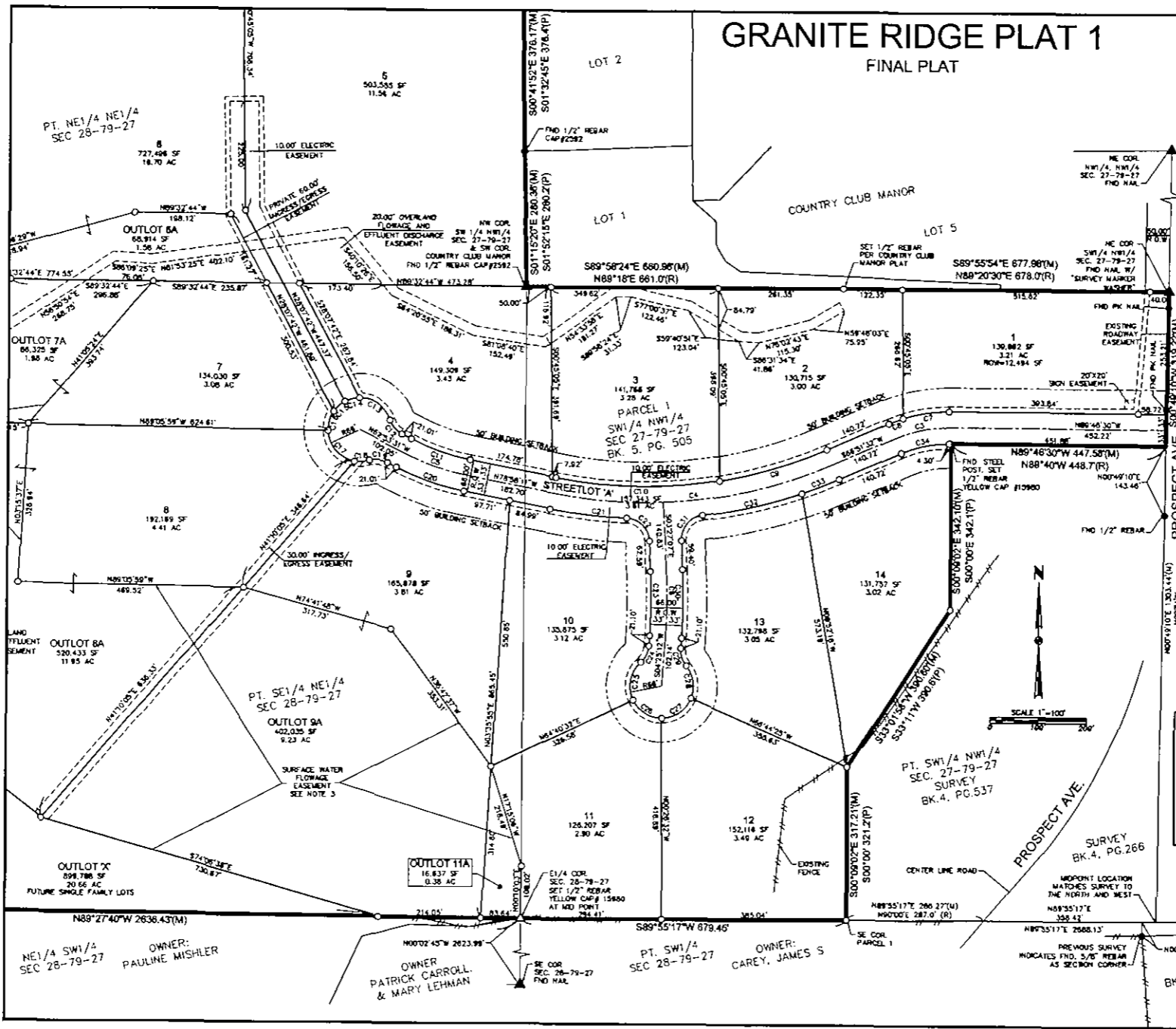


Book 2007 Page 14801  
Document 14801 Type SUBDI Pages 17  
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SLIDE # 2007-14801  
Carol "Cindy" Hol, Recorder  
Dallas County IOWA

