GRANT PARK 2 - FINAL PLAT

FINAL PLAT APPROVED BY Waukee City Council 12/17/07

LOT	AREA		M.O.E.*
LOT 1	12,050 sq.ft.	0.28 acres	1026.50
LOT 2	8,504 sq.ft.	0.20 acres	1026.50
LOT 3	8,513 sq.ft.	0.20 acres	1026.50
LOT 4	8,522 sq.ft.	0.20 acres	1026.50
LOT 5	8,530 sq.ft.	0.20 acres	1026.50
LOT 6	8,539 sq.ft.	0.20 acres	1026.50
LOT 7	8,548 sq.ft.	0.20 acres	1026.50
LOT 8	8,556 sq.ft.	0.20 acres	1026.50
LOT 9	8,565 sq.ft.	0.20 acres	1028.00
LOT 10	8,574 sq.ft.	0.20 acres	1028.00
LOT 11	8,583 sq.ft.	0.20 acres	1028.00
LOT 12	8,591 sq.ft.	0.20 acres	1028.00
LOT 13	9,044 sq.ft.	0.21 acres	1028.00
LOT 14	13,337 sq.ft.	0.31 acres	1028.00
LOT 15	13,162 sq.ft.	0.30 acres	1031.00
LOT 16	8,774 sq.ft.	0.20 acres	1031.00
LOT 17	8,450 sq.ft.	0.19 acres	1031.00
LOT 18	8,450 sq.ft.	0.19 acres	1031.00
LOT 19	8,450 sq.ft.	0.19 acres	1031.00
LOT 20	13,136 sq.ft.	0.30 acres	1031.00
LOT 21	12,522 sq.ft.	0.29 acres	1031.00
LOT 22	8,748 sq.ft.	0.20 acres	1031.00
LOT 23	8,748 sq.ft.	0.20 acres	1031.00
LOT 24	8,748 sq.ft.	0.20 acres	1031.00
LOT 25	8,748 sq.ft.	0.20 acres	1031.00
LOT 26	8,748 sq.ft.	0.20 acres	1031.00
LOT 27	8,748 sq.ft.	0.20 acres	1031.00
LOT 28	8,748 sq.ft.	0.20 acres	1031.00
LOT 29	13,443 sq.ft.	0.31 acres	1031.00
LOT 30	9,364 sq.ft.	0.21 acres	1032.00
LOT 31	8,450 sq.ft.	0.19 acres	1032.00
LOT 32	8,450 sq.ft.	0.19 acres	1032.00
LOT 33	8,450 sq.ft.	0.19 acres	1032.00
LOT 34	8,450 sq.ft.	0.19 acres	1032.00
LOT 35	8,450 sq.ft.	0.19 acres	1032.00
LOT 36	8,450 sq.ft.	0.19 acres	1032.00
LOT 37	8,450 sq.ft.	0.19 acres	1032.00
LOT 38	12,826 sq.ft.	0.29 acres	1032.00
LOT 39	10,986 sq.ft.	0.25 acres	1032.00
LOT 40	8,448 sq.ft.	0.19 acres	1030.00
LOT 41	8,447 sq.ft.	0.19 acres	1030.00
LOT 42	8,446 sq.ft.	0.19 acres	1030.00
LOT 43	8,445 sq.ft.	0.19 acres	1030.00
LOT 44	12,992 sq.ft.	0.30 acres	1030.00
LOT 45	13,818 sq.ft.	0.32 acres	1030.00
LOT 46	9,100 sq.ft.	0.21 acres	1030.00
LOT 47	9,100 sq.ft.	0.21 acres	1030.00
LOT 48	10,222 sq.ft.	0.23 acres	1030.00
LOT 49	15,580 sq.ft.	0.36 acres	1032.00
LOT 50	10,887 sq.ft.	0.25 acres	1032.00
LOT 51	10,137 sq.ft.	0.23 acres	1032.00
LOT 52	9,526 sq.ft.	0.22 acres	1032.00
LOT 53	9,526 sq.ft.	0.22 acres	1032.00
LOT 54	9,526 sq.ft.	0.22 acres	1032.00
LOT 55	9,410 sq.ft.	0.22 acres	1028.00
LOT 56	8,450 sq.ft.	0.19 acres	1028.00
LOT 57	8,450 sq.ft.	0.19 acres	1028.00
LOT 58	8,450 sq.ft.	0.19 acres	1028.00
LOT 59	8,450 sq.ft.	0.19 acres	1028.00
LOT 60	11,973 sq.ft.	0.27 acres	1028.00
LOT 61	11,897 sq.ft.	0.27 acres	1028.00
LOT 62	8,450 sq.ft.	0.19 acres	1028.00
LOT 63	8,338 sq.ft.	0.19 acres	1028.00
LOT 64	9,148 sq.ft.	0.21 acres	1028.00
LOT 65	16,189 sq.ft.	0.37 acres	1028.00
LOT 66	10,624 sq.ft.	0.24 acres	1026.50
LOT 67	13,290 sq.ft.	0.31 acres	1026.50
LOT 68	9,949 sq.ft.	0.23 acres	1026.50
LOT 69	8,828 sq.ft.	0.20 acres	1026.50
LOT 70	9,230 sq.ft.	0.21 acres	1026.50
LOT 71	9,230 sq.ft.	0.21 acres	1026.50
LOT 72	9,230 sq.ft.	0.21 acres	1026.50
LOT 73	10,010 sq.ft.	0.23 acres	1026.50
LOT 74	9,221 sq.ft.	0.21 acres	1026.50
LOT 75	13,006 sq.ft.	0.30 acres	1026.50
LOT 76	14,585 sq.ft.	0.33 acres	1026.50
LOT 77	10,171 sq.ft.	0.23 acres	1026.50
LOT 78	10,000 sq.ft.	0.23 acres	1024.00
LOT 79	10,565 sq.ft.	0.24 acres	1024.00
LOT 80	10,874 sq.ft.	0.25 acres	1024.00
OUTLOT X	540,179 sq.ft.	12.40 acres	* = Minimum Opening
OUTLOT Y	61,817 sq.ft.	1.42 acres	Elevation for
OUTLOT Z	533,841 sq.ft.	12.26 acres	Buildings (Waukee Datum)
LOT A	55,222 sq.ft.	1.27 acres	
LOT B	70,520 sq.ft.	1.62 acres	
LOT C	8,073 sq.ft.	0.19 acres	
LOT D	51,605 sq.ft.	1.19 acres	
LOT E	29,231 sq.ft.	0.67 acres	
LOT F	21,519 sq.ft.	0.49 acres	
LOT G	53,890 sq.ft.	1.24 acres	
LOT H	40,605 sq.ft.	0.93 acres	

