

6739
FILED: BOOK 3000 PAGE 6739
DATE 7/5/2000 3:00 PM
CAROL HOL, RECORDER
DALLAS COUNTY, IOWA
OF PAGES (18) 90

OWNER AND DEVELOPER
STEPHEN R. GRUBB CONSTRUCTION
475 SOUTH 50TH STREET, SUITE 100
WEST DES MOINES, IOWA 50265
PHONE 515-327-1000

ZONING R-2
FRONT YARD SETBACK= 30 FEET
REAR YARD SETBACK= 30 FEET
SIDE YARD SETBACK= 15 FEET TOTAL, ONE
SIDE NOT LESS THAN 7 FEET.

LEGEND
EXISTING / PROPOSED

▲ ○ — — — — —
PROPERTY CORNER
GOVERNMENT MONUMENT
PROPERTY BOUNDARY
PLATTED DISTANCE
MEASURED DISTANCE
HOUSE NUMBER

A PART OF THE NW 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH P.M.; INCLUDING OUTLOT X, CHERRY GLEN, AN OFFICIAL PLAT IN WAUKEE, DALLAS COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE W 1/4 CORNER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH P.M.; WAUKEE, DALLAS COUNTY, IOWA; THENCE N00°(DEGREES)00'(MINUTES)00"(SECONDS) ALONG THE WEST LINE OF: THE NW 1/4 OF SAID SECTION 33 FOR 639.65 FEET; THENCE N89°41'14"E FOR 716.50 FEET; THENCE S00°27'44"E ALONG THE WESTERLY LINE OF RIGHWAY ESTATES, AN OFFICIAL PLAT IN WAUKEE, FOR 145.11 FEET TO THE NW CORNER OF OUTLOT X, CHERRY GLEN, AN OFFICIAL PLAT IN WAUKEE; THENCE N89°39'56"E ALONG THE NORTHERLY LINE OF SAID OUTLOT X FOR 188.00 FEET TO THE NE CORNER OF SAID OUTLOT X; THENCE S00°27'59"E ALONG THE EASTERLY LINE OF SAID OUTLOT X FOR 491.29 FEET TO THE SE CORNER OF SAID OUTLOT X; THENCE S89°28'44"W ALONG THE SOUTH LINE OF SAID NW 1/4 FOR 909.50 FEET TO THE POINT-OF-BEGINNING.

THIS PARCEL CONTAINS 12.66 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

1. MINIMUM WATER ENTRY LEVEL FOR ANY BUILDING = 33.10 (LOTS 1-28)
2. SIDEWALKS TO BE INSTALLED BY PROPERTY OWNERS OF LOTS ADJOINING PUBLIC STREETS, EXCEPT THAT SIDEWALK INSTALLATION OF ADJOINING LOT 1, RIDGEWAY ESTATES PLAT 1, IS THE RESPONSIBILITY OF THE DEVELOPER OF SOUTHWEST ESTATES.

CURVE TABLE	CHORD BRC		RADIUS	LENGTH	CHD. LENGTH
	DELTA	NUMBER			
C1	1° 24' 12"	01° 08' 51"	600.00'	14. 70'	14. 70'
C2	14° 20' 14"	08° 19' 57"	600.00'	150. 14'	149. 75'
C3	15° 14' 26"	08° 19' 57"	600.00'	150. 14'	164. 32'
C4	90° 08' 58"	48° 36' 45"	23.00'	158. 93'	164. 32'
C5	83° 48' 06"	N 48° 24' 43" E	23.00'	36. 57'	33. 39'
C6	9° 41' 30"	S 11° 21' 25" E	635.00'	107. 41'	107. 28'
C7	0° 14' 33"	N 16° 04' 54" E	565.00'	2. 39'	2. 39'
C8	10° 36' 07"	N 10° 39' 34" E	565.00'	104. 55'	104. 40'
C9	95° 02' 44"	N 42° 09' 52" E	25.00'	36. 88'	36. 88'
C10	83° 30' 05"	N 45° 53' 15" E	25.00'	39. 20'	35. 31'
C11	8° 30' 05"	N 06° 17' 23" E	635.00'	40. 50'	40. 50'
C12	6° 12' 04"	N 13° 15' 38" E	635.00'	68. 69'	68. 69'
C13	5° 53' 05"	N 13° 15' 38" E	635.00'	63. 82'	63. 82'
C14	0° 29' 19"	S 12° 10' 47" E	565.00'	69. 67'	69. 67'
C15	7° 04' 09"	S 12° 10' 47" E	565.00'	69. 67'	69. 67'
C16	8° 10' 58"	S 04° 33' 13" E	565.00'	69. 67'	80. 66'

APPROVED BY _____
DATE 9/5/00
SIGNED [Signature]

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 DATE 6-23-00

LARRY J. RICHARDS, P.E. & LS IOWA REG. NO. 7056
MY REGISTRATION RENEWAL IS DECEMBER 31, 2000.

1234 66TH ST.
DES MOINES, IOWA 50311



FINAL PLAT

1 of 1

20-103-450 SVIFWEN