APPROVED  
DALLAS COUNTY  
PLANNING & DEVELOPMENT  
*Jan McLeskey 9-19-07*



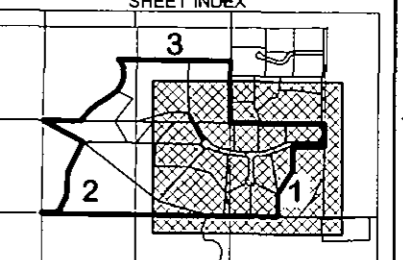
# GRANITE RIDGE PLAT 1 FINAL PLAT

**PLAT DESCRIPTION:**

PARCEL 1 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 AND PARCEL 2 OF THE NORTHEAST 1/4 OF SECTION 28, ALL BEING IN TOWNSHIP 78 NORTH RANGE 27 WEST OF THE 6TH PA. MERIDIAN, DALLAS COUNTY, IOWA, AS SHOWN ON THE LAND SURVEY PLAT RECORDED IN BOOK 3, PAGE 505 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE NORTH 89°07'40" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 268.63 FEET TO THE CENTER OF SAID SECTION 28; THENCE NORTH 00°33'40" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 20.00 FEET TO A CORNER ON THE WESTERN LINE OF SAID PARCEL 2; THENCE SOUTH 89°27'40" EAST ALONG SAID WESTERN LINE, 203.80 FEET; THENCE NORTH 53°21'15" EAST CONTINUING ALONG SAID WESTERN LINE, 64.93 FEET; THENCE NORTH 27°07'24" EAST CONTINUING ALONG SAID WESTERN LINE, 199.80 FEET; THENCE NORTH 02°57'41" EAST CONTINUING ALONG SAID WESTERN LINE, 338.38 FEET; THENCE NORTH 25°11'44" EAST CONTINUING ALONG SAID WESTERN LINE, 461.70 FEET; THENCE NORTH 62°09'25" WEST ALONG SAID WESTERN LINE, 832.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE SOUTH 89°23'44" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 234.08 FEET; THENCE MEANDERING NORTHEASTERLY ALONG THE RACCOON RIVER TO THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL 2; THENCE SOUTH 89°23'40" EAST ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 1084.41 FEET TO THE WEST LINE OF SAID PARCEL 2; THENCE SOUTH 89°23'40" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 301.43 FEET TO THE NORTHWEST CORNER OF COUNTRY CLUB MANOR, AN OFFICIAL PLAT; THENCE SOUTH 09°47'07" EAST ALONG THE WEST LINE OF SAID COUNTRY CLUB MANOR, 376.17 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID COUNTRY CLUB MANOR; THENCE SOUTH 01°15'30" EAST CONTINUING ALONG SAID WEST LINE, 200.38 FEET TO THE SOUTHWEST CORNER OF SAID COUNTRY CLUB MANOR, SAID CORNER BEING THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 89°36'24" EAST ALONG THE SOUTH LINE OF SAID COUNTRY CLUB MANOR, 868.98 FEET; THENCE SOUTH 89°23'44" EAST CONTINUING ALONG SAID SOUTH LINE, 877.80 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 09°47'07" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 447.36 FEET; THENCE SOUTH 09°47'07" EAST ALONG SAID EASTERN LINE, 342.10 FEET; THENCE SOUTH 32°01'54" WEST CONTINUING ALONG SAID EASTERN LINE, 290.00 FEET; THENCE SOUTH 09°47'07" EAST CONTINUING ALONG SAID EASTERN LINE, 317.21 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 89°51'17" WEST ALONG SAID SOUTH LINE, 678.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 123.08 ACRES, 3,614,486 S.F.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



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

*Michael A. Brooker*  
MICHAEL A. BROOKER, P.L.C.  
DATE: 9-19-2007

LICENSE NUMBER: 13980  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1 THROUGH 3

5601 NW 112th SUITE C GRIMES, IOWA 50111  
PH: (515) 349-4400 Fax: (515) 368-4410

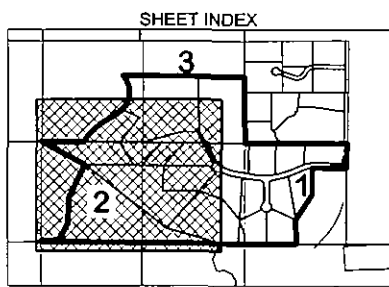
TECH: ENGINEER

**ESA**  
CIVIL DESIGN ADVANTAGE

ADEL, IOWA

**GRANITE RIDGE PLAT 1  
FINAL PLAT**

1/3  
0607.169



# GRANITE RIDGE PLAT 1

**LEGEND:**

SECTION CORNER AS NOTED  
 1/2" REBAR, YELLOW CAP #5980 (UNLESS OTHERWISE NOTED)  
 PLATTED BEARING & DISTANCE  
 MEASURED BEARING & DISTANCE  
 RECORDED BEARING & DISTANCE  
 DEEDED BEARING & DISTANCE  
 MINERAL PROTECTION ELEVATION  
 PUBLIC UTILITY EASEMENT  
 CENTERLINE  
 SECTION LINE  
 EASEMENT LINE  
 FENCE LINE

