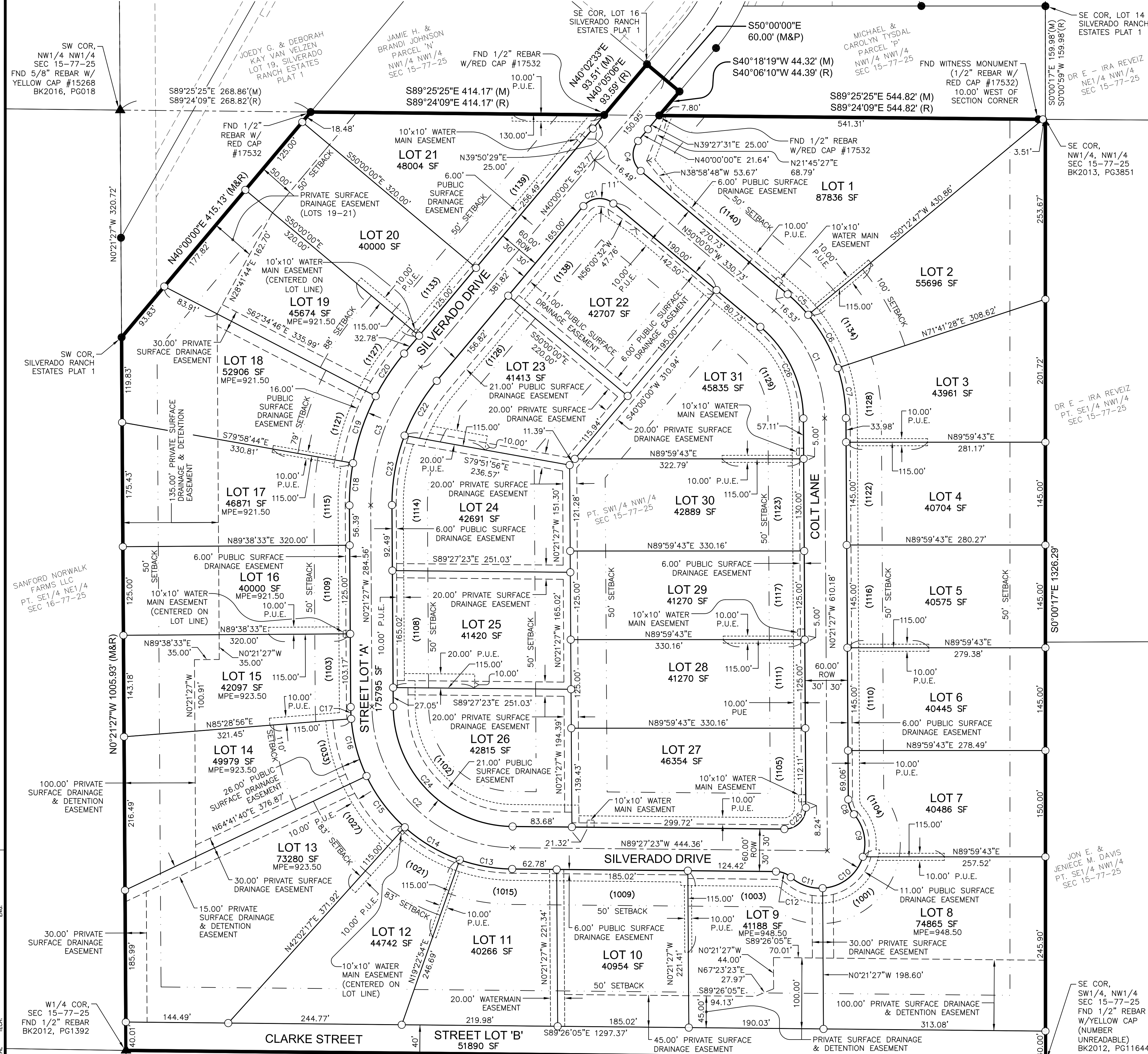


SILVERADO RANCH ESTATES PLAT 2

FINAL PLAT



OWNER / DEVELOPER

SILVERADO JV15 LLC
 987 TULIP TREE LANE
 WEST DES MOINES, IOWA 50266

PLAT DESCRIPTION

BOOK 2015, PAGE 6708

THE W1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA

EXCEPT PARCEL "G" OF THE SURVEY OF THE W1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA AS SHOWN IN IRREGULAR PLAT BOOK 10 PAGE 1 OF 77-25 IN THE OFFICE OF THE WARREN COUNTY RECORDER

