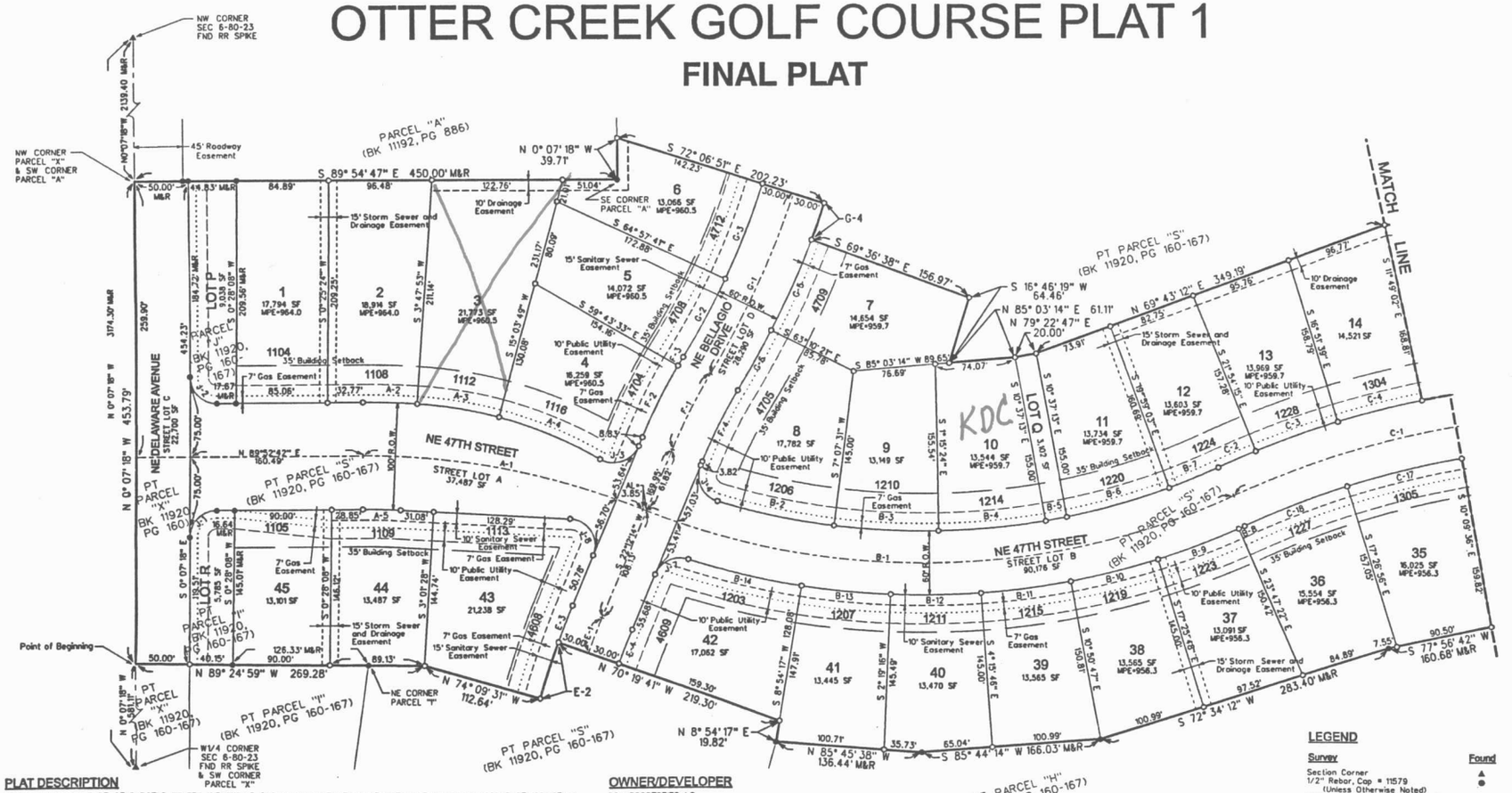
