

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	CH. LENGTH	CH. BEARING
C1	5°01'33"	500.00	21.94	43.84	50°2'2414"E
C2	8°00'00"	500.00	56.91	113.45	101°30'00"E
C3	8°00'00"	500.00	56.91	113.45	101°30'00"E
C4	24°23'15"	250.00	54.02	106.41	107°11'37"E
C5	24°23'15"	250.00	54.02	106.41	107°11'37"E
C6	22°11'00"	220.00	43.13	84.65	106°05'30"E
C7	21°55'06"	220.00	43.13	84.65	106°05'30"E
C8	21°55'06"	220.00	43.13	84.65	106°05'30"E
C9	21°55'06"	220.00	43.13	84.65	106°05'30"E
C10	18°00'00"	550.00	10.32	20.65	502°10'36"E
C11	0°26'22"	470.00	1.80	3.60	500°31'25"E
C12	4°30'21"	470.00	34.09	71.98	500°31'25"E
C13	3°09'17"	470.00	12.53	25.06	502°25'37"E
C14	18°00'00"	470.00	59.35	106.64	502°25'37"E
C15	0°40'15"	350.00	3.10	6.20	504°24'53"E
C16	04°11'34"	250.00	23.34	37.61	504°24'53"E
C17	44°20'35"	250.00	27.03	41.22	504°24'53"E
C18	41°05'54"	550.00	18.46	37.40	502°57'05"E
C19	6°54'37"	550.00	32.00	63.42	502°57'05"E
C20	1°54'24"	550.00	4.21	8.42	501°00'16"E
C21	18°00'00"	550.00	60.34	120.25	501°00'16"E
C22	3°32'04"	470.00	14.50	28.98	506°13'59"E
C23	4°21'56"	470.00	38.91	71.65	500°16'02"E
C24	18°00'00"	470.00	59.35	106.64	501°30'00"E
C25	4°08'46"	280.00	10.14	20.26	502°55'37"E
C26	20°14'21"	280.00	44.48	88.96	504°16'00"E
C27	24°23'15"	280.00	60.51	119.02	501°11'37"E
C28	24°23'15"	280.00	60.51	119.02	501°11'37"E
C29	1°02'22"	550.00	12.08	24.16	501°11'37"E

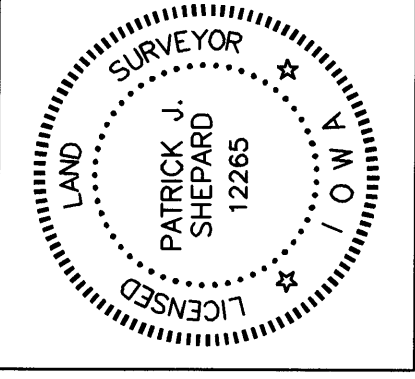
LINE TABLE

LINE	LENGTH	BEARING
L1	15.72	567°32'23"E
L2	30.00	550°01'22"E
L3	30.80	N63°13'31"W
L4	74.46	534°52'38"W
L5	35.00	504°20'35"W
L6	30.00	500°31'25"E
L7	18.03	507°34'23"E
L8	30.00	582°25'37"W
L9	35.44	N01°34'23"W

NOTES

- THE LOWEST ENTRY LEVEL OF ANY UNIT SHALL BE 2- FEET ABOVE THE 100-YR FLOOD ELEVATION OF 1032.05
- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS AND THE RECREATION TRAIL.

CERTIFICATION



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

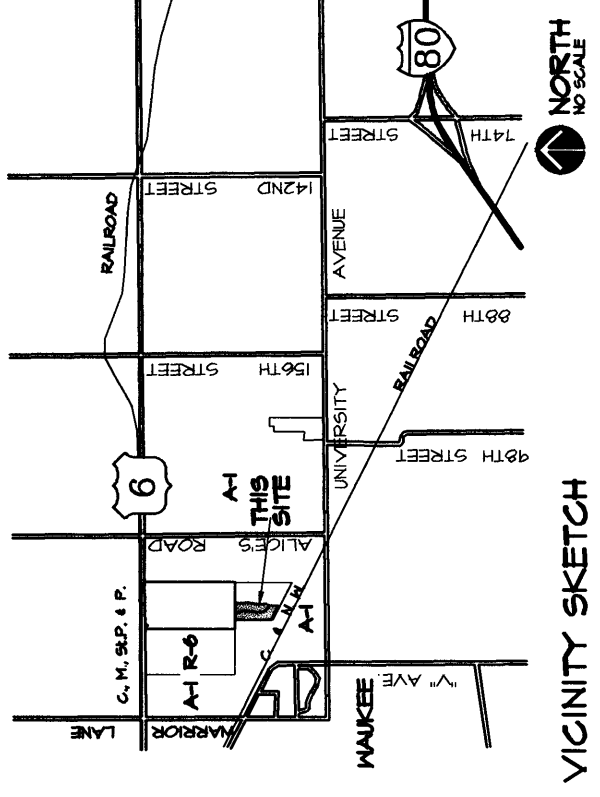
Patrick J. Shepard 10-19-24
PATRICK J. SHEPARD, IOWA LICENSE NO. 12265, DATE 10-19-24
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: _____

MINIMUM OPENING ELEVATION TABLE

LOTS	MINIMUM OPENING ELEVATION
17-18	1034.50
20	1036.00
21, 14, 22, 23	1037.50
1-10	1038.00
24-26	1036.00
21, 28	1035.50
24-25	1035.00

