

CURVE DATA

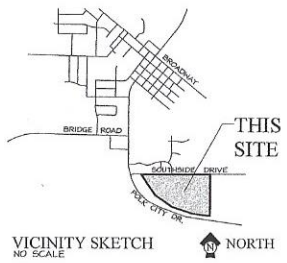
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	34°32'25"	450.00	276.04	149.77	270.60	N10°02'17"W	C33	17°08'49"	280.00	44.64	24.86	44.52	S26°42'40"E
C2	40°02'29"	290.00	186.06	102.24	195.09	S71°09'51"E	C34	17°38'37"	220.00	47.46	33.93	47.48	S20°00'05"E
C3	42°50'00"	300.00	224.26	117.67	219.04	N68°11'47"E	C35	105°41'54"	25.00	46.16	33.07	34.81	S26°41'50"W
C4	36°44'42"	300.00	202.87	105.48	194.02	N71°04'26"E	C36	6°02'34"	350.00	34.81	17.42	34.60	N62°35'27"E
C5	42°51'18"	300.00	211.41	110.71	211.40	N62°40'26"E	C37	12°27'24"	330.00	72.71	36.50	72.56	N77°18'52"E
C6	42°50'00"	300.00	224.26	117.67	219.04	N68°11'47"E	C38	12°36'37"	330.00	61.11	30.44	61.02	N65°30'29"E
C7	35°21'40"	300.00	165.85	96.01	152.84	N77°31'04"W	C39	84°15'34"	25.00	36.77	22.42	33.54	N77°31'04"W
C8	33°29'51"	250.00	145.72	75.00	143.67	S17°02'00"E	C40	24°01'35"	270.00	136.78	64.84	135.33	N22°23'10"W
C9	31°21'54"	220.00	138.24	64.00	128.43	S17°02'00"E	C41	13°33'00"	330.00	78.67	39.22	77.69	S23°33'27"E
C10	36°16'41"	370.00	234.27	121.21	230.36	N62°24'28"W	C42	6°04'22"	270.00	24.01	14.52	24.00	S45°15'28"W
C11	43°18'46"	310.00	26.81	15.16	26.30	S22°21'10"E	C43	6°28'19"	270.00	30.49	15.26	30.46	N03°00'17"W
C12	18°13'37"	310.00	71.57	35.54	71.41	S14°58'20"E	C44	5°18'34"	330.00	30.58	15.30	30.57	N22°33'30"W
C13	18°13'46"	310.00	71.59	35.45	71.42	S14°58'20"E	C45	12°35'00"	330.00	72.47	36.38	72.33	N11°30'17"W
C14	6°48'01"	310.00	47.61	23.85	47.57	S26°24'13"E	C46	17°36'17"	330.00	101.30	51.04	100.78	N26°35'50"W
C15	02°00'00"	25.00	24.27	25.00	39.36	N45°23'13"W	C47	88°20'08"	25.00	38.54	24.28	34.64	S09°46'17"W
C16	7°45'26"	250.00	33.85	16.95	33.82	S44°16'36"E	C48	22°19'54"	270.00	126.24	53.30	124.57	S44°16'36"W
C17	23°12'32"	250.00	101.27	51.34	100.58	S11°44'54"E	C49	14°20'48"	270.00	67.60	33.98	67.42	S22°26'25"W
C18	12°34'26"	25.00	53.29	45.20	43.75	N01°42'03"E	C50	24°37'12"	330.00	141.80	72.01	140.71	S77°18'11"W
C19	7°04'22"	50.00	6.17	3.04	6.17	S62°42'33"E	C51	18°12'48"	330.00	104.90	52.90	104.46	S25°33'11"W
C20	54°03'55"	57.00	55.70	30.35	53.58	S64°47'41"W	C52	42°50'00"	270.00	201.85	105.30	197.15	N68°11'47"E
C21	46°30'50"	57.00	46.75	24.78	45.45	S18°15'49"W	C53	30°00'00"	25.00	34.27	25.00	35.36	S45°23'13"E
C22	46°30'50"	57.00	46.75	24.78	45.45	S18°15'49"E	C54	30°00'00"	25.00	34.27	25.00	35.36	S45°23'13"E
C23	54°35'36"	57.00	54.31	24.42	52.28	S74°31'44"E	C55	0°05'05"	250.00	0.37	0.18	0.37	N44°36'47"E
C24	58°14'14"	57.00	58.77	31.47	55.76	N43°33'21"E	C56	40°02'04"	250.00	174.66	91.00	171.15	S70°17'06"E
C25	62°21'52"	50.00	5.57	2.74	5.57	S17°47'40"W	C57	18°35'25"	430.00	134.52	70.35	130.48	N23°33'46"W
C26	125°13'50"	25.00	54.64	48.26	44.40	S03°34'00"W	C58	21°31'44"	430.00	141.51	67.79	140.62	N73°17'21"W
C27	20°28'14"	190.00	67.84	34.31	67.53	S23°32'34"E							
C28	12°35'32"	190.00	42.56	21.52	42.77	S06°42'30"E							
C29	02°00'00"	25.00	34.27	25.00	35.36	S45°23'13"W							
C30	74°57'18"	26.00	34.84	20.96	32.12	N50°24'34"W							
C32	13°12'22"	280.00	64.54	32.41	64.34	S17°02'05"E							

