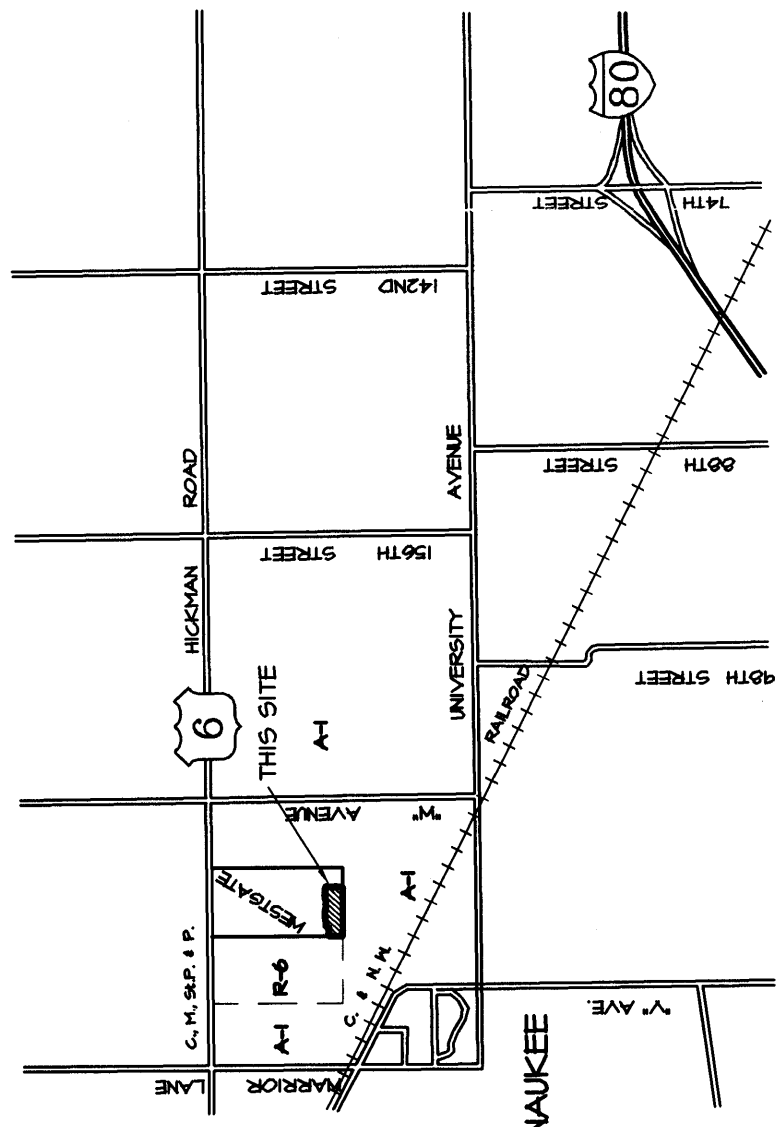


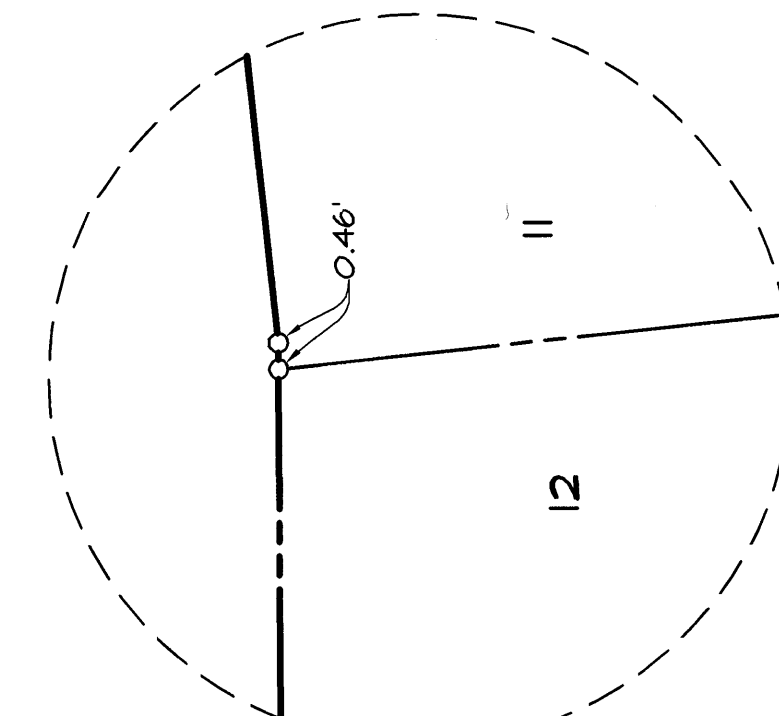
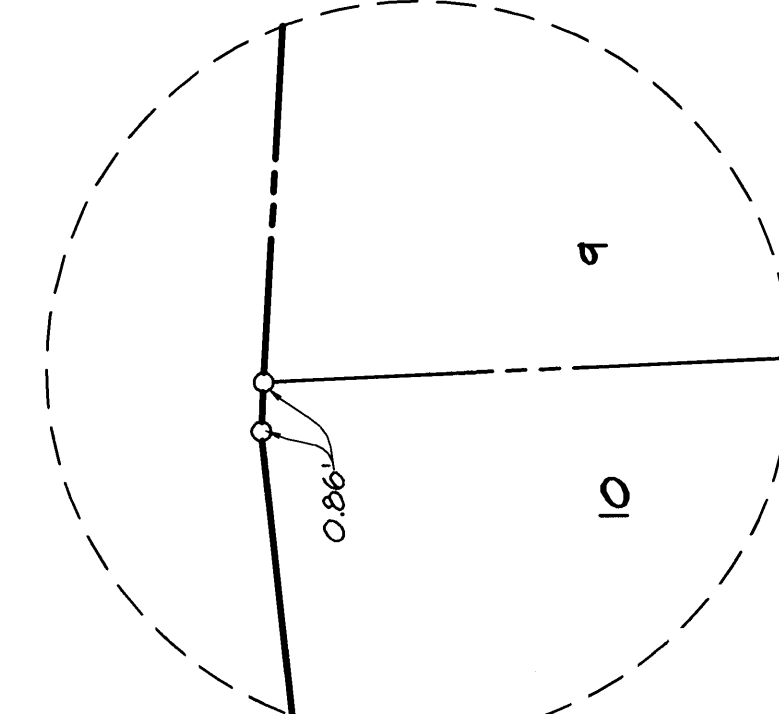
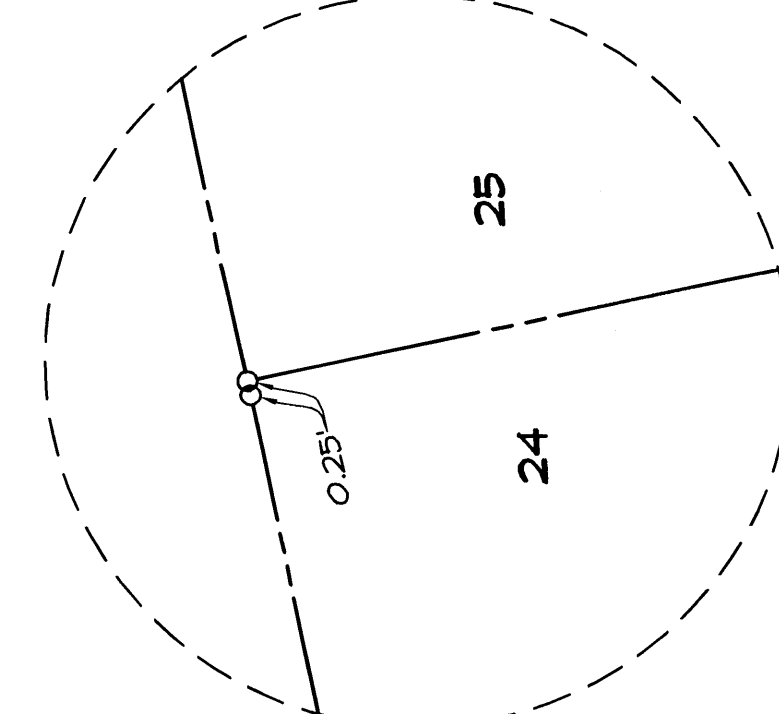


VICINITY SKETCH
NO SCALE

DETAIL 'A'
NO SCALE

DETAIL 'B'
NO SCALE

DETAIL 'C'
NO SCALE



FINAL PLAT WESTGATE PLAT 7

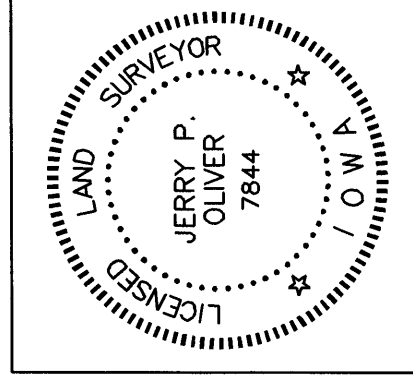
OWNER/DEVELOPER
WESTGATE PARTNERSHIP
6600 WESTON PARKWAY
WEST DES MOINES, IOWA 50266

LEGAL DESCRIPTION
OUTLOT 'Y', WESTGATE PLAT 6, AN OFFICIAL PLAT IN THE CITY
OF WAUKEE, DALLAS COUNTY, IOWA, CONTAINING 8.110 ACRES
MORE OR LESS.

