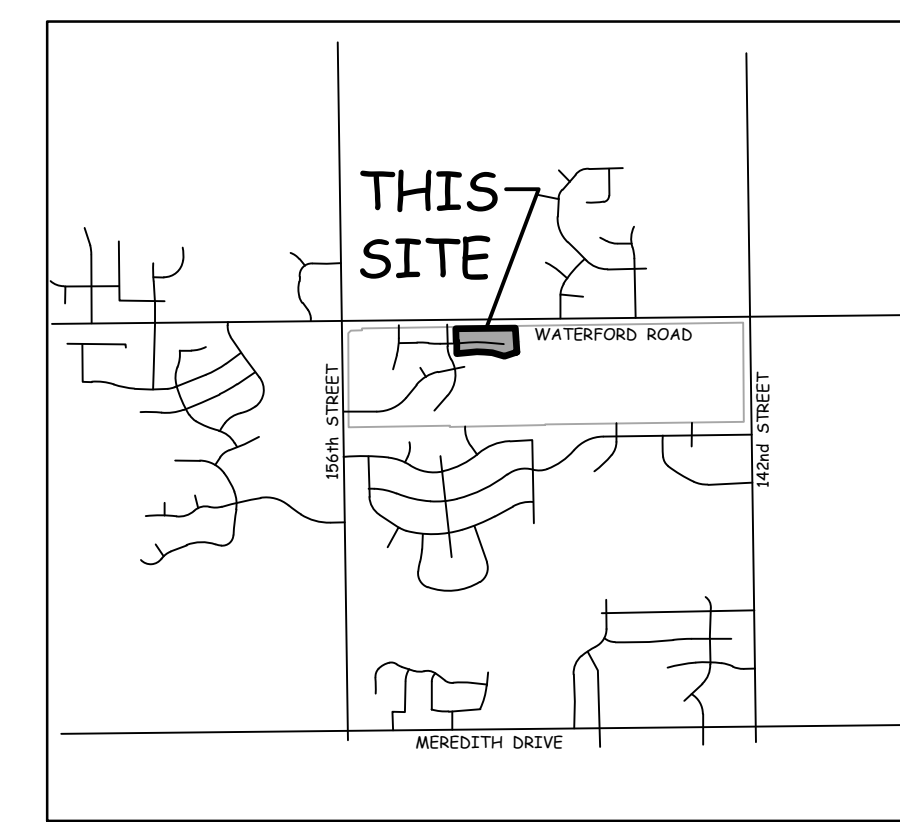


INDEX LEGEND

LOCATION: N 1/4 NW 1/4 SEC. 13-79-26
 REQUESTOR: BARRETT'S ESTATE NORTH, LLC
 PROPRIETOR: BARRETT'S ESTATE NORTH, LLC
 SURVEYOR: KEVEN J. CRAWFORD
 COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC
 475 S. 50th STREET, SUITE 800
 WEST DES MOINES, IOWA 50265
 RETURN TO: COOPER CRAWFORD & ASSOCIATES, LLC

NOTES

1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
4. IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (P.U.E.) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE P.U.E. IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE P.U.E. THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES MUST RELOCATE WITHOUT EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE P.U.E. IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.
5. MANHOLES & INTAKES NOT LOCATED ON A LOT LINE NEED TO BE LOCATED OUTSIDE OF FUTURE DRIVEWAYS.
6. DRIVEWAYS SHALL NOT BE PLACED OVER PUBLIC SEWER STRUCTURES.
7. MAINTENANCE OF THE TILE LINES WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
8. NO FENCES SHALL BE ALLOWED IN THE 50' LANDSCAPE BUFFERS.
9. LOT 'A' TO BE DEEDED TO THE CITY OF URBANDALE FOR PUBLIC STREETS.
10. NO INDIVIDUAL LOT WILL HAVE DIRECT ACCESS TO WATERFORD ROAD.



VICINITY SKETCH

NORTH SCALE: 1"=2,500'

**FINAL PLAT
 WATERFORD
 RIDGE PLAT 2**

APPLICANT/OWNER

BARRETT'S ESTATE NORTH, LLC
 ATTN: ERIC GRUBB
 17389 BERKSHIRE PARKWAY
 CLIVE, IOWA 50325
 (515) 975-7441

ZONING - ROBEL PROPERTY P.U.D.

