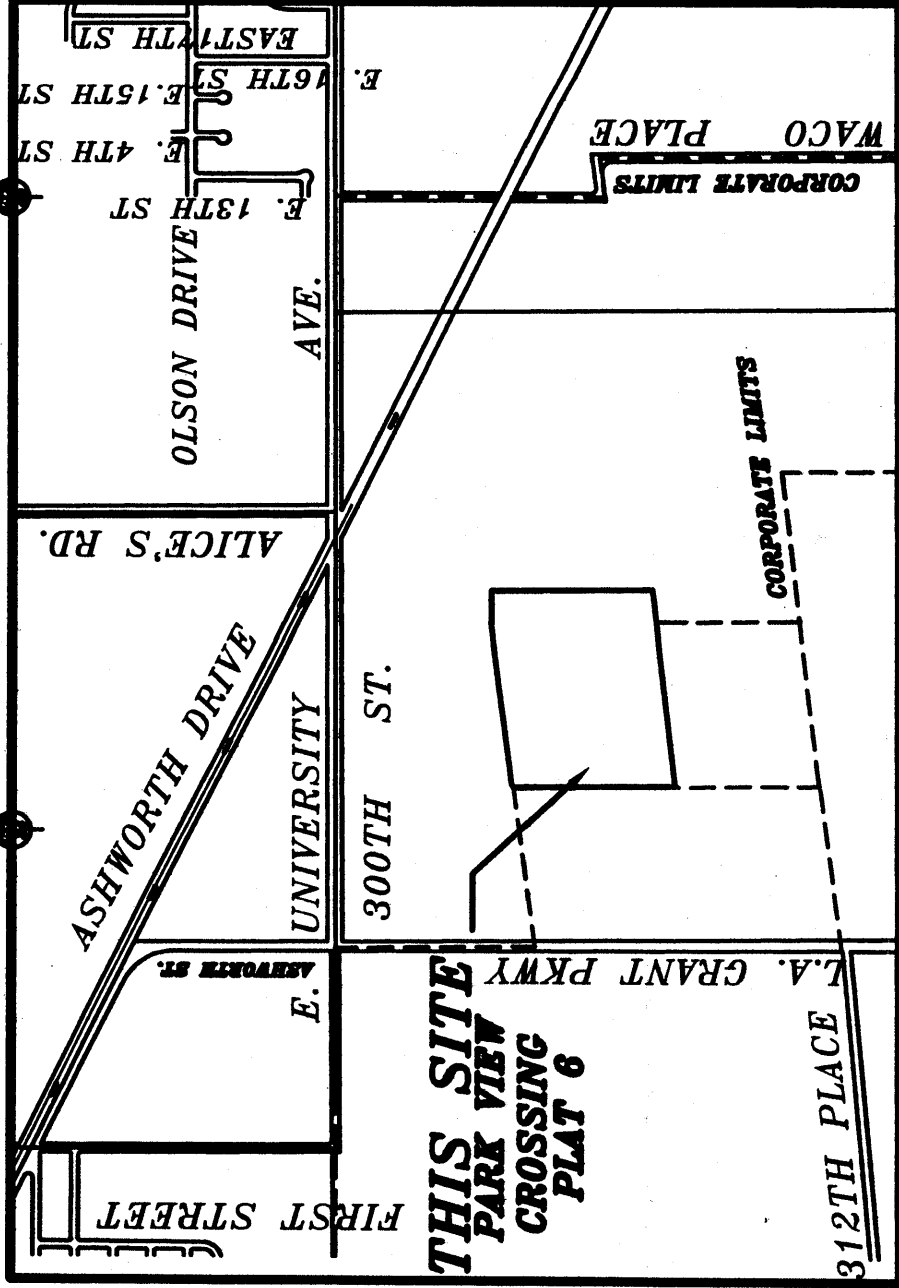


LEGAL DESCRIPTION

Government Lot 6 and the west 330.00 feet of Government Lot 7, Section 4 T78N R26W of the fifth P.M., Waukegan, Illinois, County, Iowa, except that part of said Government Lot 7, lying northerly from a line beginning 149.20 feet, S 00°(Degrees)00'(Minutes)54"(Seconds)E from the Northeast corner of said Government Lot 7 and extending in a westerly direction to the Northeast corner of said Government Lot 6, more particularly described as follows:

Beginning at the Southwest corner of Government Lot 6; thence N 00°(Degrees)42'(Minutes)10"(Seconds)E for 34.05 feet to the Southeast corner of Parkview Crossing Plat 3, An Official Plat in Waukegan, Dallas County, Iowa; thence N00°07'25"E along the east line of Parkview Crossing Plat 2 and 3, An Official Plat in Waukegan, Dallas County, Iowa for 1286.99 feet to the Northeast corner of Parkview Crossing Plat 2 and being the Northwest corner of Government Lot 6; thence N83°24'34"E along the northerly line of Government Lot 6 for 1317.54 feet to the Northwest corner of Government Lot 7; thence N89°57'19"E for 330.00 feet; thence S00°08'37"W for 1282.33 feet to the south line of Government Lot 7; thence S83°30'40"W along the south line of Government Lot 7 for 332.22 feet to the Southeast corner of Government Lot 6; thence S83°20'50"W along the south line of Government Lot 6 for 1317.59 feet to the Southwest corner of Government Lot 6 and being the point-of-beginning. This parcel contains 49.51 acres and is subject to easements of record.



OWNER / DEVELOPER
JERRY'S HOMES, INC.
3301 NW 106TH CIRCLE
URBANDALE, IA 50322
515-278-5992

NOTES

- 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.
- ALL BEARINGS ARE BASED UPON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
- SIDEWALK ALONG PUBLIC STREETS TO BE INSTALLED BY THE ADJOINING PROPERTY OWNERS. INSTALLATION OF BIKE TRAIL SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- DEVELOPER EXTENDING SE PLEASANT VIEW DRIVE TO THE EAST SHALL BE RESPONSIBLE FOR REMOVING TEMPORARY PAVEMENT AND INSTALLING CURB AND GUTTER SECTIONS.

LEGEND

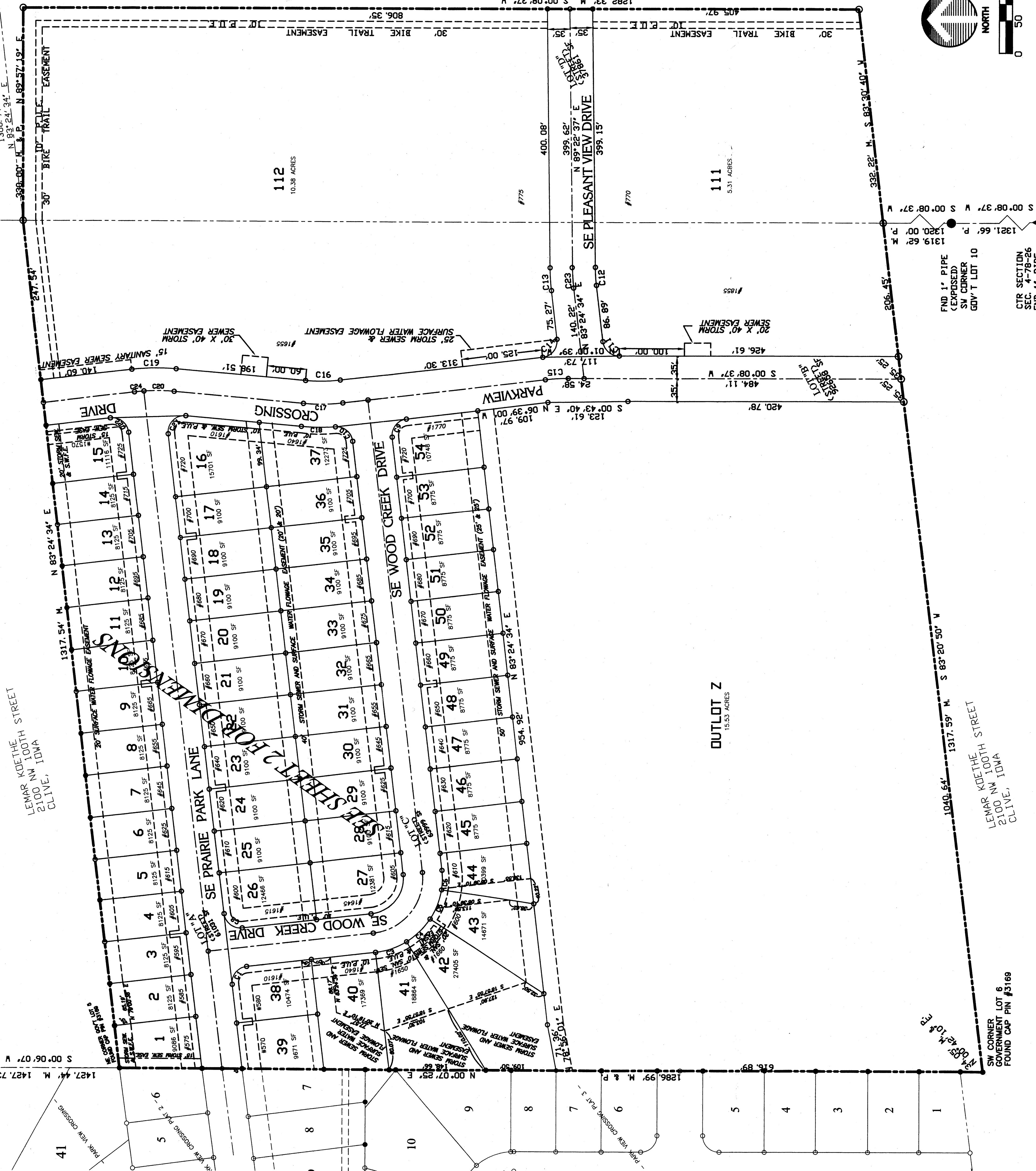
EXISTING / PROPOSED	PROPERTY CORNER	GOVERNMENT MONUMENT
▲	PLATTED DISTANCE	MEASURED DISTANCE
P.	DEEDED DISTANCE	ADDRESS
M.	PUBLIC UTILITY EASEMENT	MINIMUM FLOOD PROTECTION ELEVATION
D.		
#0000		
P.U.E.		
M.F.P.E.		

