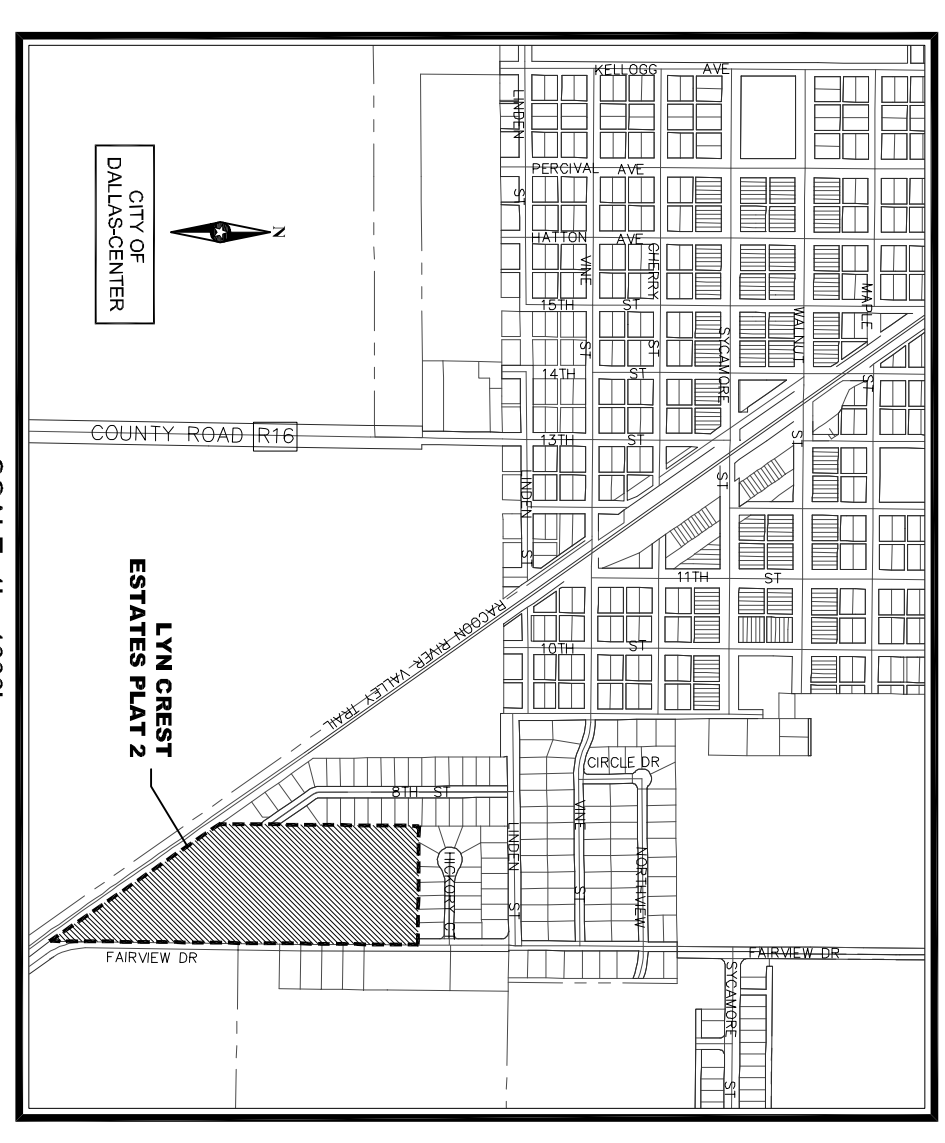


FINAL PLAT

LYN CREST ESTATES PLAT 2

VICINITY SKETCH



LEGAL DESCRIPTION:
PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBES AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 2; THENCE S 00°30'57" W ALONG THE EAST LINE OF SAID SECTION 2, 470.46 FEET TO THE POINT-OF-BEGINNING (P.O.B.); THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID SECTION 2, S 00°30'57" W, 1,901.00 FEET; THENCE N 35°04'48" W ALONG THE EASTERNLY RACCOON RIVER VALLEY TRAIL RIGHT-OF-WAY LINE (FORMERLY CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY LINE), 1,064.87 FEET; THENCE N 00°32'38" E ALONG THE EAST LINE OF SAID TRAIL VIEW POINTE, 1,034.98 FEET; THENCE S 89°29'55" E ALONG THE SOUTH LINE OF LYN CREST ESTATES PLAT 1, 819.31 FEET TO THE P.O.B. AND CONTAINING 21.19 ACRES MORE OR LESS.

NOTES:
1. THE EXISTING ZONING IS LYN CREST ESTATES PUD. ALL SURROUNDING PROPERTY IS ZONED R-1.
2. BULK REGULATIONS ARE AS FOLLOWS:

- MIN. LOT AREA 9,100 SQ. FT.
- MIN. LOT WIDTH 70 FT.
- MIN. LOT DEPTH 130 FT.
- FRONT YARD SETBACK 30 FT.
- SIDE YARD SETBACK 7 FT. (15 FT. TOTAL MIN)
- REAR YARD SETBACK 25 FT.

