

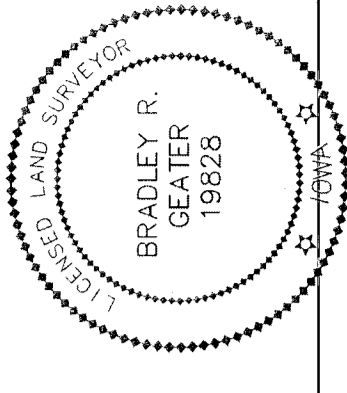
Book 2015 Page 19701
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McCLURE
 ENGINEERING CO.
 building strong communities.

1360 NW 121st Street
 Clive, Iowa 50325
 515-964-1229
 fax: 515-964-2370

NOTICE:
 McClure Engineering Company warrants only that it has prepared the drawings in accordance with the requirements of the applicable laws, rules, and regulations. It does not warrant that the drawings are free from errors, omissions, or omissions, or that the drawings will be used for any purpose other than that intended. McClure Engineering Company is not responsible for any errors, omissions, or omissions, or for any consequences resulting from the use of the drawings for any purpose other than that intended.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 Bradley R. Geater, No. 19828
 DATE: 12/18/2015
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
 PAGES OR SHEETS COVERED BY THIS SEAL:
 3 SHEETS

URBAN HILLS PLAT 1

URBANDALE, IA

Curve #	Length	Radius	Delta	CHD L	CHD B
C45	18.84	1170.00	0°55'22"	S2° 51' 20"W	18.84
C46	7.63	775.00	0°33'51"	S80° 11' 01"E	7.63

Curve Table

PARCEL B
 (BK 1999, PG 010153)
 DILIGENT URBAN HILLS, LLC
 (BK 2014, PG 2355)

UTILITIES:
 WATER: URBANDALE WATER DEPARTMENT
 SEWER: URBANDALE SANITARY SEWER DISTRICT
 NATURAL GAS: MIDAMERICAN ENERGY COMPANY
 ELECTRIC: MIDAMERICAN ENERGY COMPANY
 CABLE: MEDIACOM CABLE
 PHONE: QWEST COMMUNICATIONS CO.

ZONING:
 R-1S SUBURBAN DENSITY SINGLE FAMILY
 DENSITY: 1.000 UNITS/ACRE

ENGINEER:
 McCLURE ENGINEERING
 1360 NW 121ST STREET
 CLIVE, IA 50325
 (515) 964-1229
 CSMITH@MECREULTS.COM
 ATTN: CALEB SMITH

SETBACK SUMMARY:
 FRONT YARD SETBACK: 35' (163RD STREET)
 30' (GOLDENROD DRIVE)
 30' (WALNUT MEADOWS COURT)
 SIDE YARD SETBACK: 8'
 REAR YARD SETBACK: 30'

