

FINAL PLAT
GRACEWOOD

OWNER/DEVELOPER

GRACEWOOD JOINT VENTURE
C/O STANBROUGH DEVELOPMENT
6151 THORNTON AVENUE
DES MOINES, IA 50321

LEGAL DESCRIPTION

ALL OF OUTLOT A IN OUTLOTS OF THE SOUTHWEST QUARTER
SECTION 27, T-79-N, R-26-W, AN OFFICIAL PLAT NOW
INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE,
DALLAS COUNTY, IOWA.

ZONING: R-2

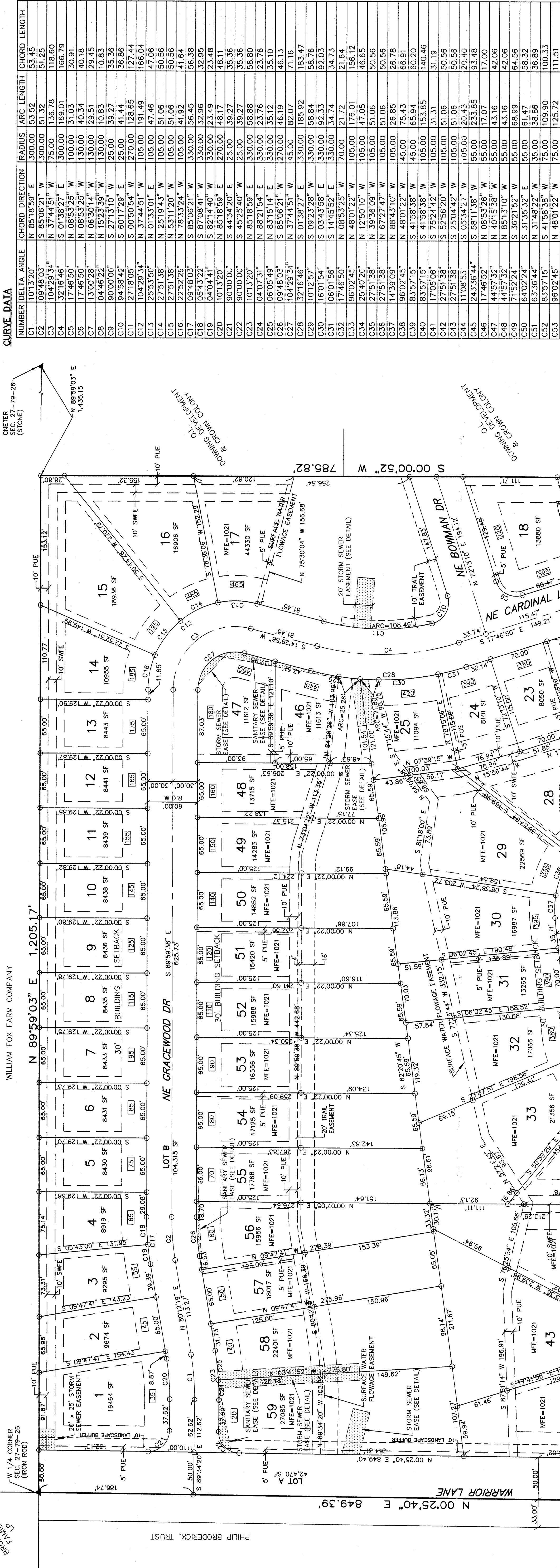
SETBACKS:
FRONT = 30 FEET
REAR = 30 FEET
SIDE = 15 FEET TOTAL

CONTAINING 22.69 ACRES IN TOTAL OF WHICH 0.64 ACRES
LIES WITHIN EXISTING PUBLIC ROAD RIGHT-OF-WAY.