- 3. STREET LOTS WILL BE DEDED TO THE CITY OF DALLAS CENTER.
- 4. THE PROPOSED WATER SERVICE IS PROVIDED BY THE CITY OF DALLAS CENTER.
- 5. THE PROPOSED SANITARY SERVICE IS PROVIDED BY THE CITY OF DALLAS CENTER.
- 6. THE PROPOSED ELECTRIC AND GAS SERVICES ARE PROVIDED BY MID-AMERICAN ENERGY, PHONE 1-888-427-5632.
- 7. A PORTION OF THIS SUBDIVISION MAYBE WITHIN 1,000 FEET OF THE EXISTING SEWAGE TREATMENT PLANT.
- 8. IN ANY AREA WHERE A PUE OVERLAPS A DESIGNATED CITY OF DALLAS CENTER UTILITY EASEMENT, THE USE OF THE PUE BY ANY PUBLIC UTILITY IS SUBORDINATE TO THE CITY'S EASEMENT INTEREST AND USE OF THE EASEMENT, INCLUDING FUTURE USE OF THE EASEMENT BY THE CITY. ANY UTILITY IN CONFLICT WITH THE CITY'S USE OF A DESIGNATED UTILITY EASEMENT MUST RELOCATE THE CONFLICT WITHOUT EXPENSE TO THE CITY.
- 9. THE NORTH 20' OF LOTS 8 & 7, THE WEST 25' OF LOTS 7-9, 22-24, AND THE WEST 10' OF LOT 38 WILL BE STORM SEWER & DRAINAGE EASEMENTS.
- 10. ALL COMBINATION STORM SEWER & DRAINAGE EASEMENTS WILL BE PUBLIC EASEMENTS. ALL DRAINAGE EASEMENTS THAT ARE DRAINAGE EASEMENTS ONLY (NO STORM SEWER WITHIN THE EASEMENT) WILL BE PRIVATE EASEMENTS.

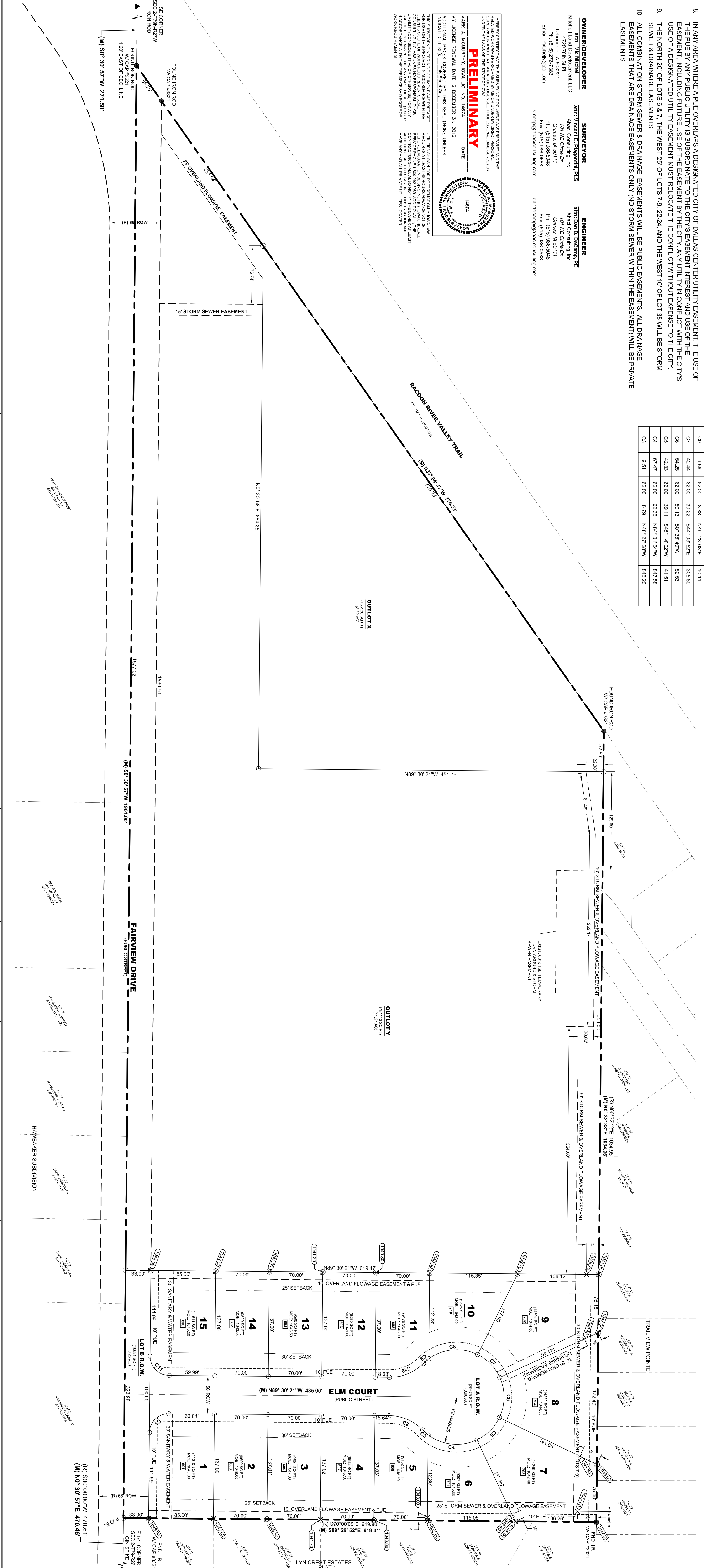
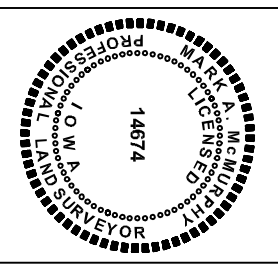
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.26	25.00	89.98	S45°30'28"W	35.35
C11	39.28	25.00	90.01	S44°29'54"E	35.36
C2	49.18	62.00	45.44	N68°47'01"W	47.80
C10	49.17	62.00	45.44	N67°46'22"E	47.80
C3	9.56	62.00	8.83	N48°20'08"E	10.14
C7	42.44	62.00	39.22	S44°03'52"E	308.89
C6	54.23	62.00	50.13	S07°38'40"W	52.53
C5	42.33	62.00	39.11	S45°14'02"W	41.51
C4	67.47	62.00	62.35	N48°01'54"W	647.58
C3	9.51	62.00	8.79	N48°27'28"W	845.50

