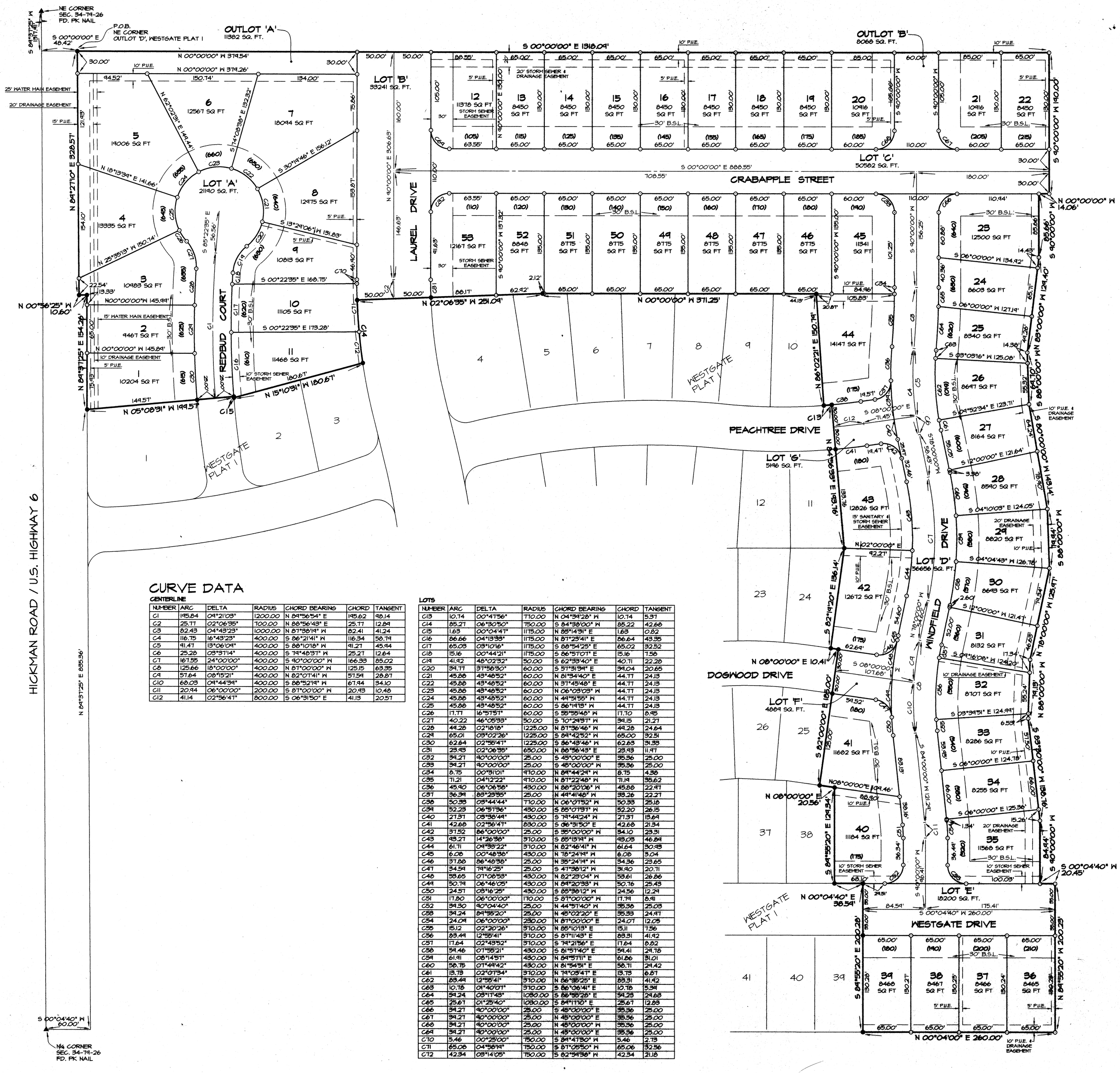



## CURVE DATA

**CENTERLINE**

| NUMBER | ARC | DELTA | RADIUS | CHORD BEARING | CHORD | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 195.84 | 04°21'03" | 1200.00 | N 84°56'54" E | 195.62 | 98.14 |
| C2 | 25.77 | 02°06'35" | 700.00 | N 88°56'43" E | 25.77 | 12.89 |
| C3 | 82.43 | 04°43'23" | 1000.00 | N 87°58'14" W | 82.41 | 41.24 |
| C4 | 116.75 | 16°43'23" | 400.00 | S 86°21'41" W | 116.34 | 58.74 |
| C5 | 91.47 | 13°06'09" | 400.00 | S 88°10'18" W | 91.27 | 45.94 |
| C6 | 25.28 | 03°37'14" | 400.00 | S 74°48'37" W | 25.27 | 12.64 |
| C7 | 167.55 | 24°00'00" | 400.00 | S 40°00'00" W | 166.33 | 85.02 |
| C8 | 125.66 | 18°00'00" | 400.00 | N 87°00'00" W | 125.15 | 63.35 |
| C9 | 57.64 | 08°15'21" | 400.00 | N 82°07'41" W | 57.59 | 28.87 |
| C10 | 68.03 | 09°44'34" | 400.00 | S 88°52'19" W | 67.94 | 34.10 |
| C11 | 20.94 | 06°00'00" | 200.00 | S 87°00'00" W | 20.93 | 10.48 |
| C12 | 41.14 | 02°56'47" | 800.00 | S 06°31'50" E | 41.13 | 20.57 |