WILLIAM FOX FARM COMPANY

BRODERICK
FAMILY
LP

SPACE RESERVED FOR RECORDER



CURVE DATA

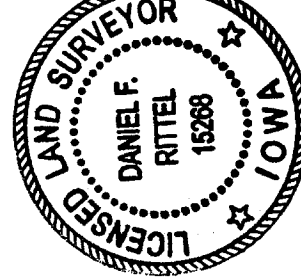
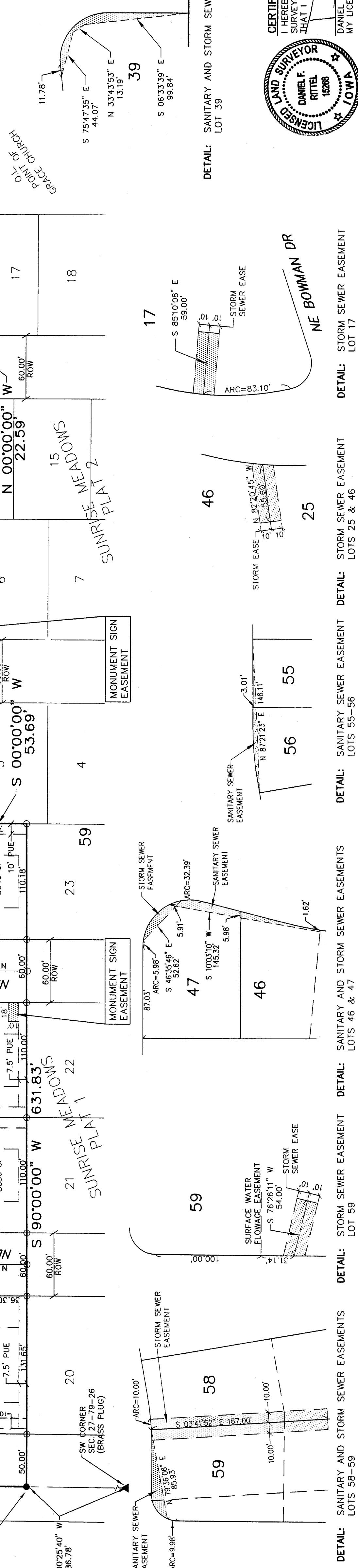
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	1013.20°	N 85°18'59\"	300.00	53.52	53.45
C2	0948.03°	S 85°06'21\"	300.00	51.32	51.25
C3	10429.34°	N 37°44'51\"	75.00	136.78	118.60
C4	3216.46°	S 01°38'27\"	300.00	169.01	166.79
C5	1746.50°	N 08°53'25\"	100.00	31.03	30.91
C6	1746.50°	N 08°53'25\"	100.00	40.34	40.18
C7	1300.28°	N 06°30'14\"	130.00	29.51	29.45
C8	0446.22°	N 15°23'39\"	130.00	10.83	10.83
C9	3000.00°	S 27°13'10\"	25.00	39.27	35.36
C10	9458.42°	S 60°17'29\"	25.00	41.44	36.86
C11	2718.05°	S 00°50'54\"	270.00	128.65	127.44
C12	10429.34°	N 37°44'51\"	105.00	191.49	166.04
C13	2533.56°	N 01°33'01\"	105.00	47.06	47.06
C14	2751.38°	N 25°19'43\"	105.00	51.06	50.56
C15	2751.38°	N 25°19'43\"	105.00	51.06	50.56
C16	2252.25°	N 31°11'20\"	105.00	41.92	41.64
C17	0948.03°	S 85°06'21\"	330.00	56.45	56.38
C18	0543.22°	S 87°08'41\"	330.00	32.96	32.95
C19	0404.41°	S 82°14'40\"	330.00	23.49	23.48
C20	1013.20°	N 85°18'59\"	270.00	48.17	48.11
C21	9000.00°	S 44°34'20\"	25.00	39.27	35.36
C22	9000.00°	S 44°34'20\"	25.00	39.27	35.36
C23	1013.20°	N 85°18'59\"	330.00	58.88	58.80
C24	1013.20°	N 85°18'59\"	330.00	23.76	23.76
C25	0605.48°	N 83°15'14\"	330.00	35.12	35.10
C26	0948.03°	S 85°06'21\"	270.00	48.19	48.13
C27	10429.34°	N 37°44'51\"	45.00	82.07	71.16
C28	3216.46°	S 01°38'27\"	330.00	163.92	163.47
C29	1012.57°	S 02°23'28\"	330.00	58.84	58.76
C30	1601.56°	S 03°43'58\"	330.00	92.33	92.03
C31	1601.56°	S 14°45'52\"	330.00	34.74	34.73
C32	1746.50°	N 08°53'25\"	70.00	21.72	21.64
C33	9602.45°	N 48°01'22\"	105.00	176.01	156.12
C34	2540.20°	N 12°50'10\"	105.00	47.05	46.65
C35	2751.38°	N 39°36'09\"	105.00	51.06	50.56
C36	2751.38°	N 67°27'47\"	105.00	51.06	50.56
C37	1439.09°	N 88°43'10\"	105.00	26.85	26.78
C38	9602.45°	N 48°01'22\"	45.00	75.43	66.91
C39	8357.15°	S 41°58'38\"	45.00	65.94	60.20
C40	8357.15°	S 41°58'38\"	105.00	153.85	140.46
C41	1705.06°	S 75°24'42\"	105.00	31.31	31.19
C42	2751.38°	S 52°56'20\"	105.00	51.06	50.56
C43	2751.38°	S 25°04'42\"	105.00	51.06	50.56
C44	1108.53°	S 05°34'27\"	105.00	20.43	20.40
C45	24338.44°	S 58°11'38\"	55.00	233.85	95.48
C46	1746.50°	N 08°53'26\"	55.00	17.07	17.00
C47	4457.32°	N 40°15'38\"	55.00	43.16	42.06
C48	4457.32°	N 85°13'10\"	55.00	43.16	42.06
C49	7152.24°	S 36°21'52\"	55.00	68.99	64.56
C50	6402.24°	S 31°35'32\"	55.00	61.47	58.32
C51	6336.44°	N 31°48'22\"	35.00	38.86	36.89
C52	8357.15°	S 41°58'38\"	75.00	109.90	100.33
C53	9602.45°	N 48°01'22\"	75.00	125.72	111.51

