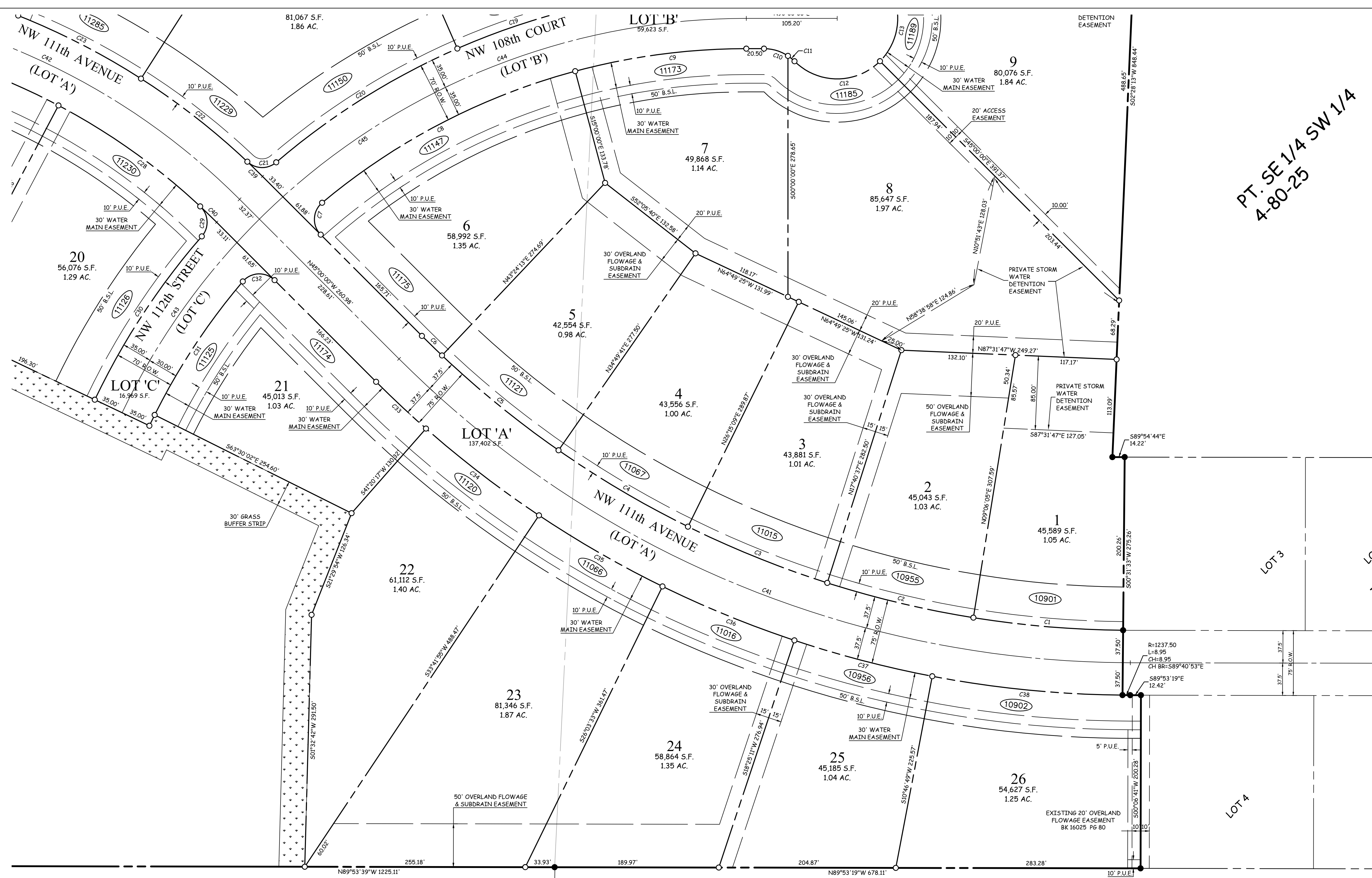


FINAL PLAT THE RESERVE AT JESTER PARK PLAT 2

Sheet 3 of 3

PT. SE 1/4 SW 1/4
4-80-25



- 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.P.E. MINIMUM PROTECTION ELEVATION
 - N.R. NOT RADIAL

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	008°34'32"	1162.50	173.99	87.16	173.83	S85°11'11"E
C2	008°34'32"	1162.50	173.99	87.16	173.83	S76°36'39"E
C3	008°34'32"	1162.50	173.99	87.16	173.83	S68°02'07"E
C4	008°34'32"	1162.50	173.99	87.16	173.83	S59°27'35"E
C5	008°34'32"	1162.50	173.99	87.16	173.83	S50°53'03"E
C6	001°35'47"	1162.50	32.39	16.20	32.39	S45°47'53"E
C7	095°05'02"	25.00	41.49	27.32	36.89	S02°32'31"W
C8	024°54'58"	765.00	332.68	169.01	330.06	S62°32'31"W
C9	015°00'00"	765.00	200.28	100.71	199.71	S82°30'00"W
C10	033°37'09"	50.00	29.34	15.11	28.92	N73°11'25"W
C11	011°16'53"	50.00	9.84	4.94	9.83	N50°44'24"W
C12	089°54'02"	70.00	109.83	69.88	98.91	S89°57'01"W
C13	070°00'00"	70.00	85.52	49.01	80.30	S10°00'00"W
C14	072°57'47"	70.00	89.14	51.76	83.24	S61°28'53"E
C15	036°56'15"	70.00	45.13	23.38	44.35	N63°34'06"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C16	044°54'02"	50.00	39.18	20.66	38.19	N67°32'59"E
C17	003°42'44"	835.00	54.10	27.06	54.09	N88°08'38"E
C18	009°56'53"	835.00	144.98	72.67	144.80	N81°18'50"E
C19	009°56'53"	835.00	144.98	72.67	144.80	N71°21'56"E
C20	017°02'39"	835.00	248.38	125.11	247.46	N57°52'12"E
C21	083°58'49"	25.00	36.64	22.50	33.45	S88°39'42"E
