

UNDER THE LAWS OF THE STATE OF IOWA,
AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR
WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION
I HEREBY CERTIFY THAT THIS PLAN, MAP, SURVEY OR REPORT
SIGNED _____
DATE 11/05/05
LARRY J. RICHARDS, P.E. & L.S.
IOWA REG. NO. 7056

Government Lot 8 in Section 5, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa; more particularly described as follows:

Commencing at the Northeast Corner of said Section 5, Township 78 North, Range 26 West; thence S 00°(Degrees)05'(Minutes)53"(Seconds) W for 1650.55 feet to the Northeast Corner of said Government Lot 8 and being the Point-of-Beginning; thence S 00°05'42" W along the east side of said Section 5 for 1310.69 feet to the Southeast corner of said Government Lot 8; thence S 83°06'57" W for 1319.28 feet to the Southwest corner of said Government Lot 8; thence N 00°08'01" E for 1308.20 feet to the Northwest corner of said Government Lot 8; thence N 82°59'32" E for 1278.65 feet; thence N 83°22'59" E for 40.04 feet to the Northeast corner of Government Lot 8 and being the Point-of-Beginning. This parcel contains 39.35 acres and is subject to easements of record.

1. 1/2" PERIOD w/CAP (#7056) SHALL BE SET AT ALL LOT CORNERS AND ALL OTHER LOCATIONS REQUIRED BY LAW WITHIN ONE YEAR OF THE RECORDING OF THIS PLAN.
2. ALL BEARINGS ARE BASED UPON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
3. SIDEWALK ALONG PUBLIC STREETS TO BE INSTALLED BY THE ADJOINING PROPERTY OWNERS.

NE CORNER
SECTION 05-78-26
FD. CUT "X"

APPROVED BY City Council &
DATE 11/9/06
SIGNED [Signature]

eds ENGINEERING DESIGN SERVICES
14225 UNIVERSITY AVE. SUITE 220 - WAKE, IOWA 50263
PH (515) 271-1233 FAX (515) 271-1005

WAUKEE, IOWA DRAWN L.R. DATE 5/02/05	DATE: REVISIONS
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DWG. NO. 1 OF 2 SCALE: 1" = 60' JOB NO. 20-134	HEMINGWAY PLAT 1

#1700
PARK VIEW PLACE
30

FRONT YARD SETBACK= 30 FEET
REAR YARD SETBACK= 30 FEET
SIDE YARD SETBACK= 15 FEET TO
SIDE NOT LESS

SCALE 1"=60'

