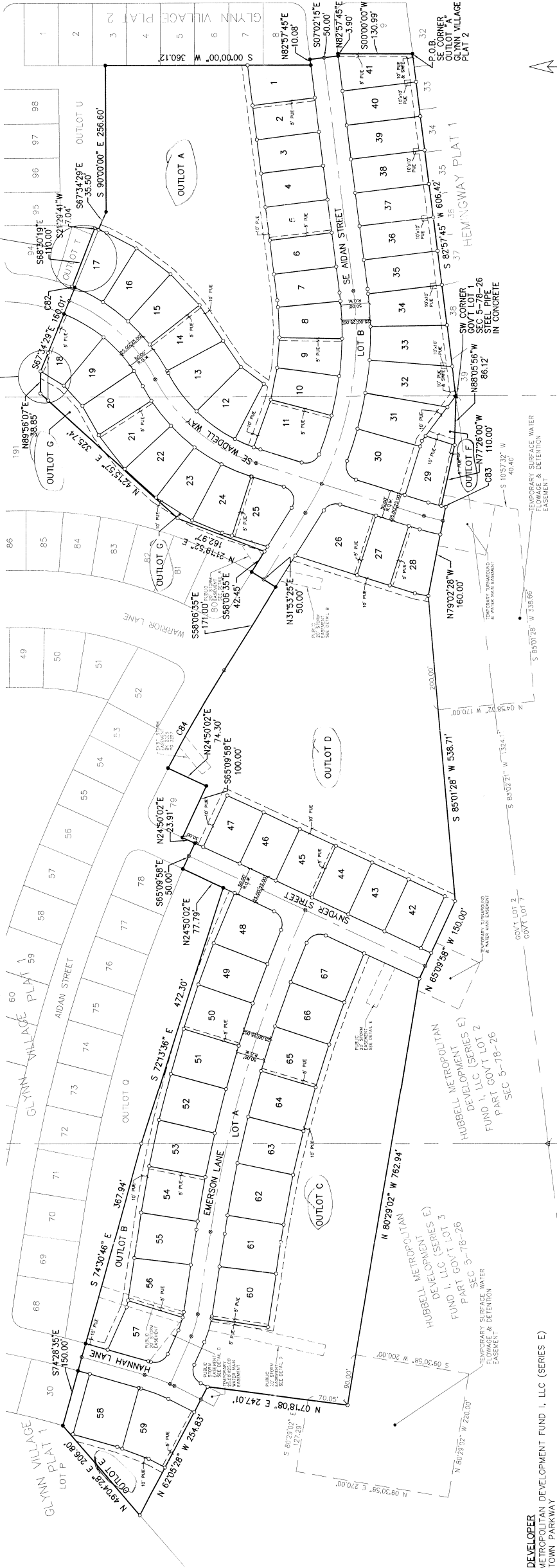
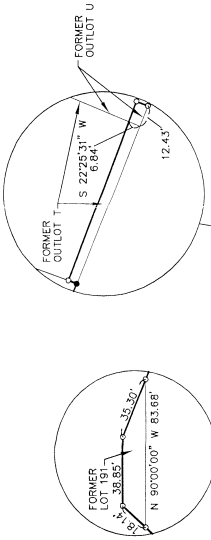
Part of Lot 191 and part of Outlots "T" and "U" in Glynn Village Plat 1, an Official Plat, all of Outlot "A", in Glynn Village Plat 2, an Official Plat, and part of Government Lots 1, 2, and 3 in Section 5, Township 78 North, Range 26 West of the 5th P.M., all now included in and forming a part of the City of Waukee, Dallas County, Iowa, being more particularly described as follows:

Beginning at the Southeast corner of Outlot "A" in said Glynn Village Plat 2 on the South line of said Government Lot 1; thence South 82°57'45" West, 606.42 feet along the South line of Outlot "A" and said Government Lot 1 to the Southwest corner of said Government Lot 1; thence North 88°05'56" West, 86.12 feet; thence North 77°26'00" West, 110.00 feet; thence Southwesterly 7.72 feet along the arc of a curve concave easterly and having a radius of 275.00 feet, a central angle of 01°36'27", and a 7.72-foot long chord that bears South 11°45'46" West; thence North 79°02'28" West, 160.00 feet; thence South 85°01'28" West, 538.71 feet; thence North 65°09'58" West, 150.00 feet; thence North 80°29'02" West, 762.94 feet; thence North 07°18'06" East, 247.01 feet; thence North 62°05'28" West, 254.83 feet to the South line of Lot "P" in said Glynn Village Plat 1; thence along the South line of said Glynn Village Plat 1 the following fifteen (15) courses: (1) North 49°04'28" East, 206.80 feet; (2) South 74°28'35" East, 150.00 feet; (3) South 74°30'46" East, 367.94 feet; (4) South 72°13'36" East, 472.30 feet; (5) North 24°50'02" East, 74.30 feet; (6) South 65°09'58" East, 50.00 feet; (7) North 24°50'02" East, 23.91 feet; (8) South 65°09'58" East, 100.00 feet; (9) North 24°50'02" East, 74.30 feet; (10) Southeasterly 200.00 feet along the arc of a curve concave southwesterly and having a radius of 2,475.00 feet, a central angle of 43°7'48", and a 199.95-foot long chord that bears South 60°25'29" East; (11) South 58°06'35" East, 50.00 feet; (12) North 31°33'25" East, 171.00 feet; (13) South 58°06'35" East, 42.45 feet; (14) North 21°19'52" East, 162.97 feet; (15) North 82°15'57" East, 307.60 feet to a point on the South line of said Lot 191 in Glynn Village Plat 1; thence continuing North 42°15'57" East, 18.14 feet; thence North 89°56'07" East, 38.85 feet; thence South 67°34'29" East, 35.30 feet to a point on the South line of said Lot 191 in Glynn Village Plat 1; thence continuing South 67°34'29" East, 124.71 feet along the South line of said Glynn Village Plat 1 to the Southwest corner of Outlot "T" in said Glynn Village Plat 1; thence Northwesterly 5.25 feet along the arc of a curve in the West line of said Outlot "T" concave westerly and having a radius of 325.00 feet, a central angle of 00°55'32", and a 5.25-foot long chord that bears North 21°57'27" East; thence South 68°30'19" East, 110.00 feet; thence South 21°29'41" West, 7.04 feet to the South line of Outlot "U" in said Glynn Village Plat 1; thence South 67°34'29" East, 35.50 feet along the South line of said Glynn Village Plat 1; thence North 90°00'00" East, 256.60 feet along the South line of said Glynn Village Plat 1 to the West line of said Glynn Village Plat 2; thence South 00°00'00" West, 360.12 feet along the West line of said Glynn Village Plat 2 to the Northwest corner of Outlot "A" in said Glynn Village Plat 2; thence North 82°57'45" East, 10.08 feet along the North line of said Outlot "A" to the Northeast corner of said Outlot "A"; thence continuing North 82°57'45" East, 130.99 feet to the point of beginning.

Containing 26.79 acres.

SPACE RESERVED FOR RECORDS USE

FILE NO.: 7005.00
DATE: 7/16/2008
DRAWN BY: PJV
DESIGNED BY: DJS
CHECKED BY: DFR
SHEET 1 OF 3



BOUNDARY CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C83	01°16'27"	S 11°45'46" W	275.00	7.72	7.72
C84	04°37'48"	S 60°25'29" E	2475.00	199.95	199.95
C82	00°55'32"	N 21°57'27" E	325.00	5.25	5.25

AREAS PER GOV'T LOT

GOV'T LOT 1	8.32 AC TOTAL (0.09 AC PREVIOUSLY PLATTED)
GOV'T LOT 2	13.06 AC TOTAL (0.09 AC PREVIOUSLY PLATTED)
GOV'T LOT 3	5.41 AC
TOTAL	26.79 AC (0.09 AC PREVIOUSLY PLATTED)

NOTES

- LOTS A & B ARE HEREBY DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.
- OUTLOTS A, B, E & G ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION FOR COMMON SPACE.
- OUTLOTS C, D & F ARE TO BE RETAINED BY OWNER FOR FUTURE DEVELOPMENT.
- SOME LOTS MAY HAVE A MINIMUM PROTECTION ELEVATION (MPE) REQUIREMENT. THE ELEVATIONS SHOWN WITHIN THESE LOTS ARE THE ELEVATIONS OF THE FINISHED GRADE. THE HOMEOWNER SHALL BE RESPONSIBLE FOR OBTAINING THE SURVEYOR CANNOT CERTIFY TO ENGINEERING CALCULATIONS AND DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS SHOWN.
- THE REMAINDER OF LOT 191 AND OUTLOTS "T" AND "U" IN GLYNN VILLAGE PLAT 1 ARE INCLUDED IN GLYNN VILLAGE PLAT 3 WILL BE CONVEYED TO THE HOMEOWNER ASSOCIATION FOR COMMON SPACE.
- SIDEWALKS SHALL BE INSTALLED AT THE TIME OF NEW HOME CONSTRUCTION. THE HOME BUILDER, SIDEWALKS SHALL BE INSTALLED PER CITY OF WAUKEE REQUIREMENTS. SIDEWALKS SHALL THEREAFTER BE MAINTAINED BY INDIVIDUAL LOT OWNERS.