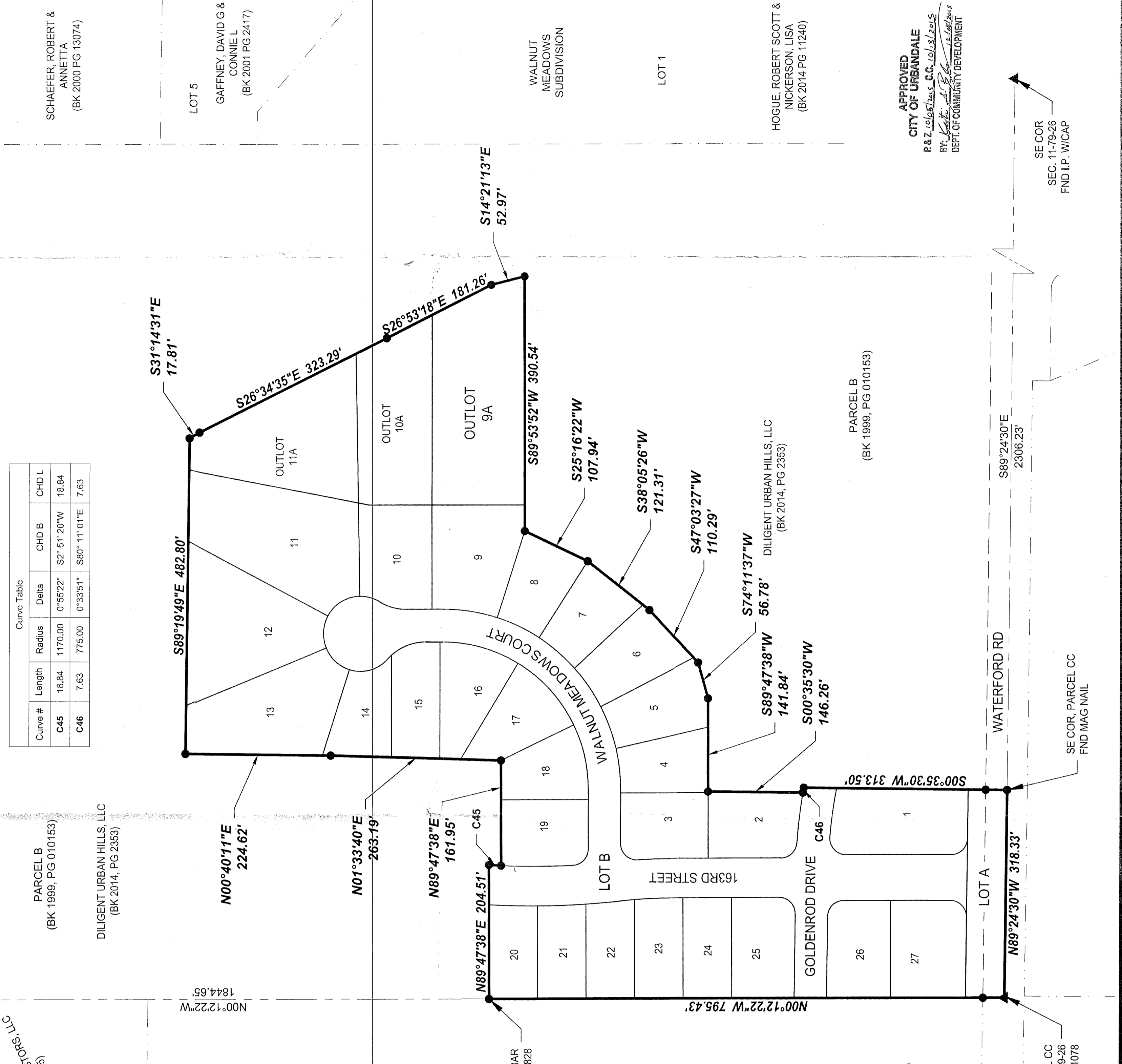
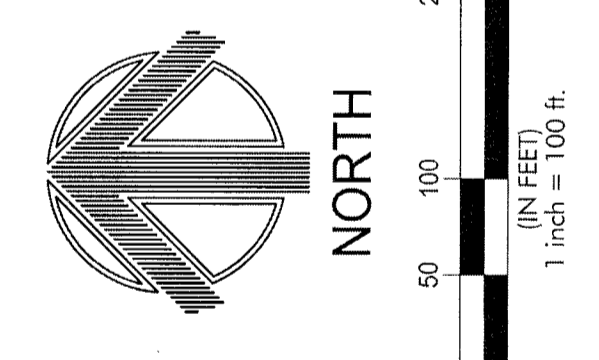
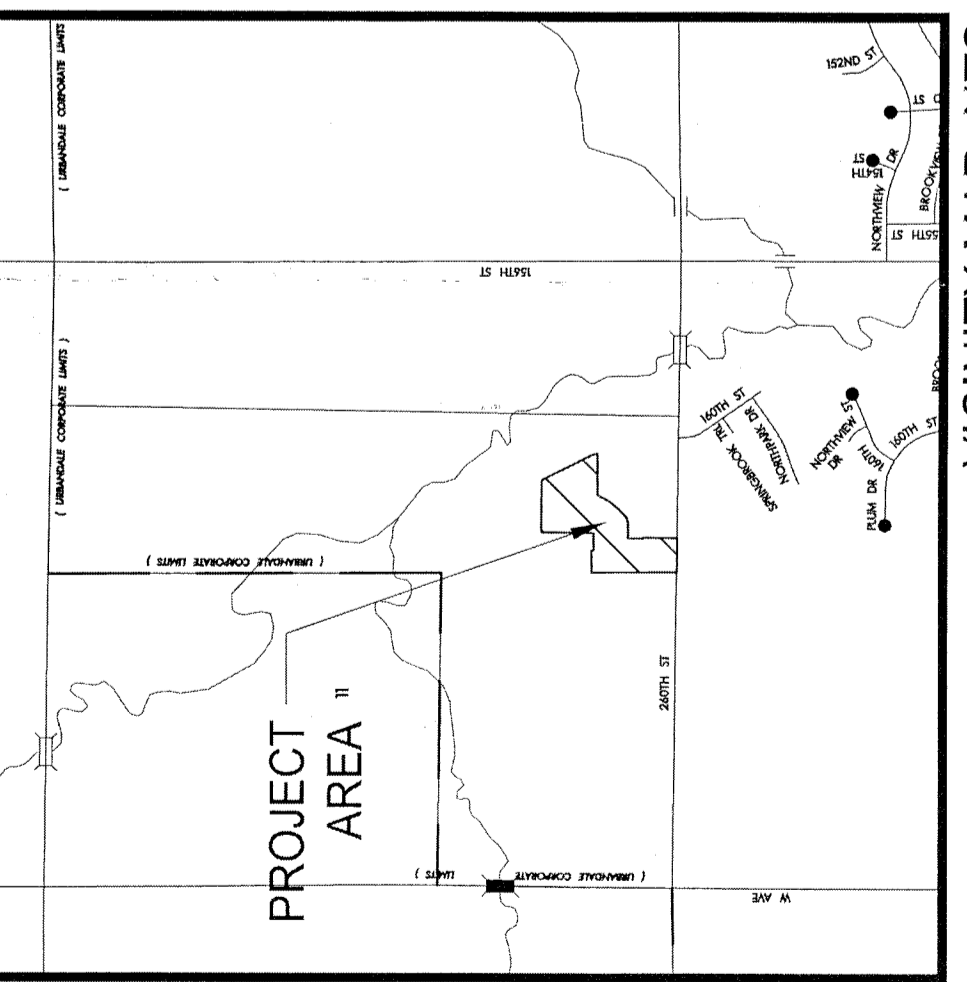
FLOOD ZONE INFORMATION:
 NO FEMA FLOOD PLAIN MAP AVAILABLE