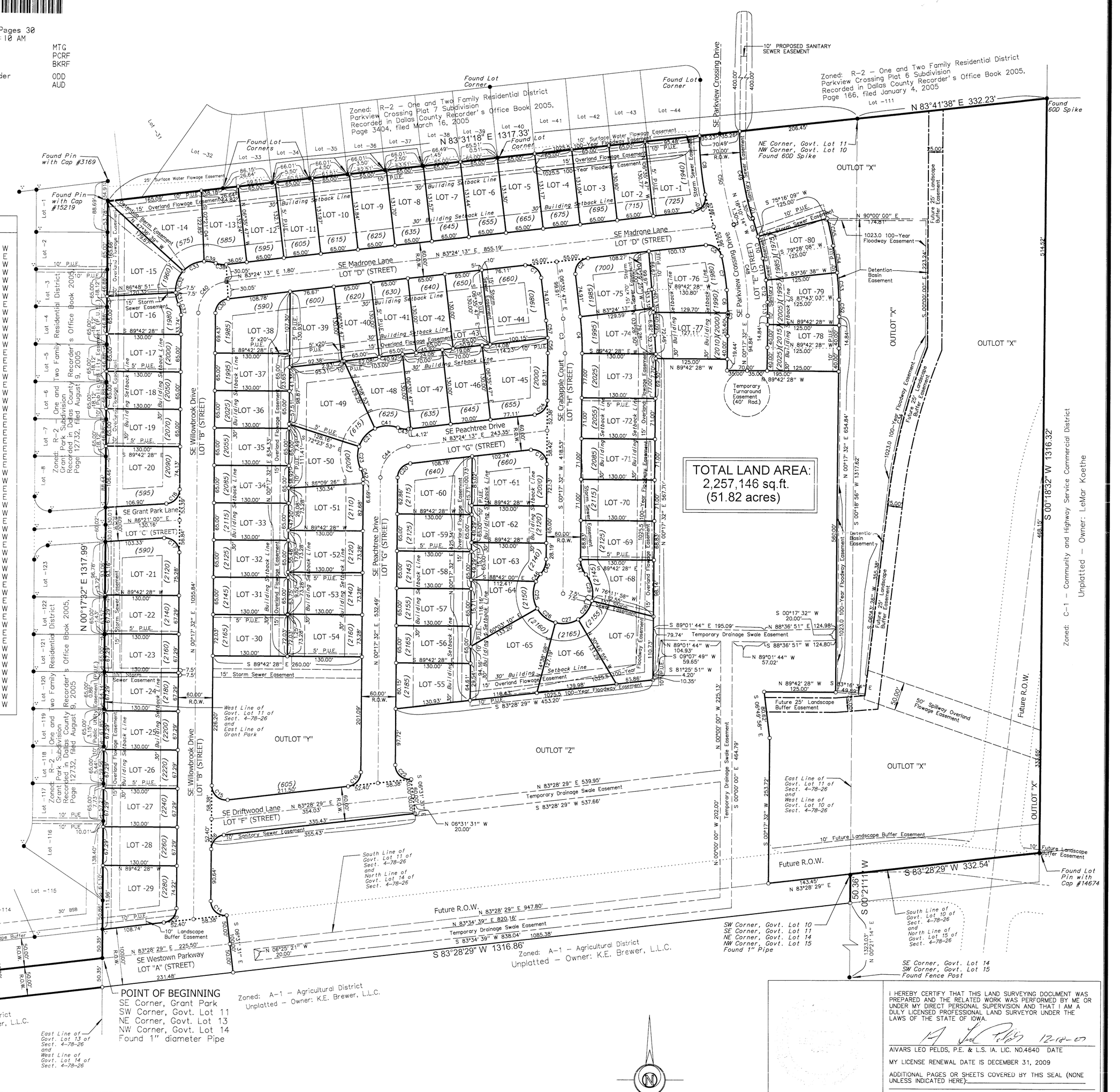
LEGAL DESCRIPTION:

Government Lot 11, and the West 330 feet of Government Lot 10, and the North 50 feet of the East 18.75 acres of Government Lot 13, and the North 50 feet of Governmet Lot 14, all in Section 4, Township 78 North, Range 26 West of the 5th P.M., all being in and forming a part of the City of Waukee, Dallas County, Iowa, subject to all easements of record, containing 51.82 acres, more or less, more particularly described as follows:

BEGINNING at the Southeast Corner of Grant Park Subdivision, an Official Plat, as Recorded in Dallas County Recorder's Office Book 2005, Page 12732, filed August 9, 2005, said corner also being the Northeast Corner of said Government Lot 13 and the Northwest Corner of said Government Lot 14;
THENCE North 00°17'32" East, along the East line of said Grant Park, said line also being the West line of said Government Lot 11, a distance of 1,317.99 feet, to the Northwest Corner of said Government Lot 11, said Corner also being on the South line of Parkview Crossing Plat 7, an Official Plat, as Recorded in Dallas County Recorder's Office Book 2005, Page 3404, filed March 16, 2005;
THENCE North 83°31'18" East, along the North line of said Government Lot 11, a distance of 1,317.33 feet, to the Northeast Corner of said Government Lot 11, said point also being the Northwest Corner of said Government Lot 10 and is located on the South line of Parkview Crossing Plat 6, an Official Plat, as Recorded in Dallas County Recorder's Office Book 2005, Page 166, filed January 4, 2005;
THENCE North 83°41'38" East, along the North line of said Government Lot 10, said line also being the South line of said Parkview Crossing Plat 6, a distance of 332.23 feet;
THENCE South 00°18'32" West, a distance of 1,316.32 feet, to a point on the South line of said Government Lot 10;
THENCE South 83°28'29" West, along said South line of Government Lot 10, a distance of 332.54 feet, to the Southwest Corner of said Lot 10, said point also being the Southeast Corner of said Government Lot 11, and the Northeast Corner of said Government Lot 14;
THENCE South 00°21'11" East, along the East line of said Government Lot 14, a distance of 50.36 feet;
THENCE South 83°28'29" West, a distance of 1,316.86 feet, to a point on the West line of said Government Lot 14, said point also being on the East line of said Government Lot 13;
THENCE South 83°34'05" West, a distance of 644.91 feet;
THENCE North 00°16'15" East, a distance of 51.01 feet, to a point on the North line of said Government Lot 13, said point also being on the South line of said Grant Park Subdivision;
THENCE North 83°34'05" East, along said North line of said Government Lot 13 and said South line of said Grant Park Subdivision, a distance of 644.93 feet, to the POINT OF BEGINNING.