OWNER/DEVELOPER
ABC VIA MICHAEL
 Michael A. Kowalski, LLC
 4720 7th St. #1
 Uptown, IA 50321
 Pn: (515) 269-2888
 Email: michael@abcvia.com

SURVEYOR
ABC Via Michael
 Adam Vincent E. Ringwald, PLS
 401 NE Center St.
 Grimes, IA 50111
 Pn: (515) 986-5048
 Fax: (515) 986-0588
 Email: adam@abcsurveying.com

ENGINEER
ABC Via Michael
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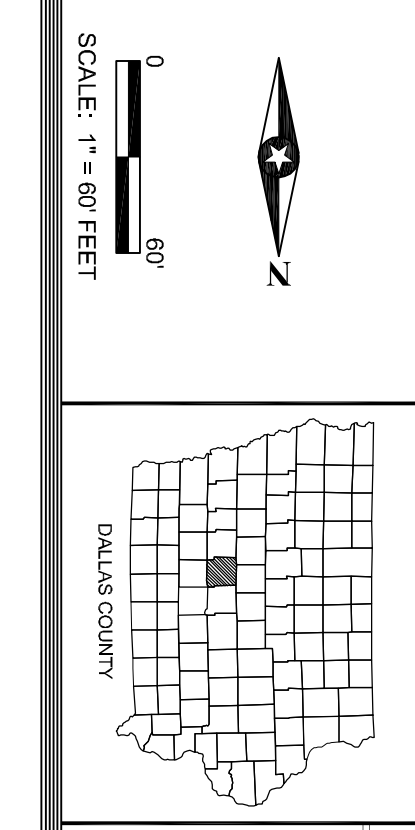
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ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

LEGEND:

FOUND CORNER	PROJ. SECTION CORNER	FENCE LINE
RECORDED BEARING & DISTANCE	EXIST. PUBLIC WATER MAIN	EXIST. PUBLIC WATER MAIN
RECORDED BEARING & DISTANCE	EXIST. SANITARY SEWER	EXIST. SANITARY SEWER
RECORDED BEARING & DISTANCE	EXIST. STORM SEWER	EXIST. STORM SEWER
RECORDED BEARING & DISTANCE	EXIST. ELECT. PERSONAL	EXIST. ELECT. PERSONAL
RECORDED BEARING & DISTANCE	EXIST. TELEPHONE	EXIST. TELEPHONE
RECORDED BEARING & DISTANCE	PROJ. WATER MAIN & VALVE	PROJ. WATER MAIN & VALVE
RECORDED BEARING & DISTANCE	PROJ. SANITARY SEWER	PROJ. SANITARY SEWER
RECORDED BEARING & DISTANCE	PROJ. STORM SEWER	PROJ. STORM SEWER
RECORDED BEARING & DISTANCE	SPOT ELEVATION	SPOT ELEVATION



DATE	REVISION
7/10/2015	FINAL PLAT

FINAL PLAT
LYN CREST ESTATES PLAT 2
 PROJECT LOCATION:
 DALLAS CENTER, DALLAS COUNTY, IOWA
 PREPARED FOR:
 MITCHELL LAND DEVELOPMENT, LLC
 CHECKED BY: D. DeCamp
 DATE OF DRAWING: 7-10-2015
 JOB NO.: 14131
 DRAWING NO.: 15-00926
 SHEET NO.: 1 OF 1