FINAL PLAT
WESTGATE PLAT 4

OWNER/DEVELOPER

WESTGATE PARTNERSHIP
2530 73TH STREET
URBANDALE, IA 50322

4165
FILED:
BOOK 2002 PAGE 4165
DATE 3/28/2002 TIME 3:08 PM
CAROL HOL, RECORDER
DALLAS COUNTY, IOWA
OF PAGES 22
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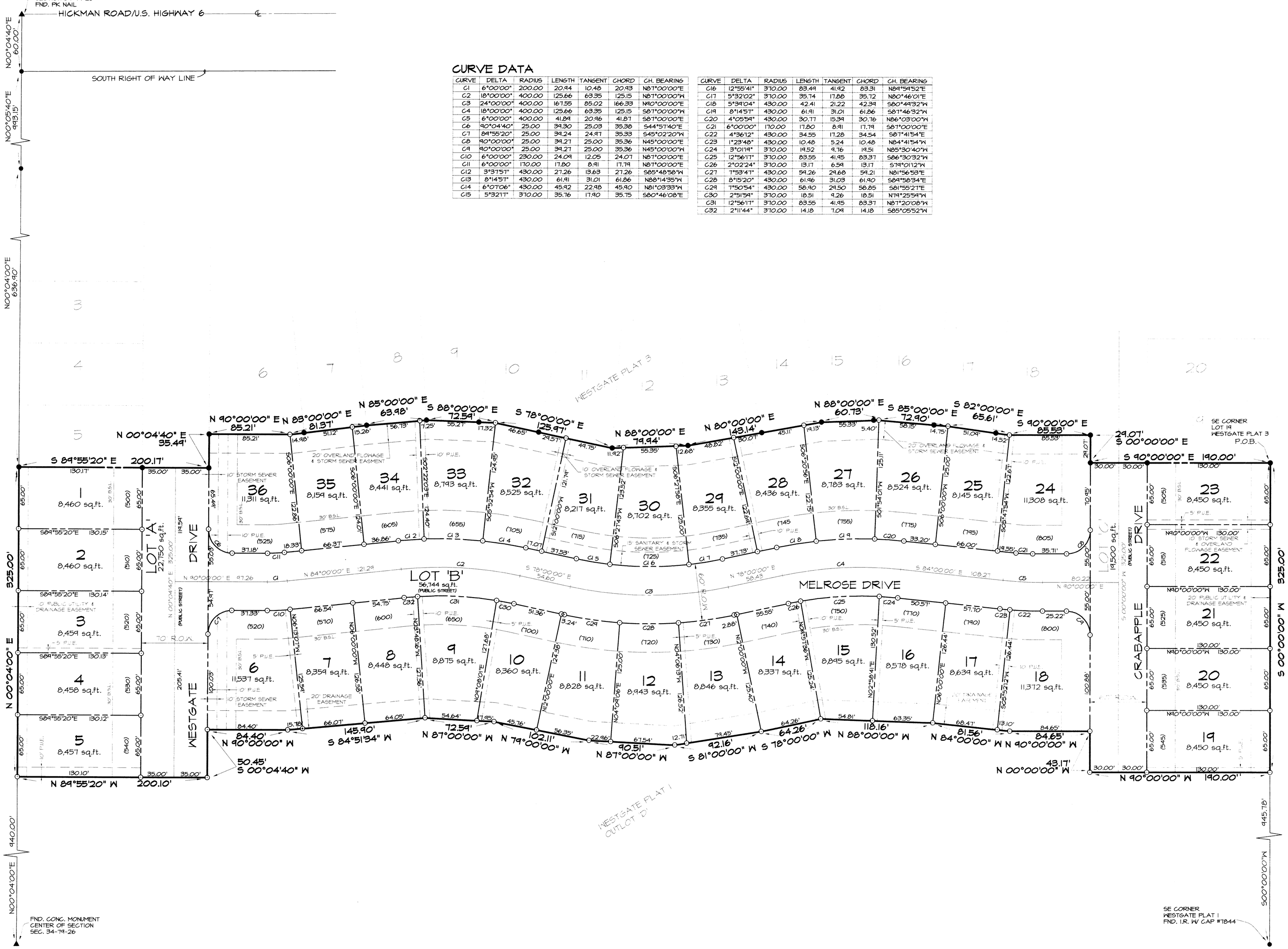
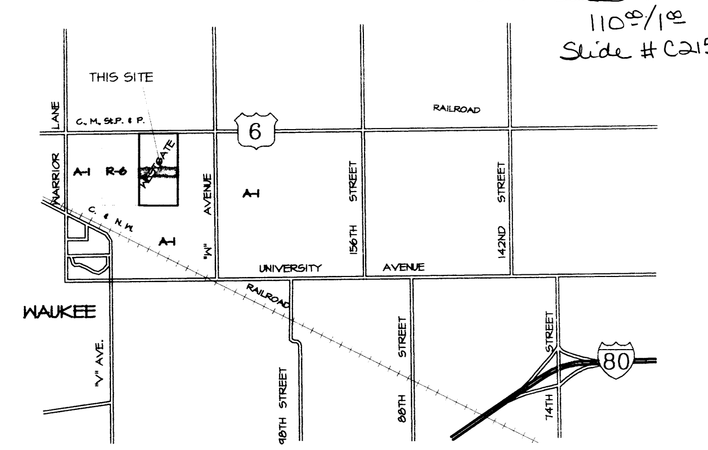


CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	6°00'00"	200.00	20.94	10.48	20.93	N87°00'00"E
C2	18°00'00"	400.00	125.66	63.35	125.15	N87°00'00"W
C3	24°00'00"	400.00	167.55	85.02	166.39	N90°00'00"E
C4	18°00'00"	400.00	125.66	63.35	125.15	S87°00'00"W
C5	6°00'00"	400.00	41.89	20.96	41.87	S87°00'00"E
C6	90°04'40"	25.00	34.30	25.03	35.38	S44°57'40"E
C7	84°55'20"	25.00	34.24	24.97	35.33	S45°02'20"W
C8	90°00'00"	25.00	34.27	25.00	35.36	N45°00'00"E
C9	90°00'00"	25.00	34.27	25.00	35.36	N45°00'00"W
C10	6°00'00"	230.00	24.09	12.05	24.07	N87°00'00"E
C11	6°00'00"	170.00	17.80	8.91	17.79	N87°00'00"E
C12	3°37'57"	430.00	27.26	13.63	27.26	S85°48'58"W
C13	8°14'57"	430.00	61.91	31.01	61.86	N88°14'35"W
C14	6°07'06"	430.00	45.92	22.98	45.90	N81°03'33"W
C15	5°32'17"	370.00	35.76	17.90	35.75	S80°46'08"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C16	12°55'41"	370.00	83.49	41.92	83.31	N84°54'52"E
C17	5°32'02"	370.00	35.74	17.88	35.72	N80°46'01"E
C18	5°34'04"	430.00	42.41	21.22	42.39	S80°44'32"W
C19	8°14'57"	430.00	61.91	31.01	61.86	S87°46'32"W
C20	4°05'54"	430.00	30.77	15.39	30.76	N86°03'00"W
C21	6°00'00"	170.00	17.80	8.91	17.79	S87°00'00"E
C22	4°36'12"	430.00	34.55	17.28	34.54	S87°41'54"E
C23	1°23'48"	430.00	10.48	5.24	10.48	N84°41'54"W
C24	3°01'19"	370.00	19.52	9.76	19.51	N85°30'40"W
C25	12°56'17"	370.00	83.55	41.45	83.37	S86°30'32"W
C26	2°02'24"	370.00	13.17	6.59	13.17	S79°01'12"W
C27	1°53'47"	430.00	54.26	24.68	54.21	N81°56'53"E
C28	8°15'20"	430.00	61.96	31.03	61.90	S84°56'34"E
C29	7°50'54"	430.00	58.90	29.50	58.85	S81°55'27"E
C30	2°51'54"	370.00	18.51	9.26	18.51	N79°25'54"W
C31	12°56'17"	370.00	83.55	41.45	83.37	N85°20'08"W
C32	2°11'44"	370.00	14.18	7.09	14.18	S85°05'52"W

VICINITY SKETCH



LEGAL DESCRIPTION

A PART OF OUTLOT 'D', WESTGATE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 19, WESTGATE PLAT 3, AN OFFICIAL PLAT, THENCE S00°00'00"E, 325.00 FEET ALONG THE EAST LINE OF WESTGATE PLAT 1, AN OFFICIAL PLAT, TO A POINT; THENCE N90°00'00"W, 190.00 FEET TO A POINT; THENCE N00°00'00"W, 43.17 FEET TO A POINT; THENCE N90°00'00"W, 84.65 FEET TO A POINT; THENCE N84°00'00"W, 81.56 FEET TO A POINT; THENCE N88°00'00"W, 118.16 FEET TO A POINT; THENCE S78°00'00"W, 64.26 FEET TO A POINT; THENCE S81°00'00"W, 92.16 FEET TO A POINT; THENCE N87°00'00"W, 90.51 FEET TO A POINT; THENCE N79°00'00"W, 102.11 FEET TO A POINT; THENCE N87°00'00"W, 72.54 FEET TO A POINT; THENCE S84°51'34"W, 145.90 FEET TO A POINT; THENCE S90°00'00"W, 84.40 FEET TO A POINT; THENCE S00° 04'40"W, 50.45 FEET TO A POINT; THENCE N89°55'20"W, 200.10 FEET TO A POINT ON THE WEST LINE OF WESTGATE PLAT 1; THENCE N00°04'00"E, 325.00 FEET ALONG SAID WEST LINE TO THE SW CORNER OF LOT 5, WESTGATE PLAT 3; THENCE S89°55'20"E, 200.17 FEET ALONG THE SOUTH LINE OF WESTGATE PLAT 3 TO A POINT; THENCE N00° 04'40"E, 35.49 FEET TO A POINT; THENCE N90°00'00"E, 85.21 FEET TO A POINT; THENCE N83°00'0"E, 81.37 FEET TO A POINT; THENCE N85°00'00"E, 63.98 FEET TO A POINT; THENCE S88°00'00"E, 72.54 FEET TO A POINT; THENCE S78°00'00"E, 125.97 FEET TO A POINT; THENCE N88°00'00"E, 79.94 FEET TO A POINT; THENCE N80°00'00"E, 143.14 FEET TO A POINT; THENCE N88°00'00"E, 60.73 FEET TO A POINT; THENCE S85°00'00"E, 72.90 FEET TO A POINT; THENCE S82°00'00"E, 65.61 FEET TO A POINT; THENCE S90°00'00"E, 85.53 FEET TO A POINT; THENCE S00°00'00"E, 29.07 FEET TO A POINT; THENCE S90°00'00"E, 190.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 4.578 ACRES MORE OR LESS.

NOTES

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

CERTIFICATION

LICENSED LAND SURVEYOR JERRY P. OLIVER 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.

3/21/02
JERRY P. OLIVER, IOWA REG. NO. 7844 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER ⅝" I.R. W/ CAP #7844
o	SET CORNER ⅝" I.R. W/ CAP #7844
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

FINAL PLAT
APPROVED BY City Council
DATE 4/15/02
SIGNED

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

DATE: 6-7-2001
REVISION: 7-23-2001

CEC

E-4463