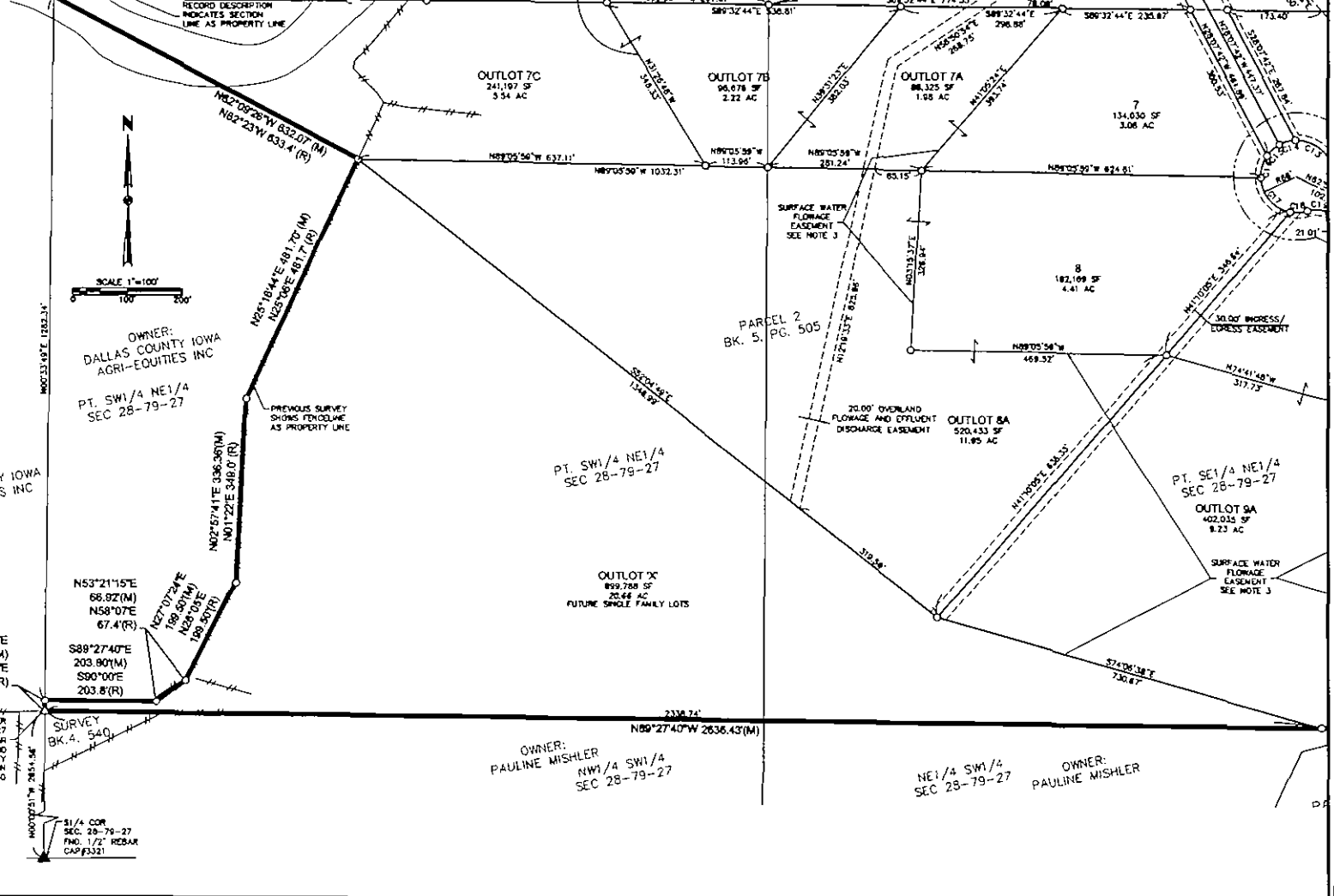
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 P U L L E

