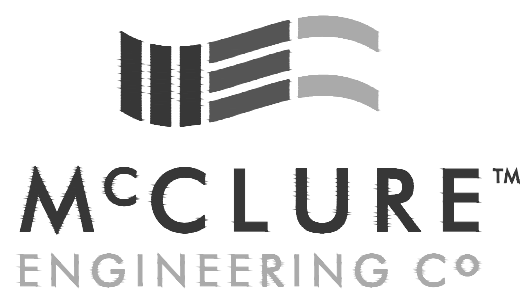


URBAN HILLS PLAT 2

URBANDALE, IA

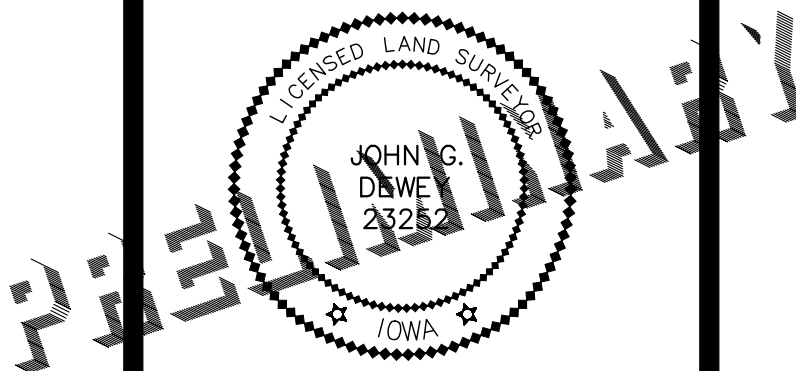


building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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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.

DATE
JOHN G. DEWEY, PLS
NO. 23252
MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY
THIS SEAL:
SHEETS 1-2

URBAN HILLS
PLAT 2
URBANDALE, IA
2213019
07/21/2017

REVISIONS
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.

ENGINEER
C.SMITH
CHECKED BY
J.DEWEY
DRAWN BY
C.CARLETON
FIELD BOOK NO.

DRAWING NO.
FP-02
SHEET NO.
01/02

INDEX LEGEND	
CITY: URBANDALE	COUNTY: DALLAS
TRS: SECTION 11, T79N, R26W	
ALIQUOT PART: SWSE	
PROPRIETOR: DILIGENT URBAN HILLS, LLC	
REQUESTED BY: DILIGENT URBAN HILLS, LLC	
SURVEYOR: JOHN DEWEY	
COMPANY: MCCLURE ENGINEERING COMPANY	
RETURN TO: JOHN DEWEY 1360 121ST STREET NW, STE A CLIVE, IOWA 50325 / 515-964-1229	

OWNERS:
DILIGENT URBAN HILLS, LLC
1360 NW 121ST STREET
CLIVE, IA, 50325
(515) 964-1226
TLUTZ@MECRESLTS.COM
ATTN: TERRY LUTZ