NOTES

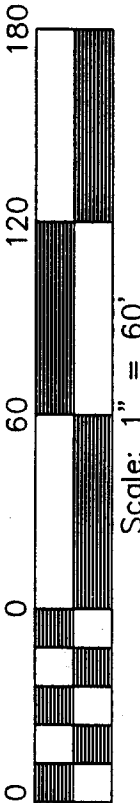
- LOTS A, B, C, & D SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY.
- 4-FOOT WIDE SIDEWALKS SHALL BE PROVIDED WITHIN THE STREET RIGHT-OF-WAY, ONE FOOT FROM THE RIGHT-OF-WAY LINES. SIDEWALKS SHALL BE INSTALLED TO THE LINE OF HOUSE CONSTRUCTION AND SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
- MONUMENTS SHOWN AS BEING SET SHALL BE SET WITHIN ONE (1) YEAR AFTER THE RECORDING OF THIS PLAT.
- MINIMUM FLOOR ELEVATIONS (MFE) ARE REQUIRED ON SOME LOTS. THESE ELEVATIONS ARE BASED ON THE PROJECT ENGINEER'S CALCULATIONS.

LEGEND

- MONUMENT FOUND (5/8\"
- SET MONUMENT (5/8\"
- FOUND SECTION CORNER MONUMENT (AS NOTED)
- SET SECTION CORNER MONUMENT (AS NOTED)
- AS MEASURED BEARING OR DISTANCE
- AS RECORDED BEARING OR DISTANCE
- POINT OF BEGINNING
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- SURFACE WATER FLOWAGE EASEMENT
- MINIMUM FLOOR ELEVATION



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
IOWA LICENSE NO. 15268
DATE: JULY 8, 2005
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2005. CERTIFICATION COVERS THIS SHEET ONLY.



FINAL PLAT - GRACEWOOD

NO.	1	REVISION	DATE	07/08/05	BY	FOR:
VARIOUS LOT DIMENSION CORRECTIONS						
SCALE:	1\"	= 60'	DWG:	4007.FP.DWG	CHECKED BY:	DESIGNED BY:
FILE NO.:	4007		DRAWN BY:	KMS	DATE:	06/15/05