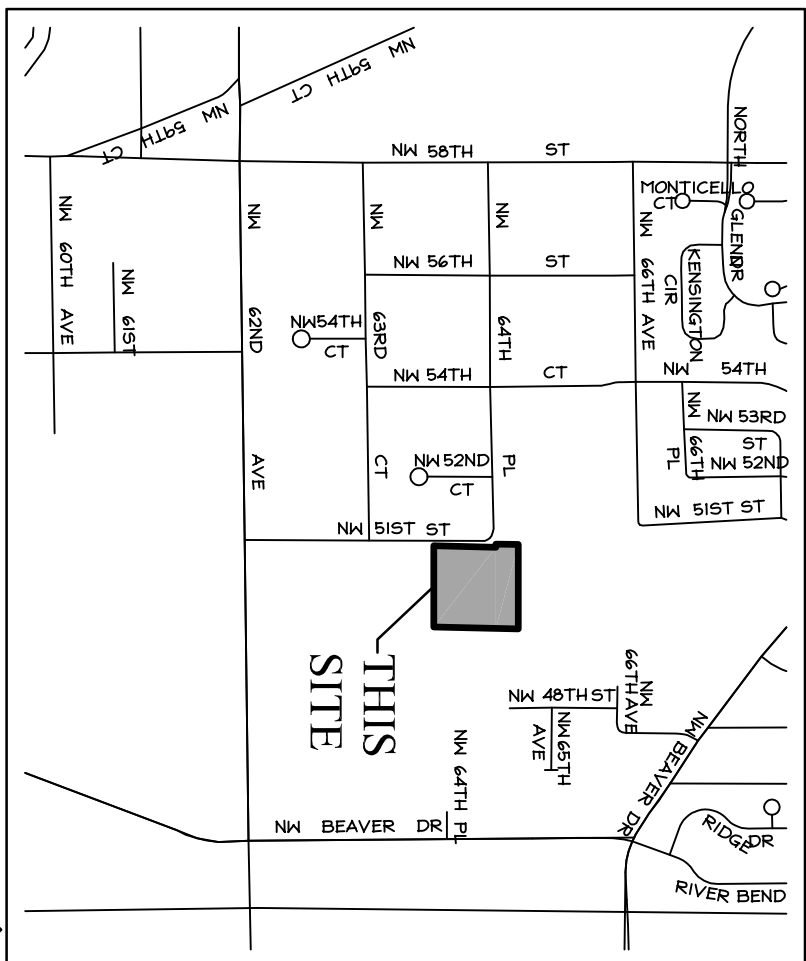


FINAL PLAT

WILKIE PLACE



VICINITY SKETCH

N
SCALE: 1"=1500'

LEGAL DESCRIPTION

LOT 5, RITTGER'S ACRES, AN OFFICIAL PLAT, CITY OF JOHNSTON, POLK COUNTY, IOWA, CONTAINING 9.72 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. LOTS A, B TO BE DEDICATED TO THE CITY OF JOHNSTON FOR STREET USE.
2. AN ADDITIONAL 5' ALONG N M 51ST STREET KNOWN AS LOT C, WILL BE DEDED TO THE CITY FOR FUTURE ROW.
3. THIS PLAT IS SUBJECT TO THE CONDITIONS OF THE AGREEMENT TO COMPLETE IMPROVEMENTS WHICH IS RECORDED WITH THE POLK COUNTY RECORDER'S OFFICE IN BOOK 16279 PAGES 327-336.

SURVEYORS 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. BEARINGS BASED ON AN ASSUMED BEARING.

FIRM DESIGNATION

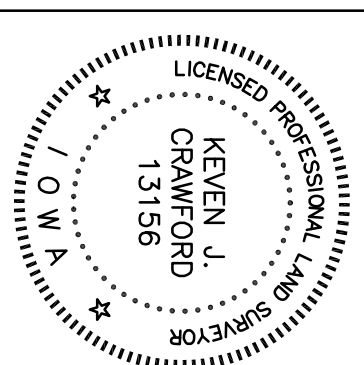
COMMUNITY PANEL NUMBER: 190745 0006D, JULY 19, 2000
ZONE 'X', AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD
PLAIN

LEGEND

- PLAT BOUNDARY
- ▲
-
- 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.
- 33333
- PUBLIC UTILITY EASEMENT
- ADDRESS
- B.S.L.
- BUILDING SETBACK LINE
- M.O.E.
- MINIMUM OPENING ELEVATION
- M.P.E.
- MINIMUM PROTECTION 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.