LEGAL DESCRIPTION:
 PARCEL CC, AS RECORDED IN DALLAS COUNTY RECORDS AT BOOK 2015, PAGE 17206, BEING A PART OF PARCEL B, RECORDED IN DALLAS COUNTY RECORDS AT BOOK 1989, PAGE 010153, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 73 NORTH, RANGE 26TH OF THE 5TH P.M., CITY OF URBANDALE, DALLAS COUNTY, IOWA. DESCRIBED PARCEL CONTAINS 15.20 ACRES, WHICH INCLUDES 0.24 ACRES OF PUBLIC ROAD EASEMENT AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

- NOTES:**
- 1) LOT A & LOT B TO BE DEDICATED TO THE CITY OF URBANDALE FOR THE USE AS PUBLIC RIGHT OF WAY
 - 2) NO LOT SHALL HAVE DIRECT ACCESS TO WATERFORD ROAD
 - 3) NO FENCES SHALL BE ALLOWED IN THE 50-FOOT LANDSCAPE AREA ALONG WATERFORD ROAD
 - 4) ALL MANHOLES NOT LOCATED ON A LOT LINE SHALL BE LOCATED OUTSIDE OF ALL FUTURE DRIVEWAYS
 - 5) MAINTENANCE OF ALL DRAINAGE TILE LINES ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION
 - 6) OWNERSHIP OF OUTLOTS 9A, 10A, AND 11A GO WITH LOTS 9, 10, AND 11, RESPECTIVELY
 - 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) THE MAINTENANCE OF THE TILE LINES FOR THE 10' OFFSITE SURFACE WATER FLOWAGE EASEMENT WEST OF LOTS 20-25 WILL BE SHARED BETWEEN THE URBAN HILLS HOA AND THE PROPERTY TO THE WEST.

