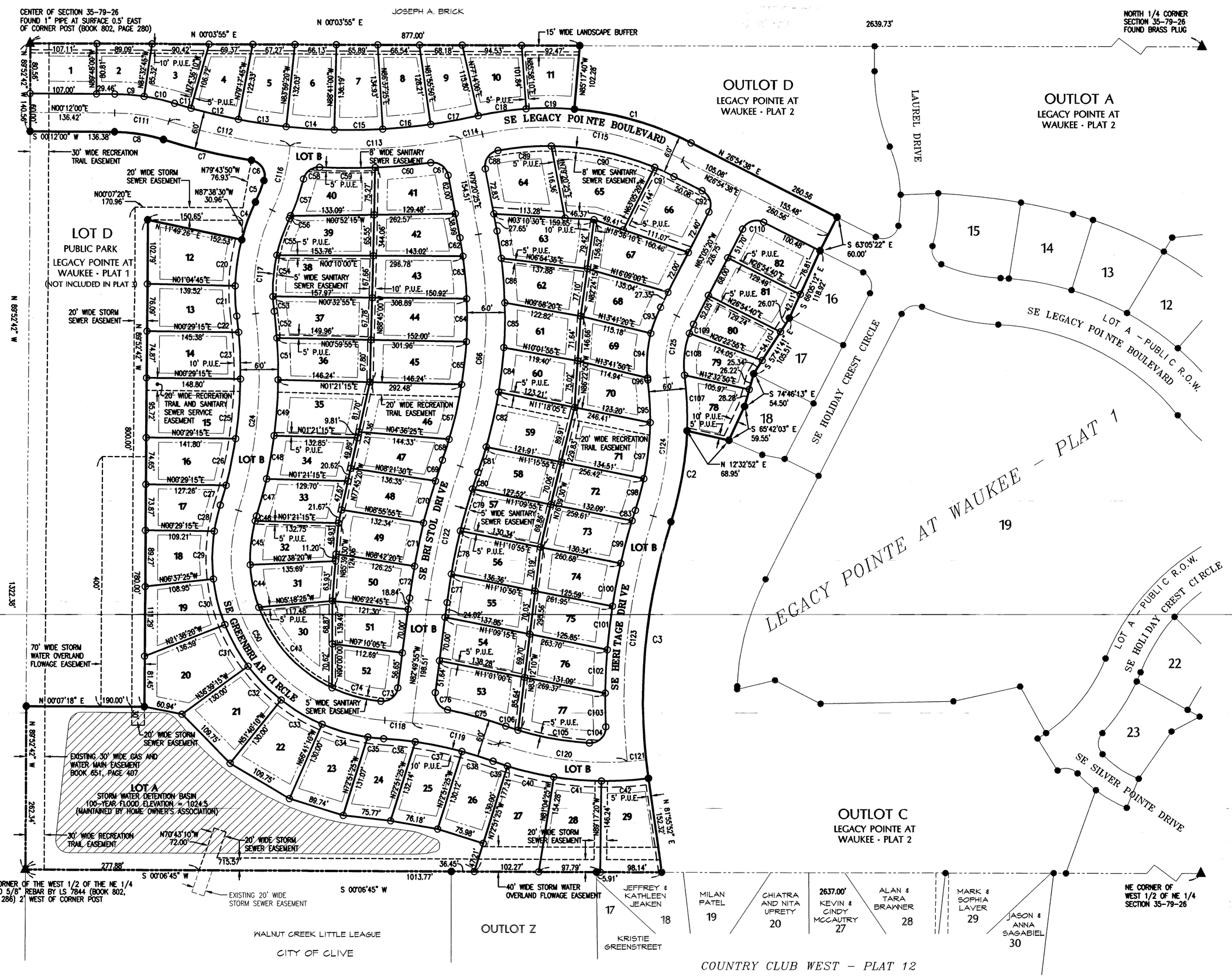
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	195.71'	505.00'	194.49'	N 15°48'29" E	22°12'18"
C2	148.38'	540.00'	147.91'	N 80°02'48" W	15°44'36"
C3	415.78'	920.00'	412.25'	N 85°07'19" W	25°53'38"
C4	63.96'	325.00'	63.85'	N 70°03'41" W	11°16'31"
C5	36.92'	270.00'	36.89'	N 68°20'30" W	7°50'07"
C6	43.15'	25.00'	37.99'	S 58°17'33" W	98°53'49"
C7	143.51'	1000.00'	143.39'	S 12°57'19" W	8°13'22"
C8	79.48'	270.00'	79.20'	S 08°38'00" W	16°52'00"
C9	47.54'	330.00'	47.50'	N 04°19'37" E	8°15'15"
C10	49.61'	330.00'	49.56'	N 12°45'37" E	8°36'45"
C11	27.39'	940.00'	27.38'	N 16°13'55" E	1°40'10"
C12	77.00'	940.00'	76.98'	N 13°03'02" E	4°41'36"
C13	77.00'	940.00'	76.98'	N 08°21'26" E	4°41'36"
C14	77.00'	940.00'	76.98'	N 03°39'49" E	4°41'36"
C15	77.00'	940.00'	76.98'	N 01°01'47" W	4°41'36"
C16	77.00'	940.00'	76.98'	N 05°43'23" W	4°41'36"
C17	77.06'	940.00'	77.04'	N 10°25'06" W	4°41'49"
C18	77.00'	505.00'	76.93'	N 08°23'55" W	8°44'10"
C19	77.00'	505.00'	76.93'	N 00°20'15" E	8°44'10"
C20	75.00'	325.00'	74.83'	N 82°18'36" W	13°13'20"
C21	48.96'	325.00'	48.91'	N 86°45'47" E	8°37'52"
C22	26.04'	720.00'	26.04'	N 83°28'01" E	2°04'20"
C23	75.00'	720.00'	74.97'	N 87°30'14" E	5°58'06"
C24	319.11'	750.00'	316.71'	N 85°21'47" W	24°22'43"
C25	96.00'	720.00'	95.93'	N 85°41'31" W	7°38'23"
C26	76.00'	720.00'	75.96'	N 78°50'54" W	6°02'52"
C27	33.31'	720.00'	33.30'	N 74°29'37" W	2°39'01"
C28	42.69'	290.00'	42.65'	N 77°23'28" W	8°26'04"
C29	76.00'	290.00'	75.78'	N 89°06'57" W	15°00'56"
C30	76.00'	290.00'	75.78'	N 75°52'07" E	15°00'56"
C31	76.00'	290.00'	75.78'	N 60°51'11" E	15°00'56"
C32	76.00'	290.00'	75.78'	N 45°50'16" E	15°00'56"
C33	76.00'	290.00'	75.78'	N 30°49'20" E	15°00'56"
C34	76.00'	290.00'	75.78'	N 15°48'25" E	15°00'56"
C35	25.34'	290.00'	25.33'	N 05°47'45" E	5°00'23"
C36	50.66'	620.00'	50.65'	N 05°38'00" E	4°40'54"
C37	76.00'	620.00'	75.95'	N 11°29'09" E	7°01'24"
C38	51.67'	620.00'	51.66'	N 17°23'07" E	4°46'30"
C39	24.33'	530.00'	24.33'	N 18°27'27" E	2°37'49"
C40	76.00'	530.00'	75.93'	N 13°02'04" E	8°12'58"
C41	76.00'	530.00'	75.93'	N 04°49'07" E	8°12'58"
C42	75.13'	530.00'	75.07'	N 03°21'03" W	8°07'21"
C43	178.29'	230.00'	173.86'	N 47°42'55" E	44°24'52"
C44	70.00'	230.00'	69.73'	N 78°38'30" E	17°26'16"
C45	70.00'	230.00'	69.73'	N 83°55'14" W	17°26'16"
C46	8.14'	230.00'	8.14'	N 74°11'16" W	2°01'40"
C47	61.86'	780.00'	61.84'	N 75°26'45" W	4°32'38"
C48	70.00'	780.00'	69.98'	N 82°17'19" W	5°08'31"
C49	90.00'	780.00'	89.95'	N 86°09'55" W	6°36'40"
C50	469.82'	260.00'	408.46'	N 55°03'34" E	103°32'01"
C51	67.00'	780.00'	66.98'	N 88°04'06" E	4°55'18"
C52	43.02'	780.00'	43.01'	N 84°01'40" E	3°09'36"
C53	23.98'	265.00'	23.97'	N 85°02'24" E	5°11'05"
C54	67.00'	265.00'	66.82'	N 85°07'29" W	14°29'11"