KEYVEN J. CRAWFORD, PLUS IOWA LICENSE N
MY LICENSE RENEWAL DATE IS DECEMBER 3
PAGES OR SHEETS COVERED BY THIS SEAL:

COOPER CRAWFORD

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 234-1244 FAX: (515) 234-1245

477 (CIC) VV.I 44

DATE: 11-14-2016
REVISIONS: 12-22-2016

REVISIONS: 12-22-2016



WILKIE PLACE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	2156.084°	400.00	153.14	77.52	152.21	N78.23.41°E
C2	2005.934°	400.00	145.82	75.82	145.02	S77.93.14°W
C3	2294.34°	2000.00	73.63	36.82	73.62	S89.22.08°W
C4	6.17.47°	1500.00	164.84	82.50	164.76	N85.08.54°E
C5	11.12.55°	370.00	72.42	36.33	72.31	N83.48.19°E
C6	10.43.15°	370.00	64.23	34.72	64.13	N77.47.15°E
C7	3.11.58°	430.00	24.01	12.01	24.01	S6.40.31°W
C8	9.52.10°	430.00	74.07	37.13	73.98	S75.97.16°W
C9	7.74.06°	430.00	58.68	29.36	58.63	S84.24.19°W
C10	0.74.46°	2030.00	27.65	13.82	27.65	S88.42.16°W
C11	1.19.44°	2030.00	47.08	23.54	47.08	S89.45.33°W
C12	1.32.12°	1970.00	52.84	26.42	52.83	S89.34.19°W
C13	0.73.12.16°	1970.00	19.69	9.84	19.64	S88.36.02°W
C14	0.33.21°	370.00	3.58	1.79	3.58	S88.02.14°W
C15	16.25.35°	370.00	106.08	52.48	105.71	S79.32.48°W
C16	7.02.15°	430.00	52.90	25.48	52.87	N70.57.05°E
C17	3.54.24°	370.00	25.23	12.62	25.22	S6.97.22.46°W
C18	12.29.16°	430.00	93.72	47.05	93.55	N67.43.10°E
C19	86.35.49°	25.00	40.17	25.92	35.94	S43.34.53°W
C20	0.07.04.11°	25.00	40.17	25.92	35.94	S45.40.07°E
C21	3.11.31°	1475.00	82.17	41.10	82.16	N86.42.02°E
C22	3.70.16°	1475.00	74.92	39.47	74.91	N83.33.06°E
C23	15.43.31°	50.00	13.72	6.40	13.69	N71.40.82°E
C24	28.41.42°	50.00	25.04	12.75	24.78	N5.15.55°E
C25	5.17.17.44°	55.00	55.00	30.05	52.74	S66.13.57°W
C26	48.26.10°	55.00	46.98	24.74	45.12	N60.54.11°W
C27	52.03.50°	55.00	49.98	26.86	48.28	N59.34.15°W
C28	50.75.50°	55.00	44.98	26.86	48.28	N47.21.93°E
C29	58.59.39°	55.00	56.61	31.10	54.14	S83.70.18°E
C30	21.56.53°	50.00	19.15	9.70	19.04	N64.73.32°W
C31	22.28.02°	50.00	19.61	9.73	19.48	N62.48.55°W
C32	2.18.42°	1525.00	61.52	30.77	61.52	N83.09.12°E
C33	2.74.42°	1525.00	75.26	37.65	75.27	N85.43.93°E
C34	1.04.12°	1525.00	30.78	15.34	30.78	S44.04.05°E
C35	38.55.49°	25.00	38.37	24.11	34.71	S47.14.13°W
C36	6.16.56.23°	25.00	16.94	8.44	16.67	S72.14.10°E

