

# FINAL PLAT WOODLAND HILLS PLAT 3

**OWNER/DEVELOPER**  
PAUL KNAPP  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

**ZONING**  
EXISTING: RE-1 (5 AC. MINIMUM LOTS)

## UTILITIES

WATER: XENIA RURAL WATER  
SANITARY: INDIVIDUAL PRIVATE SEPTIC SYSTEMS  
ELECTRIC: ILLINOIS ENERGY  
GUTHRIE COUNTY REC.

## BUILDING SETBACKS

50' FRONT YARD  
25' SIDE YARD  
50' REAR YARD

## NOTES

1. PARCEL 'A', WOODLAND HILLS PLAT 2 IS A 60-FOOT WIDE PRIVATE STREET RIGHT-OF-WAY.

## LEGAL DESCRIPTION

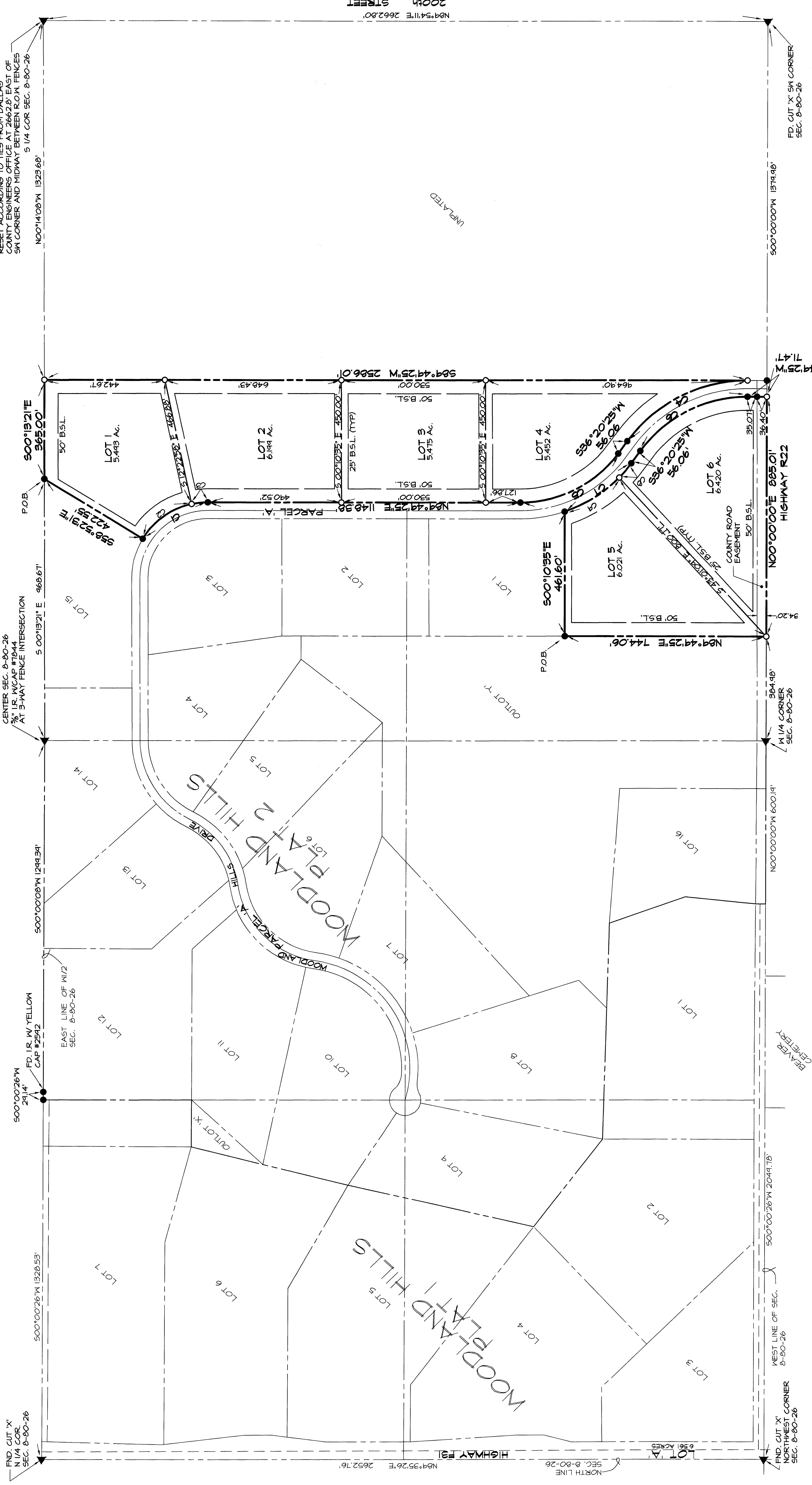
A PARCEL OF LAND IN THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 8, TOWNSHIP 20 NORTH, RANGE 26 WEST OF THE 5TH P.M., PART OF SAID PARCEL BEING A PORTION OF OUTLOT 'Y', WOODLAND HILLS PLAT 2, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15 OF SAID PLAT 2; THENCE S00°19'21"E, 365.00 FEET ALONG THE EAST LINE OF THE SW<sup>1</sup>/<sub>4</sub> OF SAID SECTION 8 TO A POINT; THENCE S89°41'25"W, 2586.01 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 'A' IN SAID PLAT 2; THENCE S00°19'21"E, 461.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°10'35"E, 461.60 FEET TO THE LEFT HAVING A RADIUS OF 505.00 FEET AND A CHORD BEARING OF N53°44'54"W, AN ARC LENGTH OF 306.71 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A' TO A POINT OF TANGENCY; THENCE S56°20'25"W, 56.06 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A' TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 445.00 FEET AND A CHORD BEARING OF N23°04'55"E, AN ARC LENGTH OF 415.94 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A' TO A POINT OF TANGENCY; THENCE N84°41'25"E, 1148.36 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A' TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET AND A CHORD BEARING OF N60°28'27"E, AN ARC LENGTH OF 286.86 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A' TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE S59°52'31"E, 422.55 FEET ALONG THE SOUTH LINE OF SAID LOT 15 TO THE POINT OF BEGINNING.