GENERAL LEGEND

—	BOUNDARY LINE
- - -	EXISTING PROPERTY LINE
---	SECTION LINE
---	SETBACK LINE
CORNERS FOUND:	
▲	SECTION CORNER (FOUND 1/2" REBAR)
●	FOUND 1/2" REBAR WITH OPC #19828 (UNLESS NOTED OTHERWISE)
CORNERS SET:	
○	BOUNDARY CORNER 1/2" REBAR OPC #19828
△	SECTION CORNER 1/2" REBAR OPC #19828
ABBREVIATIONS:	
ROW	RIGHT-OF-WAY
BK, PG	BOOK AND PAGE
(M)	MEASURED DISTANCE/ANGLE
(R)	RECORD DISTANCE/ANGLE
PUE	PUBLIC UTILITY EASEMENT
YPC	YELLOW PLASTIC CAP
OPC	ORANGE PLASTIC CAP



APPROVED
 CITY OF URBANDALE
 R & Z Commission, 06/16/2015
 BY: [Signature]
 DEPT. OF COMMUNITY DEVELOPMENT

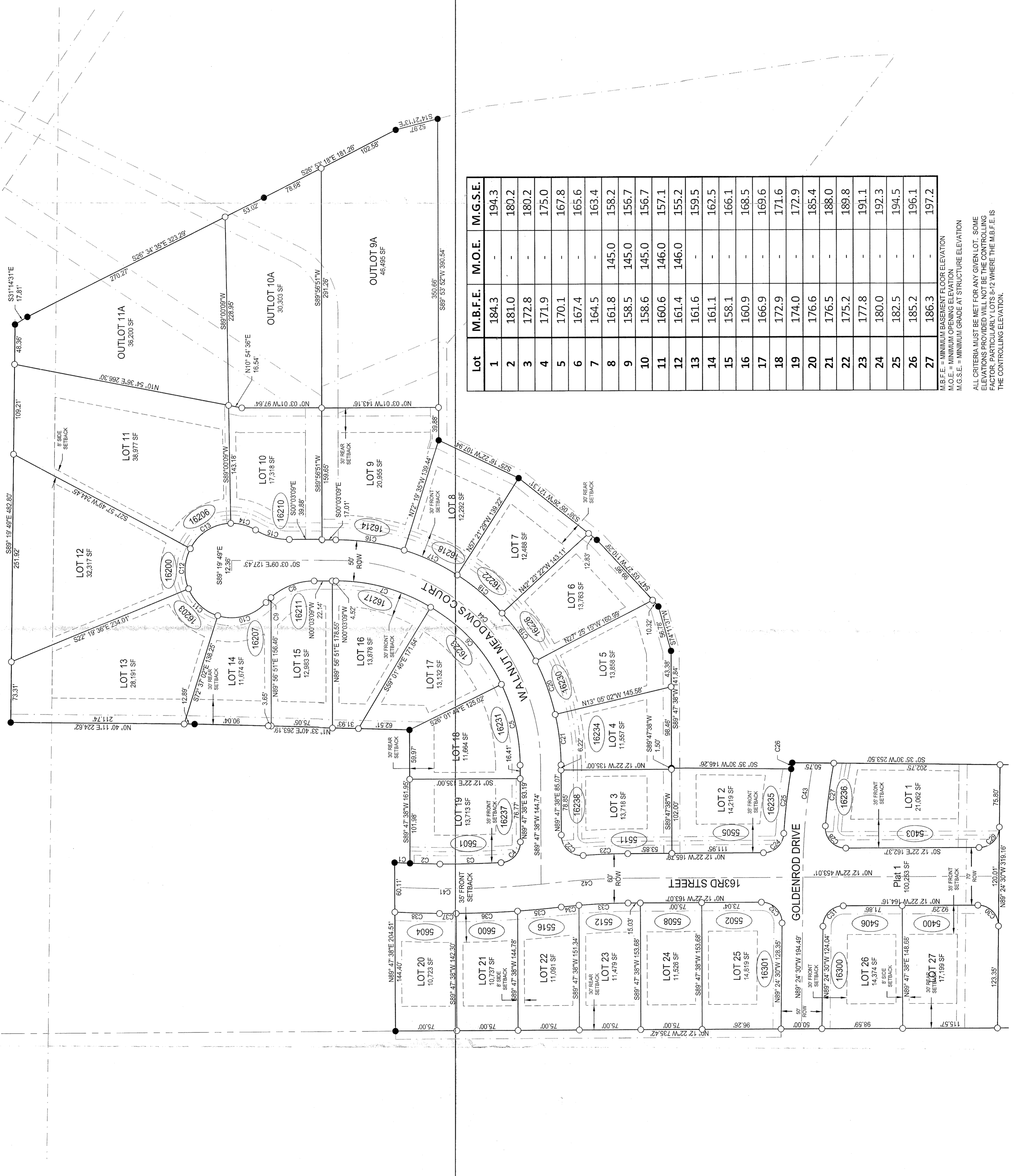
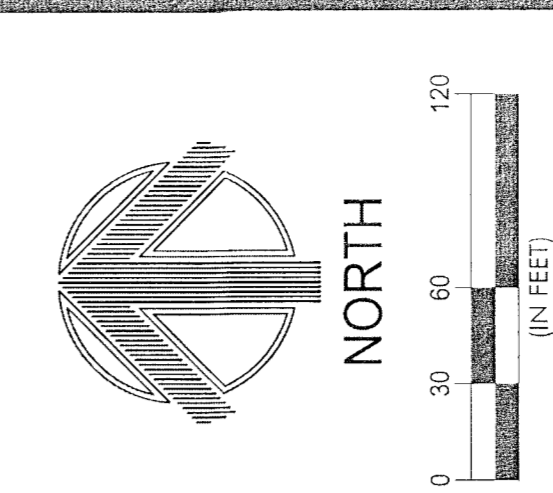
HOGUE, ROBERT SCOTT & NICKERSON, LISA
 (BK 2014, PG 11240)