C22	010°41'39"	837.50	156.32	78.39	156.09	S52°01'07"E
C23	010°56'45"	837.50	160.00	80.24	159.75	S62°50'19"E
C24	010°56'45"	837.50	160.00	80.24	159.75	S73°47'09"E
C25	010°43'49"	837.50	156.84	78.65	156.62	S84°37'22"E
C26	013°25'39"	762.50	178.68	89.75	178.27	N83°16'29"W
C27	014°24'17"	762.50	191.70	96.36	191.19	N69°21'33"W
C28	015°10'18"	762.50	201.91	101.55	201.32	N54°34'16"W
C29	087°59'35"	25.00	38.39	24.14	34.73	N02°59'19"W
C30	015°32'57"	835.00	226.61	114.00	225.91	N33°14'00"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C31	013°53'40"	765.00	185.51	93.21	185.06	S33°26'48"W
C32	094°36'22"	25.00	41.28	27.10	36.75	S87°41'49"W
C33	003°39'43"	1237.50	79.09	39.56	79.08	N46°49'52"W
C34	007°38'22"	1237.50	165.00	82.62	164.88	N52°28'54"W
C35	007°38'22"	1237.50	165.00	82.62	164.88	N60°07'16"W
C36	007°38'22"	1237.50	165.00	82.62	164.88	N67°45'38"W
C37	007°38'22"	1237.50	165.00	82.62	164.88	N75°24'00"W
C38	010°15'16"	1237.50	221.48	111.04	221.19	N84°20'49"W
C39	001°40'17"	837.50	24.43	12.22	24.43	N45°50'09"W
C40	001°59'06"	762.50	26.42	13.21	26.42	N45°59'33"W
C41	044°28'27"	1200.00	931.47	490.62	908.26	N67°14'14"W
C42	044°59'16"	800.00	628.15	331.27	612.14	N67°29'38"W
C43	019°45'41"	800.00	275.92	139.34	274.55	S35°20'22"W
C44	044°46'48"	800.00	625.25	329.57	609.45	S67°36'36"W
C45	064°32'28"	800.00	901.17	505.16	854.27	N57°43'46"E

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: 11-16-2018
REVISIONS:

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

SCALE: 1"=60'