Book 2008 Page 324
Document 324 Type SUBDI Pages 30
Date 1/09/2008 Time 10:10 AM
Rec Amt $152.00
SLIDE # 2008-324
Carol "Cindy" Hol. Recorder
Dallas County IOWA
MTG
PCRF
BKRF
ODD
AUD

CURVE TABLE:								
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing	Tan In	Tan Out
1	25.00'	90°00'00"	39.27'	35.36'	25.00'	N 51°35'47.0" W	N 06°35'47" W	S 83°24'13" W
2	25.00'	90°00'00"	39.27'	35.36'	25.00'	S 38°24'13.0" E	S 83°24'13" W	S 06°35'47" W
3	500.00'	06°53'19"	60.11'	60.08'	30.09'	N 03°09'07.5" W	N 00°17'32" E	N 06°35'47" W
4	530.00'	06°53'19"	63.72'	63.68'	31.90'	N 03°09'07.5" W	N 06°35'47" W	N 00°17'32" E
5	25.00'	83°59'22"	36.65'	33.45'	22.51'	N 54°36'06.5" W	N 12°36'25" W	S 83°24'13" W
6	465.00'	04°56'14"	40.07'	40.06'	20.05'	N 02°44'35.0" W	N 00°16'28" W	N 05°12'42" W
7	465.00'	07°23'44"	60.02'	59.98'	30.05'	N 08°54'33.5" W	N 05°12'42" W	N 12°36'25" W
8	535.00'	11°06'13"	103.68'	103.52'	52.00'	S 05°44'51.0" E	S 00°11'45" E	S 11°17'57" E
9	535.00'	03°26'23"	32.12'	32.11'	16.06'	N 16°27'01.0" W	N 14°43'51" W	N 18°10'14" W
10	535.00'	04°11'59"	39.22'	39.21'	19.62'	N 12°37'51.0" W	N 10°31'52" W	N 14°43'51" W
11	535.00'	04°08'30"	38.67'	38.66'	19.34'	N 08°27'37.0" W	N 06°23'22" W	N 10°31'52" W
12	535.00'	04°06'25"	38.35'	38.34'	19.18'	N 04°20'09.5" W	N 02°16'57" W	N 06°23'22" W
13	535.00'	02°34'29"	24.04'	24.04'	12.02'	N 00°59'42.5" W	N 00°17'32" E	N 02°16'57" W
14	25.00'	96°49'03"	42.24'	37.39'	28.17'	S 48°06'59.5" E	S 00°17'32" W	N 83°28'29" E
15	25.00'	96°49'03"	42.24'	37.39'	28.17'	S 48°06'59.5" E	S 00°17'32" W	N 83°28'29" E
16	25.00'	83°10'57"	36.30'	33.19'	22.19'	N 41°53'00.5" E	N 83°28'29" E	N 00°17'32" E
17	25.00'	93°55'10"	40.98'	36.54'	26.77'	N 46°40'03.0" W	N 00°17'32" E	S 86°22'22" W
18	25.00'	86°01'01"	37.53'	34.11'	23.32'	N 43°18'02.5" E	N 86°18'33" E	N 00°17'32" E
19	25.00'	96°53'19"	42.28'	37.42'	28.20'	N 48°09'07.5" W	N 00°17'32" E	S 83°24'13" W
20	25.00'	83°06'41"	36.26'	33.17'	22.16'	S 41°50'52.5" W	S 83°24'13" W	S 00°17'32" W
21	52.00'	47°25'00"	43.03'	41.82'	22.84'	S 41°18'37.5" W	S 65°01'07" W	S 17°36'07" W
22	25.00'	96°49'03"	42.24'	37.39'	28.17'	S 48°06'59.5" E	S 00°17'32" W	N 83°28'29" E
23	52.00'	44°16'20"	40.18'	39.19'	21.15'	S 04°32'02.5" E	S 17°36'07" W	S 26°40'13" E
24	25.00'	83°06'41"	36.26'	33.17'	22.16'	N 41°50'52.5" E	N 83°24'13" E	N 00°17'32" E
25	52.00'	53°57'19"	48.97'	47.18'	26.47'	S 02°58'10.0" E	S 24°00'29" W	S 29°56'50" E
26	52.00'	45°25'03"	41.22'	40.15'	21.76'	S 52°39'21.0" E	S 29°56'50" E	S 75°21'52" E
27	52.00'	45°25'03"	41.22'	40.15'	21.76'	N 81°55'36.5" E	S 75°21'52" E	N 59°13'05" E
