final plat of
WESTFIELD

FILED
IN 705 PAGE 594
91 OCT 25 AM 9:36
CAROL HOL
COUNTY RECORDER
DALLAS CO. IOWA

NORTH

STREET

SIXTH

CENTERLINE

1087.02'

N 00°41'41" W

NORTHVIEW ESTATES PLAT 2

NORTHVIEW ESTATES PLAT 1

70.00'
S 89°58'32" E
FND. I. ROD

743.00'
N 89°50'59" E

152.00'
N 00°00'41" W

334.07'

S 00°00'41" E
151.79'

142.85'
N 89°49'54" E

FND. I. ROD.

10' P.U.E.

15' P.U.E.

15.00' PUBLIC UTILITY EASE.

6.00' PUBLIC PEDESTRIANWAY

40.00'

149.92'

N 00°01'03" E

137.08'
152.05'

BUILDING LINE 30'

Δ= 90°00'00"
T= 15.00'
L= 23.56'

S 89°58'57" E 775.74'

60.00'

BELL-AIRE DRIVE (STREET LOT A) 44,444 SF

S 89°58'57" E

WAUKEE AVENUE (STREET LOT B) 44,177 SF

S 89°58'57" E 771.28'

GRAY AVENUE (STREET LOT C) 41,234 SF

S 89°58'57" E 590.00'

S 89°35'01" W
543.38'

N 89°35'01" E 186.13'

S 89°41'26" W
50.00'

S 89°42'45" W
340.74'

FND. I. PIPE

FND. I. ROD

FND. V. ROD

S 00°01'03" W
1374.42'

360.00'

472.62'

N 01°36'18" W
290.97'

(STREET LOT D) 106,848 SF

FOURTH STREET

CORENE ACRES PLAT 2

CORENE ACRES PLAT 3

CORENE ACRES PLAT 5

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	32.50'	26.94'	14.30'	26.18'	S 66°14'09" E	47°29'36"
C-2	60.00'	29.34'	14.97'	29.05'	N 56°30'01" W	28°01'20"
C-3	60.00'	50.02'	26.57'	48.59'	S 85°36'13" W	47°46'12"
C-4	60.00'	43.07'	22.51'	42.15'	S 41°09'10" W	41°07'55"
C-5	60.00'	43.08'	22.52'	42.16'	S 00°01'03" W	41°08'18"
C-6	60.00'	43.07'	22.51'	42.15'	S 41°07'04" E	41°07'55"
C-7	60.00'	50.02'	26.57'	48.59'	S 85°34'07" E	47°46'12"
C-8	60.00'	29.34'	14.97'	29.05'	N 56°32'07" E	28°01'20"
C-9	32.50'	26.94'	14.30'	26.18'	S 66°16'15" W	47°29'36"

CEMETERY

OWNERS

STEPHEN R. GRUBB
2400 86th STREET
SUITE 32
DES MOINES, IOWA
50322

BAR SCALE
0 25 50 100 200

LEGEND:
- ◉ - PLAT CORNER - FOUND AS NOTED
- ◎ PLAT CORNER SET IRON PIPE W/ I.D. CAP
- o LOT CORNER - SET IRON PIPE W/ I.D. CAP
- P.U.E. PUBLIC UTILITY EASEMENT

NOTES

THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000.00 FEET. EACH LOT OF THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.00 FEET.

ALL CORNERS HAVE BEEN MARKED WITH IRON PIPE UNLESS OTHERWISE NOTED. PLASTIC IDENTIFICATION CAPS (RLS 3169) HAVE BEEN PLACED IN EACH PIPE.

PROPERTY DESCRIPTION

"Commencing at the South 1/4 Corner of Section 33, Township 79 North, Range 26 West of the 5th P.M., Waukee, Dallas County, Iowa; thence, N00°-01'-34"W along the East Line of the SW 1/4 of said Section 33, a distance of 922.26 feet to the Point of Beginning; thence, S89°-42'-45"W, a distance of 340.74 feet; thence, S89°-41'-26"W, a distance of 50.00 feet; thence, N01°-36'-18"W, a distance of 290.97 feet; thence, S89°-35'-01"W, a distance of 543.38 feet to the East Right-of-Way Line of Sixth Street as it is presently established; thence, N00°-41'-41"W along the East Right-of-Way Line of said Sixth Street, a distance of 1087.02 feet, to the Southwest Corner of Lot 5 in Northview Estates Plat 2, an Official Plat, Waukee, Dallas County, Iowa; thence, N89°-50'-59"E along the South Line of Lots 5, 4, 3, 2 and 1 in said Northview Estates Plat 2 and along the South Line of Lots 6, 5, 4, 3, 2, and 1 in Northview Estates Plat 1, an Official Plat, Waukee, Dallas County, Iowa, a distance of 743.00 feet to the Southeast Corner of Lot 1 in said Northview Estates Plat 1; thence, N00°-00'-41"W along the East Line of said Northview Estates Plat 1, a distance of 152.00 feet to the South Line of Northview Drive as it is presently established; thence, S89°-58'-32"E along the South Line of said Northview Drive, a distance of 70.00 feet; thence, S00°-00'-41"E, a distance of 151.79 feet; thence, N89°-49'-54"E, a distance of 142.85 feet to the West Line of Lot 92 in Corene Acres Plat 2, an Official Plat, Waukee, Dallas County, Iowa; thence, S00°-01'-03"W along the West Line of Lots 92 thru 84 inclusive in said Corene Acres Plat 2 and along the West Line of Lots 1, 2, 3 and 4 in Corene Acres Plat 3, an Official Plat, Waukee, Dallas County, Iowa and along the West Line of Lots 51, 52, 53, 54, 55, 56 and 57 in Corene Acres Plat 5, an Official Plat. Waukee, Dallas County, Iowa, a distance of 1374.42 feet to the Point of Beginning.

Said tract of land being subject to and together with any and all easements of record.

Said tract of land contains 26.52 Acres more or less.

Entered for Taxation this 30th day of Oct 1991
Auditor
Deputy
98N (MA-26)
Westfield-1

Approved by Waukee City Council 10/23/91
Donald Bailey mayor pro-tem
Betty J. Pudenz, City Clerk
Approved by Planning & Zoning 10/22/91
Mark Casey, Chairman
Jerrod Steil, Sec.

Bishop Engineering Company
3511 Fifth Street
Des Moines, Iowa

UTILITY SYMBOLS

WATER MAINS	W
SANITARY SEWERS	S
STORM SEWERS	SS
TELEPHONE CABLES	T
ELECTRICAL CABLES	E
FENCE LINES	

I HEREBY CERTIFY THAT I HAVE SURVEYED FOR AND PREPARED THESE PLANS; THAT SAID SURVEYS AND PLANS ARE CORRECT TO THE BEST OF MY KNOWLEDGE; AND THAT I AM A DULY REGISTERED CIVIL ENGINEER AND LAND SURVEYOR IN THE STATE OF IOWA.

BY: BARRY A. BISHOP P.E. L.S. 3169
DATE: JULY 29, 1991
SCALE: 1"=100'
FOR: STEPHEN R. GRUBB
SIGNED:
TELEPHONE 1-515-276-0467

BARRY A. BISHOP REGISTERED 3169 IOWA PROFESSIONAL ENGINEER & LAND SURVEYOR

NUMBER	REVISIONS	DATE	BY
3			
2			
1	PER CITY COMMENTS	9-23-91	JRR

DRAWING NO. 91-67

PROJECT: WESTFIELD FINAL PLAT
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ROLL FILE T-5