R-15 SINGLE FAMILY DETACHED

LAND USE

EXISTING: AGRICULTURE
 PROPOSED: RESIDENTIAL DEVELOPMENT

SETBACKS

FRONT-30'
 REAR-20' (50' ALONG WATERFORD ROAD)
 SIDE-5'

LEGAL DESCRIPTION

A part of Outlot 'U', Robel Estates, an official plat, city of Urbandale, Dallas County, Iowa, that is more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Waterford Ridge Plat 1, an official plat; thence N89°06'20"E, 772.07 feet along the North line of Outlot 'U', Robel Estates, an official plat, and along the South right-of-way line of Waterford Road, as it is presently established, to the Northeast corner of said Outlot 'U'; thence S04°00'00"E, 313.50 feet along the East line of said Outlot 'U', to the Southeast corner of said Outlot 'U'; thence S71°08'53"W, 169.76 feet along the South line of said Outlot 'U'; thence N74°57'20"W, 166.69 feet along said South line; thence N83°24'12"W, 101.64 feet along said South line; thence N88°01'11"W, 99.39 feet along said South line; thence S84°19'24"W, 260.40 feet along said South line, to the Southeast corner of Lot 41, said Waterford Ridge Plat 1; thence N00°53'40"W, 158.08 feet along the East line of said Waterford Ridge Plat 1, to a point on the North right-of-way line of Deerview Drive, as it is presently established; thence S89°06'20"W, 7.76 feet along said East line, and along said North right-of-way line; thence N00°53'40"W, 165.00 feet along said East line, to the Northeast corner of Lot 1, said Waterford Ridge Plat 1, and to the Point of Beginning.

Said tract of land contains 5.763 acres more or less.

Said tract of land being subject to any and all easements of record.

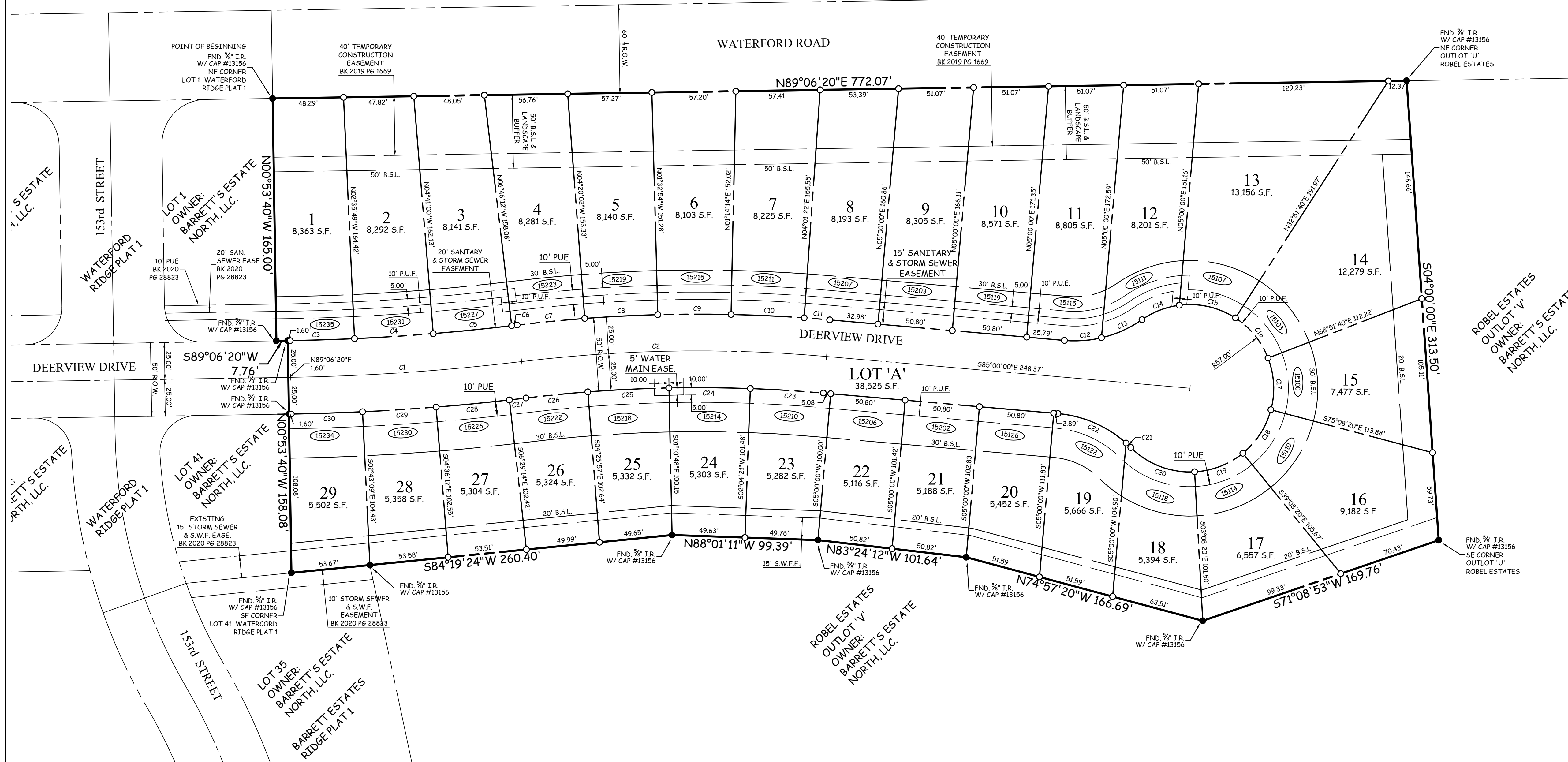
LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- N.R. NOT RADIAL