BEARING & DISTANCES ARE SHOWN FOR MEANDER LINE

FINAL PLAT

**CURVE DATA:**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	18°02'28"	94.85	335.32	S44°40'33"W	333.70
C2	0°21'08"	300.23	487.64	N01°37'14"E	436.66
C3	23°21'57"	283.00	115.41	S79°32'34"W	114.61
C4	34°01'17"	1000.00	986.40	N83°56'41"E	987.60
C5	18°04'40"	500.00	140.30	S70°55'51"E	136.84
C6	7°28'19"	900.00	571.38	N00°29'02"E	137.28
C7	17°39'55"	318.00	97.43	S89°23'53"W	97.04
C8	5°42'03"	318.00	31.44	S89°42'34"W	31.43
C9	13°48'07"	867.00	232.84	N73°48'36"E	232.38
C10	20°22'10"	987.00	343.78	S89°00'16"E	341.97
C11	18°04'40"	487.00	131.04	S70°55'51"E	130.62
C12	44°18'52"	80.00	34.87	S40°54'28"E	37.71
C13	72°30'35"	64.00	63.83	N54°05'09"W	78.07
C14	27°02'08"	64.00	31.14	S75°23'23"W	30.85
C15	27°02'08"	64.00	31.14	S48°21'13"W	30.85
C16	36°32'23"	64.00	42.00	S18°35'52"W	41.38
C17	78°18'03"	64.00	60.20	S40°51'28"E	63.34
C18	27°11'58"	64.00	31.33	N86°23'35"E	31.04
C19	44°18'52"	50.00	38.87	N80°02'57"W	37.71
C20	18°04'40"	533.00	149.58	S70°55'51"E	148.07
C21	2°08'20"	1033.00	161.98	S03°27'44"E	161.83
C22	84°30'00"	50.00	73.74	N45°42'17"W	67.24
C23	73°21'19"	987.00	132.88	N00°29'02"E	132.75
C24	44°18'52"	80.00	34.87	N26°34'36"E	37.71
C25	74°07'46"	64.00	85.97	S11°25'09"W	80.02
C26	64°32'44"	64.00	74.26	S38°10'00"E	73.48
C27	67°34'37"	64.00	77.84	N55°48'10"E	73.41
C28	61°32'31"	64.00	71.28	N08°57'26"W	67.88
C29	44°18'52"	50.00	38.87	S17°44'14"E	37.71
C30	78°27'19"	1033.00	141.93	N00°29'02"E	141.81
C31	84°32'44"	50.00	75.84	S39°34'02"W	64.65
C32	11°49'25"	1033.00	213.78	N77°21'09"E	212.30
C33	43°35'35"	1033.00	62.81	N60°08'20"E	62.78
C34	23°21'57"	290.00	101.95	S78°32'31"W	101.25



APPROVED  
 DALLAS COUNTY  
 PLANNING & DEVELOPMENT  
 9-19-07  
*Ally McManey*

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

6501 NW 112th SUITE G GRAMES, IOWA 50111  
 PH: (515) 389-4400 FAX: (515) 389-4410

TECH: \_\_\_\_\_ ENGINEER: \_\_\_\_\_

**CSA** CIVIL DESIGN ADVANTAGE  
 ADEL, IOWA

**GRANITE RIDGE PLAT 1**  
 FINAL PLAT

2/3  
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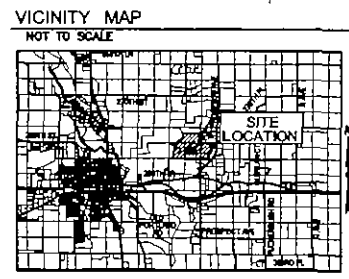
# GRANITE RIDGE PLAT 1

