

Indigo Ridge Plat 1

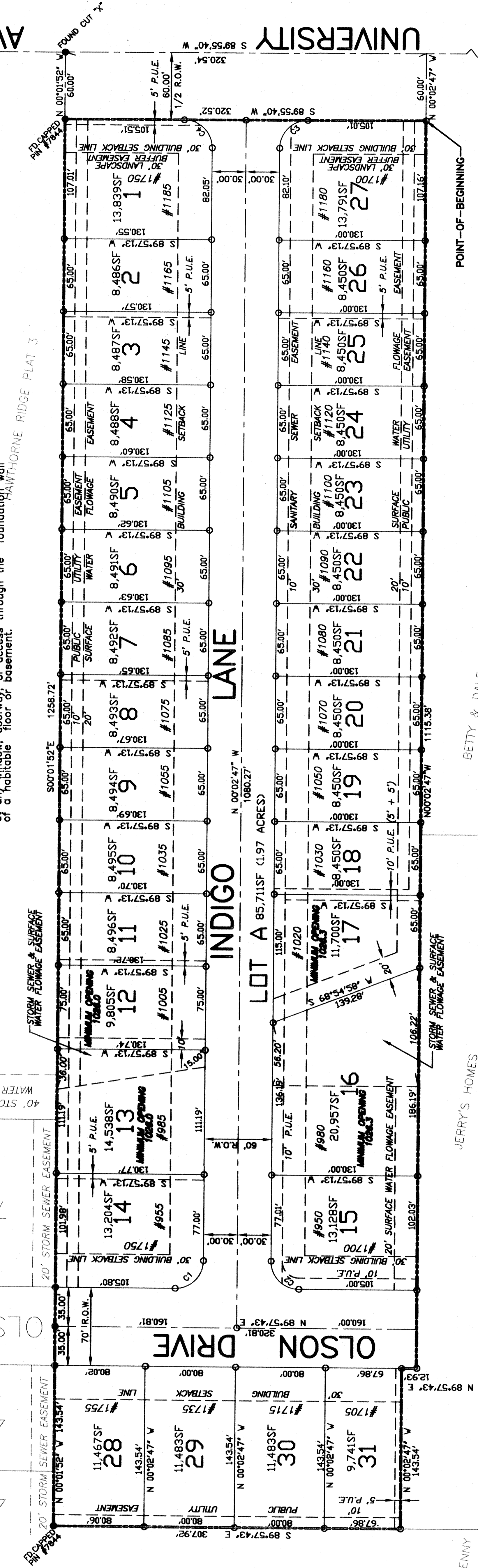
#89 FILED
BOOK 1992 PAGE 89
DATE 1-5-1999 TIME 2:10 PM
CAROL HOL
COUNTY RECORDER 852
DALLAS CO. IOWA
of Pages 11
SE COR. SECT. 35 T79N R26W
FOUND CUT "X"
1321.37' W
589.55' 40" W

OWNER / DEVELOPER
JERRY'S HOMES, INC.
10430 NEW YORK AVENUE
URBANDALE, IOWA 50322
(515) 278-5992

ZONING
R-2 (SINGLE & TWO-FAMILY RESIDENTIAL USE.)

FRONT YARD= 30' BUILDING SETBACK
SIDE YARD SETBACK= TOTAL 15', 7' MINIMUM.
REAR YARD SETBACK= 30' FOR DWELLING.

- NOTES:**
- 1/2" Rered w/cap #7056 shall be set at all lot corners and all other locations required by law within one year after the recording of this plat.
 - All bearings are based upon an assumed meridian for computation purposes.
 - Sidewalks to be installed within right-of-way by property owners of lots adjoining public streets.
 - Minimum Opening Elevation is defined by the lowest elevation at any window, doorway, or access through the foundation wall of a habitable floor of basement.



LEGAL DESCRIPTION

That part of the SW 1/4 of the SE 1/4 of Section 35, Township 79 North, Range 26 West of the 5th P.M., Waukege, Dallas County, Iowa, more particularly described as follows:

Commencing at the S 1/4 corner of Section 35 T79N R26W; thence N89° (degrees) 55' (minutes) 40" (seconds) E along the south line of SW 1/4 SE 1/4 of said Section 35 for 1001.12 feet; thence N00°02'47" W for 60.00 feet to the north right-of-way line of University Avenue and being the point-of-beginning; thence continuing right-of-way for 111.53 feet; thence N89°57'43" E for 12.93 feet; thence continuing N00°02'47" W for 111.53 feet; thence S89°57'43" E for 12.93 feet; thence continuing S 1/4 of said section; thence S00°01'52" E for 1258.72 feet to the NE corner of the SE 1/4 of the west line of Hawthorne Ridge Plat 1, for 1258.72 feet to the north right-of-way line of University Avenue; thence S89°55'40" W along said north line for 320.52 feet to the point-of-beginning.

This parcel contains 9.22 acres and is subject to easements of record.

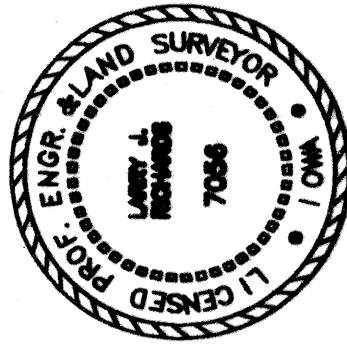
CURVE TABLE

NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	CHD LENGTH
C1	90°00'30"	44°52'28"	25.00'	33.27'	35.35'
C2	90°00'30"	44°52'28"	25.00'	33.27'	35.35'
C3	90°01'36"	45°03'36"	25.00'	36.28'	38.36'

CERTIFICATION

I, JERRY'S HOMES, INC., THE PLAT MAP, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: *Jerry's Homes, Inc.* DATE: 12/30/98



1234 60TH ST.
DES HOMES, IOWA 50311
PH. 515-274-1322

EDS
ENGINEERING DESIGN SERVICES

INDIGO RIDGE PLAT 1

FINAL PLAT

DATE: 8-24-98

ADDRESSES: 10-13-88

WAUKEE, IOWA, DRAWN

DWG. NO.

1 of 1

SCALE: 1" = 50'

INDG1FN1