SURVEYORS NOTES

- ALL CORNERS SHALL BE SET WITHIN 1 YEAR OF RECORDING.
- ALL CORNERS SHALL BE SET PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
- THE PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- FIELD WORK COMPLETED ON MAY 24, 2005.

NOTES

- LOTS A-C TO BE DEDICATED TO THE CITY OF POLK CITY FOR PUBLIC PARK AND RECREATION TRAIL USES.
- LOTS D-I SHALL BE DEDICATED TO THE CITY OF POLK CITY FOR PUBLIC STREET PURPOSES.
- PLUMBING CONTRACTOR SHALL VERIFY SANITARY SEWER SERVICE STUBS OUT ELEVATIONS PRIOR TO HOUSE CONSTRUCTION TO ENSURE BASEMENT FLOOR ELEVATIONS WILL PROVIDE ADEQUATE FALL IN SERVICE PIPE (24 MINIMUM).



MARINA COVE PLAT 1

OWNER/DEVELOPER
MARINA COVE JOINT VENTURE
A JOINT VENTURE BETWEEN
3 HILLS DEVELOPMENT, L.L.C.
DTS, L.C.
COLT HOLDINGS, L.L.C.
P.O. BOX 393
POLK CITY, IOWA 50226
PH. (515) 250-1670

Job No. 0377600004
Project No. 0377600004
Date of Issue 05/24/05
Scale 1"=100'
Sheet No. 1 of 2
14402-146159

ZONING

R-1 - SINGLE FAMILY DETACHED

SETBACKS

FRONT YARD - 35 FEET
SIDE YARD - 5 FEET (EACH SIDE)
REAR YARD - 35 FEET

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 82 NORTH, RANGE 26 WEST OF THE 5TH P.T.M., CITY OF POLK CITY, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE N23°35'34"W, 578.90 FEET TO A POINT; THENCE N71°23'43"W, 679.31 FEET TO A POINT; THENCE N43°10'04"W, 630.71 FEET TO A POINT; THENCE N34°02'29"W, 827.82 FEET TO A POINT ON THE SOUTH LINE OF PINE RIDGE ESTATES, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA; THENCE N87°36'47"E, 2207.17 FEET ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF PINE RIDGE ESTATES PLATS 2, 3, AND 4, ALL OFFICIAL PLATS IN THE CITY OF POLK CITY, POLK COUNTY, IOWA, TO A POINT; THENCE S07°05'46"W, 1361.38 FEET ALONG THE EAST LINE OF THE SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1 AND ALONG THE EAST LINE OF THE SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12 TO THE POINT OF BEGINNING.
SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 48.671 ACRES MORE OR LESS.

LEGEND

- PLAT BOUNDARY
- LOT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 1/2" I.R. W/YELLOW CAP #5301
- I.R. IRON ROD
- G.P.D. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- N.R. NOT RADIAL

LAND SURVEYING PROVIDED BY:



CERTIFICATION



I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY THE RELATED 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.
FRANKLIN A. MORTON
DATE: 05/24/05
IOWA LICENSE RENEWAL DATE IS DECEMBER 31, 2006
PAGES OR SHEETS COVERED BY THIS SEAL.
SHEETS 1 OF 2

