

PARK VIEW CROSSING PLAT 3



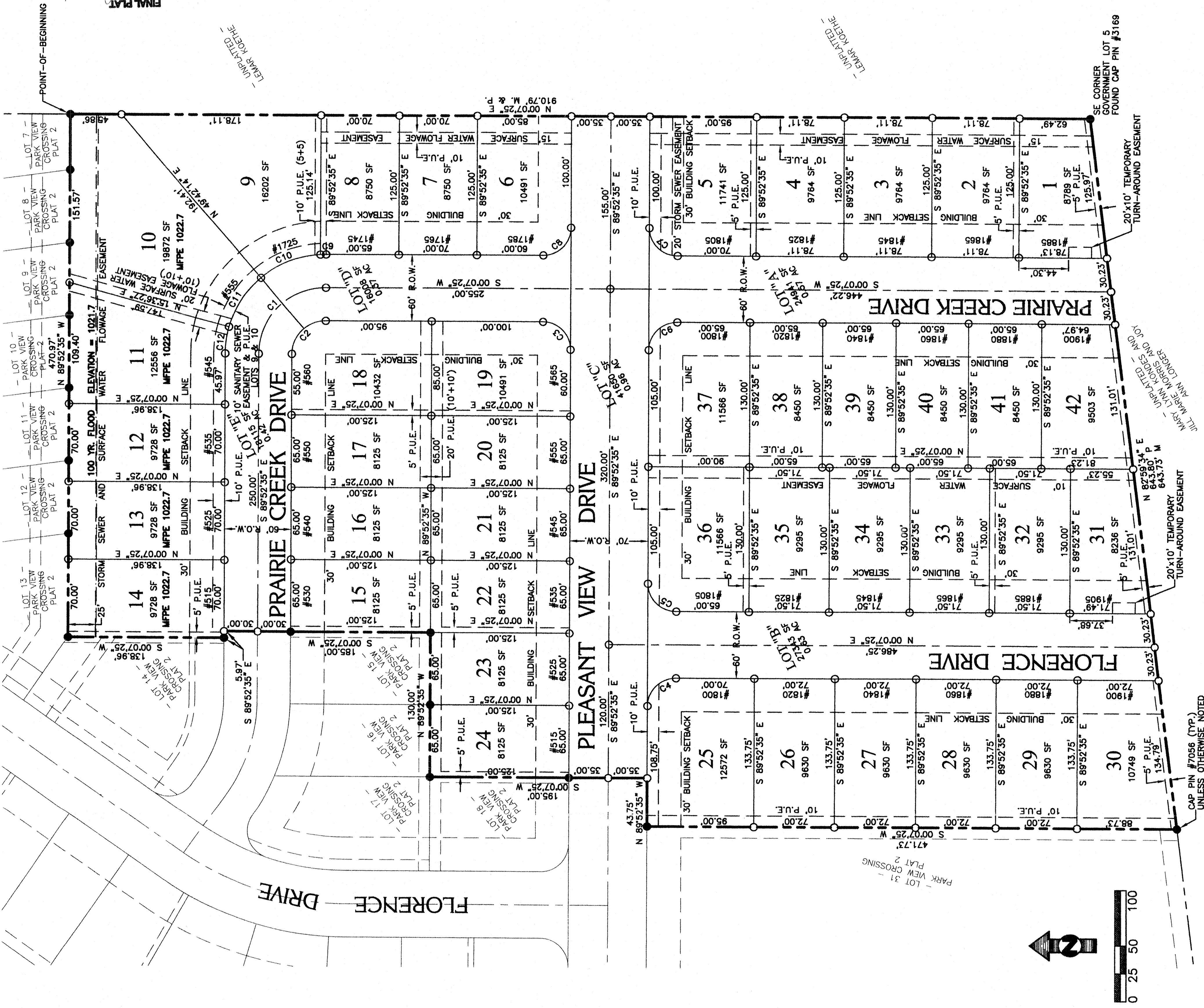
LARRY J. RICHARDS, P.E. & L.S. IOWA REG. NO. 7056
DATE 9-10-02
SIGNED [Signature]
APPROVED BY [Signature]
FINAL PLAT