AND EXCEPT PARCEL "H" OF THE SURVEY OF THE W1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA AS SHOWN IN IRREGULAR PLAT BOOK 13 PAGE 16 OF 77-25 IN THE OFFICE OF THE WARREN COUNTY RECORDER

AND EXCEPT PARCEL "J" OF THE AMENDED SURVEY OF THE W1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA AS SHOWN IN IRREGULAR PLAT BOOK 13 PAGE 16 OF 77-25 IN THE OFFICE OF THE WARREN COUNTY RECORDER

AND EXCEPT ALL LOTS IN SILVERADO RANCH ESTATES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA

AND EXCEPT PARCEL "M" OF THE SURVEY OF THE NW1/4 OF THE NW1/4 OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA AS SHOWN AND RECORDED IN BOOK 2010, PAGE 3707 ON MAY 19, 2010 IN THE OFFICE OF THE WARREN COUNTY RECORDER

AND EXCEPT PARCEL "N" OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 77N, RANGE 25 WEST OF THE 5TH P.M., CITY OF NORWALK, WARREN COUNTY, IOWA, AS DESCRIBED IN THE PLAT OF SURVEY ON RECORD FILE IN THE OFFICE OF THE WARREN COUNTY RECORDER, DATED APRIL 22, 2013, AND LOCATED AT BOOK 2013, PAGE 3701

AND EXCEPT PARCEL "P" OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 77N, RANGE 25 WEST OF THE 5TH P.M., CITY OF NORWALK, WARREN COUNTY, IOWA, AS DESCRIBED IN THE PLAT OF SURVEY ON RECORD FILE IN THE OFFICE OF THE WARREN COUNTY RECORDER, DATED APRIL 22, 2013, AND LOCATED AT BOOK 2013, PAGE 3702.

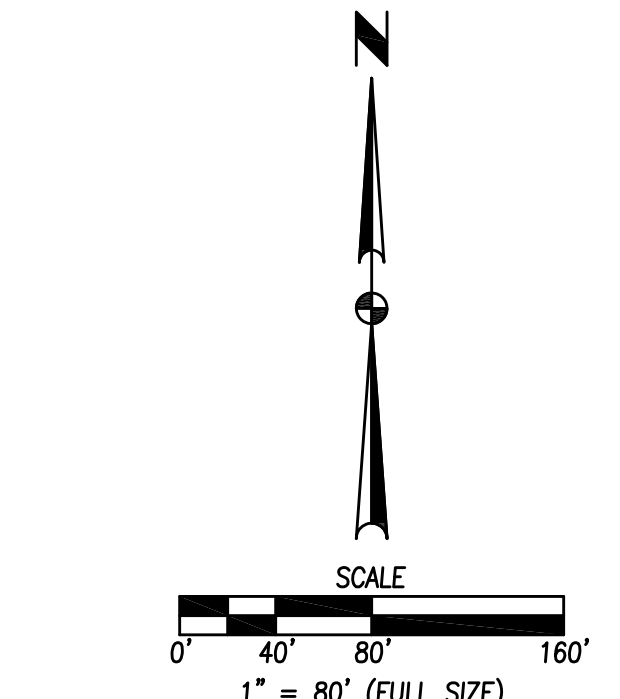
PROPERTY CONTAINS 38.73 ACRES (1,686,878 SQUARE FEET).
 PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY

AREA OF THE PLAT WITHIN
 NW1/4 NW1/4 = 0.09 ACRES (4,125 SQUARE FEET)
 SW1/4 NW1/4 = 38.63 ACRES (1,682,753 SQUARE FEET)

LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	----	



ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

ZONING

RE-1: SINGLE FAMILY RURAL ESTATE DISTRICT

BULK REGULATIONS

FRONT SETBACK: 50' MIN
 SIDE SETBACK: 20' MIN (SUM OF BOTH = 40')
 REAR SETBACK: 50' MIN

BENCHMARK

- PK NAIL IN CENTERLINE AT INTERSECTION OF HIGHWAY 4-45 AND HIGHWAY G-11, ALSO THE NW CORNER OF SECTION 15, T77N, R25W, WARREN COUNTY, IOWA. ELEVATION = 945.02
- CAPPED 1/2" REBAR AT WEST QUARTER CORNER OF SECTION 15, T77N, R25W, WARREN COUNTY, IOWA. ELEVATION = 937.63

DATE OF SURVEY

OCTOBER, 2015

NOTES

- NO STRUCTURES TO BE CONSTRUCTED WITHIN EASEMENTS.
- ALL SURFACE DRAINAGE EASEMENTS AND DETENTION EASEMENTS ARE TO BE PRIVATE EXCEPT FOR SURFACE DRAINAGE EASEMENTS ADJACENT TO THE RIGHT-OF-WAY.
- LOT OWNERS SHALL ACCOMMODATE SURFACE WATER FROM ADJOINING LOTS.
- ANY USE OF THE PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY'S USE OF ITS UTILITY EASEMENT. ANY UTILITY USING THE PUBLIC UTILITY EASEMENT IS REQUIRED TO RELOCATE ITS FACILITIES AT NO COST TO THE CITY IN THE EVENT THAT USE CONFLICTS WITH THE CITY'S CURRENT OR FUTURE USE OF THE PUBLIC UTILITY EASEMENT.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	49°38'33"	200.00'	173.28'	N25°10'44"W	167.92'
C2	89°05'56"	200.00'	311.01'	N44°54'25"W	280.61'
C3	40°21'27"	300.00'	211.31'	N19°49'16"E	206.97'
C4	90°00'00"	30.00'	47.12'	N5°00'00"W	42.43'
C5	10°12'47"	230.00'	41.00'	N44°53'36"W	40.94'
C6	21°28'41"	230.00'	86.22'	S29°02'52"E	85.71'
C7	17°57'05"	230.00'	72.06'	S9°19'59"E	71.77'
C8	40°43'16"	32.00'	22.74'	S20°43'05"E	22.27'
C9	58°21'44"	63.00'	64.17'	S11°53'51"E	61.43'
C10	69°37'46"	63.00'	76.56'	S52°05'54"W	71.94'
C11	44°21'06"	63.00'	48.77'	N70°54'40"W	47.56'
C12	40°43'16"	32.00'	22.74'	N69°05'45"W	22.27'
C13	18°47'06"	230.00'	75.41'	N80°03'50"W	75.07'
C14	22°36'13"	230.00'	90.74'	N59°22'10"W	90.15'
C15	22°37'12"	230.00'	90.80'	N36°45'28"W	90.21'
C16	20°55'48"	230.00'	84.02'	N14°58'58"W	83.55'
C17	4°09'37"	230.00'	16.70'	N2°26'16"W	16.70'
C18	10°22'43"	330.00'	59.78'	N4°49'54"E	59.69'
C19	17°23'58"	330.00'	100.21'	N18°43'15"E	99.83'
C20	12°34'46"	330.00'	72.45'	N33°42'37"E	72.31'
C21	90°00'00"	30.00'	47.12'	S85°00'00"W	42.43'
C22	19°05'25"	270.00'	89.96'	S30°27'18"W	89.55'
C23	21°16'02"	270.00'	100.22'	S10°16'34"W	99.65'
C24	89°05'56"	170.00'	264.36'	S44°54'25"E	238.52'
C25	90°54'04"	30.00'	47.60'	N45°05'35"E	42.76'
C26	49°38'33"	170.00'	147.29'	N25°10'44"W	142.73'

PRELIMINARY
 NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED 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.

LOUIS M. BAHLER II
 18660
 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

DATE: 1/19/16
 REVISIONS:
 SECOND SUBMITTAL
 FIRST SUBMITTAL
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: ENGINEER:
 CIVIL DESIGN ADVANTAGE
 WARREN COUNTY, IOWA
SILVERADO RANCH ESTATES PLAT 2
FINAL PLAT
 1508.405