SE COR. PARCEL CC
 S1/4 COR. SEC. 11-79-26
 FND 1/2" IP #11078

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 S1/4 COR. SEC. 11-79-26
 FND 1/2" IP #11078

SE COR. PARCEL CC
 S1/4 COR. SEC. 11-79-26
 FND 1/2" IP #11078

ENGINEER
 C. SCHAFBÜCH
 CHECKED BY
 B. GEATER
 DRAWING NO.
 FP-01
 SHEET NO.
 01/03



Lot	M.B.F.E.	M.O.E.	M.G.S.E.
1	184.3	-	194.3
2	181.0	-	180.2
3	172.8	-	180.2
4	171.9	-	175.0
5	170.1	-	167.8
6	167.4	-	165.6
7	164.5	-	163.4
8	161.8	145.0	158.2
9	158.5	145.0	156.7
10	158.6	145.0	156.7
11	160.6	146.0	157.1
12	161.4	146.0	155.2
13	161.6	-	159.5
14	161.1	-	162.5
15	158.1	-	166.1
16	160.9	-	168.5
17	166.9	-	169.6
18	172.9	-	171.6
19	174.0	-	172.9
20	176.6	-	185.4
21	176.5	-	188.0
22	175.2	-	189.8
23	177.8	-	191.1
24	180.0	-	192.3
25	182.5	-	194.5
26	185.2	-	196.1
27	186.3	-	197.2

M.B.F.E. = MINIMUM BASEMENT FLOOR ELEVATION
M.O.E. = MINIMUM OPENING ELEVATION
M.G.S.E. = MINIMUM GRADE AT STRUCTURE ELEVATION
ALL CRITERIA MUST BE MET FOR ANY GIVEN LOT. SOME ELEVATIONS PROVIDED WILL NOT BE THE CONTROLLING ELEVATION FOR LOTS 8-12 WHERE THE M.B.F.E. IS THE CONTROLLING ELEVATION.

