# GLYNMOR

## FINAL PLAT

SEE SHEET 2

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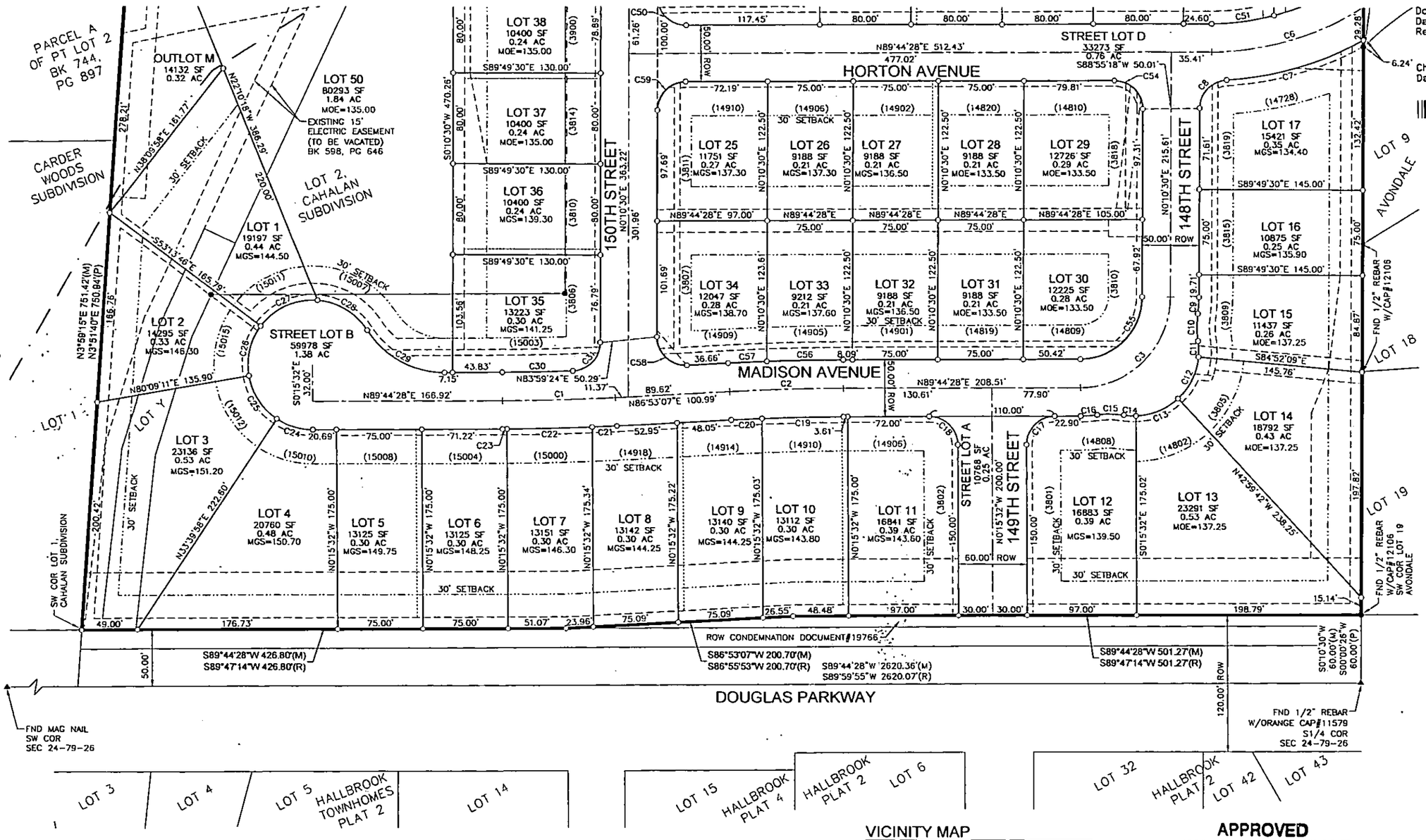
Document 14959 Type SUBDI Pages 29
Date 8/29/2012 Time 3:36 PM
Rec Amt $147.00
SLIDE D317-D320
Chad Airhart, Recorder
Dallas County IOWA

MTG
PCRF
BKRF
ODD
D/C




## PLAT DESCRIPTION:

LOTS 1, 2 AND 'Y', CAHALAN SUBDIVISION, AN OFFICIAL PLAT IN THE CITY OF URBANDALE, DALLAS COUNTY, IOWA, EXCEPT THE ACQUISITION PLAT RECORDED IN BOOK 12, PAGES 495-612.