NOTES

- THE HOME BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF PUBLIC SIDEWALKS ALONG RIGHT-OF-WAY PRIOR TO OCCUPANCY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE BIKE TRAIL ALONG THE SOUTH PLAT BOUNDARY.

CERTIFICATION



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	0°51'51"	1030.00	17.33	8.61	11.33	S95°50'19"E
C2	6°00'00"	400.00	41.84	20.46	41.83	N84°53'00"E
C3	18°00'00"	400.00	125.66	63.35	125.15	N87°06'54"E
C4	24°00'00"	400.00	167.55	85.02	166.35	N84°55'09"E
C5	17°58'19"	400.00	125.46	63.25	124.94	N86°52'12"E
C6	1°12'31"	1000.00	21.12	10.56	21.12	S84°44'54"E
C7	4°58'42"	1000.00	81.07	40.56	81.05	S87°40'34"E
C8	5°51'19"	1000.00	102.14	51.14	102.15	S87°10'42"E
C9	1°12'31"	970.00	20.44	10.24	20.44	S84°44'54"E
C10	4°19'14"	430.00	31.64	15.85	31.66	N86°15'21"E
C11	8°14'51"	430.00	61.91	31.01	61.86	S87°30'31"E
C12	5°24'51"	430.00	41.27	20.65	41.25	S80°38'04"E
C13	5°46'22"	370.00	37.28	18.65	37.26	N80°46'11"E
C14	12°55'41"	370.00	83.44	41.42	83.31	S84°52'42"E
C15	5°11'51"	370.00	34.22	17.12	34.21	S80°45'53"E
C16	6°16'11"	430.00	47.07	23.56	47.04	N81°15'03"E
C17	8°14'51"	430.00	61.91	31.01	61.86	N88°30'40"E
C18	3°28'46"	430.00	26.15	13.06	26.11	S85°31'24"E
C19	8°00'00"	370.00	36.75	14.34	36.78	N84°50'07"E
C20	40°11'54"	250.00	34.35	25.08	35.41	S44°56'59"E
C21	84°48'26"	250.00	34.14	24.42	35.12	N87°40'40"E
C22	4°24'55"	430.00	33.13	16.57	33.12	N84°40'40"E
C23	1°35'07"	430.00	11.40	5.45	11.40	S84°55'30"E
C24	2°04'41"	370.00	13.43	6.72	13.43	N87°12'12"E
C25	13°21'28"	370.00	86.26	43.33	86.07	N87°12'12"E
C26	2°33'44"	370.00	16.55	8.27	16.55	N71°23'46"E
C27	7°47'04"	430.00	56.42	24.26	56.36	S82°00'26"E
C28	1°50'26"	430.00	56.84	24.47	56.80	S84°44'11"E
C29	8°22'30"	430.00	62.85	31.46	62.80	N82°04'21"E
C30	1°45'00"	370.00	11.30	5.65	11.30	S78°45'36"E
C31	13°21'22"	370.00	86.25	43.32	86.05	S86°18'47"E
C32	2°51'52"	370.00	18.50	9.25	18.50	N85°34'37"E
C33	1°12'31"	1030.00	21.76	10.88	21.76	S84°44'54"E

LEGEND

EXISTING/PROPOSED

FLAT BOUNDARY

LOT LINE

SECTION CORNERS

FOUND CORNER 3/4" IR, W/ YELLOW CAP #7844

EXCEPT WHERE NOTED OTHERWISE

SET CORNER 3/4" IR, W/ YELLOW CAP #7844

LIGHT POLE LOCATION

IRON ROD

G.P.

D.

M.

P.U.E.

(1234)

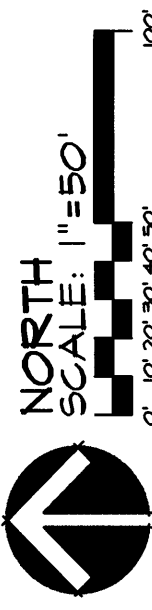
PREVIOUSLY RECORDED DISTANCE

PUBLIC UTILITY EASEMENT

ADDRESS

MINIMUM OPENING ELEVATION

M.O.E.



CEC CIVIL ENGINEERING CONSULTANTS, INC.

2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322-4379

PHONE: 515.276.4884 FAX: 515.276.7084