CC 1817

FINAL PLAT
The Reserve at Jester Park Plat 2

SHEET 3 OF 3

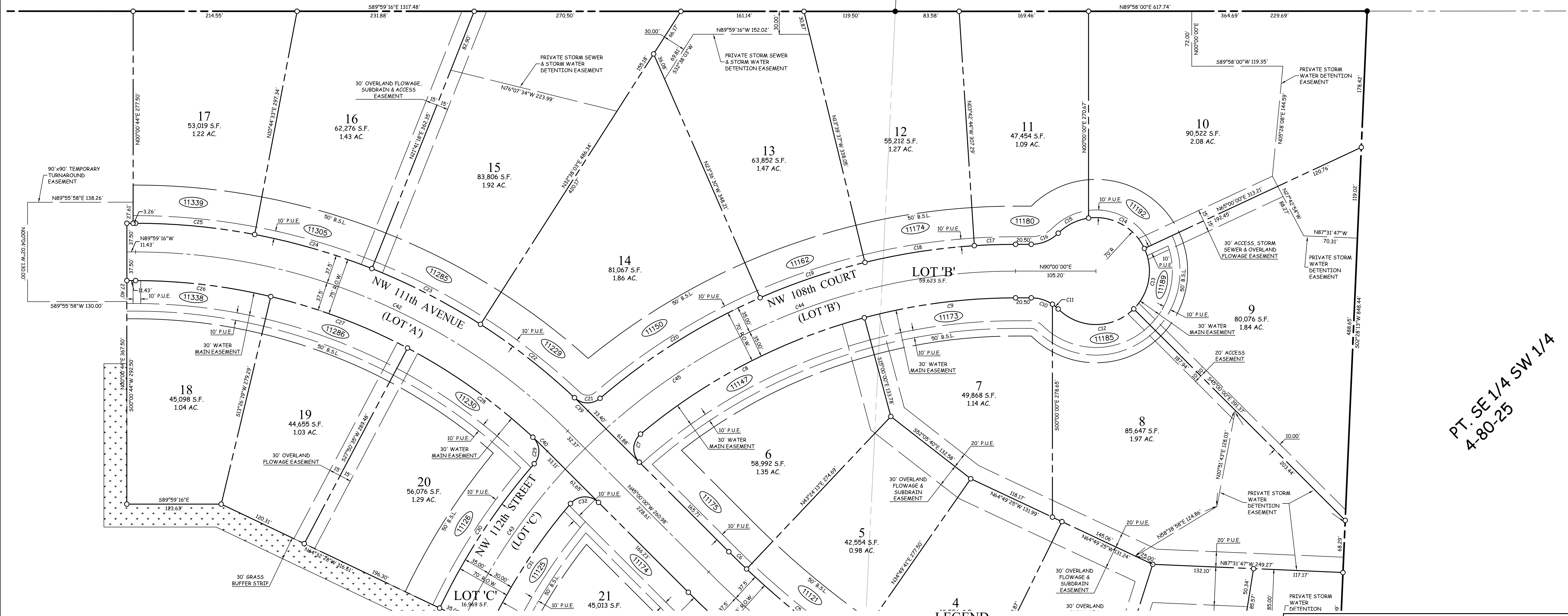


FINAL PLAT THE RESERVE AT JESTER PARK PLAT 2 Sheet 2 of 3

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	008°34'32"	1162.50	173.99	87.16	173.83	S89°11'11"E
C2	008°34'32"	1162.50	173.99	87.16	173.83	S76°36'39"E
C3	008°34'32"	1162.50	173.99	87.16	173.83	S68°02'07"E
C4	008°34'32"	1162.50	173.99	87.16	173.83	S59°27'35"E
C5	008°34'32"	1162.50	173.99	87.16	173.83	S50°53'03"E
C6	001°35'47"	1162.50	32.39	16.20	32.39	S45°47'53"E
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C9	015°00'00"	765.00	200.28	100.71	199.71	S82°30'00"W
C10	033°37'09"	50.00	29.34	15.11	28.92	N73°11'25"W
C11	011°16'53"	50.00	9.84	4.94	9.83	N50°44'24"W
C12	089°54'02"	70.00	109.83	69.88	98.91	S89°57'01"W
C13	070°00'00"	70.00	85.52	49.01	80.30	S10°00'00"W
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C20	017°02'35"	835.00	248.38	125.11	247.46	N57°52'12"E
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C24	010°56'45"	837.50	160.00	80.24	159.75	S73°47'05"E
C25	010°43'49"	837.50	156.84	78.65	156.62	S84°37'22"E
C26	013°25'35"	762.50	178.68	89.75	178.27	N83°16'29"W
C27	014°24'17"	762.50	191.70	96.36	191.19	N69°21'33"W
C28	015°10'18"	762.50	201.91	101.55	201.32	N54°34'16"W
C29	087°59'35"	25.00	38.39	24.14	34.73	N02°59'19"W
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C35	007°38'22"	1237.50	165.00	82.62	164.88	N60°07'16"W
C36	007°38'22"	1237.50	165.00	82.62	164.88	N67°45'38"W
C37	007°38'22"	1237.50	165.00	82.62	164.88	N75°24'00"W
C38	010°15'16"	1237.50	221.48	111.04	221.19	N84°20'49"W
C39	001°40'17"	837.50	24.43	12.22	24.43	N45°50'09"W
C40	001°59'06"	762.50	26.42	13.21	26.42	N45°59'33"W
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SHEET 2 OF 3

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