## FINAL PLAT

**OWNER:**  
 T&K INVESTMENTS, L.C.  
 P.O. BOX 838  
 IOWA FALLS, IOWA 50126

**DEVELOPER:**  
 REGENCY LAND DEVELOPMENT  
 4820 WESTBURY PARKWAY  
 WEST DES MOINES, IOWA 50388

**BULK REGULATIONS:**  
 FRONT YARD SETBACK = 50'  
 SIDE YARD SETBACK = 25'  
 REAR YARD SETBACK = 50'



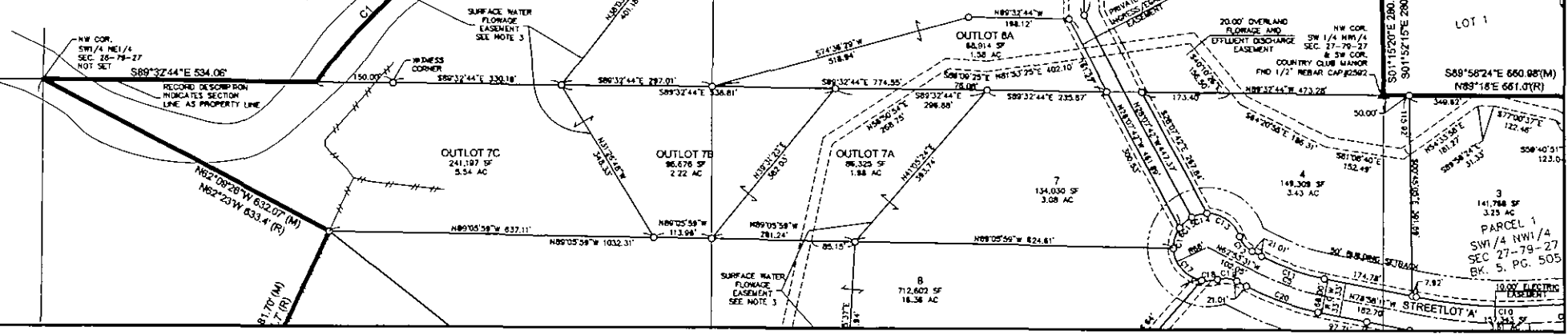
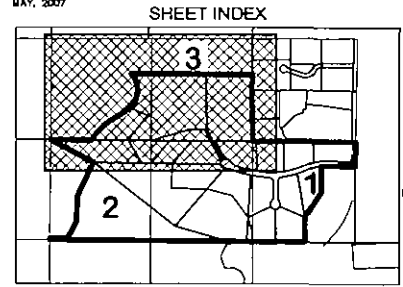
**NOTE:**

1. LOTS 8A AND 8B SHALL BE CONVEYED TO AND OWNED BY THE SAME OWNER AS LOT 8 AND LOTS 7A, 7B AND 7C SHALL BE CONVEYED TO AND OWNED BY THE SAME OWNER AS LOT 7 AND LOT 8A SHALL BE CONVEYED TO AND OWNED BY THE SAME OWNER AS LOT 8 AND LOT 8A SHALL BE CONVEYED TO AND OWNED BY THE SAME OWNER AS LOT 8 AND LOT 11A SHALL BE CONVEYED TO AND OWNED BY THE SAME OWNER AS LOT 11
2. THE REAR PROPERTY LINE FOR HOMES CONSTRUCTED ON AFORESAID LOTS 4, 7, 8, 9 AND 11 IN NOTE 1 SHALL BE THE REAR PROPERTY LINE OF THE RESPECTIVE LOTS SA, 6B, 7A, 7B, 7C, 8A, 8B, AND 11A FOR THE PURPOSE OF ESTABLISHING THE REAR YARD SETBACK DIMENSION.
3. A SURFACE WATER FLOWAGE EASEMENT COVERS LOTS 6A, 6B, 7A, 7C, 8A, 8B, AND 11A
4. PROPERTY HAS PREVIOUSLY SURVEYED AS PARCEL 1 AND PARCEL 2 AS SHOWN ON THE LAND SURVEY PLAT DATED OCTOBER 23, 1978, RECORDED IN BOOK 5, PAGE 805

**ZONING:**  
 EXISTING: A-1 & A-2  
 PROPOSED: NE-1

**ENGINEER/SURVEYOR:**  
 CIVIL DESIGN ADVANTAGE  
 5501 NW 112TH STREET, SUITE C  
 GRIMES, IOWA 50111

**DATE OF SURVEY:**  
 MAY, 2007



APPROVED  
 DALLAS COUNTY  
 PLANNING & DEVELOPMENT  
*Alfred McCreary 9-19-07*

DATE	REVISED	FIRST SUBMITTAL	DATE
5501 NW 112th SUITE G GRIMES, IOWA 50111 PH: (515) 389-4400 Fax: (515) 389-4410			
		CIVIL DESIGN ADVANTAGE ADEL, IOWA	
<b>GRANITE RIDGE PLAT 1</b> FINAL PLAT		ENGINEER: _____ TECH: _____	
0807.168		3	

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