COOPER CRAWFORD & ASSOCIATES, L.L.C. CIVIL ENGINEERS

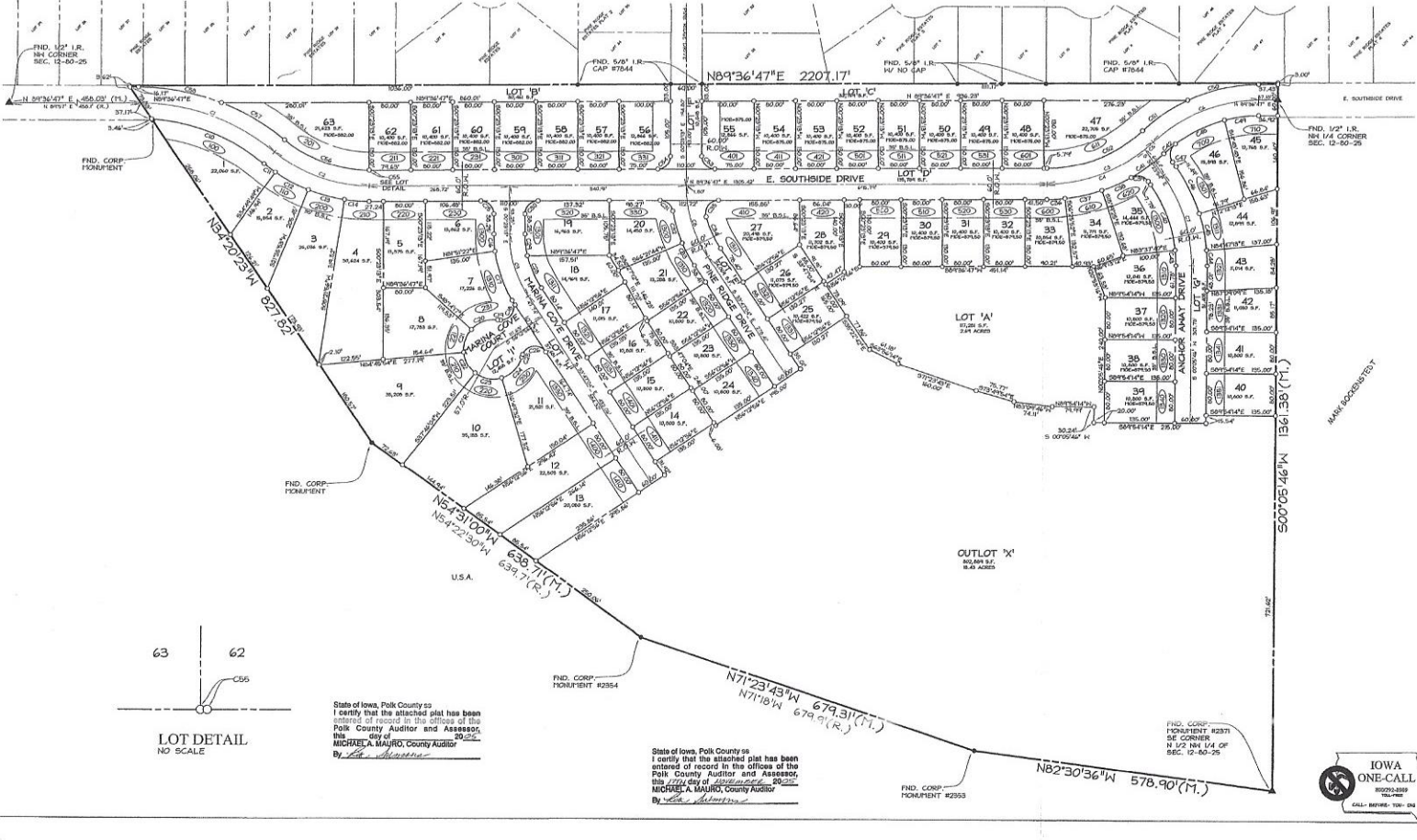
2167 GRAND AVENUE, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 5-23-05
REVISIONS: 10-12-2005 10-24-2005

SCALE: 1"=100'