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

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

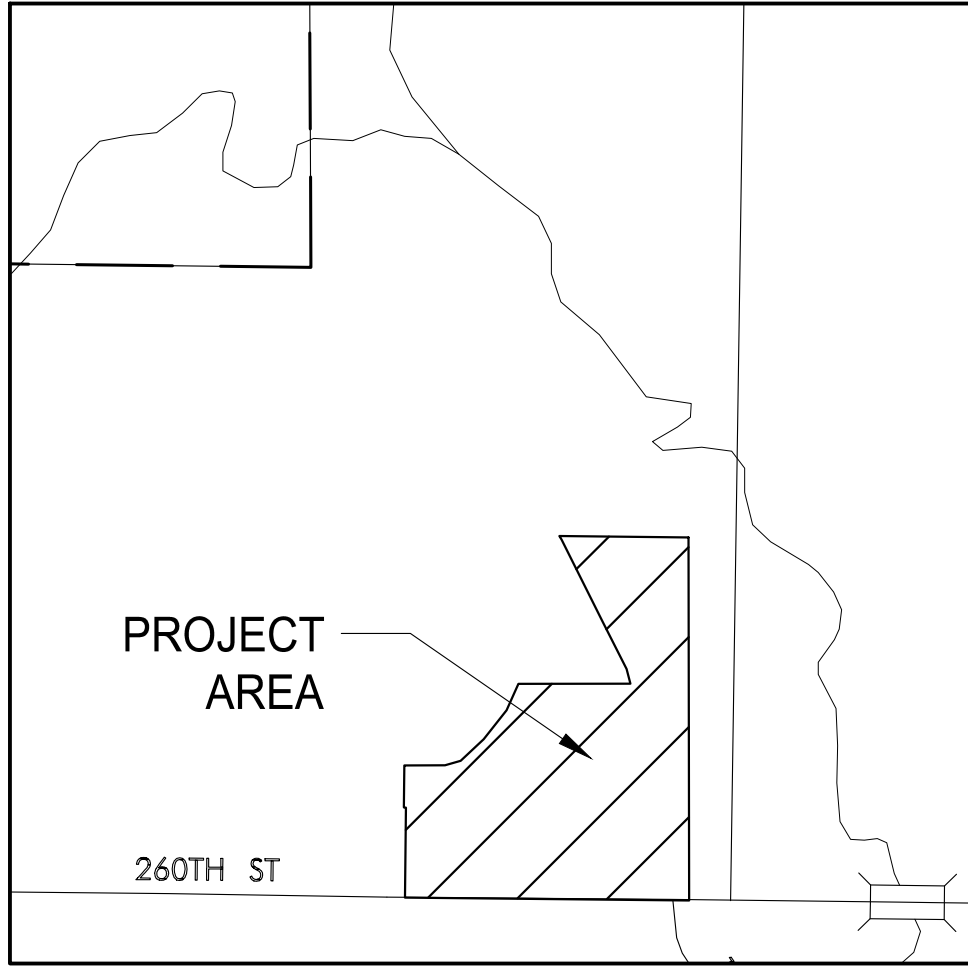
ZONING:
R-1S SUBURBAN DENSITY SINGLE FAMILY
DENSITY: 1.00 UNITS/ACRE

SETBACKS:
FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 8 FEET
REAR YARD SETBACK: 30 FEET

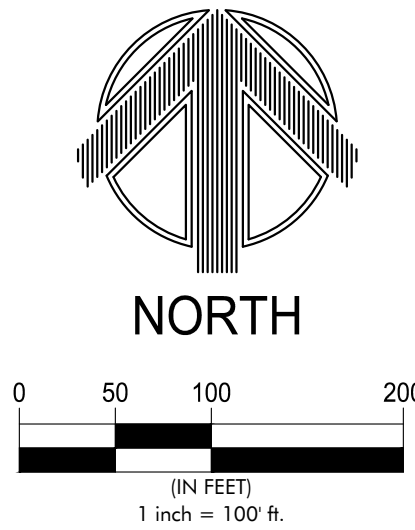
- NOTES:**
- 1) LOT A TO BE DEDICATED TO THE CITY OF URBANDALE FOR THE USE AS PUBLIC RIGHT OF WAY.
 - 2) NO LOT SHALL HAVE DIRECT ACCESS TO WATERFORD ROAD.
 - 3) NO FENCES SHALL BE ALLOWED IN THE 50-FOOT LANDSCAPE AREA ALONG WATERFORD ROAD.
 - 4) ALL MANHOLES NOT LOCATED ON A LOT LINE SHALL BE LOCATED OUTSIDE OF ALL FUTURE DRIVEWAYS.
 - 5) MAINTENANCE OF ALL DRAINAGE TILE LINES ARE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
 - 6) OWNERSHIP OF OUTLOTS 6A, 7A, 8A, AND 9A GO WITH LOTS 6, 7, 8, AND 9, 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) ALL OF OUTLOTS 8A AND 9A WERE PREVIOUSLY DEDICATED TO SURFACE WATER FLOWAGE EASEMENTS IN URBAN HILLS PLAT 1, AS RECORDED IN DALLAS COUNTY RECORDS AT BOOK 2015, PAGE 17205.
 - 9) ALL OF OUTLOTS 6A AND 7A ARE TO BE DEDICATED TO A SURFACE WATER FLOWAGE EASEMENT.
 - 10) OUTLOT D TO BE DEDICATED TO THE CITY OF URBANDALE.

LEGAL DESCRIPTION:
PARCEL 17-165, AS RECORDED IN DALLAS COUNTY RECORDS AT BOOK 2017, PAGE 11927, BEING A PART OF PARCEL B, RECORDED IN DALLAS COUNTY RECORDS IN BOOK 1999, ON PAGE 10153, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 26TH OF THE 5TH P.M., CITY OF URBANDALE, DALLAS COUNTY, IOWA.

