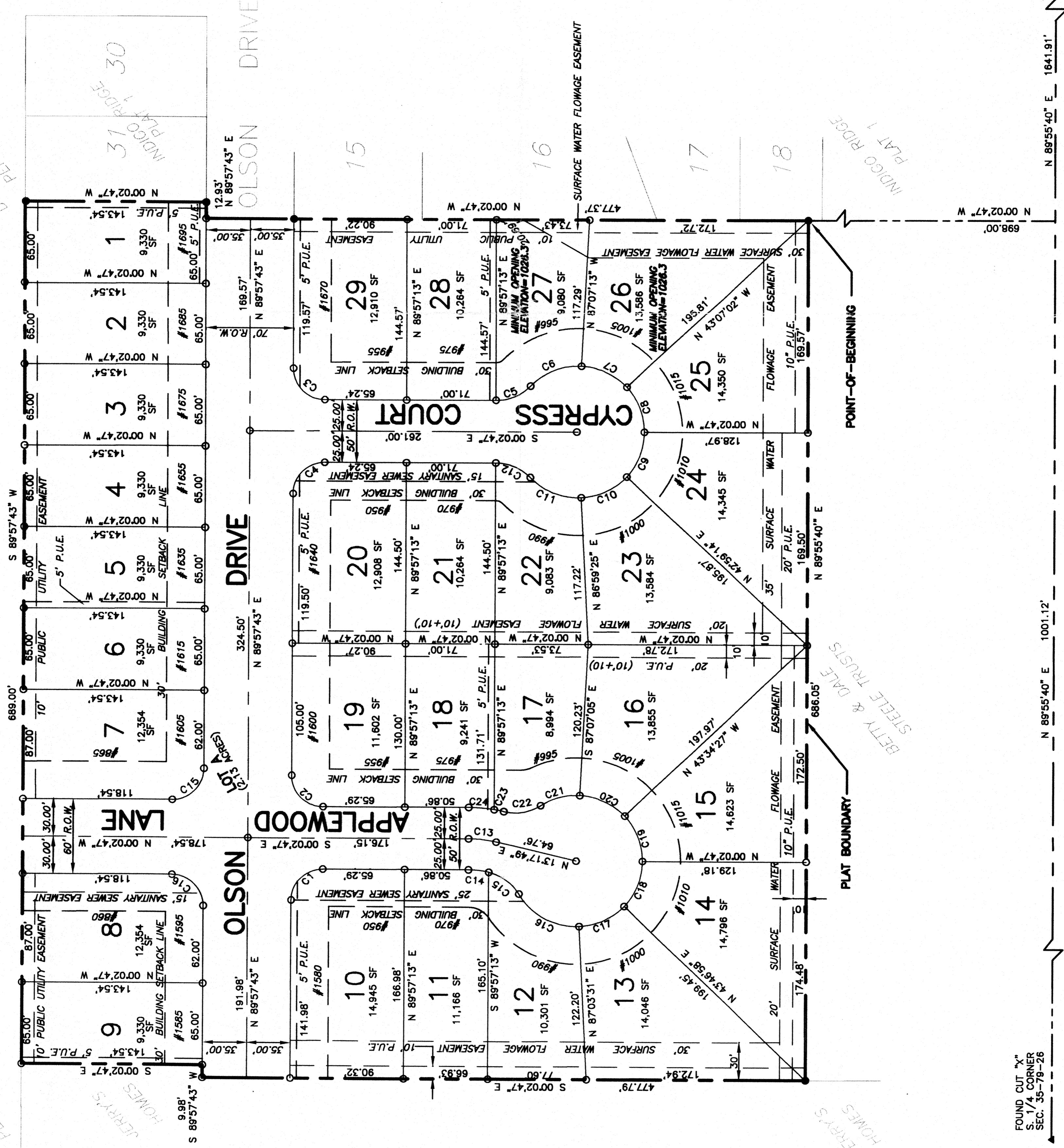


# INDIGO RIDGE PLAT 2

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RECORDED  
BOOK 1389 PAGE 14326  
1999 DEC 29 P 2 30  
CAROL HOLL, RECORDER  
DALLAS COUNTY, IOWA  
# OF PAGES (15)  
759/199