CURVE TABLE

DEVELOPER/OWNER

2936 104th STREET
URBANDALE, IOWA 50322

ZONING

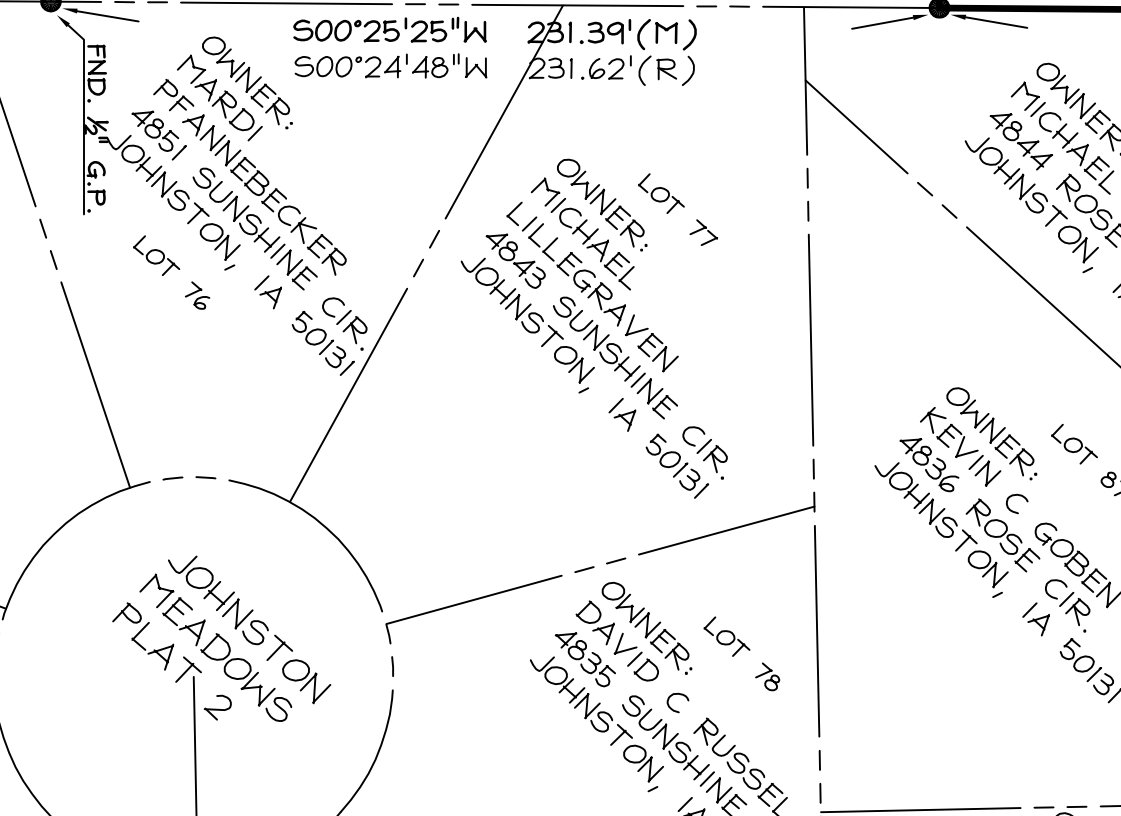
RI-75 SINGLE FAMILY RESIDENTIAL

SETBACKS

FRONT YARD = 35 FEET
REAR YARD = 35 FEET
SIDE YARD = 8' MIN. (17' TOTAL)

LINE TABLE

LINE	LENGTH	BEARING
L1	21.45	S94.38/0.2°E
L2	19.30	S72.70/0.5°E
L3	69.41	N69.29/3.0°E
L4	78.11	N69.29/3.0°E
L5	80.00	N67.93/0.0°E
L6	80.13	N65.44/3.6°E
L7	76.62	S56.21/5.8°E
L8	13.15	S56.21/5.8°E
L9	28.60	S02.57/0.7°E
L10	7.95	N87.18/5.3°E
L11	71.66	N87.18/5.3°E
L12	80.16	N87.18/5.3°E
L13	91.46	N84.21/4.9°E
L14	87.50	N83.06/0.5°E
L15	14.95	N82.15/0.0°E
L16	80.45	N82.15/0.0°E
L17	23.48	N07.29/5.5°E
L18	107.07	N87.70/3.6°E
L19	34.51	N78.11/4.3°E
L20	83.66	N78.11/4.3°E
L21	76.36	N80.42/3.7°E
L22	80.58	N80.42/3.7°E
L23	15.83	N80.42/3.7°E
L24	69.51	S87.15/4.1°E
L25	87.19	S78.04/4.1°E
L26	10.51	S65.46/3.9°E
L27	10.00	S10.00/0.0°E
L28	10.00	S10.00/0.0°E
L29	123.95	N85.30/0.0°E
L30	96.24	S70.73/0.1°E
L31	80.06	S70.50/0.1°E
L32	80.18	S70.50/0.1°E
L33	81.01	S70.50/0.1°E
L34	193.80	S69.41/0.2°E
L35	8.65	N90.00/0.0°E
L36	42.09	S41.05/2.8°E
L37	89.19	N00.21/5.9°E
L38	33.66	N62.04/0.6°E



APPROVED: ---	INITIALED
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FINAL