## PLAT AREA:

31.35 ACRES (1,365,688 SQUARE FEET)

## OWNER/DEVELOPER:

SF INVESTMENTS II LC
3405 S.E. CROSSROADS DRIVE, SUITE E
GRIMES, IOWA 50111
PH: 515-986-5994

## ZONING:

R-1S SUBURBAN DENSITY SINGLE FAMILY DISTRICT

## BULK REGULATIONS:

CITY OF URBANDALE (R-1S)

| | |
|---|---|
| MIN LOT AREA: | 8500 SF |
| MIN LOT WIDTH: | 70' |
| MAX BLDG HEIGHT: | 35' |
| FRONT SETBACK: | 30' |
| REAR SETBACK: | 30' |
| SIDE SETBACK: | 8' (INTERIOR)<br>30' (CORNER) |

## ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

## DATE OF SURVEY:

DECEMBER 2011

## BENCHMARK:

CITY OF URBANDALE BM#84
LOCATED AT THE NE CORNER OF 142ND STREET AND MEREDITH DRIVE, NE OF THE SW CORNER OF SECTION 18-79-25. ELEV=223.82 (CITY DATUM).

## LEGEND:

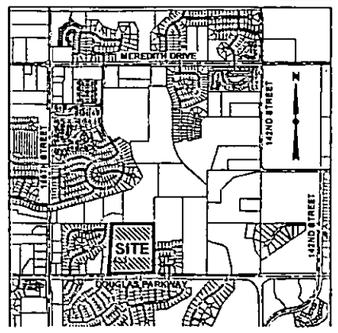
| | FOUND | SET |
|---|---|---|
| SECTION CORNER AS NOTED | ▲ | △ |
| 1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED) | ● | ○ |
| PLATTED BEARING & DISTANCE | P | |
| MEASURED BEARING & DISTANCE | M | |
| RECORDED BEARING & DISTANCE | R | |
| DEEDED BEARING & DISTANCE | D | |
| MINIMUM FLOOR ELEVATION | MFE | |
| MINIMUM GRADE AT STRUCTURE ELEVATION | MGS | |
| MINIMUM OPENING ELEVATION | MOE | |
| PUBLIC UTILITY EASEMENT | P.U.E. | |
| CENTERLINE | | |
| SECTION LINE | | |
| EASEMENT LINE | | |

NOTE:
MINIMUM GRADE AT STRUCTURE AREA BASED ON PROVIDING POSITIVE DRAINAGE FROM BACK OF HOME. MINIMUM OPENING ELEVATIONS AND MINIMUM FLOOR ELEVATIONS FOR GRAVITY SANITARY SERVICE MAY BE DIFFERENT.

## GENERAL NOTES:

1. OUTLOTS (M, N, O, P, Q, R, S, T, U, W, X, Y & Z) (PRIVATE OPEN SPACES) TO BE DEEDED AND OWNERSHIP TIED TO RESPECTIVE ADJACENT LOT (1, 19, 20, 21, 22, 23, 24, 38, 39, 46, 47, 48, & 49).
2. OUTLOT V (PRIVATE OPEN SPACE) TO BE DEEDED TO LOT 17, HORIZONS RIDGE PLAT 2.
3. NO LOTS SHALL HAVE DIRECT ACCESS TO DOUGLAS PARKWAY.
4. MANHOLES NOT LOCATED ON A LOT LINE SHALL BE LOCATED OUT OF FUTURE DRIVEWAYS.
5. MAINTENANCE OF 4" REAR YARD SUBDRAINS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
6. SPECIAL ATTENTION IS NEEDED FOR SANITARY SEWER SERVICE ELEVATIONS TO LOWER LEVEL OF HOUSES. FIELD VERIFY SANITARY SEWER SERVICE ELEVATIONS FOR LOTS 18-21, 28 AND 29 PRIOR TO COMMENCING CONSTRUCTION OF HOMES.
7. IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSE MUST RELOCATE WITHOUT EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.
8. ON LOTS 46 AND 47, THE MINIMUM OPENING ELEVATION IS LOWER THAN THE MINIMUM GRADE