28	52.00'	45°25'03"	41.22'	40.15'	21.76'	N 36°30'33.5" E	N 59°13'05" E	N 13°48'02" E
29	52.00'	53°58'03"	48.98'	47.19'	26.48'	N 13°10'59.5" W	N 13°48'02" E	N 40°10'01" W
30	25.00'	83°06'41"	36.26'	33.17'	22.16'	S 41°50'52.5" W	S 83°24'13" W	N 00°17'32" E
31	52.00'	23°29'04"	21.31'	21.16'	10.81'	S 14°55'40.0" E	S 03°11'09" E	S 26°40'13" E
32	52.00'	45°25'03"	41.22'	40.15'	21.76'	S 19°31'22.0" W	S 42°13'53" W	S 03°11'09" E
33	52.00'	45°25'03"	41.22'	40.15'	21.76'	S 64°56'24.0" W	S 87°38'56" W	S 42°13'53" W
34	1010.00'	15°00'49"	264.66'	263.90'	133.09'	S 14°19'36.0" W	S 06°49'12" W	S 21°50'00" W
35	25.00'	83°10'57"	36.30'	33.19'	22.19'	N 41°53'00.5" E	N 83°28'29" E	N 00°17'32" E
36	25.00'	83°10'57"	36.30'	33.19'	22.19'	S 41°53'00.5" W	S 83°28'29" W	S 00°17'32" W
37	40.00'	26°57'45"	18.82'	18.65'	9.59'	N 13°11'20.5" W	N 00°17'32" E	N 26°40'13" W
38	40.00'	26°57'45"	18.82'	18.65'	9.59'	N 83°06'54.0" E	S 69°38'03" E	N 83°24'13" E
39	52.00'	22°43'01"	20.62'	20.48'	10.45'	N 80°59'33.5" W	N 69°38'03" W	S 87°38'56" W
40	55.00'	83°06'41"	79.78'	72.97'	48.76'	S 41°50'52.5" W	S 83°24'13" W	S 00°17'32" W
41	52.00'	45°20'50"	41.16'	40.09'	21.72'	S 87°41'32.5" W	N 69°38'03" W	S 65°01'07" W
42	40.00'	26°57'45"	18.82'	18.65'	9.59'	N 13°11'20.5" W	N 00°17'32" E	N 26°40'13" W
43	40.00'	26°57'45"	18.82'	18.65'	9.59'	S 83°06'54.0" E	S 69°38'03" E	N 83°24'13" E
44	55.00'	83°06'41"	79.78'	72.97'	48.76'	S 41°50'52.5" W	S 83°24'13" W	S 00°17'32" W
45	40.00'	40°27'33"	28.25'	27.66'	14.74'	N 20°31'18.5" E	N 40°45'05" E	N 00°17'32" E
46	52.00'	16°44'35"	15.20'	15.14'	7.65'	S 32°22'47.0" W	S 40°45'05" W	S 24°00'29" W
47	40.00'	40°27'33"	28.25'	27.66'	14.74'	S 19°56'14.5" E	S 00°17'32" W	S 40°10'01" E
48	500.00'	18°27'46"	161.12'	160.42'	81.26'	N 08°56'21.0" W	N 00°17'32" E	N 18°10'14" W
49	465.00'	18°56'10"	153.68'	152.98'	77.55'	S 08°42'09.0" E	S 00°45'56" W	S 18°10'14" E
50	500.00'	18°25'38"	160.81'	160.11'	81.10'	S 08°57'25.0" E	S 00°15'23" W	S 18°10'15" E
51	465.00'	00°34'00"	4.60'	4.60'	2.30'	N 00°00'31.0" E	N 00°17'32" E	N 00°16'28" W
52	660.00'	02°34'29"	29.66'	29.66'	14.83'	N 00°59'42.5" W	N 00°17'32" E	N 02°16'57" W
53	660.00'	04°06'25"	47.31'	47.30'	23.66'	N 04°20'09.5" W	N 02°16'57" W	N 06°23'22" W
54	660.00'	04°08'30"	47.71'	47.70'	23.86'	N 08°27'37.0" W	N 06°23'22" W	N 10°31'52" W
55	660.00'	04°11'59"	48.38'	48.37'	24.20'	N 12°37'51.0" W	N 10°31'52" W	N 14°43'51" W
56	470.00'	03°13'03"	26.39'	26.39'	13.20'	N 01°18'59.5" W	N 00°17'32" E	N 02°55'31" W
57	470.00'	03°40'16"	30.11'	30.11'	15.06'	N 04°45'39.0" W	N 02°55'31" W	N 06°35'47" W
58	25.00'	94°44'17"	41.34'	36.79'	27.16'	N 36°02'04.5" E	N 83°24'13" E	N 11°20'04" W