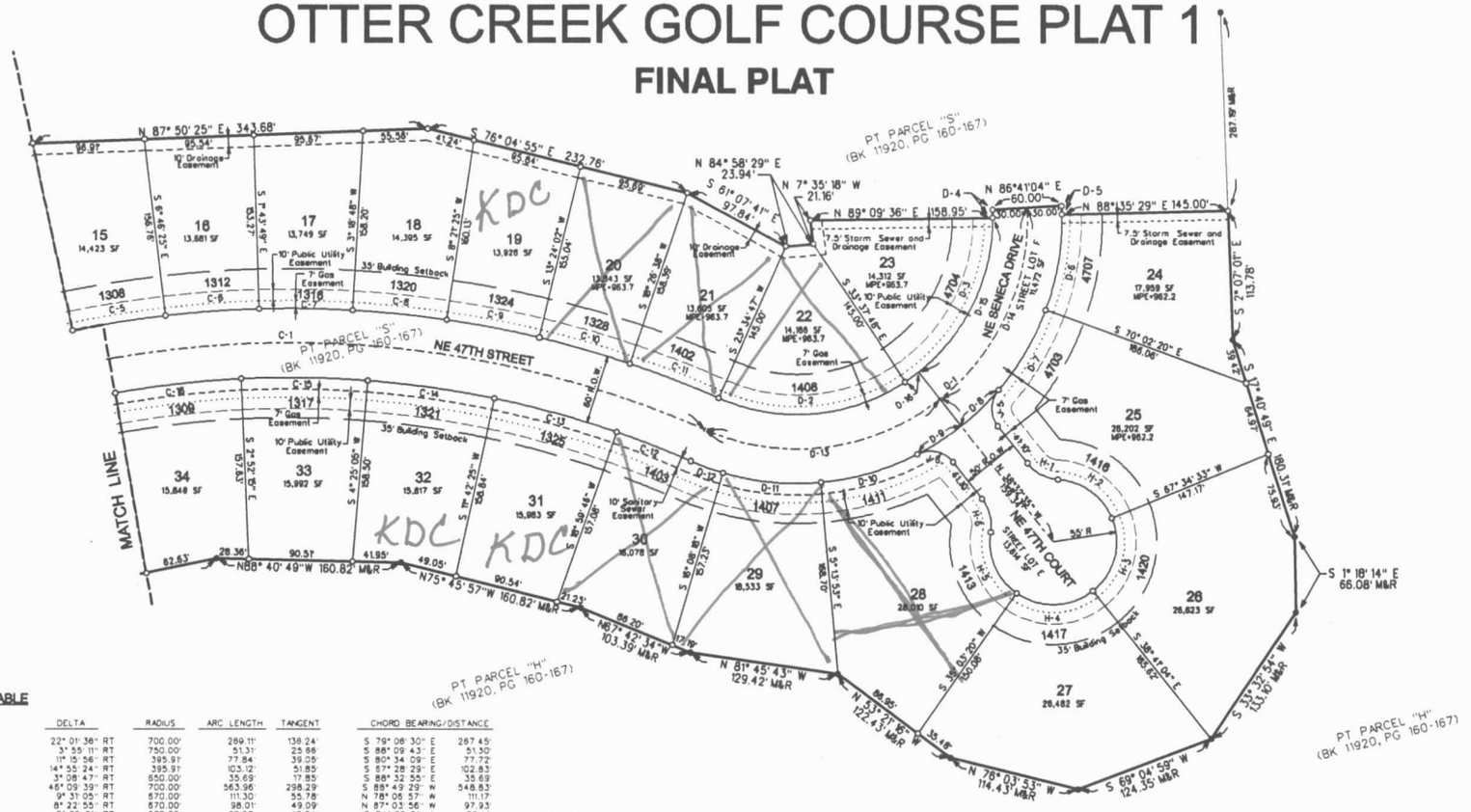
OTTER CREEK GOLF COURSE PLAT 1