BENCHMARK

SE TAB BOLT ON HYDRANT AT SW CORNER WARRIOR LANE & UNIVERSITY AVENUE
ELEV=1028.39

OWNER / DEVELOPER
HUBBELL METROPOLITAN DEVELOPMENT FUND I, LLC (SERIES E)
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515) 243-3328

ZONING

PD (R-1)

SETBACKS

FRONT = 20'
SIDE = 5'
REAR = 10'

LEGEND

- MONUMENT FOUND (5/8" REBAR CAP #15268 UNLESS NOTED)
- MONUMENT TO BE SET (5/8" REBAR CAP #15268)
- ▲ SECTION CORNER FOUND AS NOTED
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- [|||||] STREET ADDRESS
- [|||||] SURFACE WATER FLOWAGE EASEMENT
- [|||||] STORM SEWER EASEMENT
- [|||||] SANITARY SEWER EASEMENT
- [|||||] MINIMUM OPENING ELEVATION
- [|||||] MOE

FINAL PLAT - GLYNN VILLAGE PLAT 3

Engineering Association Group, Inc.
2419 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823



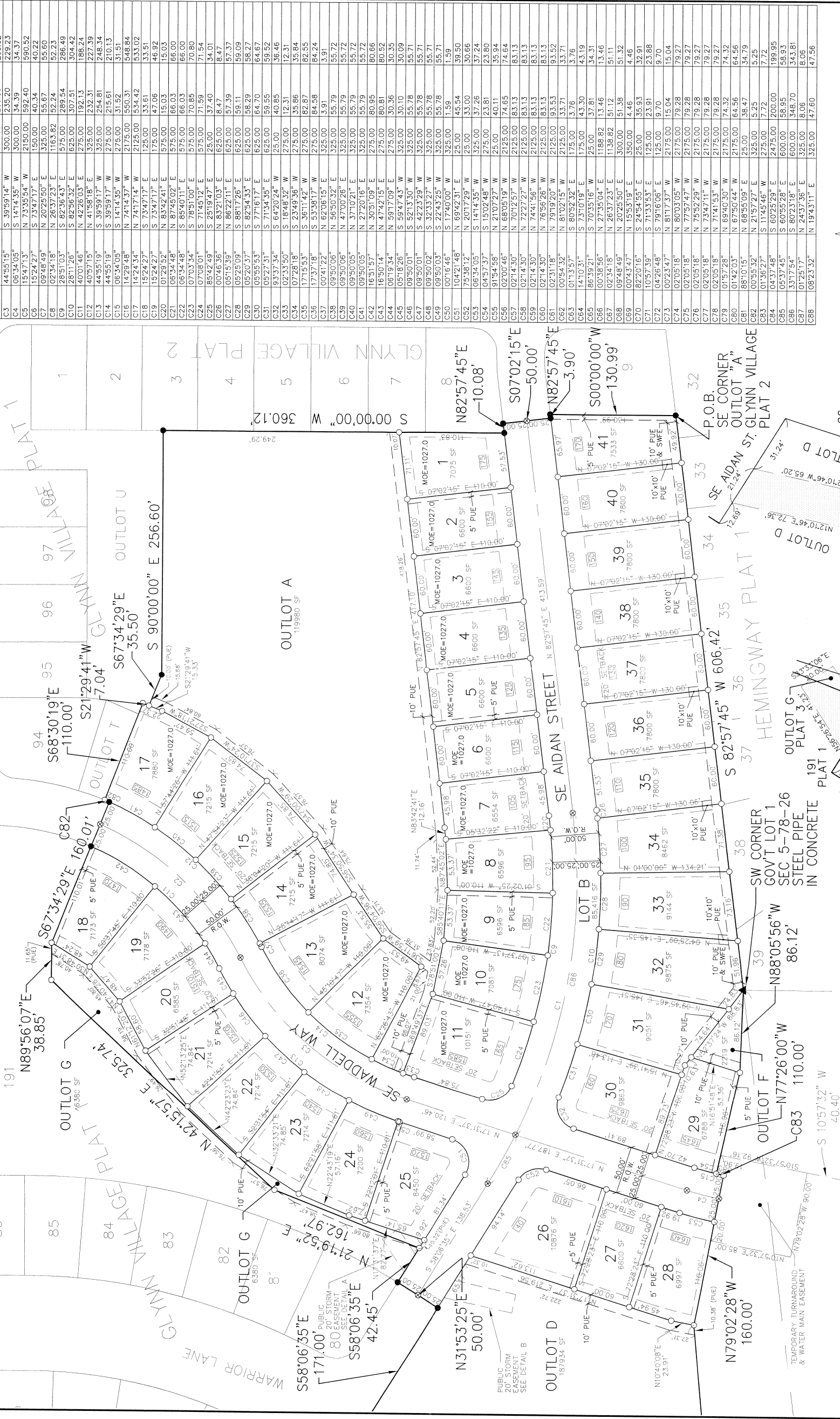
LAND SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Daniel F. Rittel
July 28, 2008
DATE
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2008