GENERAL LEGEND	
—	BOUNDARY LINE
- - -	EASEMENT LINE
- . - . -	PROPERTY LINE
- - - - -	SECTION LINE
- - - - -	EXISTING LOT LINES
CORNERS FOUND:	
▲	SECTION CORNER (FOUND 1/2" REBAR)
■	FOUND 1/2" REBAR WITH OPC #23252
●	FOUND 1/2" REBAR WITH CAP #19828 (UNLESS NOTED OTHERWISE)
CORNERS SET:	
○	BOUNDARY CORNER 1/2" REBAR OPC #23252
△	SECTION CORNER 1/2" REBAR OPC #23252
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

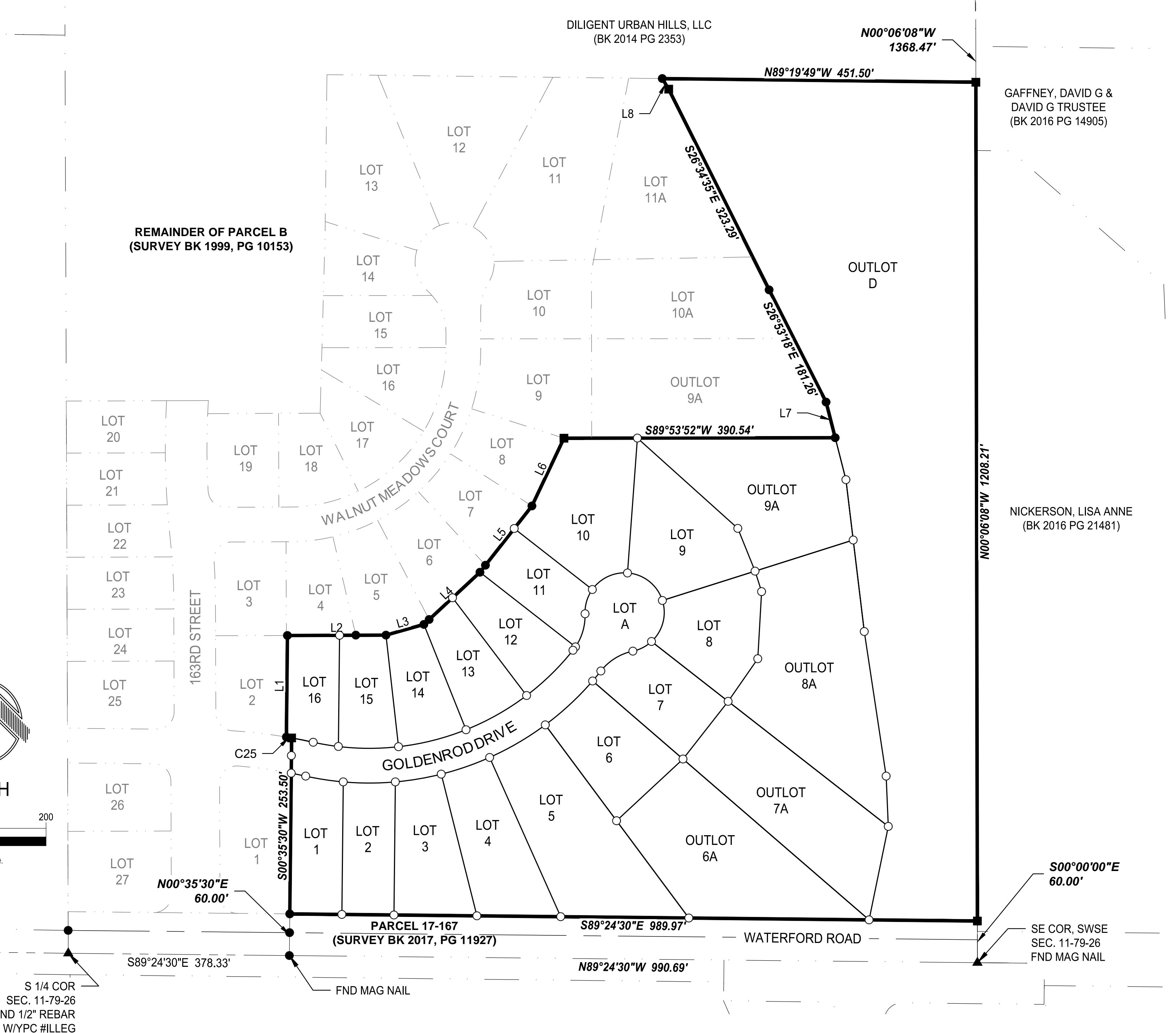


VICINITY MAP- NTS



Line/Curve Table			Line/Curve Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S0° 35' 30"W	146.26	L5	S38° 05' 26"W	121.31
L2	S89° 47' 38"W	141.84	L6	S25° 16' 22"W	107.94
L3	S74° 11' 37"W	56.78	L7	S14° 21' 13"E	52.97
L4	S47° 03' 27"W	110.29	L8	S31° 14' 31"E	17.81