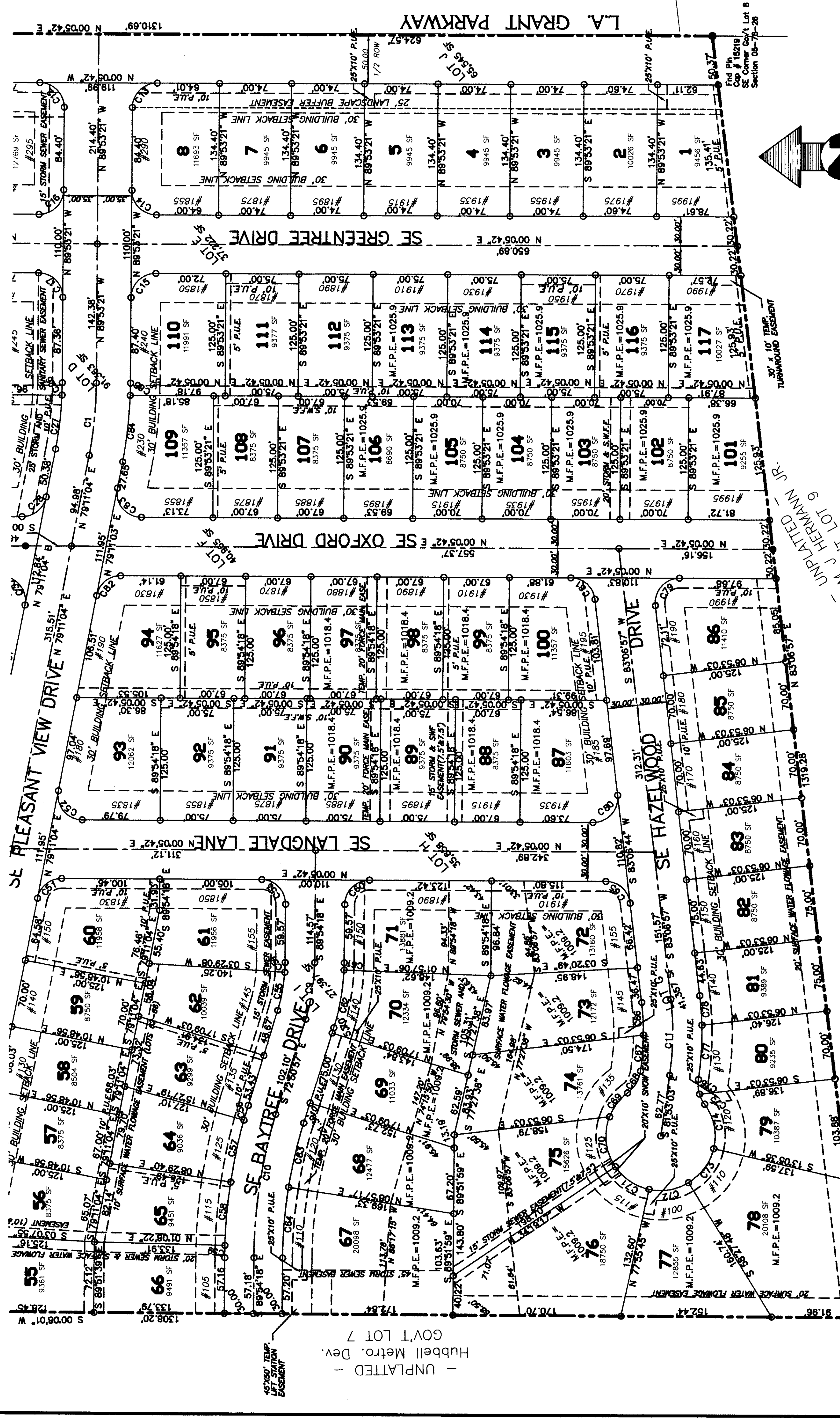


HEMINGWAY PLAT I

LEGEND
EXISTING / PROPOSED

- PROPERTY CORNER
- GOVERNMENT MONUMENT
- PROPERTY BOUNDARY
- PLATTED DISTANCE
- MEASURED DISTANCE
- DEEDED DISTANCE
- ADDRESS
- PUBLIC UTILITY EASEMENT
- MINIMUM FLOOD PROTECTION ELEVATION
- SURFACE WATER FLOWAGE EASEMENT

- P.
- M.
- D.
- #0000
- P.U.E.
- M.F.P.E.
- S.W.F.E.



OWNER/DEVELOPER
Boardwalk Development
475 S. 50th
West Des Moines, Iowa 50265
Phone: (515)-276-6755
Fax: (515)-276-2793

ZONING: R-2
FRONT YARD SETBACK= 30 FEET
REAR YARD SETBACK= 30 FEET
SIDE YARD SETBACK= 15 FEET TOTAL, ONE
SIDE NOT LESS THAN 7 FEET.

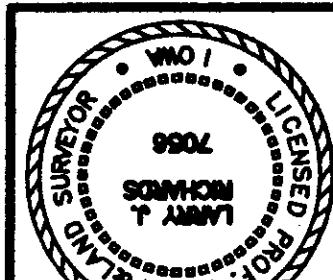
CURVE TABLE

NUMBER	DELTA	CHORD BRG.	RADIUS	LENGTH	CHD LENGTH
C1	104°21'17"	S 84°32'17" W	400.00'	74.75'	74.62'
C2	104°21'17"	S 84°32'17" W	400.00'	74.75'	74.62'
C3	4°08'55"	S 01°58'46" W	1000.00'	72.41'	72.39'
C4	4°08'55"	S 01°58'46" W	1000.00'	72.41'	72.39'
C5	11°22'22"	S 05°35'30" W	1000.00'	78.40'	78.32'
C6	5°41'35"	S 08°25'53" E	1000.00'	99.32'	99.08'
C7	5°41'35"	S 08°25'53" E	1000.00'	99.32'	99.08'
C8	62°53'50"	S 02°44'44" E	1000.00'	151.92'	138.01'
C9	62°53'50"	S 02°44'44" E	1000.00'	151.92'	138.01'
C10	17°03'21"	S 81°22'38" W	200.00'	59.32'	59.32'
C11	17°03'21"	S 81°22'38" W	200.00'	59.32'	59.32'
C12	150°00'58"	S 89°23'03" E	300.00'	78.54'	78.54'
C13	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C14	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C15	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C16	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C17	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C18	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C19	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C20	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C21	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C22	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C23	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C24	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C25	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C26	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C27	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C28	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C29	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C30	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C31	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C32	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C33	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C34	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C35	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C36	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C37	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C38	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C39	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C40	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C41	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C42	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C43	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C44	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C45	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C46	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C47	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C48	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C49	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C50	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C51	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C52	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C53	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C54	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C55	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C56	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C57	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C58	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C59	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C60	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C61	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C62	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C63	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C64	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C65	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C66	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C67	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C68	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C69	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C70	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C71	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C72	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C73	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C74	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C75	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C76	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C77	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C78	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C79	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C80	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C81	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C82	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C83	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C84	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C85	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'
C86	89°58'02"	S 44°53'50" W	25.00'	39.28'	35.36'

ENGINEERING DESIGN SERVICES
1425 UNIVERSITY AVE, SUITE 220 - WAUKESHA, IOWA 50265
PH: (515) 221-1322 / FAX: (515) 221-1005
DATE: 7/2/02
DRAWN: J.R.
L.R.
REVISIONS

FINAL PLAT
HEMINGWAY PLAT I

DATE: _____
WAUKESHA, IOWA



DATE: 11/09/05
I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS PREPARED 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.