FINAL PLAT

REED'S CROSSING PLAT 13

ZONING

EXISTING ZONING PARCEL "D" IN REEDS CROSSING PUD
UNDERLYING ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)

COMP. PLAN LAND USE

EXISTING SINGLE FAMILY RESIDENTIAL DISTRICT

SETBACKS

30' FRONT YARD
35' REAR YARD SETBACK
7' MINIMUM (15' TOTAL SIDE YARD

UTILITIES

WATER SERVICE: CITY OF WEST DES MOINES WATER WORKS
SEWAGE DISPOSAL: CITY OF WEST DES MOINES SANITARY SEWER SYSTEM

OWNER/DEVELOPER

DALLAS COUNTY FARMS, CO.
P.O. BOX 30010
JOHNSTON, IA. 50131
PH # (515) 267-1336

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C32	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C34	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C35	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C36	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C37	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C38	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C39	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C41	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C42	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C43	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C44	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C45	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C46	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C47	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C48	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C49	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C51	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C52	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C53	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C54	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C55	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C56	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C57	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C58	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C59	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C60	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C61	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C62	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C63	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C64	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C65	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CERTIFICATION

LICENSED LAND SURVEYOR PATRICK J SHEPARD 12295 IOWA

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

PATRICK J. SHEPARD, IOWA LICENSE NO. 12295 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007

PAGES OR SHEETS COVERED BY THIS SEAL:

NORTH
Scale: 1"=50'

LEGEND

EXISTING IMPROVEMENTS
PLAT BOUNDARY
BASELINE MEAS. & REC.
SANITARY SEWER & MH
STORM SEWER & GRT
SECTION CORNER
PLAT CORNER
BETWEEN 5/8" I.B. W/ YELLOW CAP #12295
I.B. IRON ROD
C.I.P. CAST PIN
D. DEED DISTANCE
M. MEASURED DISTANCE
P. PER PLAT / RECORDED DISTANCE
P.U.E. PUBLIC UTILITY EASEMENT
AVERAGE
FINISH FLOOR ELEVATION

CEC
Civil Engineering Consultants, Inc.