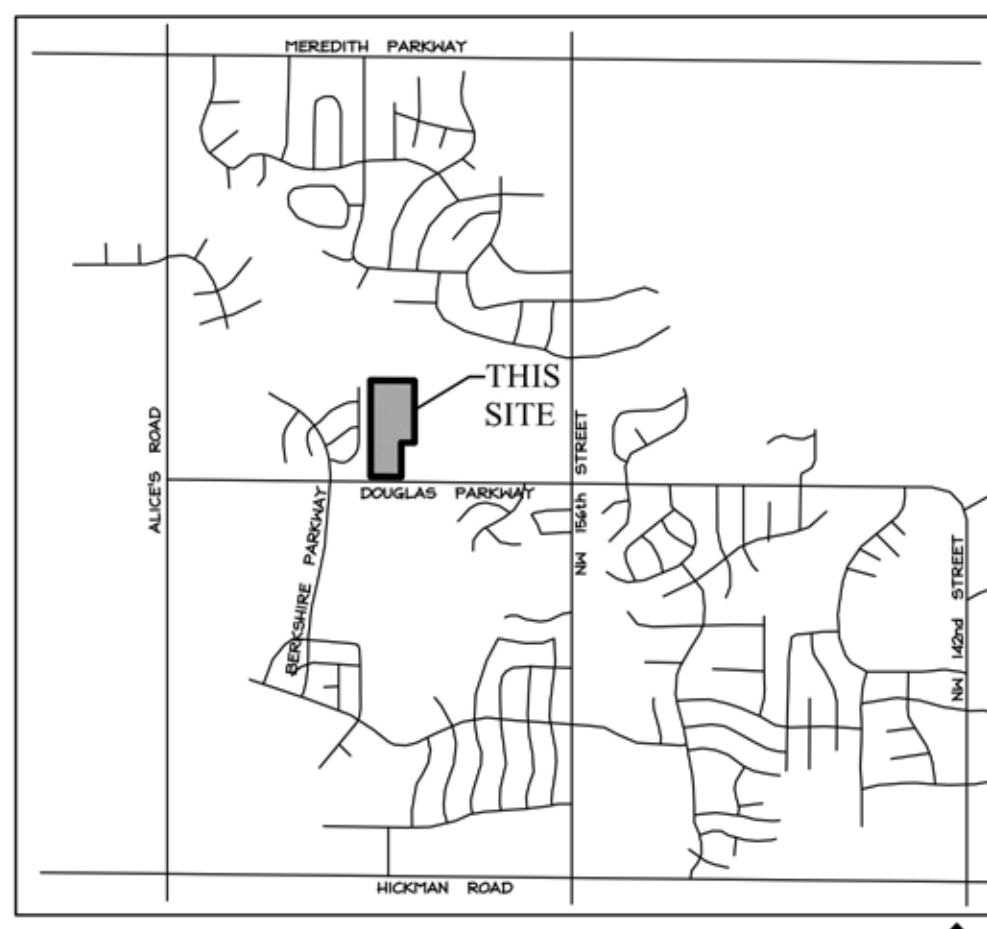


LOT #	M.G.S.	M.O.E.
1	193.00	---
2	191.00	---
3	188.00	---
4	186.00	---
5	183.00	---
6	180.00	---
7	---	179.80
8	180.00	---
9	182.00	---
10	183.00	---
11	183.00	---
12	183.00	---
13	181.00	---
14	179.00	---
15	178.00	---
16	175.00	---
17	174.00	---
18	171.00	---
19	171.00	---
20	173.00	---
21	174.00	---
22	175.00	---
23	175.00	---
24	175.00	---
25	175.00	---
26	176.00	---
27	177.00	---
28	177.00	---
29	176.00	---
30	169.00	---
31	169.00	---
32	179.00	---
33	182.00	---
34	182.00	---
35	191.00	---
36	191.00	---



