

PARK VIEW CROSSING PLAT FOUR
FINAL PLAT

15192
FILED: 2023 PAGE 15192
BOOK: 2023
DATE: 10/24/2023, 1:55 PM
CAROL HOL. RECORDER
DALLAS COUNTY, IOWA
OF PAGES: 11

PROPERTY DESCRIPTION:
Slide # C244

PARK VIEW CROSSING PLAT FOUR BEING AN OFFICIAL RE-PLAT OF LOT 58 IN PARK VIEW CROSSING, AN OFFICIAL PLAT IN A PORTION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M., WAUKEE, DALLAS COUNTY, IOWA

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 3.44 ACRES MORE OR LESS.

- LEGEND:
- INDICATES PROPERTY CORNER FOUND AS NOTED.
 - INDICATES PROPERTY CORNER PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC ID #12971
 - INDICATES PROPERTY CORNER SET 3/4" IRON PIPE W/I.D. #12971 UNLESS OTHERWISE NOTED.
 - P INDICATES PLATTED DISTANCE.
 - M INDICATES MEASURED DISTANCE.
 - INDICATES LOT ADDRESS

PROPRIETOR:
GERALD D. GRUBB, INC.
3301 NW. 106th CIRCLE
URBANDALE, IOWA 50322

SURVEY FOR:
MICHAEL J. ROVNER
2525 E. EUCLID AVENUE
DES MOINES, IOWA 50317

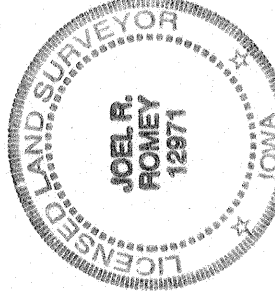
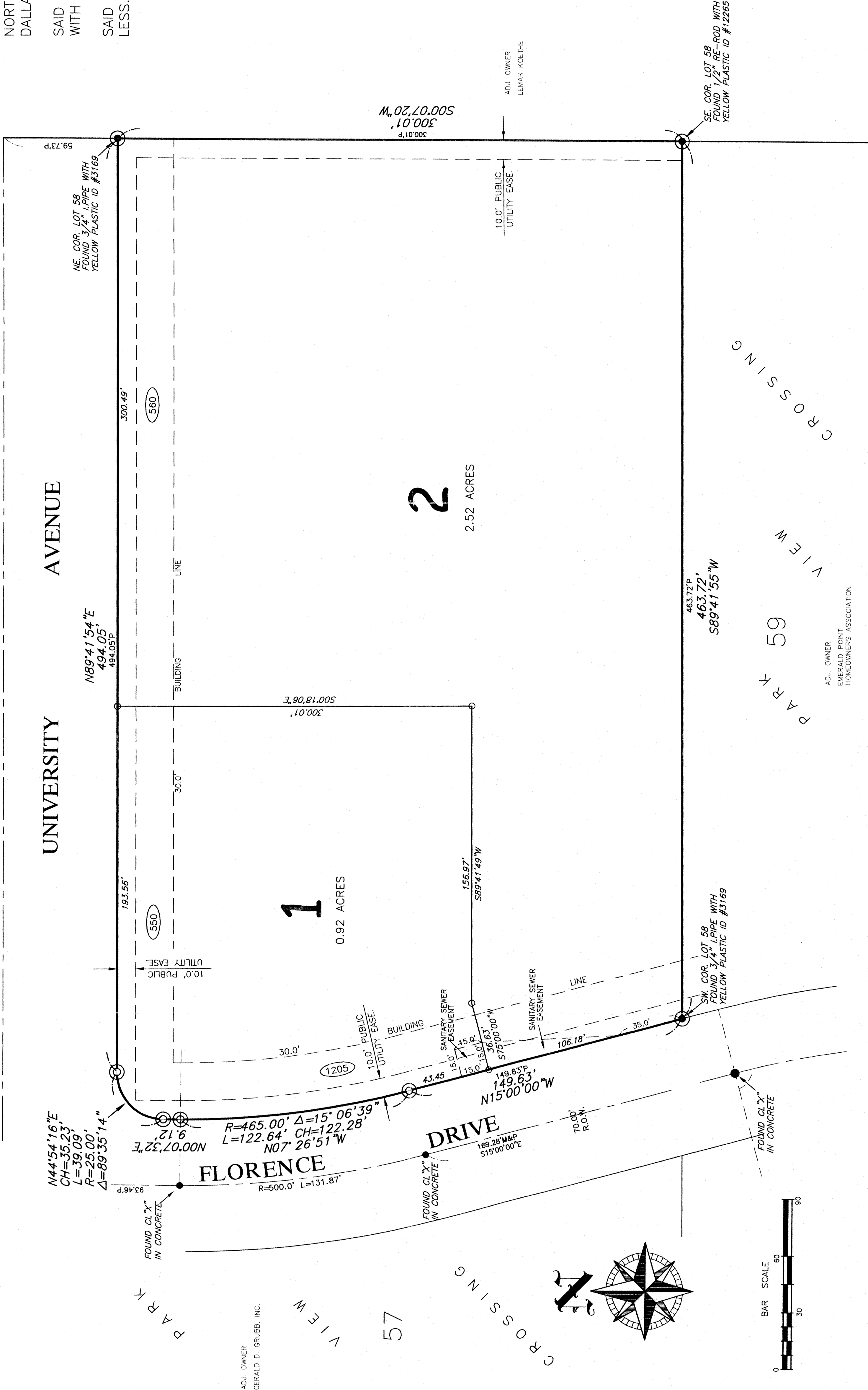
ZONING
C-1
COMMUNITY & HIGHWAY SERVICE
COMMERCIAL DISTRICT

NOTES

THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNER HAVE BEEN MARKED WITH A 3/4" INCH IRON PIPE WITH A YELLOW PLASTIC IDENTIFICATION CAP ID #12971 UNLESS OTHERWISE NOTED.

SIDEWALKS SHALL BE INSTALLED AT THE TIME EACH LOT IS DEVELOPED.

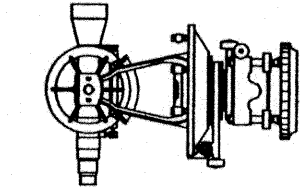


Joel Romy 10/24/2023

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.
LICENSE RENEWAL DATE: 31 DECEMBER 2003
BY: JOEL R. ROMY P.L.S. 12971
DATE: 24 OCTOBER 2002
SCALE: 1" = 30'
FOR: RICK ROSS/MICHAEL ROVNER
SIGNED: [Signature] PH: (515) 276-0467

LINE LEGEND
SECTION LINE
SURVEY BOUNDARY LINE
LOT LINES
EASEMENT LINE
FENCE LINES

Bishop Engineering Company
3501 104th Street
Des Moines, Iowa



PARK VIEW CROSSING
PLAT FOUR

02
0415

REFERENCE
DRAWING NO.
'00-228S
'98-5P

APPROVED BY: [Signature]
DATE: 10/24/2023
SIGNED: [Signature]
FINAL PLAT

M/LAND PROJECTS R2/020415/DWG/020415-FP-DWG CN:1922