

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CH BEARING
C1	307.2951"	400.00	212.21	108.67	209.73
C2	173.2344"	400.00	122.47	61.72	121.94
C3	125.5117"	400.00	84.74	45.06	84.56
C4	307.5946"	400.00	216.39	110.91	213.76
C5	84.4656"	500.00	76.64	38.39	76.56
C6	107.0924"	370.00	66.77	33.48	66.68
C7	207.0927"	370.00	129.53	65.43	128.87
C8	113.9411"	430.00	84.27	49.27	84.13
C9	113.9411"	430.00	84.27	49.27	84.13
C10	83.2244"	430.00	64.04	32.11	64.03
C11	907.0000"	25.00	34.27	28.00	35.36
C12	907.0000"	25.00	34.27	28.00	35.36
C13	907.0000"	25.00	34.27	28.00	35.36
C14	87.5010"	370.00	121.64	61.37	121.04
C15	243.8116"	80.50	34.62	17.56	34.35
C16	612.2514"	525.00	56.87	28.47	56.85
C17	82.57394"	25.00	36.20	22.10	33.12
C18	6.33106"	430.00	49.17	24.61	49.14
C19	115.4146"	370.00	76.93	38.60	76.79
C20	13.56156"	80.50	19.13	9.61	19.08
C21	66.03191"	57.00	65.71	37.06	62.14
C22	57.1612"	57.00	56.97	31.12	54.63
C23	57.1612"	57.00	56.97	31.12	54.63
C24	747.0619"	57.00	78.70	47.07	72.59
C25	111.9364"	430.00	84.26	42.26	84.12
C26	84.3456"	25.00	36.91	22.74	33.64
C27	511.271"	475.00	43.03	21.53	43.02
C28	421.7159"	80.50	59.43	31.14	59.09
C29	61.8158"	430.00	47.40	23.72	47.38
C30	61.8158"	430.00	47.40	23.72	47.38
C31	151.0141"	25.00	5.69	2.85	5.67
C32	1220.021"	57.00	12.23	6.16	12.23