VICINITY SKETCH

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. LOTS 'A', 'B', 'C' & 'D' TO BE DEEDED TO THE CITY OF URBANDALE FOR STREET PURPOSES.
6. MANHOLES NOT LOCATED ON A LOT LINE NEED TO BE LOCATED OUTSIDE OF FUTURE DRIVEWAYS.
7. DRIVEWAYS SHALL NOT BE PLACED OVER PUBLIC SEWER STRUCTURES.
8. MAINTENANCE OF THE TILE LINES WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C1	11°10'36"	800.00	156.06	78.28	155.81	N05°35'18"W
C2	1°14'45"	800.00	17.39	8.70	17.39	S10°33'13"E
C3	9°42'16"	800.00	135.50	67.91	135.34	S05°04'43"E
C4	10°57'01"	800.00	152.89	76.68	152.66	S05°42'05"E
C5	9°40'45"	300.00	50.68	25.40	50.62	S84°54'31"W
C6	90°46'09"	25.00	39.61	25.34	35.59	N44°36'56"E
C7	7°47'40"	770.00	104.75	52.46	104.67	N04°39'59"W
C8	2°44'56"	850.00	39.82	19.91	39.82	S09°48'08"E
C9	2°36'47"	770.00	35.12	17.56	35.11	N09°52'12"W
C10	4°59'54"	830.00	72.41	36.23	72.38	S05°55'48"E
C11	3°12'11"	830.00	46.40	23.21	46.40	S01°49'41"E
C12	90°00'00"	25.00	39.27	25.00	35.36	S45°13'35"E
C13	27°02'32"	57.00	26.90	13.71	26.65	S66°42'16"W
C14	36°35'25"	80.00	51.09	26.45	50.23	N71°28'43"E
C15	51°46'28"	57.00	51.51	27.66	49.77	N73°53'14"W
C16	47°46'25"	57.00	47.53	25.24	46.16	N23°33'38"E
C17	47°46'25"	57.00	47.53	25.24	46.16	N23°33'38"E
C18	51°46'28"	57.00	51.51	27.66	49.77	N73°26'04"E
C19	27°02'32"	57.00	26.90	13.71	26.65	S67°09'26"E
C20	36°35'25"	80.00	51.09	26.45	50.23	N71°55'53"W
C21	90°00'00"	25.00	39.27	25.00	35.36	S44°46'25"W
C22	90°00'00"	25.00	39.27	25.00	35.36	S45°13'35"E
C23	26°51'42"	57.00	26.72	13.61	26.48	S66°36'52"W
C24	36°35'25"	80.00	51.09	26.45	50.23	N71°28'43"E
C25	51°55'29"	57.00	51.66	27.75	49.91	N73°59'33"W
C26	47°48'13"	57.00	47.56	25.26	46.19	N24°07'42"W
C27	47°48'13"	57.00	47.56	25.26	46.19	N23°40'32"E
C28	51°55'29"	57.00	51.66	27.75	49.91	N73°32'23"E
C29	26°51'42"	57.00	26.72	13.61	26.48	S67°04'02"E
C30	36°35'25"	80.00	51.09	26.45	50.23	N71°55'53"W
C31	90°00'00"	25.00	39.27	25.00	35.36	S44°46'25"W
C32	8°18'59"	325.00	47.17	23.63	47.13	S85°35'24"W
C33	92°28'41"	25.00	40.35	26.11	36.11	S52°19'45"E
C34	5°51'50"	770.00	78.81	39.44	78.77	S03°09'30"E
C35	89°14'47"	25.00	38.98	24.71	35.15	S45°20'06"E
C36	8°14'05"	850.00	119.29	59.75	119.19	N04°47'15"W
C37	90°33'19"	25.00	39.51	25.24	35.53	S36°22'19"W
C38	8°05'50"	275.00	38.88	19.47	38.84	S85°41'51"W
C39	2°16'18"	830.00	32.91	16.46	32.91	N10°02'27"W
C40	5°05'11"	770.00	68.36	34.20	68.33	S08°38'00"E

FINAL PLAT MYLES RIDGE

OWNER/DEVELOPER

WILLMINGTON GROUP II
5530 WEST PARKWAY, SUITE 400
JOHNSTON, IOWA 50131
515-657-6930

ZONING

R-15 SUBURBAN DENSITY SINGLE FAMILY

LAND USE

EXISTING: VACANT
PROPOSED: SINGLE FAMILY RESIDENTIAL

SETBACKS

FRONT - 30'
50' (ALONG DOUGLAS PARKWAY)
REAR - 30'
SIDE - 8'

FIRM MAP DESIGNATION

THIS SITE IS WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS REFERENCED ON FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 190230 0005 D, MAP REVISED JULY 19, 2000.

LEGAL DESCRIPTION

LOT 1 OF PAUL'S PLACE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF URBANDALE, DALLAS COUNTY, IOWA, EXCEPT THE SOUTH 60 FEET THEREOF, SUBJECT TO EASEMENT FOR RESIDENTIAL DRIVEWAY USE ONLY ON THE EAST 20 FEET OF THE SOUTH 840 FEET THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

AND

LOT 2 OF PAUL'S PLACE, AN OFFICIAL PLAT, LOCATED IN URBANDALE, DALLAS COUNTY, IOWA, EXCEPT THE SOUTH 60 FEET THEREOF, SUBJECT TO ALL EASEMENTS, MINERAL RESERVATIONS, AND COVENANTS OF RECORD.

SAID TRACT OF LAND CONTAINS 14.65 ACRES MORE OR LESS.

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
- M.G.S. MINIMUM GRADE AT STRUCTURE
- N.R. NOT RADIAL

CERTIFICATION

HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

PRELIMINARY DRAWING

KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: _____

This sheet only

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

APPROVED: --- DATE: X-X-2014
INITIALED: --- AS-BUILT: ---
REVISIONS:

JOB NUMBER

CC 1596

SHEET 1 OF 1

AVAILABLE LOTS

