

SPYGLASS

OWNER/DEVELOPER
OAKS DEVELOPMENT
2171 GRAND AVE
WEST DES MOINES, IA 50265

SYNOPSIS C-385
Bartlesville County, Iowa

ZONING
EXISTING: CONSERVATION DISTRICT
PROPOSED: R-2

SETBACKS
FRONT - 35'
REAR - 30'
SIDE - 15' TOTAL
7' MINIMUM

LEGAL DESCRIPTION
A PARCEL OF LAND IN THE NW 1/4 OF SECTION 5,
TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5th
P.M., CITY OF MAURKEE, DALLAS COUNTY, IOWA, THAT
IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF GOVERNMENT LOT
5, SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST
OF THE 5th P.M.; THENCE N00°12'20" W 603.86 FEET
ALONG THE WEST 1/2 LINE OF SAID SECTION TO A POINT;
THENCE N83°10'06" E 1316.75 FEET TO A POINT ON THE
EAST 1/2 LINE OF SAID SECTION; THENCE S00°06'15" W
484.27 FEET TO THE POINT OF BEGINNING; AND
THENCE S00°06'15" W 484.27 FEET TO THE POINT OF
BEGINNING; CONTAINING 37.1 ACRES MORE OR LESS, INCLUDING
0.91 ACRES ROAD RIGHT OF WAY EASEMENT.

NOTES

1. LOTS A, B, C, D, E & F TO BE DEDICATED TO THE CITY FOR RIGHT-OF-WAY PURPOSES.
2. ALL LOTS SUBJECT TO FUTURE ASSESSMENT FOR COUNTY ROAD R-22 IMPROVEMENTS.
3. OUTLOT 'X' TO BE DEDICATED TO THE CITY FOR PARK.
4. 4' SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF THE STREET AS LOTS DEVELOPED.
5. 10' RECREATION TRAIL TO BE INSTALLED BY DEVELOPER.
6. THE PROPERTY LIES IN ZONES 'A' AND 'X' IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #190400225D, EFFECTIVE JANUARY 19, 2000.



VICINITY SKETCH

NO SCALE

CERTIFICATION

I, HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT
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.

DATE: 12-15-04
SIGNED: FRANKLIN A. NORTON
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

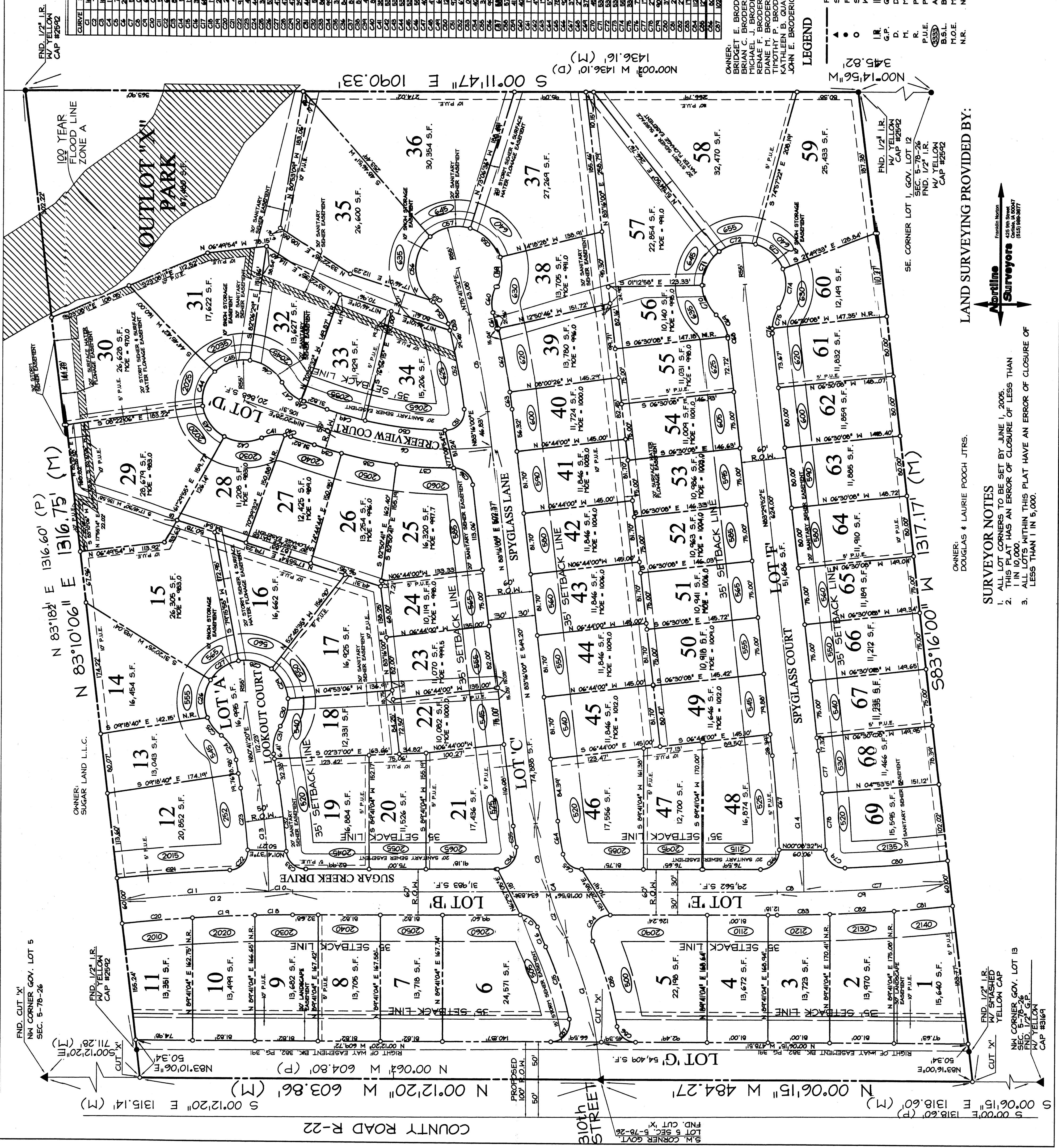
2167 GRAND AVENUE, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-15-04 REVISIONS: 1/17/04 12/3/04 12/15/04	JOB NUMBER CC 0239	SHEET 1 OF 1
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SCALE: 1"=60'

FINAL PLAT
SPYGLASS

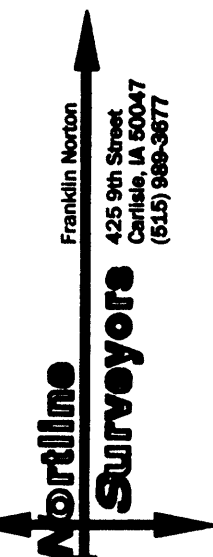


SURVEYOR NOTES

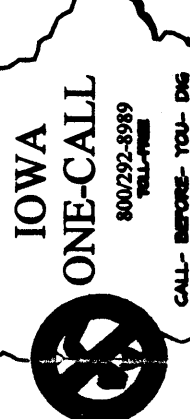
1. ALL LOT CORNERS TO BE SET BY JUNE 1, 2005.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. ALL LOTS WITHIN THIS PLAT HAVE AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.

OWNER:
DOUGLAS & LAURIE POOCH JT/RS.

LAND SURVEYING PROVIDED BY:



Franklin Norton
425 9th Street
Des Moines, IA 50317
(515) 281-0077



CALL BEFORE YOU DIG
800.255.8889