CERTIFICATION

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 This sheet only



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	006°01'18"	1500.00	157.64	78.89	157.57	N86°09'41"E
C2	011°54'58"	1000.00	207.97	104.36	207.60	N89°02'31"E
C3	001°42'08"	1475.00	43.82	21.91	43.82	N88°15'16"E
C4	002°05'12"	1475.00	53.72	26.86	53.71	N86°21'36"E
C5	002°09'12"	1475.00	53.72	26.86	53.71	N84°16'24"E
C6	000°08'46"	1475.00	3.76	1.88	3.76	N83°09'25"E
C7	002°34'56"	1025.00	46.20	23.10	46.19	N84°22'30"E
C8	002°47'08"	1025.00	49.83	24.92	49.83	N87°03'32"E
C9	002°47'08"	1025.00	49.83	24.92	49.83	N89°50'40"E
C10	002°47'08"	1025.00	49.83	24.92	49.83	S87°22'12"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C11	000°58'38"	1025.00	17.48	8.74	17.48	S89°29'19"E
C12	018°13'06"	80.00	25.44	12.83	25.33	N89°53'27"E
C13	021°44'52"	80.00	30.37	15.37	30.18	N65°54'28"E
C14	027°37'08"	57.00	27.48	14.01	27.21	N68°50'36"E
C15	040°12'30"	57.00	40.00	20.86	39.18	S77°14'35"E
C16	036°00'00"	57.00	35.81	18.52	35.23	S39°08'20"E
C17	036°00'00"	57.00	35.81	18.52	35.23	S03°08'20"E
C18	036°00'00"	57.00	35.81	18.52	35.23	S32°51'40"W
C19	036°00'00"	57.00	35.81	18.52	35.23	S68°51'40"W
C20	048°06'19"	57.00	47.86	25.44	46.46	N69°05'11"W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C21	003°10'39"	80.00	4.44	2.22	4.44	N46°37'21"W
C22	036°47'19"	80.00	51.37	26.60	50.49	N66°36'20"W
C23	002°55'39"	975.00	49.82	24.91	49.81	N86°27'49"W
C24	003°15'09"	975.00	55.35	27.68	55.34	N89°33'13"W
C25	003°15'09"	975.00	55.35	27.68	55.34	S87°11'38"W
C26	002°29'01"	975.00	42.26	21.13	42.26	S84°19'33"W
C27	000°25'44"	1525.00	11.41	5.71	11.41	S83°17'54"W
C28	001°53'02"	1525.00	50.14	25.07	50.14	S84°27'17"W
C29	001°53'02"	1525.00	50.14	25.07	50.14	S86°20'19"W
C30	001°49'29"	1525.00	48.57	24.29	48.57	S88°11'35"W

COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 8-13-2021
 REVISIONS:
 JOB NUMBER: CC 2392
 SHEET 1 OF 1

APPROVED: [Signature] INITIALS: [Signature] AS-BUILT: [Signature]

SCALE: 1"=40'

IOWA ONE-CALL 800-292-8889 CALL BEFORE YOU DIG