C55	62.24'	265.00'	62.10'	N 71°09'09" W	13°27'27"
C56	4.74'	330.00'	4.74'	N 64°50'08" W	0°49'25"
C57	62.02'	330.00'	61.93'	N 70°37'54" W	10°46'06"
C58	34.30'	25.00'	31.67'	N 36°42'32" W	78°36'49"
C59	88.85'	1000.00'	88.82'	N 00°03'06" E	5°05'27"
C60	89.85'	1000.00'	89.82'	N 05°09'19" W	5°05'27"
C61	37.83'	25.00'	34.38'	N 35°52'41" E	86°55'27"
C62	30.01'	695.00'	30.01'	N 80°34'37" E	2°28'26"
C63	69.00'	695.00'	68.97'	N 84°39'30" E	5°41'18"
C64	69.00'	695.00'	68.97'	N 89°39'12" W	5°41'18"
C65	69.00'	695.00'	68.97'	N 83°57'54" W	5°41'18"
C66	377.59'	725.00'	373.34'	N 85°44'23" W	29°50'25"
C67	90.22'	695.00'	90.15'	N 77°24'08" W	7°26'15"
C68	34.74'	695.00'	34.73'	N 72°15'06" W	2°51'50"
C69	35.26'	1080.00'	35.26'	N 71°45'18" W	1°52'14"
C70	70.00'	1080.00'	69.99'	N 74°32'50" W	3°42'49"
C71	70.00'	1080.00'	69.99'	N 78°15'39" W	3°42'49"
C72	51.16'	1080.00'	51.16'	N 81°28'29" W	2°42'51"
C73	38.48'	25.00'	34.79'	N 38°44'29" W	88°10'50"
C74	80.92'	230.00'	80.51'	N 15°25'43" E	20°09'33"
C75	96.49'	680.00'	96.41'	N 15°42'28" E	8°07'48"
C76	37.32'	25.00'	33.95'	N 54°24'20" E	85°31'32"
C77	45.98'	1020.00'	45.98'	N 81°32'25" W	2°34'58"
C78	70.00'	1020.00'	69.99'	N 78°16'58" W	3°55'55"
C79	70.00'	1020.00'	69.99'	N 74°21'02" W	3°55'55"
C80	27.86'	1020.00'	27.86'	N 71°36'08" W	1°33'54"
C81	42.86'	755.00'	42.85'	N 72°26'45" W	3°15'08"
C82	90.01'	755.00'	89.95'	N 77°29'14" W	6°49'50"
C83	17.27'	980.00'	17.27'	N 72°40'47" W	1°00'35"
C84	72.00'	755.00'	71.97'	N 83°38'04" W	5°27'50"
C85	72.00'	755.00'	71.97'	N 89°05'54" W	5°27'50"
C86	72.00'	755.00'	71.97'	N 85°26'15" E	5°27'50"
C87	44.35'	755.00'	44.34'	N 81°01'22" E	3°21'56"
C88	39.38'	25.00'	35.43'	N 56°31'54" W	90°15'23"
C89	85.45'	445.00'	85.32'	N 04°54'09" W	11°00'07"
C90	169.40'	445.00'	168.38'	N 11°30'15" E	21°48'40"
C91	34.96'	445.00'	34.95'	N 24°36'37" E	4°30'03"
C92	39.27'	25.00'	35.36'	N 71°54'38" E	90°00'00"
C93	44.65'	200.00'	44.56'	N 69°29'07" W	12°47'30"
C94	72.00'	200.00'	71.61'	N 86°11'39" W	20°37'35"
C95	68.72'	480.00'	68.66'	N 86°39'16" E	8°12'11"
C96	3.28'	200.00'	3.28'	N 83°01'22" E	0°56'23"
C97	90.27'	480.00'	90.14'	N 83°51'23" W	10°46'31"
C98	52.73'	480.00'	52.70'	N 75°19'19" W	6°17'38"
C99	70.00'	980.00'	69.99'	N 75°13'51" W	4°05'33"
C100	70.00'	980.00'	69.99'	N 79°19'24" W	4°05'33"
C101	70.00'	980.00'	69.99'	N 83°24'57" W	4°05'33"
C102	70.00'	980.00'	69.99'	N 87°30'31" W	4°05'33"
C103	54.32'	980.00'	54.32'	N 88°51'26" E	3°10'33"
C104	41.84'	25.00'	37.13'	N 44°46'52" W	95°53'57"
C105	115.67'	470.00'	115.37'	N 10°13'07" E	14°06'01"
C106	20.54'	470.00'	20.54'	N 18°31'14" E	2°30'14"
C107	89.81'	540.00'	89.70'	N 87°19'02" E	9°31'44"
C108	68.00'	140.00'	67.33'	N 83°31'57" W	27°49'46"
C109	15.95'	140.00'	15.94'	N 66°21'13" W	6°31'42"
C110	39.27'	25.00'	35.36'	N 18°05'22" W	90°00'00"