PAGES OR SHEETS COVERED BY THIS SEAL
SHEETS 1-3

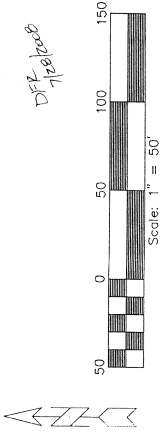
7005.00

FINAL PLAT
GLYNN VILLAGE PLAT 3
SHEET 2 OF 3



CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	38°55'40"	S 77°34'25" E	600.00	407.65	399.85
C2	44°01'21"	N 42°28'11" E	300.00	209.56	205.32
C3	44°55'15"	S 39°59'14" W	300.00	235.20	229.23
C4	06°34'05"	S 14°14'35" W	300.00	34.39	34.37
C5	15°47'13"	N 73°35'54" W	2150.00	592.40	590.52
C6	15°24'27"	N 20°25'50" E	1500.00	40.34	40.22
C7	09°48'49"	N 26°37'23" E	325.00	55.67	55.60
C8	02°34'18"	S 82°36'43" E	1163.82	52.23	52.23
C9	28°51'03"	S 82°36'43" E	575.00	289.54	286.49
C10	28°11'26"	S 82°56'32" E	625.00	307.51	304.42
C11	40°01'46"	N 42°28'03" E	275.00	192.13	188.24
C12	40°57'15"	N 41°58'18" E	325.00	232.31	227.39
C13	44°55'19"	S 39°59'17" W	325.00	254.81	248.34
C14	44°55'19"	S 39°59'17" W	275.00	215.61	210.13
C15	06°34'05"	S 14°14'35" W	2175.00	550.31	548.84
C16	14°29'48"	N 74°17'14" W	2175.00	534.42	533.02
C17	14°24'34"	S 73°47'17" E	125.00	33.61	33.51
C18	15°24'27"	S 73°47'17" E	175.00	47.06	46.92
C19	15°24'27"	S 73°47'17" E	175.00	47.06	46.92
C20	01°29'52"	N 83°42'41" E	575.00	15.03	15.03
C21	06°34'48"	N 87°45'02" E	575.00	66.03	66.00
C22	06°34'48"	S 85°40'11" E	575.00	66.03	66.00
C23	07°03'34"	S 78°51'00" E	575.00	70.85	70.80
C24	07°08'01"	S 71°45'12" E	25.00	71.59	71.54
C25	85°42'49"	S 25°19'43" E	25.00	37.40	34.01
C26	00°46'36"	N 83°11'03" E	625.00	8.47	8.47
C27	05°15'36"	N 86°22'11" E	625.00	57.59	57.57
C28	05°25'08"	S 88°17'26" E	625.00	59.11	59.09
C29	05°20'37"	S 82°54'33" E	625.00	58.29	58.27
C30	05°50'37"	S 77°16'17" E	625.00	64.70	64.67
C31	05°27'31"	S 71°34'35" E	625.00	59.55	59.52
C32	93°37'34"	S 64°20'24" W	25.00	40.85	36.46
C33	02°33'50"	S 18°48'32" W	275.00	12.31	12.31
C34	07°28'18"	S 23°49'36" W	275.00	35.86	35.84
C35	17°15'53"	S 36°11'42" W	275.00	82.87	82.55
C36	17°37'18"	S 53°38'17" W	275.00	84.58	84.24
C37	00°41'22"	N 62°06'15" E	325.00	3.91	3.91
C38	09°50'06"	N 56°50'32" E	325.00	55.79	55.72
C39	09°50'06"	N 47°00'26" E	325.00	55.79	55.72
C40	09°50'05"	N 37°10'21" E	325.00	55.79	55.72
C41	09°50'05"	N 27°20'16" E	325.00	55.79	55.72
C42	16°51'57"	N 30°51'09" E	275.00	80.95	80.66
C43	16°50'14"	N 47°42'15" E	275.00	80.81	80.52
C44	06°19'34"	N 59°17'03" E	275.00	30.36	30.35
C45	05°18'26"	S 59°47'43" W	325.00	30.10	30.09
C46	09°50'01"	S 82°13'30" W	325.00	53.78	53.71
C47	09°50'01"	S 42°33'29" W	325.00	55.78	55.71
C48	09°50'02"	S 32°33'27" W	325.00	55.78	55.71