Curve Table

Curve #	Length	Radius	Delta	CHD B	CHD L
C1	18.84	1170.00	0°55'22"	S2°51'20"W	18.84
C2	36.62	1170.00	1°47'37"	S1°29'51"W	36.62
C3	74.66	1170.00	3°39'22"	S1°13'40"E	74.65
C4	38.03	25.00	87°08'03"	S46°37'51"E	34.47
C5	101.41	225.00	25°49'22"	N76°52'57"E	100.55
C6	129.59	225.00	33°00'02"	N47°28'15"E	127.81
C7	121.83	225.00	31°01'23"	N15°27'32"E	120.34
C8	57.78	80.00	41°22'57"	N20°44'38"W	56.53
C9	8.47	80.00	6°04'02"	N44°28'07"W	8.47
C10	64.55	57.00	64°53'06"	N15°03'35"W	61.16
C11	50.03	57.00	50°17'25"	N42°31'41"E	48.44
C12	50.03	57.00	50°17'25"	S87°10'54"E	48.44
C13	60.72	57.00	61°02'20"	S31°31'01"E	57.89
C14	31.84	57.00	32°00'26"	S15°00'22"W	31.43
C15	43.37	80.00	31°03'43"	S15°28'43"W	42.84
C16	85.08	275.00	17°43'34"	S8°48'38"W	84.74
C17	71.84	275.00	14°58'07"	S25°09'28"W	71.64
C18	71.84	275.00	14°58'07"	S40°07'35"W	71.64
C19	71.84	275.00	14°58'07"	S55°05'41"W	71.64
C20	68.81	275.00	14°20'13"	S69°44'51"W	68.63
C21	61.81	275.00	12°52'40"	S83°21'18"W	61.68
C22	40.91	25.00	93°45'56"	S42°54'40"W	36.50
C23	54.55	830.00	3°45'57"	S2°05'21"E	54.54
C24	37.56	25.00	86°04'57"	S43°14'51"E	34.13
C25	78.76	775.00	5°49'23"	S83°22'38"E	78.73
C26	7.63	775.00	0°33'51"	S80°11'01"E	7.63
C27	78.91	225.00	6°04'42"	N82°16'42"W	78.88
C28	41.40	25.00	94°53'19"	S47°14'17"W	36.83
C29	38.92	25.00	89°12'08"	S44°48'26"E	35.11
C30	38.92	25.00	90°47'52"	N45°11'34"E	35.60
C31	38.92	25.00	89°12'08"	N44°48'26"W	35.11
C32	38.92	25.00	90°47'52"	S45°11'34"W	35.60
C33	60.03	770.00	4°28'01"	S2°26'22"E	60.02
C34	21.74	770.00	1°37'03"	S5°28'54"E	21.74
C35	53.55	1230.00	2°29'41"	S5°05'39"E	53.55
C36	75.05	1230.00	3°29'46"	S2°05'55"E	75.04
C37	20.42	1230.00	0°57'05"	S0°07'30"W	20.42
C38	54.62	1230.00	2°32'38"	S1°52'22"W	54.61

Curve Table

Curve #	Length	Radius	Delta	CHD B	CHD L
C41	200.03	1200.00	9°33'02"	N1°32'47"W	199.80
C42	85.39	800.00	6°06'56"	N3°15'50"W	85.35
C43	128.63	750.00	9°49'37"	N84°29'42"W	128.48
C44	382.03	260.00	89°50'47"	S44°52'14"W	353.08

GENERAL LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- SETBACK LINE

CORNERS FOUND:

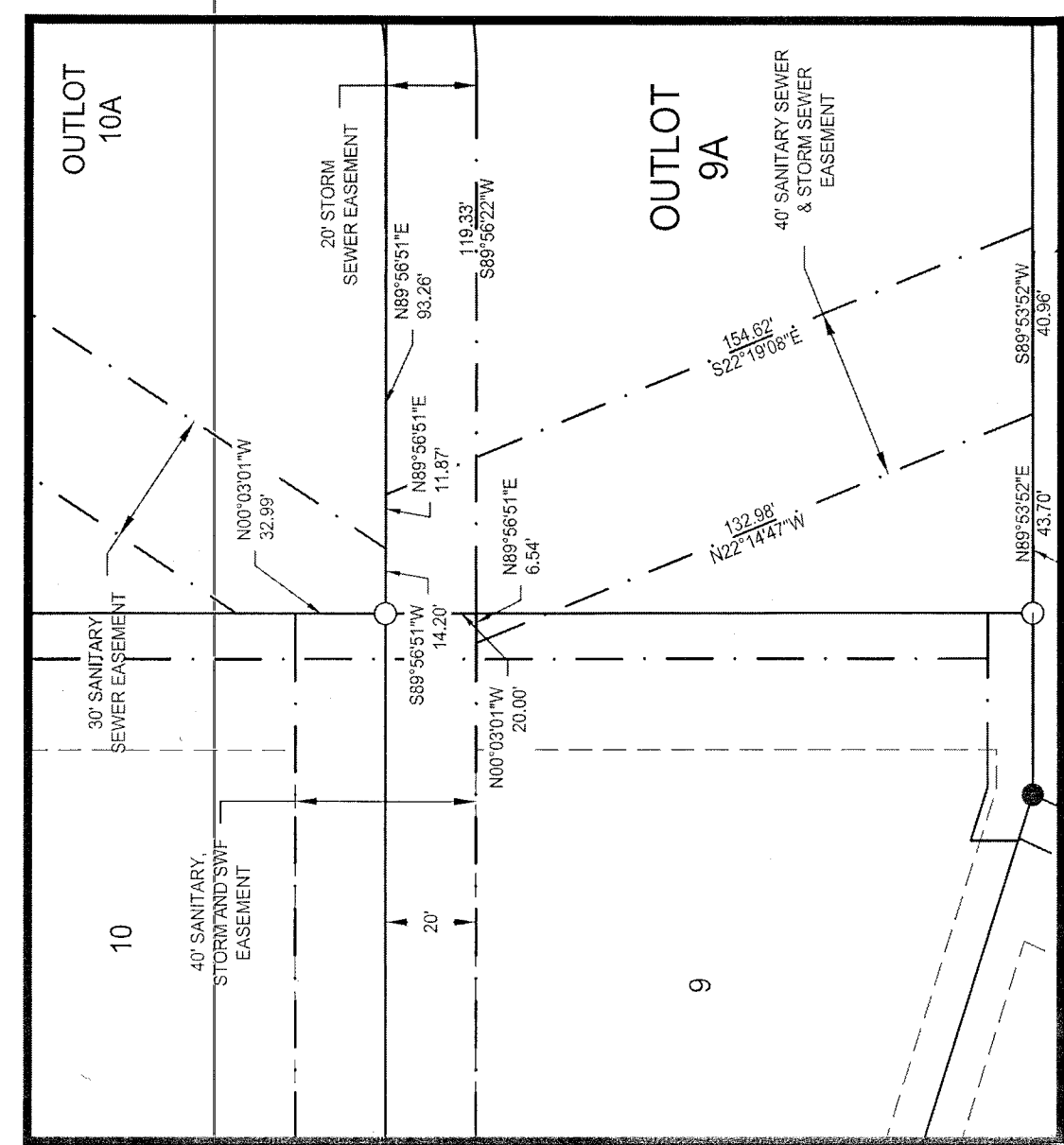
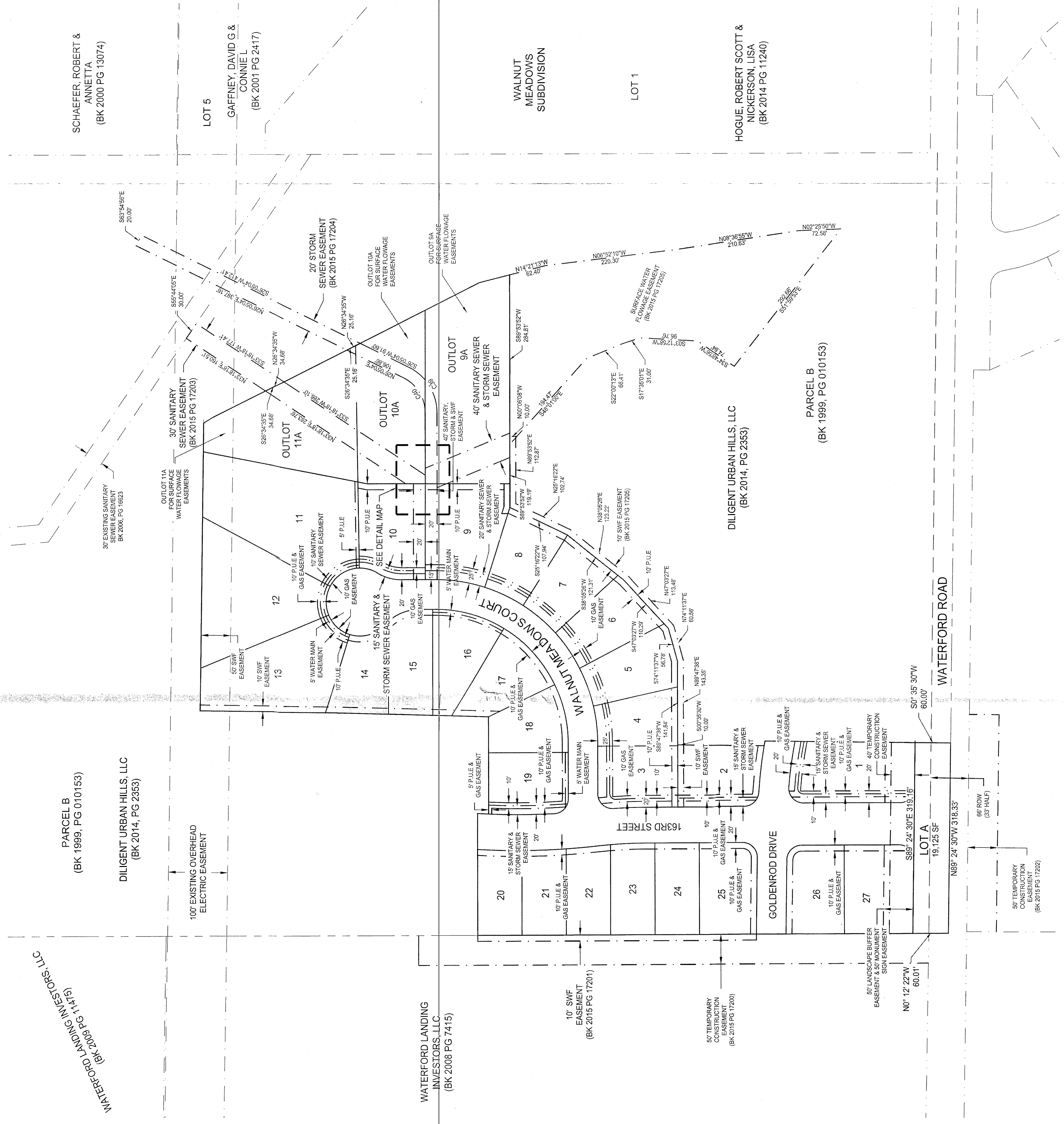
- SECTION CORNER (FOUND 1/2" REBAR)
- FOUND 1/2" REBAR WITH O.P.C. #18828 (UNLESS NOTED OTHERWISE)