ZONING

R-2 LOTS 1-110
R-3 LOTS 111 AND 112

NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	CHD LENGTH
C1	90°00'00"	51°35'26"	25.00'	39.27'	35.36'
C2	90°00'00"	38°24'34"	25.00'	39.27'	35.36'
C3	25°08'39"	19°09'46"	115.84'	50.84'	50.43'
C4	25°08'39"	68°56'55"	115.84'	50.84'	50.43'
C5	15°17'02"	88°56'55"	115.84'	30.90'	30.81'
C6	15°17'02"	51°48'48"	85.84'	135.50'	121.87'
C7	90°00'00"	51°35'26"	25.00'	87.71'	78.97'
C8	89°56'16"	39°42'28"	25.00'	39.24'	35.34'
C9	87°24'11"	41°46'35"	25.00'	38.14'	34.55'
C10	83°15'57"	41°46'35"	25.00'	36.33'	33.22'
C11	5°58'03"	86°23'35"	265.00'	27.60'	27.59'
C12	5°58'03"	85°57'17"	265.00'	34.89'	34.88'
C13	89°28'16"	03°15'17"	300.00'	35.59'	35.57'
C14	11°43'36"	00°47'22"	265.00'	54.24'	54.14'
C15	11°43'36"	00°47'22"	300.00'	61.40'	61.29'
C16	9°04'03"	00°32'24"	335.00'	53.02'	52.96'
C17	11°39'52"	00°45'30"	335.00'	68.08'	68.08'
C18	101°39'52"	8°54'46"	25.00'	46.67'	46.62'
C19	101°39'52"	8°54'46"	25.00'	44.36'	44.36'
C20	2°45'06"	05°12'53"	300.00'	39.27'	35.36'
C21	2°45'06"	05°12'53"	300.00'	39.27'	35.36'
C22	2°45'06"	05°12'53"	300.00'	14.41'	14.41'
C23	2°45'06"	05°12'53"	300.00'	14.41'	14.41'
C24	2°45'06"	05°12'53"	300.00'	14.41'	14.41'

PARKVIEW CROSSING
PLAT 6



N 1/4 CORNER
SECTION 04-78-26
FND CUT "X"
NW CORNER
GOV'T LOT 2

RICHARD M. GILES
3069 WACO PLACE
WAUKEGAN, IOWA

1308.77' M.
N 83°24'34" E
332.22' M. S 83°20'50" W

1343.64' M.
S 00°08'37" W
420.78' M. S 00°08'37" W

1308.77' M.
N 83°24'34" E
332.22' M. S 83°20'50" W

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1308.77' M.
N 83°24'34" E
332.22' M. S 83°20'50" W

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, P.E. & L.S.
IOWA REG. NO. 7056
MY LICENSE EXPIRES DECEMBER 31, 2004.