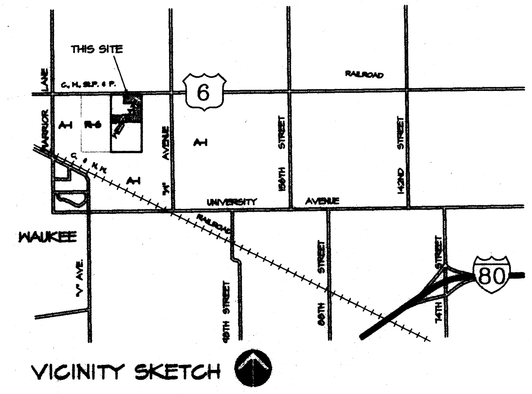
**LOTS**

| NUMBER | ARC | DELTA | RADIUS | CHORD BEARING | CHORD | TANGENT |
|---|---|---|---|---|---|---|
| C13 | 10.74 | 00°47'56" | 770.00 | N 04°34'28" W | 10.74 | 5.37 |
| C14 | 85.27 | 06°30'50" | 750.00 | N 84°38'00" W | 85.22 | 42.66 |
| C15 | 1.63 | 00°04'47" | 1175.00 | N 85°14'31" E | 1.63 | 0.82 |
| C16 | 86.66 | 04°13'33" | 1175.00 | N 87°28'41" E | 86.64 | 43.35 |
| C17 | 65.08 | 03°10'16" | 1175.00 | S 88°54'25" E | 65.02 | 32.52 |
| C18 | 15.16 | 00°44'21" | 1175.00 | S 86°57'07" E | 15.16 | 7.58 |
| C19 | 41.42 | 48°02'32" | 50.00 | S 62°33'40" E | 40.71 | 22.28 |
| C20 | 34.77 | 37°58'30" | 60.00 | S 57°31'39" E | 34.04 | 20.65 |
| C21 | 45.88 | 43°48'52" | 60.00 | N 81°34'40" E | 44.77 | 24.13 |
| C22 | 45.88 | 43°48'52" | 60.00 | N 37°45'48" E | 44.77 | 24.13 |
| C23 | 45.88 | 43°48'52" | 60.00 | N 06°03'03" W | 44.77 | 24.13 |
| C24 | 45.88 | 43°48'52" | 60.00 | N 44°19'55" W | 44.77 | 24.13 |
| C25 | 45.88 | 43°48'52" | 60.00 | S 86°14'55" W | 44.77 | 24.13 |
| C26 | 17.77 | 16°57'57" | 60.00 | S 55°55'48" W | 17.70 | 8.95 |
| C27 | 40.22 | 46°08'33" | 50.00 | S 70°24'37" W | 39.15 | 21.27 |
| C28 | 44.28 | 02°18'18" | 1225.00 | N 87°36'46" W | 44.28 | 24.64 |
| C29 | 65.01 | 03°02'26" | 1225.00 | S 84°42'52" W | 65.00 | 32.51 |
| C30 | 62.64 | 02°55'47" | 1225.00 | S 86°43'46" W | 62.63 | 31.33 |
| C31 | 23.93 | 02°08'55" | 650.00 | N 86°56'43" E | 23.93 | 11.97 |
| C32 | 39.27 | 90°00'00" | 25.00 | S 45°00'00" E | 35.36 | 25.00 |
| C33 | 39.27 | 90°00'00" | 25.00 | S 45°00'00" W | 35.36 | 25.00 |
| C34 | 8.75 | 00°51'01" | 970.00 | N 84°44'24" W | 8.75 | 4.38 |
| C35 | 71.21 | 04°12'22" | 970.00 | N 87°22'48" W | 71.19 | 35.62 |
| C36 | 45.90 | 06°06'58" | 430.00 | N 86°20'06" W | 45.88 | 22.97 |
| C37 | 36.39 | 83°23'55" | 25.00 | N 44°41'48" W | 33.26 | 22.27 |
| C38 | 50.38 | 03°44'44" | 770.00 | N 06°07'52" W | 50.38 | 25.18 |
| C39 | 52.23 | 06°57'36" | 430.00 | S 85°07'37" W | 52.20 | 26.15 |
| C40 | 27.37 | 03°38'44" | 430.00 | S 79°44'24" W | 27.37 | 13.69 |
| C41 | 42.68 | 02°56'47" | 830.00 | S 06°31'50" E | 42.68 | 21.34 |