CORNERS SET:

- BOUNDARY CORNER
- 1/2" REBAR OPC #18828
- SECTION CORNER
- 1/2" REBAR OPC #18828

ABBREVIATIONS:

- ROW - RIGHT-OF-WAY
- BK, PG - BOOK AND PAGE
- (W) - MEASURED DISTANCE/ANGLE
- (R) - RECORD DISTANCE/ANGLE
- PUE - PUBLIC UTILITY EASEMENT
- FELLOW PLASTIC CAP
- OPC - ORANGE PLASTIC CAP



GENERAL LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- SETBACK LINE

CORNERS FOUND:

- SECTION CORNER (FOUND 1/2" REBAR)
- FOUND 1/2" REBAR WITH OPC #19828 (UNLESS NOTED OTHERWISE)

CORNERS SET:

- BOUNDARY CORNER 1/2" REBAR OPC #19828
- SECTION CORNER 1/2" REBAR OPC #19828

ABBREVIATIONS:

- RIGHT-OF-WAY
- BOOK AND PAGE
- MEASURED DISTANCE/ANGLE
- RECORD DISTANCE/ANGLE
- PUE PUBLIC UTILITY EASEMENT
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP

Curve Table

Curve #	Length	Radius	Delta	CHD B	CHD L
C39	94.73	85.00	63°51'18"	S58°00'43"W	89.90
C40	72.44	65.06	63°48'11"	N58°00'00"E	68.76