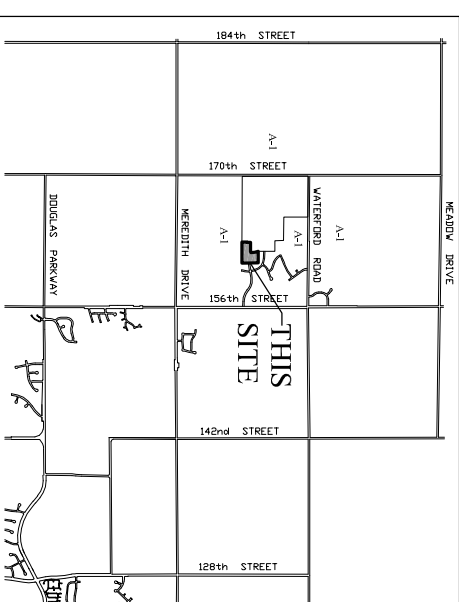
LINE TABLE

LINE	LENGTH	BEARING
L1	7.27	N89°39'28"W
L2	30.00	N00°21'32"E
L3	20.00	S89°39'28"E

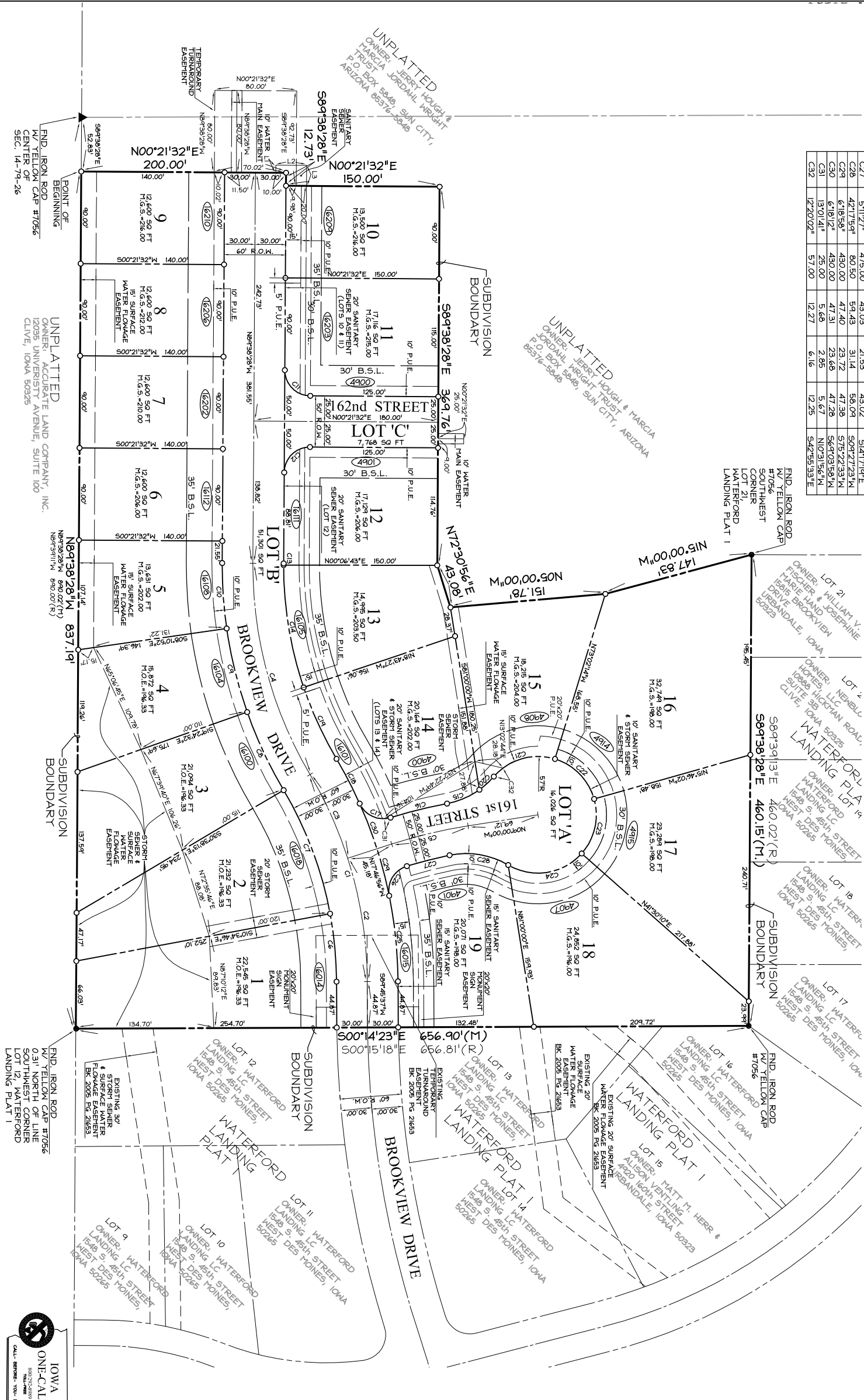
NOTES

- ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE LESS THAN 1 IN 10,000.
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- 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 MAIN OR STORM SEWER OR FORMER MUST RELOCATE SANITARY SEWER 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.
- LOTS 'A', 'B' & 'C' TO BE DEEDED TO THE CITY OF URBANDALE FOR STREET PURPOSES.
- MANHOLES NOT LOCATED ON A LOT LINE NEED TO BE LOCATED OUTSIDE OF FUTURE DRIVEWAYS.
- DRIVEWAYS SHALL NOT BE PLACED OVER PUBLIC SANITARY UTILITIES. THE TILE LINES WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

VICINITY SKETCH



END, IRON ROD W/ YELLOW CAP #7056
 SUBDIVISION BOUNDARY
 460.02 (R)
 460.15 (M)
 589°39'28"E



FINAL PLAT

HIGHLAND MEADOWS PLAT 1

OWNER/DEVELOPER
 MATRIX MANAGEMENT, LLC
 7650 E. REEFIELD ROAD, SUITE D-7
 SCOTTSDALE, AZ 85260
 ATTN: LARRY MILLER

ZONING
 P.U.D.

LAND USE
 EXISTING: AGRICULTURAL
 PROPOSED: RESIDENTIAL

SETBACKS
 FRONT - 30'
 REAR - 30' (ALONG BROOKVIEW DRIVE)
 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 0010 D, MAP REVISED JULY 19, 2000.

LEGAL DESCRIPTION
 Parcel 'C' of the survey of a part of the Northeast 1/4 of Section 14, Township 26 North, Range 26 East of the 5th P.M., T16N, R26E, U.S. Government Survey, in Book 2015, Page 6075 in the Office of the Dallas County Recorder.

LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R.
- G.P.
- DEEDED DISTANCE
- MEASURED DISTANCE
- PREVIOUSLY RECORDED DISTANCE
- R.
- P.U.E.
- B.S.L.
- M.O.E.
- M.G.S.
- MINIMUM GRADE AT STRUCTURE
- NOT RADIAL

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING SURVEY 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.

KEVIN J. CRAWFORD, P.L.S. IOWA LICENSE NO. 18186
 1171 LEBLANC AVENUE, SUITE 204
 WEST DES MOINES, IOWA 50325

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: 11-11-2013
 JOB NUMBER: 1375
 REVISIONS: 1-21-2014

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

SCALE: 1"=50'

FINAL PLAT
HIGHLAND MEADOWS PLAT 1

SHEET 1 OF 1



IOWA ONE-CALL
 800-255-5858
 CALL BEFORE YOU DIG