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C25	7.63	775.00	0° 33' 51"	S80°11'01"E	7.63



S 1/4 COR
SEC. 11-79-26
FND 1/2" REBAR
W/YPC #ILLEG

FND MAG NAIL

NE COR, NWSE
SEC. 11-79-26
FND 1.2" REBAR W/YPC #11708

GAFFNEY, DAVID G &
DAVID G TRUSTEE
(BK 2016 PG 14905)

NICKERSON, LISA ANNE
(BK 2016 PG 21481)

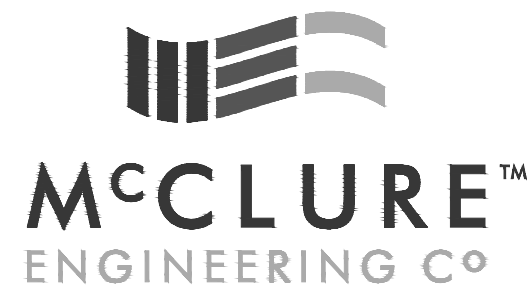
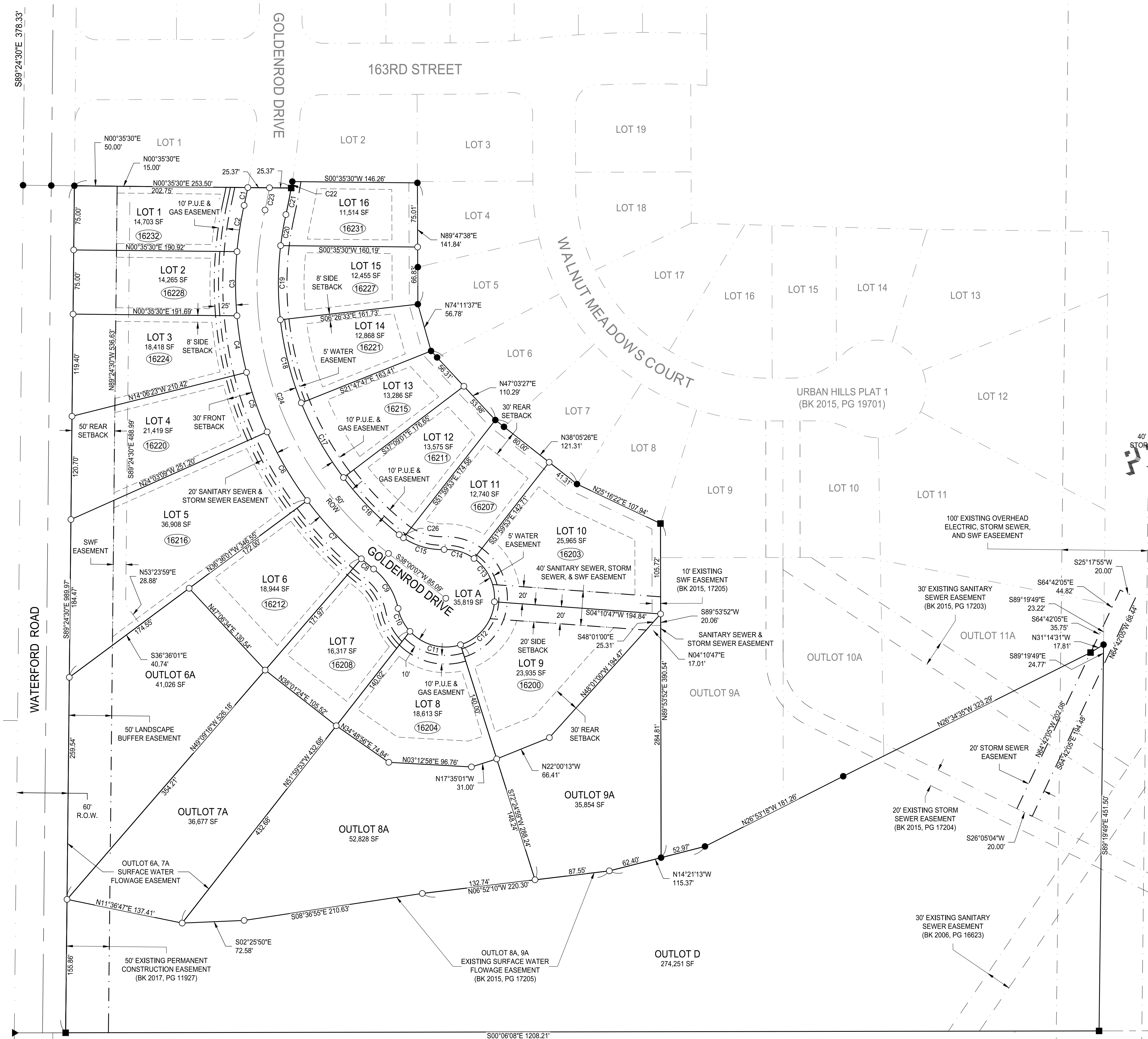
S00°00'00"E
60.00'