DATE
11-16-04

11-16-04

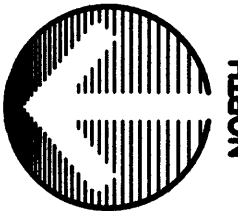
EDS
ENGINEERING DESIGN SERVICES
1425 UNIVERSITY AVE. SUITE 220 - WAUKEGAN, IOWA 50263
PH. (515) 221-1322 / FAX (515) 221-1005

BOOK # 2003 Page 166
DATE 11/16/04
DRAWN BY L.S.
DATE 7/16/04

1425 UNIVERSITY AVE. SUITE 220 - WAUKEGAN, IOWA 50263
PH. (515) 221-1322 / FAX (515) 221-1005

112
10.38 ACRES

OUTLOT Z
15.53 ACRES



0 50 100

DWG. NO.
1 OF 2
SCALE: 1" = 80'
JOB NO. 20-133

FINAL PLAT
APPROVED BY
DATE
SIGNED

1282.33' M. S 00°08'37" W
405.97' M. S 00°08'37" W
332.22' M. S 83°20'50" W

1321.66' M. S 00°08'37" W
1319.62' M. S 00°08'37" W
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1319.62' M. S 00°08'37" W
1320.00' M. S 00°08'37" W

PARKVIEW CROSSING PLAT 6

LEMAR KOETHE STREET
2100 NW 100TH STREET
CLIVE, IOWA

1427.44' M. 1427.73 P.

BOOK 2003 PAGE 160
DATE: 11/16/04
SLIDE # C-391 & 392
DATE: 11/16/04



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*
LARRY J. RICHARDS, P.E. & L.S. IOWA REG. NO. 7056
MY REGISTRATION RENEWAL IS DECEMBER 31, 2004.

ENGINEERING DESIGN SERVICES
14225 UNIVERSITY AVE. SUITE 220 - WAUKESHA, IOWA 50263
PH: (515) 221-1322 / FAX: (515) 221-1005



DATE: 10/18/04
11/16/04
REVISIONS
STAFF COMMENTS

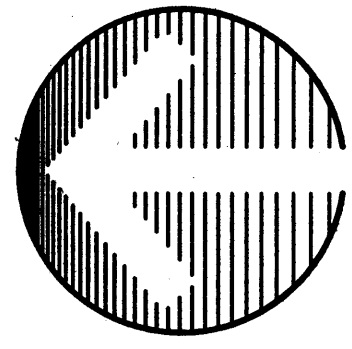
FINAL PLAT

PARKVIEW CROSSING PLAT 6

2 OF 2

DWG. NO.

SCALE: 1" = 50'



0 50 100
NORTH



NUMBER	DELTA	CURVE BRG	RADIUS	LENGTH	CHD LENGTH
C1	90°00'00"	51°37'32"	25.00'	35.36'	35.36'
C2	90°00'00"	38°24'34"	25.00'	35.36'	35.36'
C3	225°08'39"	19°09'46"	115.84'	50.84'	50.84'
C4	225°08'39"	44°18'25"	115.84'	49.39'	49.39'
C5	24°25'08"	69°05'34"	115.84'	49.01'	49.01'
C6	90°26'42"	51°48'48"	85.84'	30.81'	30.81'
C7	90°26'42"	11°35'55"	55.84'	121.87'	78.97'
C8	87°21'11"	39°42'28"	55.84'	30.34'	30.34'
C9	83°15'57"	41°46'35"	25.00'	27.33'	27.33'
C10	5°58'03"	86°23'35"	25.00'	27.33'	27.33'
C11	5°58'03"	51°37'18"	25.00'	39.24'	39.24'
C12	6°47'47"	03°15'17"	25.00'	35.57'	35.57'
C13	11°43'38"	00°47'22"	25.00'	54.24'	54.24'
C14	11°43'38"	00°47'22"	25.00'	61.40'	61.40'
C15	11°43'38"	00°47'22"	25.00'	61.40'	61.40'
C16	11°43'38"	00°47'22"	25.00'	61.40'	61.40'
C17	11°43'38"	00°47'22"	25.00'	61.40'	61.40'
C18	11°43'38"	00°47'22"	25.00'	61.40'	61.40'
C19	11°43'38"	00°47'22"	25.00'	61.40'	61.40'
C20	101°39'52"	00°47'22"	25.00'	44.36'	44.36'
C21	101°39'52"	00°47'22"	25.00'	39.27'	39.27'
C22	90°00'00"	00°47'22"	25.00'	35.36'	35.36'
C23	90°00'00"	00°47'22"	25.00'	35.36'	35.36'
C24	90°00'00"	00°47'22"	25.00'	35.36'	35.36'