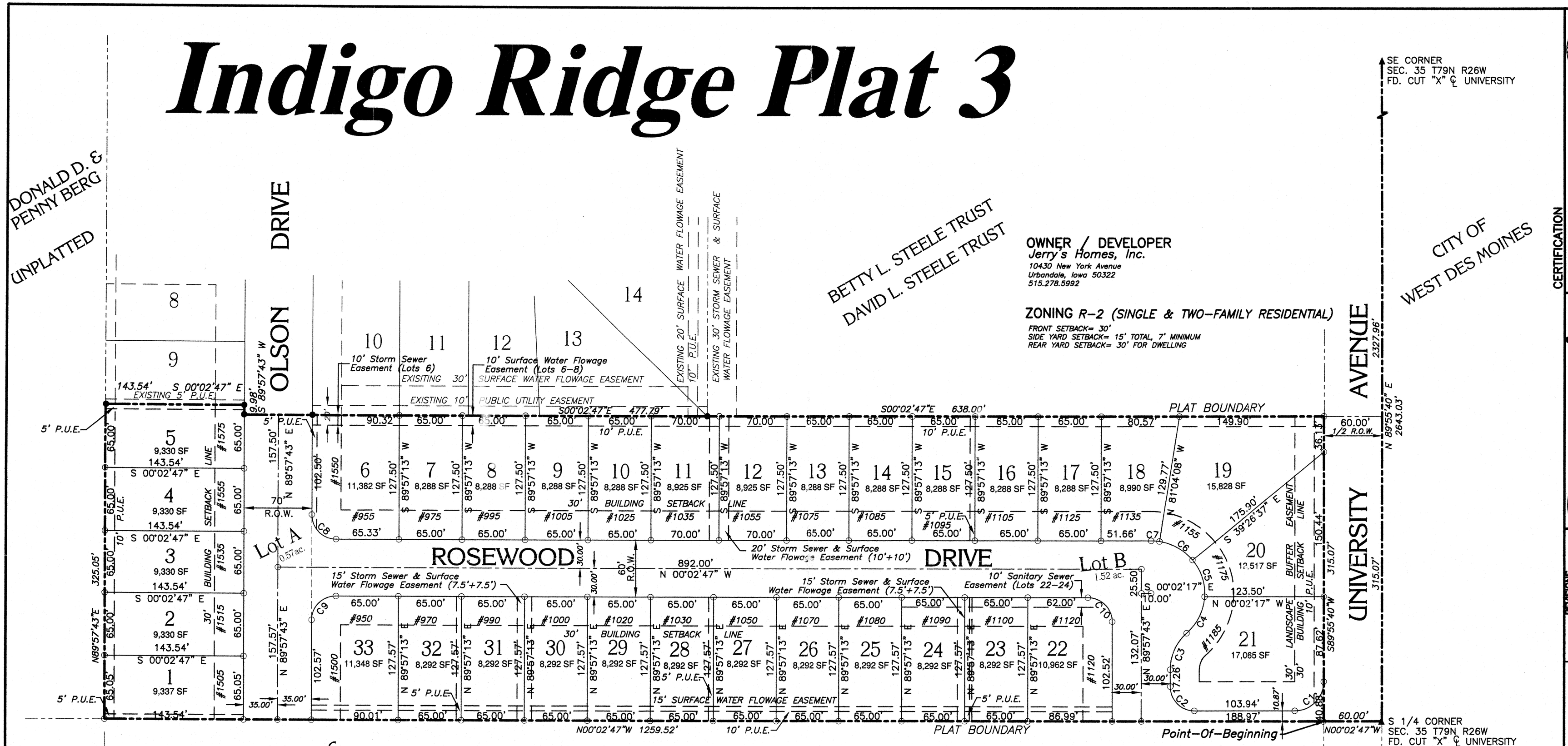
Indigo Ridge Plat 3



OWNER / DEVELOPER
Jerry's Homes, Inc.
10430 New York Avenue
Urbandale, Iowa 50322
515.278.5992

ZONING R-2 (SINGLE & TWO-FAMILY RESIDENTIAL)
FRONT SETBACK= 30'
SIDE YARD SETBACK= 15' TOTAL, 7' MINIMUM
REAR YARD SETBACK= 30' FOR DWELLING

CURVE TABLE

NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	CHD LENGTH
C1	90°01'33"	S 45°03'34" E	30.00'	47.14'	42.44'
C2	90°00'30"	S 44°57'28" W	25.00'	39.27'	35.36'
C3	49°26'56"	N 65°49'19" W	50.00'	42.26'	41.02'
C4	44°48'20"	S 63°59'11" E	55.50'	43.37'	42.27'
C5	43°03'56"	N 72°05'21" E	55.50'	41.72'	40.74'
C6	41°37'31"	N 29°44'38" E	55.50'	40.32'	39.44'
C7	8°58'39"	N 04°26'33" E	55.50'	8.70'	8.69'
C8	90°00'30"	S 44°57'28" W	25.00'	39.27'	35.36'
C9	89°59'30"	N 45°02'32" W	25.00'	39.27'	35.35'
C10	90°00'30"	N 44°57'28" E	25.00'	39.27'	35.36'

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., WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S 1/4 CORNER OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST; THENCE N 00°(degrees) 02'(minutes) 47"(seconds) W ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 FOR 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE AND BEING THE POINT-OF-BEGINNING; THENCE CONTINUING N 00°02'47" W ALONG SAID WEST LINE FOR 1259.52 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4; THENCE N 89°57'43" E ALONG SAID NORTH LINE FOR 325.05 FEET; THENCE S 00°02'47" E FOR 143.54 FEET; THENCE S 89°57'43" W FOR 9.98 FEET; THENCE S 00°02'47" E FOR 1115.79 FEET TO THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE S89°55'40"W ALONG SAID NORTH LINE FOR 315.07 FEET TO THE POINT-OF-BEGINNING. THIS PARCEL CONTAINS 9.14 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

NOTES:

1. 1/2" REROD 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 (EXCEPT ALONG UNIVERSITY AVENUE).
4. NO LOT SHALL HAVE DIRECT ACCESS TO UNIVERSITY AVENUE.

SCALE

0 25 50 100

LEGEND

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

9923
FILED: 2001 PAGE 9923
BOOK: 2001 DATE: 8/30/2001 TIME: 11:29 AM
CAROL HOLT RECORDER
DALLAS COUNTY, IOWA
OF PAGES 1 FEE: 70.00
Stub: # 0186
FINAL PLAT
APPROVED BY: City Council
DATE: 8/20/01
SIGNED:

CERTIFICATION

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.

SIGNED: Larry J. Richards
DATE: 8/16/01

LARRY J. RICHARDS, P.E & LS IOWA REG. NO. 7056
MY LICENSE EXPIRES DECEMBER 31, 2002.

indg3fnl 20.110.459

eds
ENGINEERING DESIGN SERVICES
14225 University Avenue- Suite 220 Waukee,Iowa 50263
PH. (515) 221-1322 / FAX (515) 221-1005

REVISIONS
DATE: 8/31/00 MID-AM EASEMENTS
12/26/2000 addresses
7/13/2001 (City Comments) 8/7/00
Waukee, Iowa. DRAWN GS DATE

FINAL PLAT

Indigo Ridge Plat 3

DWG. NO. 1 Of 1
SCALE: 1" = 50'
JOB NO. 20-121

\\Hub\01dr5\autocv11\indigo\1NDG3FNL.dwg Thu Aug 16 12:12:51 2001