| C42 | 37.52 | 86°00'00" | 25.00 | S 35°00'00" W | 34.10 | 23.31 |
| C43 | 63.27 | 14°26'38" | 370.00 | S 85°13'19" W | 63.08 | 46.84 |
| C44 | 61.71 | 09°38'22" | 370.00 | N 82°46'41" W | 61.64 | 30.93 |
| C45 | 6.08 | 00°48'38" | 430.00 | N 78°24'19" W | 6.08 | 3.04 |
| C46 | 37.88 | 86°48'38" | 25.00 | N 35°24'19" W | 34.36 | 23.65 |
| C47 | 34.59 | 79°16'25" | 25.00 | S 47°38'12" W | 31.90 | 20.71 |
| C48 | 58.65 | 07°08'58" | 430.00 | N 82°29'04" W | 58.61 | 29.36 |
| C49 | 50.74 | 06°46'05" | 430.00 | N 84°20'33" W | 50.76 | 25.43 |
| C50 | 24.57 | 03°16'25" | 430.00 | S 85°38'12" W | 24.56 | 12.29 |
| C51 | 17.80 | 06°00'00" | 170.00 | S 87°00'00" W | 17.79 | 8.91 |
| C52 | 39.30 | 90°04'40" | 25.00 | N 44°57'40" W | 35.38 | 25.03 |
| C53 | 39.24 | 89°55'20" | 25.00 | N 45°02'20" E | 35.33 | 24.97 |
| C54 | 24.09 | 06°00'00" | 230.00 | N 81°00'00" E | 24.07 | 12.05 |
| C55 | 15.12 | 02°20'26" | 370.00 | N 85°10'13" E | 15.11 | 7.56 |
| C56 | 83.49 | 12°55'41" | 370.00 | S 87°11'43" E | 83.31 | 41.92 |
| C57 | 17.64 | 02°43'52" | 370.00 | S 74°21'56" E | 17.64 | 8.82 |
| C58 | 54.46 | 07°55'21" | 430.00 | S 81°57'40" E | 54.41 | 24.78 |
| C59 | 61.91 | 08°14'57" | 430.00 | N 84°57'11" E | 61.86 | 31.01 |
| C60 | 58.75 | 07°49'42" | 430.00 | N 81°54'51" E | 58.71 | 29.42 |
| C61 | 13.73 | 02°07'54" | 370.00 | N 74°08'47" E | 13.73 | 6.87 |
| C62 | 83.49 | 12°55'41" | 370.00 | N 86°38'25" E | 83.31 | 41.92 |
| C63 | 10.78 | 01°40'07" | 370.00 | S 86°06'41" E | 10.78 | 5.39 |
| C64 | 34.24 | 03°17'48" | 1080.00 | S 86°58'28" E | 34.23 | 24.68 |
| C65 | 25.67 | 01°25'40" | 1080.00 | S 84°11'10" E | 25.67 | 12.83 |
| C66 | 34.27 | 90°00'00" | 25.00 | S 45°00'00" E | 35.36 | 25.00 |
| C67 | 34.27 | 90°00'00" | 25.00 | N 45°00'00" E | 35.36 | 25.00 |
| C68 | 34.27 | 90°00'00" | 25.00 | N 45°00'00" W | 35.36 | 25.00 |
| C69 | 34.27 | 90°00'00" | 25.00 | N 45°00'00" E | 35.36 | 25.00 |
| C70 | 5.46 | 00°25'00" | 750.00 | S 84°47'50" W | 5.46 | 2.73 |
| C71 | 65.08 | 04°58'19" | 750.00 | S 87°05'50" W | 65.06 | 32.56 |
| C72 | 42.34 | 03°14'05" | 750.00 | S 82°54'38" W | 42.34 | 21.18 |