FINAL PLAT


NW CORNER SEC 6-80-23 FND RR SPIKE
NW CORNER PARCEL "X" & SW CORNER PARCEL "A"
PARCEL "A" (BK 11192, PG 886)
45' Roadway Easement
S 89° 54' 47" E 450.00' M&R
N 0° 07' 18" W 39.71'
S 72° 06' 51" E 202.23'
MATCH LINE
NEDELAWARE AVENUE
STREET LOT C 22,700 SF
N 0° 07' 18" W 453.79'
3174.30' M&R
259.90'
LOT P 9,038 SF
PARCEL "J" (BK 11920, PG 160-167)
LOT R 5,765 SF
PARCEL "I" (BK 11920, PG 160-167)
PT PARCEL "X" (BK 11920 PG 160-167)
NE 47TH STREET
STREET LOT A 37,487 SF
PT PARCEL "S" (BK 11920, PG 160-167)
NE BELLAGIO DRIVE
STREET LOT D
STREET LOT B 90,176 SF
LOT Q
KDC
1 17,794 SF MPE=964.0
2 18,914 SF MPE=964.0
3 21,773 SF MPE=960.5
4 16,259 SF MPE=960.5
5 14,072 SF MPE=960.5
6 13,065 SF MPE=960.5
7 14,654 SF MPE=959.7
8 17,782 SF
9 13,149 SF
10 13,544 SF MPE=959.7
11 13,734 SF MPE=959.7
12 13,603 SF MPE=959.7
13 13,969 SF MPE=959.7
14 14,521 SF
35' Building Setback
7' Gas Easement
10' Drainage Easement
15' Storm Sewer and Drainage Easement
15' Sanitary Sewer Easement
10' Public Utility Easement
10' Sanitary Sewer Easement
1104
1108
1112
1116
1206
1210
1214
1220
1224
1228
1304
1305
1105
1109
1113
1203
1207
1211
1215
1219
1223
1227
41 13,445 SF
42 17,062 SF
43 21,238 SF
44 13,487 SF
45 13,101 SF
35 16,025 SF MPE=956.3
36 15,554 SF MPE=956.3
37 13,091 SF MPE=956.3
38 13,565 SF MPE=956.3
39 13,565 SF
40 13,470 SF
Point of Beginning
N 89° 24' 59" W 269.28'
NE CORNER PARCEL "I"
N 74° 09' 31" W 112.64'
N 70° 19' 41" W 219.30'
N 8° 54' 17" E 19.82'
S 85° 45' 38" W 136.44' M&R
S 85° 44' 14" W 166.03' M&R
S 72° 34' 12" W 283.40' M&R
S 77° 56' 42" W 160.68' M&R
W1/4 CORNER SEC 6-80-23 FND RR SPIKE & SW CORNER PARCEL "X"
PT PARCEL "H" (BK 11920, PG 160-167)
N 0° 07' 18" W 581.11'
N 89° 24' 59" W 126.33' M&R
S 89° 54' 47" E 122.76'
S 64° 57' 41" E 172.88'
S 69° 36' 38" E 156.97'
S 16° 46' 19" W 64.46'
N 85° 03' 14" E 61.11'
N 79° 22' 47" E 20.00'
N 69° 43' 12" E 349.19'
S 11° 49' 02" E 828.88'
N 89° 52' 42" E 160.49'
S 85° 03' 14" W 89.65'
S 7° 07' 31" W 145.00'
S 1° 18' 24" E 155.51'
S 10° 37' 15" E 150.00'
S 19° 39' 00" E 157.28'
S 21° 51' 35" E 158.79'
S 33° 17' 27" E 150.42'
S 17° 26' 56" E 157.05'
S 10° 50' 47" E 150.81'
S 8° 54' 17" W 147.98'
S 2° 19' 18" W 145.49'
S 3° 49' 39" W 150.00'
S 0° 07' 18" E 145.07' M&R
S 0° 28' 08" W 146.02'
S 0° 07' 28" W 144.74'
S 0° 07' 18" E 145.07'
S 0° 28' 08" W 146.02'
S 3° 47' 53" W 211.14'
S 0° 29' 24" W 209.25'
S 0° 28' 08" W 209.56' M&R
S 15° 03' 49" W 130.08'
S 59° 45' 33" E 154.18'
S 72° 06' 51" E 142.23