LOT AREA SUMMARY							
LOT NO.	AREA, ACRES	LOT NO.	AREA, ACRES	LOT NO.	AREA, ACRES	LOT NO.	AREA, ACRES
1	0.198	24	0.225	47	0.206	70	0.197
2	0.156	25	0.229	48	0.212	71	0.269
3	0.180	26	0.228	49	0.209	72	0.215
4	0.191	27	0.332	50	0.206	73	0.210
5	0.210	28	0.297	51	0.186	74	0.205
6	0.221	29	0.294	52	0.193	75	0.201
7	0.223	30	0.233	53	0.246	76	0.204
8	0.217	31	0.195	54	0.221	77	0.267
9	0.203	32	0.202	55	0.220	78	0.171
10	0.210	33	0.204	56	0.215	79	0.156
11	0.196	34	0.208	57	0.207	80	0.176
12	0.293	35	0.286	58	0.201	81	0.204
13	0.245	36	0.228	59	0.251	82	0.221
14	0.254	37	0.237	60	0.203	LOT A	2.744
15	0.321	38	0.242	61	0.197	LOT B	6.312
16	0.232	39	0.214	62	0.219		
17	0.199	40	0.207	63	0.254		
18	0.203	41	0.217	64	0.273	TOTAL	27.72
19	0.253	42	0.209	65	0.339		
20	0.336	43	0.231	66	0.262		
21	0.272	44	0.239	67	0.253		
22	0.272	45	0.235	68	0.210		
23	0.244	46	0.285	69	0.183		