VICINITY MAP

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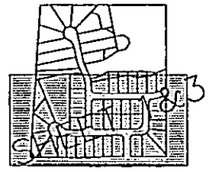


APPROVED
CITY OF URBANDALE
P. & Z.C. 8/21/2012
BY:
DEPT. OF COMMUNITY DEVELOPMENT

SCALE 1"=50'

LICENSED LAND SURVEYOR MICHAEL D. LEE 16747 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.

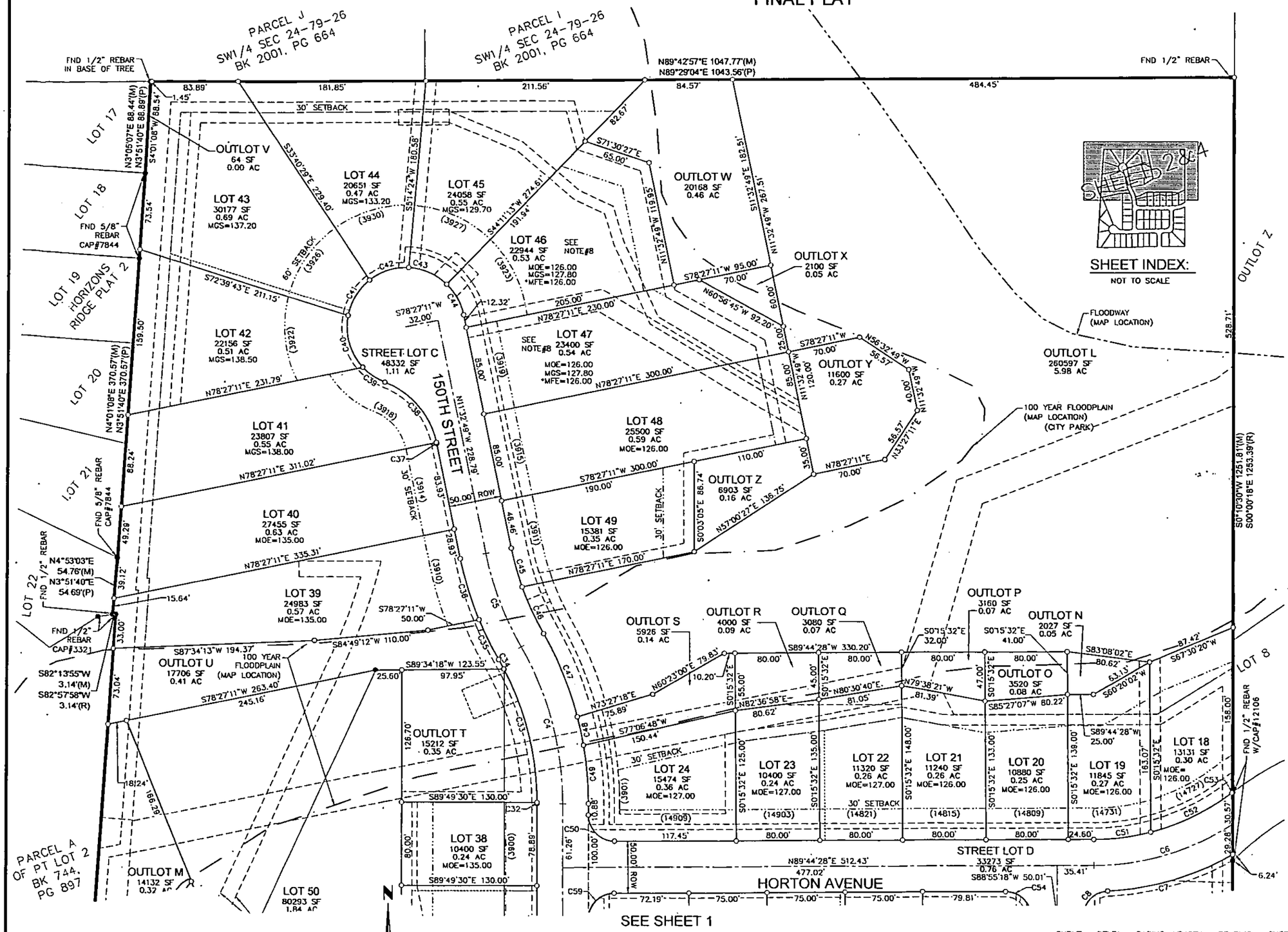
Michael Lee 8-20-12
MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012
PAGES OR SHEETS COVERED BY THIS SEAL:

3405 SE CROSSROADS DRIVE, SUITE G

# GLYNMOR

## FINAL PLAT




CURVE DATA:

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 2°51'21" | 2000.00' | 99.69' | N88°18'47"E | 99.68' |
| C2 | 2°51'21" | 2000.00' | 99.69' | N88°18'47"E | 99.68' |
| C3 | 89°33'58" | 80.00' | 125.06' | N44°57'29"E | 112.71' |
| C4 | 30°05'25" | 300.00' | 157.55' | N14°52'13"W | 155.75' |
| C5 | 18°22'06" | 300.00' | 96.18' | N20°43'52"W | 95.77' |
| C6 | 32°39'13" | 250.00' | 142.48' | N73°24'51"E | 140.56' |
| C7 | 26°36'21" | 275.00' | 127.70' | N73°43'23"E | 126.55' |
| C8 | 86°51'04" | 25.00' | 37.90' | N43°36'02"E | 34.37' |
| C9 | 7°57'31" | 105.00' | 14.58' | N4°09'15"E | 14.57' |
| C10 | 17°12'33" | 80.00' | 24.03' | N0°28'16"W | 23.94' |
| C11 | 14°12'24" | 57.00' | 14.13' | N1°58'21"W | 14.10' |
| C12 | 41°52'27" | 57.00' | 41.66' | N26°04'04"E | 40.74' |
| C13 | 41°16'09" | 57.00' | 41.06' | S67°38'22"W | 40.17' |
| C14 | 10°43'04" | 57.00' | 10.66' | S86°22'01"E | 10.65' |
| C15 | 17°12'33" | 80.00' | 24.03' | S89°36'46"E | 23.94' |
| C16 | 7°57'31" | 105.00' | 14.58' | N85°45'43"E | 14.57' |
| C17 | 90°00'00" | 25.00' | 39.27' | N44°44'28"E | 35.36' |
| C18 | 90°00'00" | 25.00' | 39.27' | S45°15'32"E | 35.36' |
| C19 | 2°04'17" | 1975.00' | 71.41' | N88°42'19"E | 71.40' |
| C20 | 0°47'04" | 1975.00' | 27.04' | N87°16'39"E | 27.04' |
| C21 | 0°37'35" | 2025.00' | 22.14' | N87°11'54"E | 22.14' |
| C22 | 2°07'21" | 2025.00' | 75.02' | N88°34'23"E | 75.02' |
| C23 | 0°06'25" | 2025.00' | 3.78' | N89°41'16"E | 3.78' |
| C24 | 33°55'30" | 57.00' | 33.75' | S73°17'47"E | 33.26' |
| C25 | 46°29'13" | 57.00' | 46.25' | S33°05'26"E | 44.99' |
| C26 | 46°37'03" | 57.00' | 46.38' | S13°27'42"W | 45.11' |
| C27 | 57°47'07" | 57.00' | 57.49' | S65°39'47"W | 55.08' |
| C28 | 52°59'14" | 57.00' | 52.71' | N58°57'02"W | 50.86' |
| C29 | 57°48'07" | 80.00' | 80.71' | N61°21'28"W | 77.33' |
| C30 | 1°48'13" | 1975.00' | 62.17' | S88°50'22"W | 62.16' |
| C31 | 87°45'46" | 25.00' | 38.29' | S44°03'23"W | 34.66' |