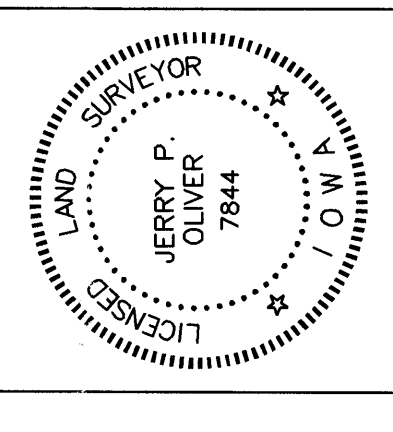
AND

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN SAID PLAT 2; THENCE S00°10'35"E, 461.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S00°10'35"E, 461.60 FEET TO THE LEFT HAVING A RADIUS OF 505.00 FEET AND A CHORD BEARING OF N53°44'54"W, AN ARC LENGTH OF 306.71 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A' TO A POINT OF TANGENCY; THENCE S56°20'25"W, 56.06 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A' TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 445.00 FEET AND A CHORD BEARING OF N23°04'55"E, AN ARC LENGTH OF 415.94 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A' TO A POINT OF TANGENCY; THENCE N84°41'25"E, 1148.36 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A' TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET AND A CHORD BEARING OF N60°28'27"E, AN ARC LENGTH OF 286.86 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A' TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE S59°52'31"E, 422.55 FEET TO THE POINT OF BEGINNING.

BOTH PARCELS CONTAIN 35.061 ACRES MORE OR LESS.



## CERTIFICATION



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA REG. NO. 7844  
MY LICENSE RENEWAL DATE IS DECEMBER 9, 2004  
PAGES OR SHEETS COVERED BY THIS SEAL: 1/14/04

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
G1	50°41'56"	280.00'	286.86'	151.45'	214.48'	N60°28'27"E
G2	46°28'34"	280.00'	221.21'	20.28'	221.02'	N54°22'16"E
G3	12°12'22"	280.00'	54.65'	29.64'	54.54'	N83°49'14"E
G4	59°28'00"	595.00'	519.07'	279.64'	449.46'	N63°04'59"E
G5	59°28'00"	445.00'	415.94'	224.22'	400.47'	N63°04'59"E
G6	59°28'00"	445.00'	462.06'	244.41'	445.47'	N63°04'59"E
G7	34°48'18"	505.00'	326.77'	195.28'	302.07'	S59°44'34"W
G8	74°48'28"	505.00'	169.52'	34.46'	65.76'	S40°14'59"W
G9	28°54'50"	505.00'	231.45'	21.23'	235.16'	S57°38'48"W

## LEGEND

- EXISTING PROPOSED
- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER 'W' YELLOW CAP #2524
- SET CORNER 'W' YELLOW CAP #1944
- 5/8" I.R. 'W' YELLOW CAP #1944
- IRON ROD
- GAS PIPE
- PUBLIC UTILITY EASEMENT
- G.P. ADDRESS
- B.S.L. - BUILDING SETBACK LINE
- P.O.B. - POINT OF BEGINNING

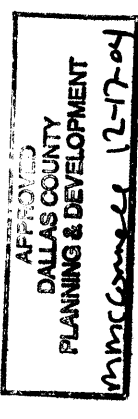


**NORTH**  
SCALE: 1"=200'

DATE: 08-12-04  
REVISIONS:



**CIVIL ENGINEERING CONSULTANTS, INC.**  
2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322-4379  
PHONE: 515.276.4884 FAX: 515.276.7084 E-5424



DALLAS COUNTY  
PLANNING & DEVELOPMENT