LOWEST POINT OF ENTRY ELEVATIONS	
LOT NO.	ELEVATION
15	1030.5
16	1030.0
17	1029.5
18	1028.5
19	1027.0
20	1025.5
21	1025.5
22	1025.5
23	1025.5
24	1025.5
25	1025.5
26	1025.5
27	1025.5
28	1025.0 ✱
29	1025.0 ✱

✱ 1025.5 AT EDGE OF STORM WATER OVERLAND FLOWAGE EASEMENT

MISCELLANEOUS INFORMATION

OWNER AND SUBDIVIDER:
LEGACY POINTE RESIDENTIAL, LLC
2421 WASHINGTON STREET
PELLA, IOWA 50219

ENGINEER:
GARDEN & ASSOCIATES, LTD.
P.O. BOX 451
OSKALOOSA, IOWA 52577

ARCHITECT AND PLANNER:
AWKS
1105 GRAND AVE. – SUITE 200
WEST DES MOINES, IOWA 50265

AREA OF SUBDIVISION:
27.72 ACRES

ZONING:
(PD) PLANNED DEVELOPMENT DISTRICT

STORM WATER DETENTION:
A STORM WATER DETENTION EASEMENT SHALL INCLUDE ALL OF LOT A. 100-YEAR FLOOD ELEVATION = 1024.5.