| C32 | 0°13'55" | 275.00' | 1.11' | S0°03'32"W | 1.11' |
| C33 | 27°42'25" | 275.00' | 132.98' | S13°54'38"E | 131.69' |
| C34 | 2°09'05" | 275.00' | 10.33' | S28°50'23"E | 10.32' |
| C35 | 7°32'15" | 325.00' | 42.76' | S26°08'48"E | 42.72' |
| C36 | 10°49'51" | 325.00' | 61.44' | S16°57'45"E | 61.34' |
| C37 | 0°46'07" | 80.00' | 1.07' | S11°55'53"E | 1.07' |
| C38 | 57°02'01" | 80.00' | 79.63' | S40°49'56"E | 76.39' |
| C39 | 26°12'46" | 57.00' | 26.08' | S56°14'33"E | 25.85' |
| C40 | 54°04'38" | 57.00' | 53.80' | S16°05'51"E | 51.82' |
| C41 | 41°04'55" | 57.00' | 40.87' | S31°28'55"W | 40.00' |
| C42 | 41°04'55" | 57.00' | 40.87' | S72°33'50"W | 40.00' |
| C43 | 41°04'55" | 57.00' | 40.87' | N66°21'15"W | 40.00' |
| C44 | 34°15'58" | 57.00' | 34.09' | N28°40'48"W | 33.58' |
| C45 | 8°03'19" | 275.00' | 38.66' | N15°34'29"W | 38.63' |
| C46 | 10°18'47" | 275.00' | 49.50' | N24°45'32"W | 49.43' |
| C47 | 15°12'55" | 325.00' | 86.31' | N22°18'28"W | 86.05' |
| C48 | 4°57'07" | 325.00' | 28.09' | N12°13'27"W | 28.08' |
| C49 | 9°55'23" | 325.00' | 56.29' | N4°47'12"W | 56.22' |
| C50 | 90°26'02" | 25.00' | 39.46' | N45°02'31"W | 35.49' |
| C51 | 14°15'14" | 225.00' | 55.97' | S82°36'51"W | 55.83' |
| C52 | 22°22'31" | 225.00' | 87.87' | S64°17'59"W | 87.31' |
| C53 | 0°11'35" | 325.00' | 1.09' | S53°12'31"W | 1.09' |
| C54 | 90°26'02" | 25.00' | 39.46' | S45°02'31"E | 35.49' |
| C55 | 89°33'58" | 55.00' | 85.98' | S44°57'29"W | 77.49' |
| C56 | 1°53'38" | 2025.00' | 66.93' | S88°47'39"W | 66.93' |
| C57 | 0°57'44" | 2025.00' | 34.00' | S87°21'58"W | 34.00' |
| C58 | 93°17'23" | 25.00' | 40.71' | N46°28'12"W | 36.36' |
| C59 | 89°33'58" | 25.00' | 39.08' | N44°57'29"E | 35.22' |
| C60 | 2°46'32" | 275.00' | 13.32' | S20°59'24"E | 13.32' |
| C61 | 6°15'28" | 275.00' | 30.04' | S23°53'14"E | 30.02' |
| C62 | 0°44'52" | 275.00' | 3.59' | S27°23'25"E | 3.59' |
| C64 | 32°43'29" | 25.00' | 14.28' | S38°36'25"E | 14.09' |
| C65 | 15°15'27" | 57.00' | 15.18' | N38°11'04"W | 15.13' |
| C66 | 15°15'27" | 57.00' | 15.18' | N53°26'31"W | 15.13' |