ENGINEERING DESIGN SERVICES
14225 UNIVERSITY AVE. SUITE 220 WAUKEE, IOWA 50263
PH. (515) 271-1322 / FAX (515) 271-1003

DATE: WAUKEE, IOWA
DRAWN: GP
DATE: 09/02/02

FINAL PLAT

DWG. NO. 20-122
SCALE: 1" = 50'
JOB NO. 20-122



OWNER / DEVELOPER

RICK ROSS
JERRY'S HOMES, INC.
10430 NEW YORK AVENUE
URBANDALE, IOWA 50322
(515) 278-5892

NOTES

- 1/2" RECORDED W/OAP (#7056) SHALL BE SET AT ALL LOT CORNERS AND ALL OTHER LOCATIONS REQUIRED BY LAW WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.
- ALL BEARINGS ARE BASED UPON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
- SIDEWALK ALONG PUBLIC STREETS TO BE INSTALLED BY THE ADJOINING PROPERTY OWNERS.

LEGAL DESCRIPTION

A PART OF GOVERNMENT LOT 5 IN SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, PARK VIEW CROSSING PLAT 2, AN OFFICIAL PLAT IN WAUKEE, DALLAS COUNTY, IOWA; THENCE N 89°52'35" (MINUTES) 35" (SECONDS) W ALONG THE SOUTHERLY LINE OF SAID PARK VIEW CROSSING PLAT 2 FOR 470.97 FEET; THENCE S 00°07'25" W ALONG THE EAST LINE OF SAID PARK VIEW CROSSING PLAT 2 FOR 136.96 FEET; THENCE S 89°52'35" E ALONG THE NORTH LINE OF PRAIRIE CREEK DRIVE FOR 5.97 FEET; THENCE S 00°07'25" W ALONG THE EAST LINE OF SAID PARK VIEW CROSSING PLAT 2 FOR 185.00 FEET; THENCE N 89°52'35" W ALONG THE SOUTH LINE OF SAID PARK VIEW CROSSING PLAT 2 FOR 130.00 FEET; THENCE S 00°07'25" W ALONG THE EAST LINE OF SAID PARK VIEW CROSSING PLAT 2 FOR 185.00 FEET; THENCE N 89°52'35" W ALONG THE SOUTH LINE OF PLEASANT VIEW DRIVE FOR 43.75 FEET; THENCE S 00°07'25" W ALONG THE EAST LINE OF SAID PARK VIEW CROSSING PLAT 2 FOR 471.73 FEET TO LOT 31 OF SAID PLAT; ALSO BEING A POINT ON THE SOUTHERLY LINE OF GOVERNMENT LOT 5 IN SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE S 89°52'35" E ALONG THE SOUTHERLY LINE OF SAID LOT FOR 643.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE N 00°07'25" E ALONG THE EAST LINE OF SAID GOVERNMENT LOT 5 FOR 910.78 FEET TO THE POINT-OF-BEGINNING. THIS PARCEL CONTAINS 12.47 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

ZONING

R-2 SINGLE FAMILY RESIDENTIAL
SIDEYARDS: 15' TOTAL (7' MIN.)

CURVE TABLE

NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	CHD LENGTH
C1	90°00'00"	N 44°52'35" W	60.00'	94.25'	84.85'
C2	90°00'00"	N 44°52'35" W	30.00'	47.12'	42.43'
C3	90°00'00"	N 45°07'25" E	25.00'	39.27'	35.36'
C4	90°00'00"	S 45°07'25" W	25.00'	39.27'	35.36'
C5	90°00'00"	N 44°52'35" W	25.00'	39.27'	35.36'
C6	90°00'00"	N 44°52'35" W	25.00'	39.27'	35.36'
C7	90°00'00"	S 45°07'25" W	25.00'	39.27'	35.36'
C8	90°00'00"	S 44°52'35" E	25.00'	39.27'	35.36'
C9	31°11'05"	N 01°28'08" E	90.00'	5.00'	5.00'
C10	37°14'06"	N 21°40'43" W	90.00'	58.48'	57.46'
C11	34°05'47"	N 57°20'40" W	90.00'	53.56'	52.77'
C12	15°29'02"	N 82°08'04" W	90.00'	24.32'	24.25'

LEGEND

- EXISTING / PROPOSED
- FOUND PROPERTY CORNER
 - PROPERTY CORNER TO BE SET
 - GOVERNMENT MONUMENT
 - PROPERTY BOUNDARY
 - 100 YR FLOOD
 - PLATTED DISTANCE
 - MEASURED DISTANCE
 - DEEDED DISTANCE
 - ADDRESS
 - MINIMUM FLOOD PROTECTION ELEVATION
 - MFPE
 - P.U.E.