WILKIE

WILKIE PLACE

1823

1 of 2

FINAL PLAT

WILKIE PLACE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	21°56.08"	400.00	153.14	77.52	152.21	N78°23.41"E
C2	20°53.15"	400.00	146.82	73.73	146.02	S77°52.14"N
C3	2°06.33"	2000.00	73.63	36.82	73.62	S64°22.08"N
C4	6°17.47"	1500.00	164.84	82.30	164.76	S65°08.54"E
C5	11°12.53"	370.00	172.42	36.35	172.51	N65°45.19"E
C6	10°43.15"	370.00	64.23	34.72	64.13	N72°47.15"E
C7	3°11.58"	430.00	24.01	12.01	24.01	S64°01.36"N
C8	9°52.10"	430.00	74.07	37.13	73.98	S75°33.41"N
C9	7°49°06"	430.00	58.68	29.36	58.63	S64°24.19"N
C10	0°46.49"	2030.00	27.65	13.82	27.65	S68°42.16"N
C11	1°19.44"	2030.00	47.08	23.54	47.08	S64°45.33"N
C12	1°32.12"	1970.00	52.84	26.42	52.83	S64°39.19"N
C13	0°34.12"	1970.00	19.69	9.84	19.69	S68°36.02"N
C14	0°33.16"	370.00	3.58	1.79	3.58	S68°02.14"N
C15	16°25.35"	370.00	106.08	53.40	105.71	S79°32.48"N
C16	7°02.15"	430.00	52.90	26.48	52.87	N70°57.10"E
C17	3°54.24"	370.00	25.23	12.62	25.22	S64°22.48"N
C18	12°29.16"	430.00	93.72	47.05	93.53	N60°48.10"E
C19	86°35.49"	25.00	37.79	23.56	34.23	S43°39.53"N
C20	92°04.11"	25.00	40.17	25.92	35.99	S45°40.07"E
C21	3°11.31"	1475.00	82.17	41.10	82.16	N86°42.07"E
C22	3°06.16"	1475.00	79.92	39.97	79.91	N83°33.08"E
C23	15°43.13"	50.00	13.72	6.90	13.68	N74°08.24"E
C24	28°41.42"	50.00	25.04	12.79	24.76	N61°55.56"E
C25	5°17.44"	55.00	30.05	30.05	52.74	S66°13.57"N
C26	48°26.01"	55.00	46.49	24.74	45.12	N6°54.11"N
C27	52°03.50"	55.00	49.98	26.86	48.28	N0°39.15"N
C28	52°03.50"	55.00	49.98	26.86	48.28	N41°24.35"E
C29	56°58.25"	55.00	56.61	31.10	54.14	S63°04.18"E
C30	21°56.15"	50.00	19.15	9.70	19.04	N64°33.13"N
C31	22°28.02"	50.00	19.61	9.93	19.48	N86°45.15"N
C32	2°18.42"	1525.00	61.52	30.77	61.52	N83°09.12"E
C33	2°49.42"	1525.00	75.28	37.65	75.27	N85°43.51"E
C34	1°04.24"	1525.00	30.78	15.39	30.76	N67°48.05"E
C35	8°75.49"	25.00	36.37	24.11	34.71	S44°19.53"N
C36	38°56.23"	25.00	16.99	8.54	16.67	S72°14.01"E

LINE TABLE

LINE	LENGTH	BEARING
L1	21.45	S64°38.02"E
L2	19.30	S27°20.15"E
L3	64.41	N84°28.30"E
L4	78.11	N84°28.30"E
L5	80.00	N84°36.00"E
L6	80.13	N84°41.56"E
L7	78.62	S86°21.58"E
L8	13.15	S86°21.58"E
L9	28.60	S02°57.07"E
L10	7.95	N67°18.53"E
L11	71.66	N67°18.53"E
L12	80.16	N87°18.53"E
L13	91.46	N84°21.04"E
L14	87.50	N85°06.05"E
L15	80.45	N82°15.00"E
L16	14.95	N82°15.00"E
L17	23.45	N00°29.15"E
L18	107.07	N87°03.16"E
L19	34.51	N78°11.43"E
L20	83.66	N78°11.43"E
L21	76.36	N80°42.37"E
L22	80.58	N80°42.37"E
L23	15.33	N80°42.37"E
L24	64.51	S87°15.41"E
L25	87.18	S78°04.54"E
L26	44.51	S65°46.58"E
L27	10.00	S70°00.00"N
L28	123.95	N85°30.06"N
L30	46.24	S70°13.13"N
L31	80.16	S74°50.51"N
L32	80.16	S74°50.51"N
L33	81.01	S74°50.51"N
L34	133.80	S64°17.12"N
L35	8.65	N90°00.00"E
L36	42.09	S41°05.28"E
L37	88.18	N00°21.58"E
L38	33.66	N62°04.06"E

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
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

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: 11-14-2016

REVISIONS: 12-22-2016

JOB NUMBER



SCALE: 1"=50'

INITIALED: ---

AS-BUILT: ---

1823

FINAL PLAT

WILKIE PLACE

SHEET

2 OF 2