OTTER CREEK GOLF COURSE PLAT 1

FINAL PLAT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	22° 01' 36" RT	700.00'	269.11'	136.24'	S 79° 08' 30" E 267.45'
A-2	3° 55' 11" RT	750.00'	51.31'	25.66	S 88° 09' 43" E 51.30'
A-3	11° 15' 56" RT	395.91'	77.84	39.05	S 80° 34' 09" E 77.72'
A-4	14° 55' 24" RT	395.91'	103.12'	51.85	S 67° 28' 29" E 102.83'
A-5	3° 08' 47" RT	650.00'	35.69'	17.85	S 88° 32' 55" E 35.69'
B-1	45° 09' 39" RT	700.00'	563.96'	298.29'	S 88° 49' 29" W 548.83'
B-2	9° 31' 05" RT	670.00'	111.30'	55.78'	N 78° 05' 57" W 111.17'
B-3	8° 22' 55" RT	670.00'	98.01'	49.09'	N 87° 03' 56" W 97.93'
B-4	8° 30' 31" RT	670.00'	99.50'	49.84'	S 84° 29' 21" W 99.41'
B-5	1° 42' 37" RT	670.00'	20.00'	10.00'	S 79° 22' 47" W 20.00'
B-6	8° 30' 31" RT	670.00'	99.50'	49.84'	S 74° 16' 13" W 99.41'
B-7	4° 28' 14" RT	670.00'	52.28'	26.15'	S 67° 46' 50" W 52.27'
B-8	0° 27' 58" RT	730.00'	5.94'	2.97'	S 65° 58' 38" W 5.94'
B-9	6° 21' 35" RT	730.00'	81.03'	40.58'	S 69° 23' 25" W 80.99'
B-10	6° 35' 01" RT	730.00'	83.88'	41.99'	S 75° 51' 43" W 83.84'
B-11	6° 35' 01" RT	730.00'	83.88'	41.99'	S 82° 26' 44" W 83.84'
B-12	6° 35' 01" RT	730.00'	83.88'	41.99'	S 89° 01' 45" W 83.84'
B-13	6° 35' 01" RT	730.00'	83.88'	41.99'	N 84° 23' 14" W 83.84'
B-14	8° 33' 03" RT	730.00'	108.95'	54.57'	N 78° 49' 12" W 108.84'
C-1	47° 50' 07" RT	900.00'	751.40'	399.18'	N 89° 39' 43" E 729.76'
C-2	2° 12' 29" RT	930.00'	35.84'	17.92'	N 67° 00' 10" E 35.84'
C-3	5° 02' 37" RT	930.00'	81.86'	40.96'	N 70° 37' 03" E 81.84'
C-4	5° 02' 37" RT	930.00'	81.86'	40.96'	N 75° 39' 40" E 81.84'
C-5	5° 02' 37" RT	930.00'	81.86'	40.96'	N 80° 42' 16" E 81.84'
C-6	5° 02' 37" RT	930.00'	81.86'	40.96'	N 85° 44' 53" E 81.84'
C-7	5° 02' 37" RT	930.00'	81.86'	40.96'	S 89° 12' 30" E 81.84'
C-8	5° 02' 37" RT	930.00'	81.86'	40.96'	S 84° 09' 53" E 81.84'
C-9	5° 02' 37" RT	930.00'	81.86'	40.96'	S 79° 07' 17" E 81.84'
C-10	5° 02' 37" RT	930.00'	81.86'	40.96'	S 74° 04' 40" E 81.84'
C-11	5° 08' 08" RT	930.00'	83.36'	41.71'	S 68° 59' 18" E 83.33'
C-12	4° 35' 01" RT	870.00'	69.60'	34.82'	S 68° 42' 44" E 69.58'
C-13	7° 17' 20" RT	870.00'	110.88'	55.41'	S 74° 36' 54" E 110.80'
C-14	7° 17' 20" RT	870.00'	110.88'	55.41'	S 81° 58' 15" E 110.80'
C-15	7° 17' 20" RT	870.00'	110.88'	55.41'	S 89° 13' 35" E 110.80'
C-16	7° 17' 20" RT	870.00'	110.88'	55.41'	N 83° 29' 05" E 110.80'
C-17	7° 17' 20" RT	870.00'	110.88'	55.41'	N 76° 15' 44" E 110.80'
C-18	6° 48' 25" RT	870.00'	103.36'	51.74'	N 69° 08' 52" E 103.30'
D-1	116° 53' 43" RT	200.00'	408.04'	325.70'	S 55° 07' 55" W 340.86'
D-2	57° 12' 35" RT	170.00'	169.74'	92.71'	S 84° 58' 29" W 162.78'
D-3	57° 12' 35" RT	170.00'	169.74'	92.71'	S 27° 45' 54" W 162.78'
D-4	2° 28' 32" RT	170.00'	7.35'	3.67'	N 2° 04' 40" W 7.34'
D-5	1° 54' 25" RT	230.00'	7.65'	3.83'	S 2° 21' 43" E 7.65'
D-6	21° 22' 11" RT	230.00'	85.78'	43.40'	S 9° 16' 35" W 85.29'
D-7	20° 17' 17" RT	230.00'	81.04'	40.94'	S 30° 03' 19" W 80.62'
D-8	11° 18' 28" RT	230.00'	45.39'	22.77'	S 45° 48' 11" W 45.32'
D-9	11° 18' 28" RT	230.00'	45.39'	22.77'	S 57° 06' 39" W 45.32'
D-10	22° 00' 14" RT	230.00'	88.33'	44.72'	S 73° 48' 00" W 87.79'

CURVE TABLE (cont.)