DATE

REVISIONS

3405 SE CROSSROADS DRIVE, SUITE G



SCALE 1"=50'

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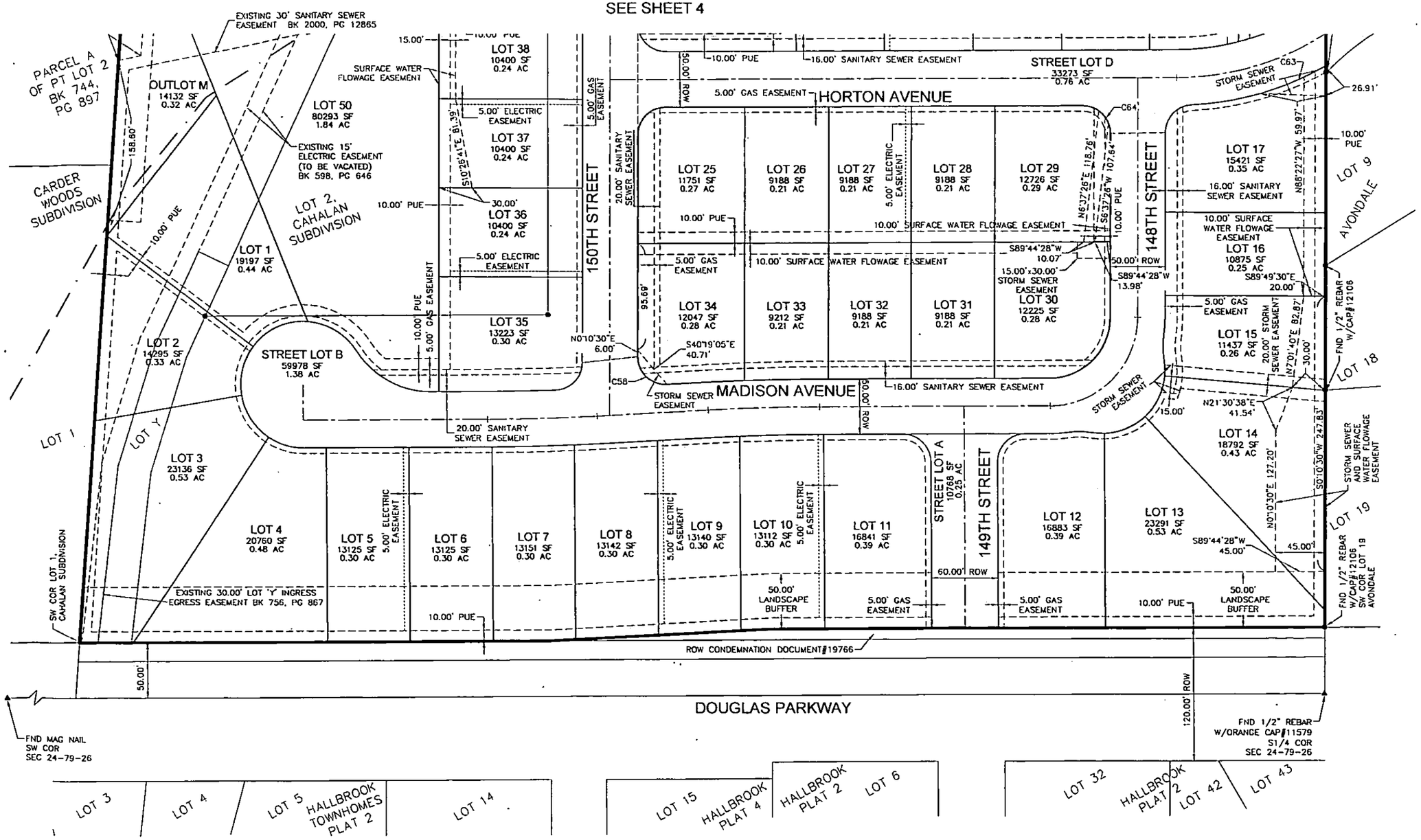
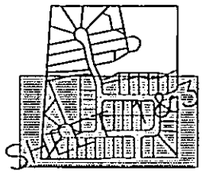
## FINAL PLAT

SEE SHEET 4



SHEET INDEX:

NOT TO SCALE

SCALE 1"=50'

0 50' 100'

N

## LEGEND:

| | FOUND | SET |
|---|---|---|
| SECTION CORNER AS NOTED | ▲ | △ |
| 1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED) | ● | ○ |
| PLATTED BEARING & DISTANCE | P | |
| MEASURED BEARING & DISTANCE | M | |
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| DEEDED BEARING & DISTANCE | D | |
| MINIMUM FLOOR ELEVATION | MFE | |
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| PUBLIC UTILITY EASEMENT | P.U.E. | |
| CENTERLINE | —·—·— | |
| SECTION LINE | —··—··— | |
| EASEMENT LINE | — — — — | |

