

FINAL PLAT

PARK VIEW COMMONS

WAUKEE, IOWA

OWNER/DEVELOPER

JERRY'S HOMES INC.
3301 NORTH CIRCLE
URBANDALE, IA 50322

LEGAL DESCRIPTION

LOT 60, PARK VIEW CROSSING, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINS 3.952 ACRES MORE OR LESS.

CURVE DATA

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. LENGTH CH. BEARING
C1	89°30'14"	25.00	24.82	34.04	35.23 N44°54'16"E
C2	15°06'34"	465.00	61.68	122.64	122.28 N07°26'41"W
C3	15°44'22"	465.00	56.03	111.52	111.25 N08°01'46"W

NOTES

1. THE MINIMUM OFFERING ELEVATION IN LOTS 1 & 2 IS 1021.44.

CERTIFICATIONS

PLAT

NO. 12265

PATRICK J. SHEPARD

SURVEYOR

IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265, DATE 11-21-07

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009

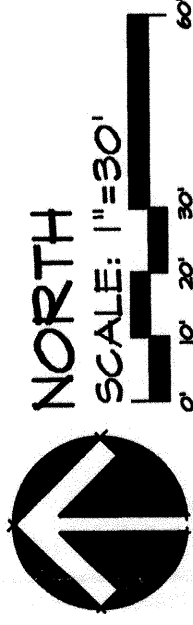
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

BUILDING PHASING

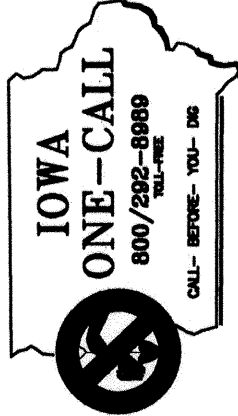
- PHASE 1= NORTH 179'- LOT 1
PHASE 2= NORTH 179'- LOT 2
PHASE 3= SOUTH 221'- LOT 1
PHASE 4= SOUTH 221'- LOT 2

LEGEND

- ▲ PLAT BOUNDARY
● SECTION CORNER
○ FOUND CORNER
○ SET CORNER W 5/8" IR. CAP #12265
IR. IRON ROD
G.P. GAS PIPE
D. DEEDED DISTANCE
M. MEASURED DISTANCE
P. PREVIOUSLY RECORDED DISTANCE
P.U.E. PUBLIC UTILITY EASEMENT
(1234) ADDRESS
B.S.L. BUILDING SETBACK LINE



FINAL PLAT
APPROVED BY: *[Signature]*
DATE: 11/21/2002
SIGNED: *[Signature]*



CEC

CIVIL ENGINEERING CONSULTANTS, INC.

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E-4072