# FINAL PLAT
# WESTGATE PLAT 2

## OWNER/DEVELOPER

WESTGATE PARTNERSHIP
2335 10TH STREET
DES MOINES, IA 50322




VICINITY SKETCH

## LEGAL DESCRIPTION

A PARCEL OF LAND IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 74 NORTH, RANGE 26 WEST, OF THE 5TH P.M., IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF OUTLOT 'D' OF WESTGATE PLAT 1, AN OFFICIAL PLAT; THENCE S00°00'00"E, 1318.04 FEET ALONG THE EAST LINE OF SAID OUTLOT 'D' TO A POINT; THENCE S90°00'00"W, 190.00 FEET TO A POINT; THENCE N00°00'00"W, 14.06 FEET TO A POINT; THENCE S90°00'00"W, 85.66 FEET TO A POINT; THENCE N83°00'00"W, 129.40 FEET TO A POINT; THENCE S88°00'00"W, 64.70 FEET TO A POINT; THENCE S80°00'00"W, 143.14 FEET TO A POINT; THENCE S88°00'00"W, 79.94 FEET TO A POINT; THENCE N78°00'00"W, 125.97 FEET TO A POINT; THENCE N88°00'00"W, 79.19 FEET TO A POINT; THENCE S83°30'00"W, 139.76 FEET TO A POINT; THENCE S40°00'00"W, 84.94 FEET TO A POINT; THENCE S00°04'40"W, 20.45 FEET TO A POINT; THENCE N84°55'20"W, 200.28 FEET TO A POINT ON THE WEST LINE OF SAID OUTLOT 'D'; THENCE N00°04'40"E, 260.00 FEET ALONG SAID WEST LINE TO THE SW CORNER OF LOT 34 OF WESTGATE PLAT 1; THENCE S84°55'20"E, 200.28 FEET ALONG THE SOUTH LINE OF SAID LOT 34 TO A POINT; THENCE N00°04'40"E, 38.54 FEET TO THE SW CORNER OF LOT 38 OF WESTGATE PLAT 1; THENCE S84°55'20", 129.34 FEET ALONG THE SOUTH LINE OF SAID LOT 38 TO THE SE CORNER OF LOT 38; THENCE N08°00'00"E, 20.56 FEET ALONG THE EAST LINE OF SAID LOT 38 TO THE SW CORNER OF LOT 25, WESTGATE PLAT 1; THENCE S82°00'00"E, 185.00 FEET TO A POINT; THENCE N08°00'00"E, 10.41 FEET TO THE SW CORNER OF LOT 24, WESTGATE PLAT 1; THENCE S82°19'20"E, 136.14 FEET ALONG THE SOUTH LINE OF SAID LOT 24 TO THE SW CORNER OF LOT 11, WESTGATE PLAT 1; THENCE N84°56'33"E, 193.76 FEET TO A POINT; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 10.74 FEET, AND A CHORD BEARING OF N04°34'28"W, TO THE SW CORNER OF LOT 10, WESTGATE PLAT 1; THENCE N86°02'21"E, 150.74 FEET TO THE SE CORNER OF SAID LOT 10; THENCE N00°00'00"W, 371.25 FEET TO A POINT; THENCE N02°06'35"W, 251.09 FEET TO A POINT; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 85.27 FEET, AND A CHORD BEARING OF S84°38'00"W TO A POINT; THENCE N15°10'31"W, 180.67 FEET TO THE NE CORNER OF LOT 2, WESTGATE PLAT 1; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1175.00 FEET, AN ARC LENGTH OF 1.63 FEET, AND A CHORD BEARING OF N85°14'31"E TO A POINT; THENCE N05°08'31"W, 149.57 FEET TO THE NE CORNER OF LOT 1, WESTGATE PLAT 1; THENCE N84°37'25"E, 154.26 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6 TO A POINT; THENCE N00°56'25"W, 10.60 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT; THENCE N84°27'10"E, 328.57 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, ALL CONTAINING 17.144 ACRES MORE OR LESS.

## NOTES

1. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR CONSTRUCTION OF PUBLIC SIDEWALKS ALONG RIGHT-OF-WAY PRIOR TO OCCUPANCY.

#42.17
FILED
BOOK 8510 PAGE 968-988
DATE 10-24-97 TIME 9:49 am
CAROL HOL
COUNTY RECORDER
DALLAS CO. IOWA

## CERTIFICATION

LICENSED LAND SURVEYOR JERRY P. OLVER 7844 IOWA

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.

JERRY P. OLVER, IOWA REG. NO. 7844 — DATE 10/23/97
MY LICENSE RENEWAL DATE IS DECEMBER 31, 1998
PAGES OR SHEETS COVERED BY THIS SEAL:

## LEGEND

| | |
|---|---|
| ——— | PLAT BOUNDARY |
| ▲ | SECTION CORNER |
| ● | FOUND CORNER |
| O | SET CORNER W/ 5/8" CAP #7844 (P.C.M.) |
| I.R. | IRON ROD |
| G.P. | GAS PIPE |
| D. | DEEDED DISTANCE |
| M. | MEASURED DISTANCE |
| P. | PREVIOUSLY RECORDED DISTANCE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| (1234) | ADDRESS |
| B.S.L. | BUILDING SETBACK LINE |
| N.R. | NOT RADIAL |

NORTH
SCALE: 1"=50'
0 25' 50' 100'

CEC CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322-4379
PHONE: 515.276.4884 FAX: 515.276.7084

E-3676