SE COR, SWSE
SEC. 11-79-26
FND MAG NAIL

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	21.29	725.00	1° 40' 56"	N78°23'53"W	21.28
C2	54.70	425.00	7° 22' 27"	N81°14'39"W	54.66
C3	75.10	425.00	10° 07' 29"	N89°59'37"W	75.00
C4	67.13	425.00	9° 03' 01"	S80°25'08"W	67.06
C5	73.73	425.00	9° 56' 23"	S70°55'26"W	73.64
C6	93.12	425.00	12° 33' 15"	S59°40'36"W	92.94
C7	93.12	425.00	12° 33' 15"	S47°07'21"W	92.94
C8	18.64	425.00	2° 30' 45"	S39°35'22"W	18.63
C9	55.35	80.00	39° 38' 26"	S58°09'13"W	54.25
C10	30.54	57.00	30° 41' 53"	S62°37'29"W	30.18
C11	64.52	57.00	64° 51' 33"	S14°50'46"W	61.13
C12	67.88	57.00	68° 14' 12"	S51°42'07"E	63.94
C13	58.51	57.00	58° 48' 32"	N64°46'31"E	55.97
C14	37.13	57.00	37° 19' 33"	N16°42'29"E	36.48
C15	50.42	80.00	36° 06' 38"	N16°06'01"E	49.59
C16	93.50	375.00	14° 17' 10"	N45°42'24"E	93.26
C17	100.49	375.00	15° 21' 14"	N60°31'36"E	100.19
C18	100.49	375.00	15° 21' 14"	N75°52'50"E	100.19
C19	86.82	375.00	13° 15' 55"	S89°48'35"E	86.63
C20	36.78	375.00	5° 37' 12"	S80°22'01"E	36.77
C21	31.71	775.00	2° 20' 40"	N78°43'46"W	31.71
C22	7.63	775.00	0° 33' 51"	N80°11'01"W	7.63
C23	26.50	750.00	2° 01' 28"	N78°34'10"W	26.50
C24	449.88	400.00	64° 26' 27"	S70°13'21"W	426.54
C26	6.15	80.00	4° 24' 28"	N36°21'35"E	6.15

NOTE:

1) THE 50 FOOT PROPOSED LANDSCAPE BUFFER EASEMENT RESIDES IN LOT 1 THRU LOT 5, OUTLOT 6A AND OUTLOT 7A.

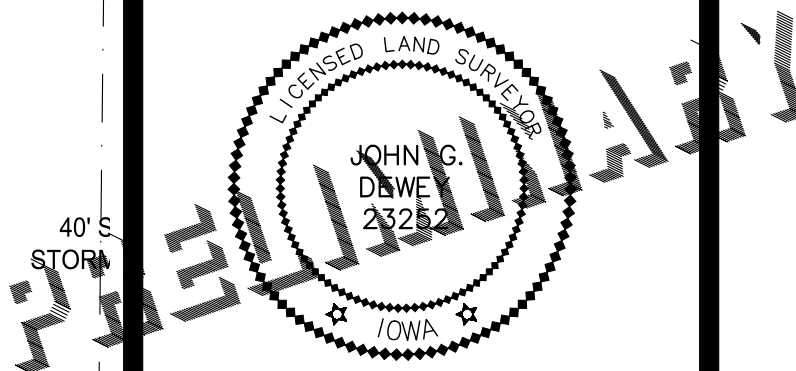


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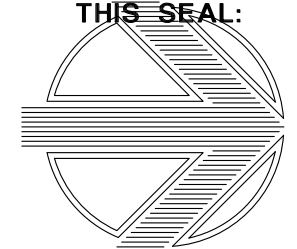
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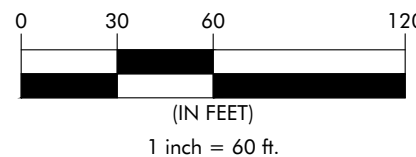
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NORTH



URBAN HILLS
PLAT 2
URBANDALE, IA
2213019
07/21/2017

REVISIONS

ENGINEER
C.SMITH
CHECKED BY
J.DEWEY

DRAWN BY
C.CARLETON
FIELD BOOK NO.

DRAWING NO.

FP-02

SHEET NO.

02/02