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
D-11	21° 22' 11" RT	230.00'	85.78'	43.40'	N 84° 32' 48" W 85.29'
D-12	7° 26' 29" RT	230.00'	29.87'	14.98'	N 70° 08' 28" W 29.85'
D-13	62° 07' 22" RT	200.00'	216.85'	120.48'	S 82° 31' 08" W 206.38'
D-14	54° 46' 23" RT	200.00'	191.19'	103.61'	S 24° 04' 14" W 183.99'
D-15	52° 17' 48" RT	170.00'	155.17'	83.48'	S 25° 18' 31" W 149.84'
D-16	4° 54' 47" RT	170.00'	14.58'	7.29'	S 53° 54' 48" W 14.57'
E-1	2° 31' 56" RT	800.00'	35.38'	17.68'	N 20° 56' 18" E 35.35'
E-2	3° 49' 49" RT	830.00'	55.49'	27.75'	S 17° 45' 24" W 55.48'
E-3	2° 31' 56" RT	830.00'	36.58'	18.34'	N 20° 56' 18" E 36.58'
E-4	2° 31' 56" RT	770.00'	34.03'	17.02'	N 20° 56' 18" E 34.03'
F-1	9° 04' 29" RT	500.00'	79.19'	39.68'	N 26° 44' 29" E 79.11'
F-2	8° 04' 12" RT	530.00'	74.65'	37.39'	N 26° 14' 21" E 74.59'
F-3	1° 00' 17" RT	530.00'	9.29'	4.65'	N 30° 46' 35" E 9.29'
F-4	9° 04' 29" RT	470.00'	74.44'	37.30'	N 26° 44' 29" E 74.36'
G-1	13° 23' 34" RT	800.00'	187.00'	93.93'	S 24° 34' 56" W 186.57'
G-2	6° 14' 25" RT	770.00'	83.86'	41.97'	S 28° 09' 31" W 83.82'
G-3	7° 09' 10" RT	770.00'	96.12'	48.13'	S 21° 27' 44" W 96.06'
G-4	2° 30' 12" RT	830.00'	36.27'	18.14'	S 19° 08' 15" W 36.26'
G-5	6° 28' 18" RT	830.00'	93.27'	46.68'	S 23° 36' 30" W 93.22'
G-6	4° 27' 04" RT	830.00'	64.48'	32.28'	S 29° 03' 11" W 64.48'
H-1	47° 29' 36" RT	37.50'	31.08'	16.50'	N 82° 17' 23" W 30.20'
H-2	83° 38' 44" RT	55.00'	81.08'	34.11'	S 54° 13' 49" E 57.98'
H-3	73° 44' 23" RT	55.00'	70.79'	41.25'	S 14° 26' 45" W 66.00'
H-4	73° 44' 23" RT	55.00'	70.79'	41.25'	S 88° 11' 08" W 66.00'
H-5	53° 53' 41" RT	55.00'	61.33'	34.30'	N 22° 59' 50" W 58.21'
H-6	47° 29' 36" RT	37.50'	31.08'	16.50'	S 14° 17' 47" E 30.20'
J-1 M&R	89° 59' 59" RT	25.00'	39.27'	25.00'	N 44° 52' 43" E 35.36'
J-2 M&R	90° 00' 01" RT	25.00'	39.27'	25.00'	N 45° 07' 18" W 35.36'
J-3	97° 46' 59" RT	25.00'	42.67'	28.65'	S 71° 05' 44" W 37.67'
J-4	95° 33' 39" RT	25.00'	41.70'	27.55'	N 25° 34' 35" W 37.03'
J-5	78° 41' 32" RT	25.00'	34.34'	20.50'	N 0° 48' 11" E 31.70'
J-6	78° 41' 32" RT	25.00'	34.34'	20.50'	S 77° 53' 21" E 31.70'
J-7	85° 15' 05" RT	25.00'	37.20'	23.01'	N 64° 49' 47" E 33.86'
J-8	109° 10' 46" RT	25.00'	47.64'	35.17'	S 32° 23' 09" E 40.75'

7	RE-YIELD AS PER CITY COMM MTG	05/25/01	APS
6	RE-YIELD AS PER CITY COMM MTG	05/11/01	SSB
	REVISION	DATE	BY

Surveyor: CDD | Checked by: BKC | Scale: 1"= 50'
Resolution: SDB | Date: 04-20-07 | Plat No:
Project No: 10702.38 | Sheet 3 of 13
File No: D-3033

OTTER CREEK GOLF COURSE PLAT 1

FINAL PLAT (PAGE 2 OF 2)

ANKENY, IOWA

SNYDER & ASSOCIATES
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ANKENY, IA 515-964-2020 | WAPELLO, IA 641-523-3351 | CEDAR RAPIDS, IA 319-393-8290 | CO. BLUFFS, IA 712-323-2021 | ST. JOSEPH, MO 816-364-4222

1070238 | D-3033

Sheet 3 of 13