NOTE:
MINIMUM GRADE AT STRUCTURE AREA BASED ON PROVIDING POSITIVE DRAINAGE FROM BACK OF HOME. MINIMUM

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3405 SE CROSSROADS DRIVE, SUITE G

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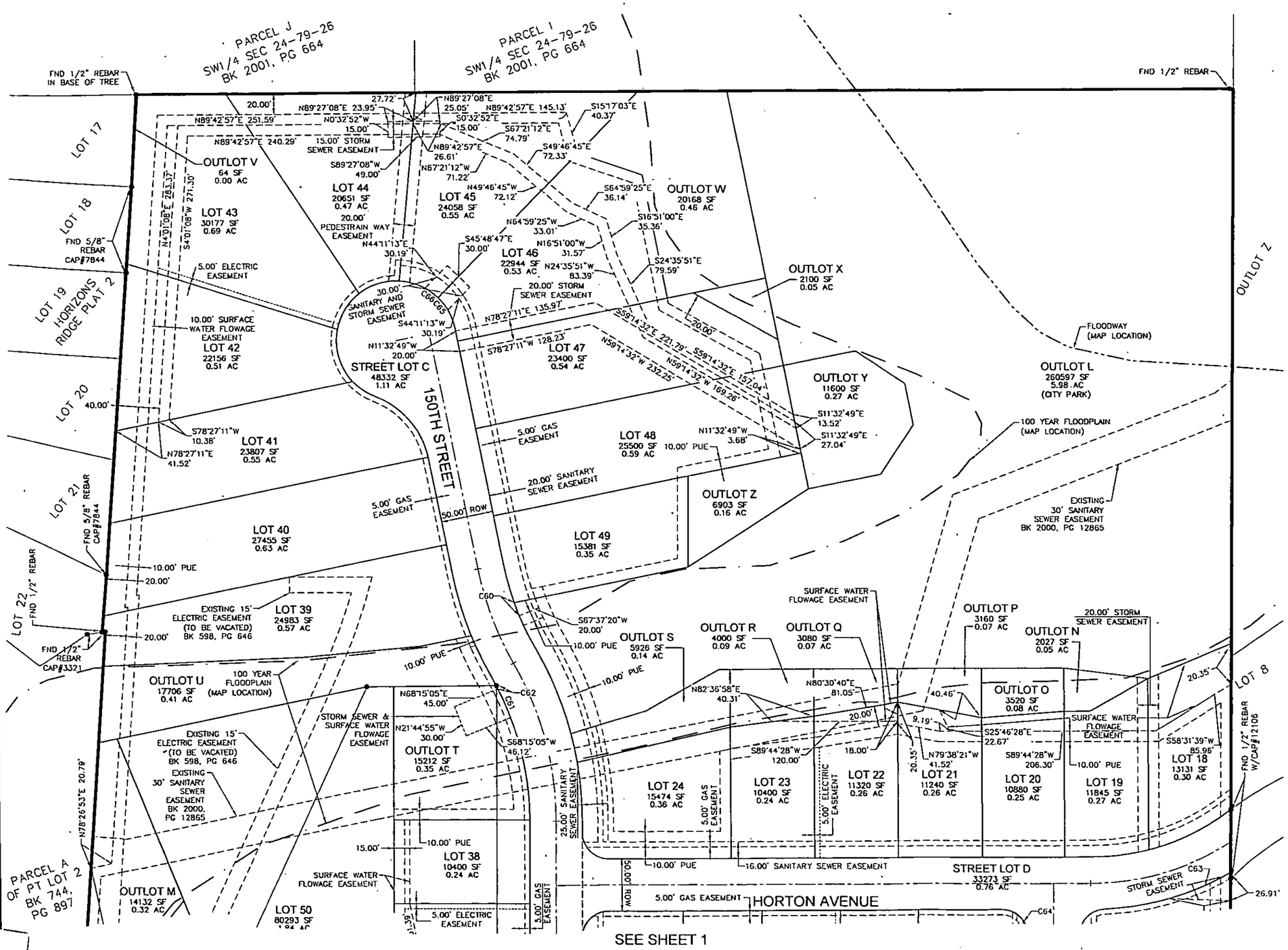

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3405 SE CROSSROADS DRIVE, SUITE G

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