OWNER
EASTPARK DEVELOPMENT, L.L.C.
2530 73RD STREET
URBANDALE, IA 50322
JAMES T. CAMPNEY, PRESIDENT
PH. (515) 270-1447

DEVELOPER
REGENCY HOMES AND AFFILIATED COMPANIES
6600 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH. (515) 270-1447



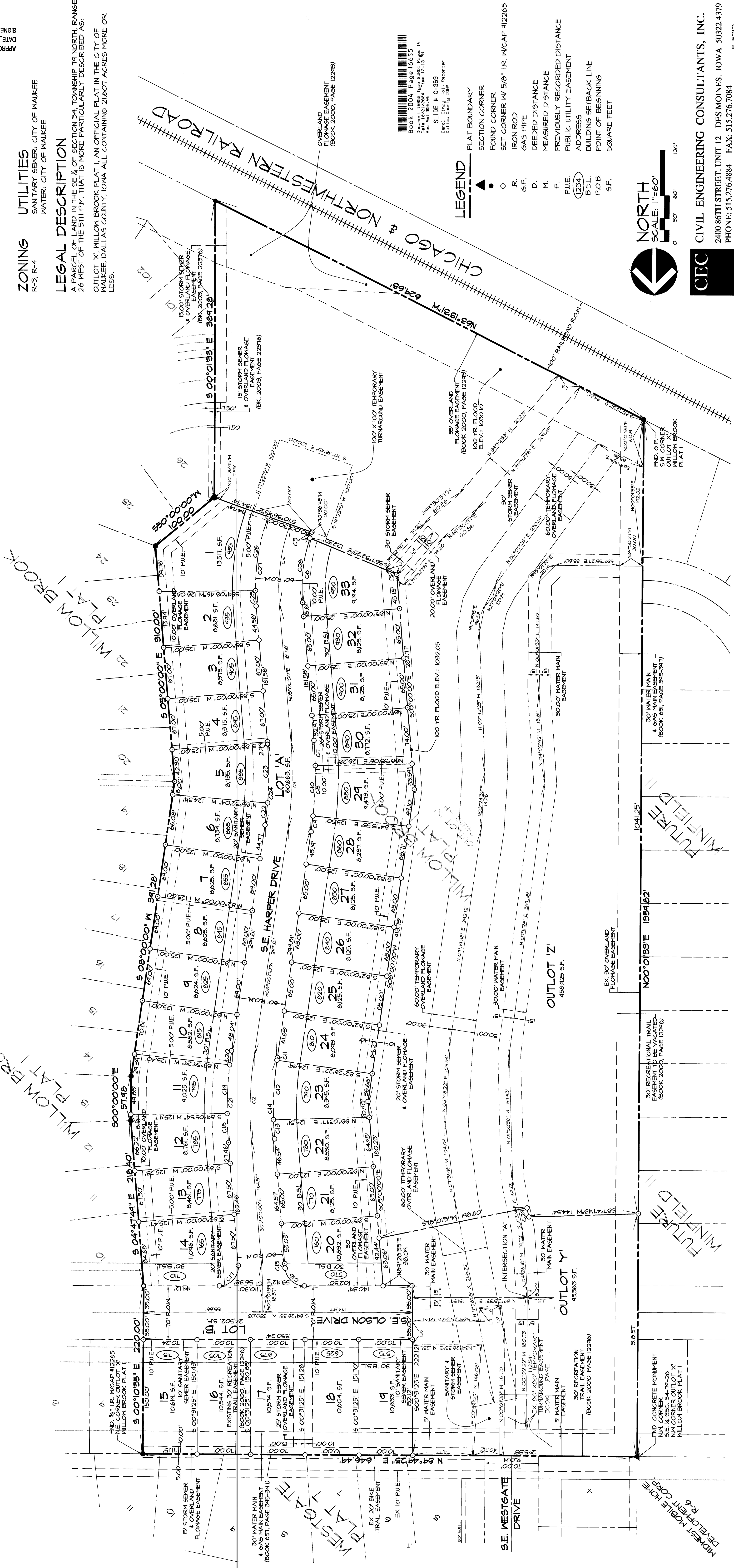
VICINITY SKETCH

ZONING
R-3, R-4

UTILITIES
SANITARY SEWER, CITY OF MAUCKEE
WATER, CITY OF MAUCKEE

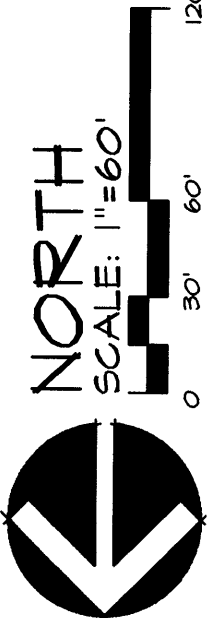
LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 34, TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5TH P.M. THAT IS MORE PARTICULARLY DESCRIBED AS:
OUTLOT 'X', WILLOW BROOK PLAT 1, AN OFFICIAL PLAT IN THE CITY OF MAUCKEE, DALLAS COUNTY, IOWA ALL CONTAINING 21.607 ACRES MORE OR LESS.



LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER
- SET CORNER 1/4 5/8" I.R. WCAP #12265
- IRON ROD
- GAS PIPE
- DEEDED DISTANCE
- MEASURED DISTANCE
- PREVIOUSLY RECORDED DISTANCE
- PUBLIC UTILITY EASEMENT
- ADDRESS
- BUILDING SETBACK LINE
- POINT OF BEGINNING
- SQUARE FEET



CEC
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12, DES MOINES, IOWA 50322-4379
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