OWNERS/DEVELOPERS: K.E. Brewer, L.L.C., K&P, L.L.C. and KNC, L.L.C.
Attn: KURT BREWER
317 6th Avenue
Suite #801
Des Moines, IA 50309
PH:(515)243-5878

ZONING: CURRENTLY ZONED: R-2 IN CITY OF WAUKEE

SETBACKS for R-2:

FRONT YARD SETBACK	30 FEET
REAR YARD SETBACK	30 FEET
SIDE YARD SETBACK	7 FEET MINIMUM
	15 FEET TOTAL

NOTES:
1. SIDEWALK CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER WHEN THEIR LOT IS DEVELOPED.
2. THE FUTURE DEVELOPMENT OF OUTLOT "Z" IS MEANT FOR BIATTACHED TOWNHOMES.
3. FUTURE RIGHT-OF-WAY (R.O.W.) FOR THE ALICE'S ROAD LOOP/WESTOWN PARKWAY EXTENSION IS TO BE DEDICATED TO THE CITY OF WAUKEE AS A PART OF THIS FINAL PLAT FOR OUTLOT "X" OR AT THE TIME THE PROPERTY TO THE EAST DEVELOPS, WHICHEVER COMES FIRST.
4. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPING IN THE FUTURE LANDSCAPE BUFFER EASEMENT LOCATED BETWEEN OUTLOTS "W" AND "X."
5. OUTLOT "Y" IS TO BE DEDICATED TO THE CITY OF WAUKEE FOR PARKLAND AS PART OF THIS FINAL PLAT.

A. LEO PELDS ENGINEERING COMPANY
2323 DIXON STREET
DES MOINES, IOWA 50316
PHONE: (515) 265-8196
P.O. BOX 4626
DES MOINES, IOWA 50306
FAX: (515) 266-2259
Surveying Planning Engineering

EXISTING UTILITIES NOTE:
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON WERE TAKEN FROM THE THEY HAVE BEEN PLOTTED FROM AVAILABLE SERVICE AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. (IOWA ONE-CALL (1-800-292-8989).

NOTE:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C. 's AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:

STANDARD SYMBOLS:
- IRON ROD OR PIPE FOUND
- SET IRON ROD WITH #4640 CAP
- SECTION CORNER MONUMENT FOUND
- SECTION CORNER MONUMENT SET
- POWER POLE
- LIGHT POLE
- F.F. FINISHED FLOOR

SPECIAL SYMBOLS: (xxxx) LOT ADDRESS

+/-	MORE OR LESS
	FENCE LINE
	FIRE HYDRANT
	MANHOLE
	VALVE
125x 3	SPOT ELEVATION (@ x)
N.T.S.	NOT TO SCALE
A.C.C./P.C.C.	ASPHALTIC/PORTLAND CEMENT CONCRETE

FOUND PIN WITH CAP #4640

—xxx—	UTILITY LINE OR PIPE
W	WATER
G	GAS
S	SANITARY SEWER
ST	STORM SEWER
UGE/T	UNDERGROUND ELEC. / TEL.
OHE/T	OVERHEAD ELEC. / TEL.
CATV	CABLE TELEVISION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

12-18-07
AIVARS LEO PELDS, P.E. & L.S. IA. LIC. NO.4640 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)

TITLE: GRANT PARK 2 - FINAL PLAT, DALLAS COUNTY, CITY OF WAUKEE, IOWA

BENCHMARK:		REVISIONS: 11-9-07: Per City comments. -ANM 11-28-07: Per City comments. -ANM 12-12-07: Per City comments. -ANM	
SCALE: 1"=100'	COPYRIGHT DATE: 9-05-2007	DRAWN BY: A. MARSKE	DRAWING NO.: 10811
FILE PATH: S:/Kurt Brewer/Grant Park 2/Final Plat/12-12-07/Final Plat 12-12-07.sc}			