FINAL PLAT MARINA COVE PLAT 1

BOOK: 14402 PAGE: 146 JOB NUMBER: 3006 0006 0000

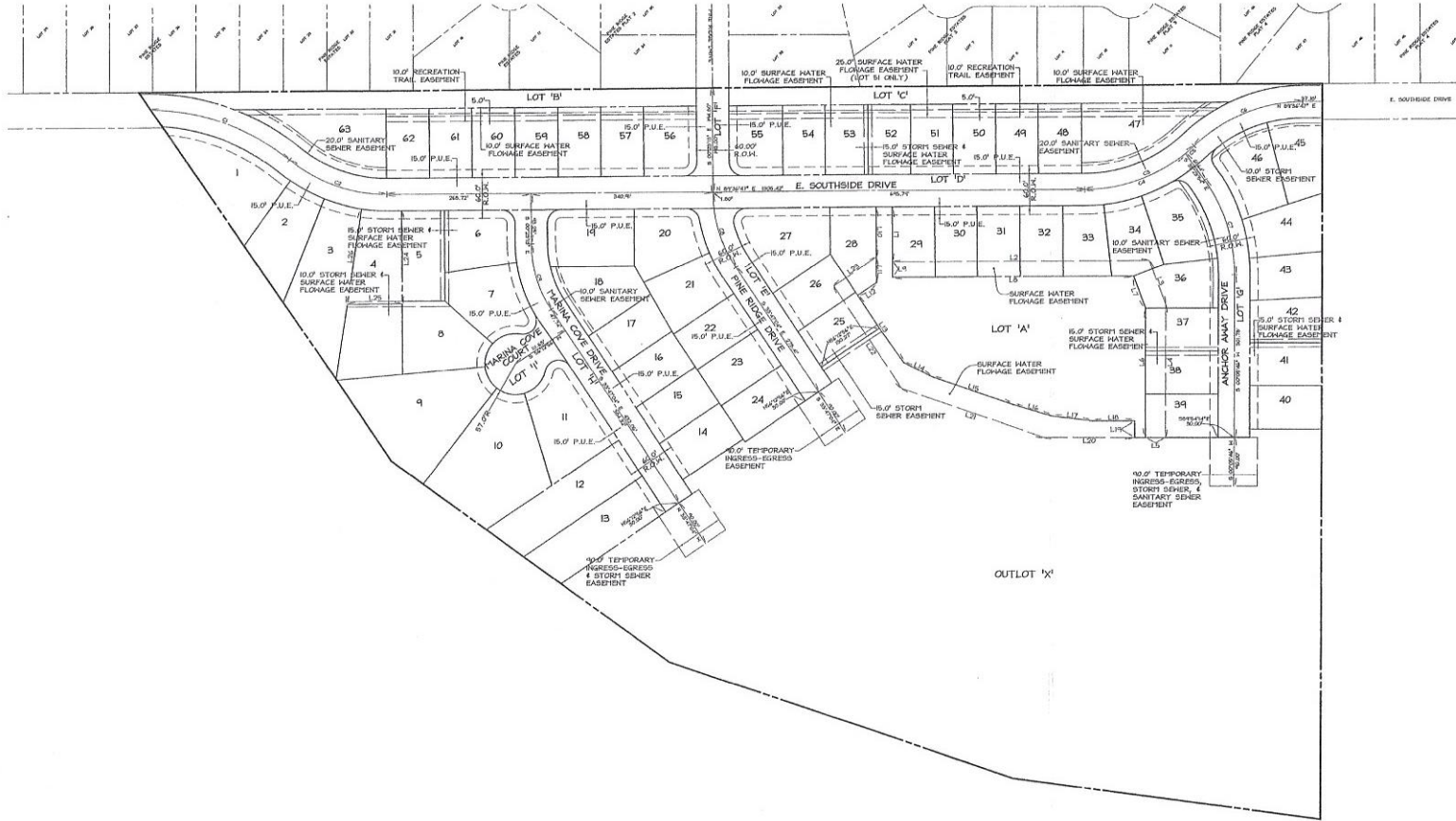


LOT DETAIL NO SCALE



State of Iowa, Polk County ss
I certify that the attached plat has been entered of record in the offices of the Polk County Auditor and Assessor, this 23rd day of May, 2005.
MICHAEL A. MAURO, County Auditor
By: [Signature]

State of Iowa, Polk County ss
I certify that the attached plat has been entered of record in the offices of the Polk County Auditor and Assessor, this 23rd day of May, 2005.
MICHAEL A. MAURO, County Auditor
By: [Signature]



LINE DATA

LINE	LENGTH	BEARING
L1	101.41	S00°23'13"E
L2	480.57	N83°36'47"E
L3	56.76	S02°28'19"E
L4	246.76	S02°09'46"E
L5	37.57	N00°15'41"W
L6	240.00	N02°09'46"E
L7	63.53	N02°53'36"E
L8	491.14	S91°36'47"W
L9	28.57	N02°23'13"E
L10	42.58	S02°23'13"E
L11	47.42	S02°23'13"E
L12	42.47	S56°12'56"W
L13	150.94	S34°36'23"E
L14	61.18	S43°51'41"E
L15	160.00	S71°23'43"E
L16	75.77	S73°45'47"E
L17	74.11	S88°04'48"E
L18	75.89	S08°15'41"E
L19	30.24	S02°09'46"W
L20	164.84	N81°14'47"E
L21	291.84	N71°23'43"W
L22	225.50	N33°47'04"W
L23	46.13	N56°12'56"E
L24	172.14	S02°23'13"E
L25	101.74	S83°36'47"W
L26	177.91	S08°21'56"W

LEGEND

- PLAT BOUNDARY
- - - LOT BOUNDARY
- SECTION CORNER
- ▲ FOUND CORNER, AS NOTED
- SET CORNER 1/2" I.R. W/YELLOW CAP #330
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- ③③③ ADDRESS
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COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS
 2167 GRAND AVENUE, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345



DATE: 8-29-2005
 REVISIONS: 10-12-2002
 10-24-2005

JOB NUMBER
CC 0513

FINAL PLAT
 MARINA COVE PLAT 1

SHEET
 2 OF 2