**CURVE TABLE**

NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	CHD LENGTH
C1	90°00'00"	N 45°02'17"	25.00'	39.27'	35.36'
C2	89°59'30"	S 44°57'58"	25.00'	39.27'	35.35'
C3	90°00'30"	N 45°02'32"	25.00'	39.27'	35.36'
C4	90°00'30"	S 44°57'58"	25.00'	39.27'	35.35'
C5	46°01'01"	N 23°03'18"	37.50'	30.12'	29.32'
C6	48°56'25"	N 24°35'20"	44.85'	44.85'	43.50'
C7	44°00'11"	N 68°25'01"	59.50'	40.32'	39.24'
C8	43°04'06"	N 68°25'01"	59.50'	39.46'	38.54'
C9	43°02'10"	S 68°31'51"	52.50'	39.43'	38.51'
C10	44°00'11"	S 25°00'40"	52.50'	40.32'	39.34'
C11	44°58'49"	S 21°28'50"	52.50'	44.88'	43.53'
C12	46°01'01"	N 22°57'44"	37.50'	30.12'	29.32'
C13	13°20'38"	N 06°37'31"	94.64'	22.04'	21.99'
C14	42°00'59"	N 36°19'39"	57.50'	16.22'	16.19'
C15	42°00'59"	S 28°11'13"	57.50'	16.22'	16.19'
C16	62°15'17"	S 24°34'45"	52.50'	39.43'	38.72'
C17	43°16'33"	S 68°07'54"	52.50'	39.19'	38.93'
C18	43°49'45"	N 68°11'23"	52.50'	39.88'	38.95'
C19	43°31'41"	N 24°39'14"	52.50'	32.50'	32.10'
C20	43°32'38"	N 14°55'08"	52.50'	32.62'	32.10'
C21	35°36'04"	S 09°42'40"	37.50'	30.12'	29.31'
C22	46°00'59"	S 09°42'40"	37.50'	30.12'	29.31'
C23	9°41'31"	N 04°47'59"	119.64'	7.62'	7.62'
C24	9°41'31"	N 04°47'59"	119.64'	20.84'	20.84'

**LEGAL DESCRIPTION**

A PART OF THE SE 1/4 OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH P.M., WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S 1/4 OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH P.M., THENCE N89°57'43" (MINUTES) ANGLE OF 128.15° TO THE POINT OF BEGINNING; THENCE S89°57'43" (MINUTES) ALONG THE EXTENDED WEST LINE OF INDIGO RIDGE PLAT 1, AN OFFICIAL PLAT IN WAUKEE, DALLAS COUNTY, IOWA, FOR 688.00 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUING N00°02'47" W ALONG SAID WEST LINE FOR 477.37 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLSON DRIVE; THENCE N89°57'43" E ALONG SAID NORTH LINE FOR 12.83 FEET; THENCE S89°57'43" W ALONG SAID WEST LINE OF INDIGO RIDGE PLAT 1 FOR 14.35 FEET; THENCE S89°57'43" W FOR 689.00 FEET; THENCE S00°02'47" E FOR 143.54 FEET; THENCE S89°57'43" W FOR 9.98 FEET; THENCE S00°02'47" E FOR 477.79 FEET; THENCE N89°55'40" E FOR 886.05 FEET TO THE POINT-OF-BEGINNING.

THIS PARCEL CONTAINS 9.79 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

**NOTES:**

1. 1/2" REPROD 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 PLAT.
2. ALL BEARINGS ARE BASED UPON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
3. SIDEWALKS TO BE INSTALLED WITHIN STREET RIGHT-OF-WAY BY PROPERTY OWNERS OF LOTS ADJOINING PUBLIC STREETS.
4. MINIMUM OPENING ELEVATION IS DEFINED BY THE LOWEST ELEVATION AT ANY WINDOW, DOORWAY, OR ACCESS THROUGH THE FOUNDATION WALL OF A HABITABLE FLOOR OR BASEMENT.

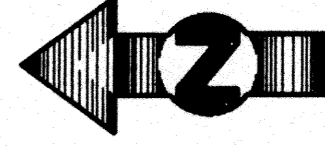
**ZONING R-2 (SINGLE & TWO-FAMILY RESIDENTIAL)**

FRONT SETBACK= 30'  
REAR SETBACK= 30' FOR DWELLING  
REAR YARD SETBACK= 30'

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

**LEGEND**

- ▲ GOVERNMENT MONUMENT FD.
- PROPERTY CORNER FD.
- PROPERTY CORNER TO BE SET
- #0000 ADDRESS
- P.U.E. PUBLIC UTILITY EASEMENT
- FD. FOUND
- RAD. RADIAL



FOUND CUT "X"  
SE CORNER  
SECTION 35-79-25

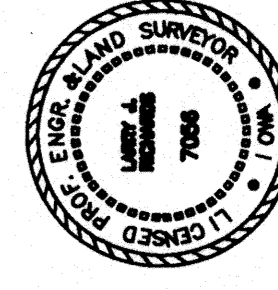
FOUND CUT "X"  
SE CORNER  
SECTION 35-79-25

FOUND CUT "X"  
SE CORNER  
SECTION 35-79-25

**CERTIFICATION**

I, JERRY'S HOMES INC, THIS PLAT WAS SURVEYED AS REPROD 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.

SIGNED: *Jerry's Homes Inc*  
DATE: 09/15/99



APPROVED BY: *[Signature]*  
DATE: 9/15/99  
SIGNED: *[Signature]*

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DWG. NO.

1 OF 1

DATE: 9/15/99

9/15/99 City comments 9/8/99

REVISIONS

DATE: 9/15/99

DRAWN

DATE: 11/05/98

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SCALE: 1" = 50'

JOB NO. 20-115

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DATE: 9/15/99

DATE: 9/15/99

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