SIDEWALKS:
SIDEWALKS SHALL BE INSTALLED ALONG ALL PUBLIC STREETS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS OF THE CITY OF WAUKEE, IOWA

BUILDING SETBACK REQUIREMENTS:

LOTS 1–82:
FRONT YARD 20 FEET
SIDE YARD 15 FEET TOTAL WITH A 7 FOOT MINIMUM ON EITHER SIDE
REAR YARD 20 FEET

DEDICATED TO PUBLIC:
LOT B SHALL BE DEDICATED TO PUBLIC USE.

PUBLIC ACCESS:
A PUBLIC ACCESS EASEMENT SHALL INCLUDE ALL OF LOT A.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C111	88.31'	300.00'	88.00'	N 08°38'00" E	16°52'00"
C112	196.60'	970.00'	196.26'	N 11°15'37" E	11°36'46"
C113	272.81'	970.00'	271.91'	N 02°36'11" W	16°06'50"
C114	35.67'	970.00'	35.66'	N 11°42'48" W	2°06'24"
C115	328.94'	475.00'	322.40'	N 07°04'19" E	39°40'39"
C116	106.43'	300.00'	105.87'	N 74°35'13" W	20°19'34"
C117	170.57'	295.00'	168.20'	N 80°59'17" W	33°07'43"
C118	43.97'	650.00'	43.96'	N 05°13'50" E	3°52'32"
C119	142.99'	650.00'	142.70'	N 13°28'14" E	12°36'16"
C120	207.37'	500.00'	205.89'	N 07°53'28" E	23°45'46"
C121	30.01'	500.00'	30.00'	N 05°42'24" W	3°26'18"
C122	220.13'	1050.00'	219.73'	N 76°49'32" W	12°00'43"
C123	398.10'	950.00'	395.19'	N 84°19'47" W	24°00'36"
C124	224.95'	510.00'	223.13'	N 84°48'40" W	25°16'20"
C125	101.94'	170.00'	100.42'	N 80°16'06" W	34°21'28"

Legal Description

Subdivision of Outlot E of Legacy Pointe at Waukee – Plat 2, City of Waukee, Dallas County, Iowa. Said Subdivision of Outlot E contains 27.72 acres.

N

100 0 50 100

1 INCH = 100 FT.

LEGEND

- ▲ SECTION CORNER FOUND
- ● PROPERTY CORNER FOUND
- ○ PROPERTY CORNER SET (5/8" x 30" REBAR W/CAP #14416)
- P.U.E. PUBLIC UTILITY EASEMENT
- - - - - - BUILDING SETBACK LINE

FINAL PLAT
APPROVED BY City Council
DATE 10/18/04
SIGNED

Book 2004 Page 17220
Document 17220 Type SUBDI Pages 10
Date 10/25/2004 Time 9:59 AM
Rec Amt $52.00
SLIDE # C-371
Carol "Cindy" Holz Recorder
Dallas County IOWA

LICENSED LAND SURVEYOR
RANDAL J. NUGTEREN
14416
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Randal J. Nugteren Oct. 25, 2004
Randal J. Nugteren, L.L.S. Date
License number: 14416
My license renewal date is December 31, 2004
Pages or sheets covered by this seal: 1 OF 1

REVISIONS		
REVISION NO.	DATE	DESCRIPTION

FLD. BK.: 54-B
SCALE: 1" = 100'
DATE: 9/04
DRN.: BJU
APP.:

GARDEN & ASSOCIATES
OSKALOOSA , IOWA
641 – 672 – 2526

LEGACY POINTE AT WAUKEE – PLAT 3
WEST 1/2 OF THE NE 1/4 – SECTION 35-79-26
WAUKEE, IOWA

FINAL PLAT

PROJECT NO.: 7004044
DRAWING NO.:
SHEET 1 OF 1