C49	09°50'03"	S 22°43'25" W	325.00	55.78	55.71
C50	00°16'48"	S 17°40'00" W	325.00	1.59	1.59
C51	104°21'48"	N 69°42'31" E	25.00	45.54	39.50
C52	75°38'12"	N 20°17'29" W	25.00	33.00	30.66
C53	06°34'05"	S 14°14'35" W	325.00	37.26	37.24
C54	04°57'37"	S 15°02'48" W	275.00	23.80	23.80
C55	91°54'58"	N 21°07'27" W	25.00	40.11	35.94
C56	02°00'46"	N 68°05'19" W	2125.00	74.65	74.64
C57	02°14'30"	N 70°12'57" W	2125.00	83.13	83.13
C58	02°14'30"	N 72°27'27" W	2125.00	83.13	83.13
C59	02°14'30"	N 74°41'56" W	2125.00	83.13	83.13
C60	02°14'30"	N 76°56'26" W	2125.00	83.13	83.13
C61	02°31'18"	N 79°19'20" W	2125.00	93.53	93.52
C62	00°54'32"	N 81°02'15" W	2125.00	33.71	33.71
C63	01°13'57"	S 80°52'32" E	175.00	3.76	3.76
C64	14°10'31"	S 23°01'19" E	175.00	43.30	43.19
C65	86°39'21"	S 20°35'16" W	25.00	37.81	34.31
C66	00°38'56"	N 27°35'04" E	1186.82	13.46	13.46
C67	02°34'16"	N 26°37'23" E	1136.82	51.12	51.11
C68	09°48'49"	N 20°25'50" E	300.00	51.38	51.32
C69	00°43'47"	N 15°53'19" E	350.00	4.46	4.46
C70	82°20'16"	S 24°54'55" E	25.00	35.93	32.91
C71	10°57'39"	S 71°33'53" E	125.00	23.91	23.88
C72	04°26'48"	S 79°16'06" E	125.00	9.70	9.70
C73	00°23'47"	N 81°17'37" W	2175.00	15.04	15.04
C74	02°05'18"	N 80°03'05" W	2175.00	79.28	79.27
C75	02°05'18"	N 77°57'47" W	2175.00	79.28	79.27
C76	02°05'18"	N 75°52'29" W	2175.00	79.28	79.27
C77	02°05'18"	N 73°47'11" W	2175.00	79.28	79.27
C78	02°05'18"	N 71°41'53" W	2175.00	79.28	79.27
C79	01°57'28"	N 69°40'30" W	2175.00	74.32	74.32
C80	01°42'03"	N 67°50'44" W	2175.00	64.56	64.56
C81	88°10'15"	N 68°55'09" E	25.00	38.47	34.79
C82	00°55'32"	N 21°57'27" E	325.00	5.25	5.25
C83	01°36'27"	S 11°45'46" W	275.00	7.72	7.72
C84	04°37'48"	S 60°25'29" E	2475.00	200.00	199.95
C85	05°37'45"	S 60°55'28" E	600.00	58.93	58.93
C86	33°17'54"	S 80°23'18" E	600.00	348.70	343.81
C87	01°25'17"	N 24°37'36" E	325.00	8.06	8.06
C88	08°23'32"	N 19°43'11" E	325.00	47.60	47.56



DETAIL B
PUBLIC STORM SEWER
EASEMENT

DETAIL A
PUBLIC STORM SEWER
EASEMENT

FINAL PLAT
GLYNN VILLAGE PLAT 3
SHEET 3 OF 3



Engineering Resource Group, Inc. 2413 Grand Avenue Des Moines, Iowa 50312 (515) 288-4823		NO.		REVISION		DATE		BY		FOR		LOCATION:		SCALE: 1" = 100'		FIELD BOOK:		DWG: 7005FP.dwg		SHEET 3 OF 3		FILE NO.: 7005.00	
DESIGNED BY: DJS		CHECKED BY: DFR		DATE: 7/16/2008		DRAWN BY: PJV		SCALE: 1" = 100'		FIELD BOOK:		DWG: 7005FP.dwg		SHEET 3 OF 3		FILE NO.: 7005.00		DESIGNED BY: DJS		CHECKED BY: DFR		DATE: 7/16/2008	
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