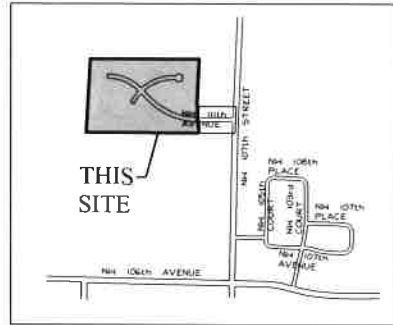


INDEX LEGEND

LOCATION: S 1/4 SW 1/4 SEC. 4-80-25
 THE RESERVE AT JESTER PARK
 REQUESTOR: KIMBERLEY DEVELOPMENT CORP.
 PROPRIETOR: KIMBERLEY DEVELOPMENT CORP.
 SURVEYOR: KEVEN J. CRAWFORD
 COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC
 475 S. 50th STREET, SUITE 800
 WEST DES MOINES, IOWA 50265
 RETURN TO: COOPER CRAWFORD & ASSOCIATES, LLC



VICINITY SKETCH NORTH SCALE: 1"=1500'

- NOTES**
1. LOTS 'A', 'B' AND 'C' SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.
 2. MAINTENANCE OF THE OVERLAND FLOWAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS.
 3. ALL MAILBOXES LOCATED WITHIN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
 4. EACH LOT SHALL HAVE A PRIVATE SEPTIC SYSTEM AND PUBLIC WATER SERVICE PUBLIC WATER SYSTEM TO BE OWNED AND MAINTAINED BY XENIA RURAL WATER DISTRICT.
 5. IF THE SOIL ANALYSIS PERFORMED BY THE DEVELOPER FOR EACH LOT IS DEEMED UNSATISFACTORY, THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR PERCOLATION TESTING.
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVEMENT ON THE TEMPORARY TURNAROUND UNTIL THE NEXT PHASE OF THE DEVELOPMENT.
 7. INCREASED STORM WATER RUN-OFF FROM THE DEVELOPMENT OF THIS SITE IS NEGLIGIBLE COMPARED TO THE EXISTING RUN-OFF FLOWS.
 8. UTILITY SERVICES THAT CROSS THE ROAD MUST BE BORED AT THE OWNER'S EXPENSE.
 9. SUBSURFACE DRAINAGE FACILITIES MAY EXIST, AND IF ENCOUNTERED MUST BE RESTORED OR REROUTED. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.

FINAL PLAT
THE RESERVE
AT JESTER
PARK PLAT 2
 Sheet 1 of 3

OWNER/DEVELOPER
 KIMBERLEY DEVELOPMENT CORPORATION
 P.O. BOX 369
 ANKENY, IOWA 50021
 PH # (515) 963-8335

ZONING
 EXISTING: RURAL RESIDENTIAL DISTRICT

LAND USE
 EXISTING: AGRICULTURE
 PROPOSED: SINGLE FAMILY RESIDENTIAL

SETBACKS
 FRONT: 50'
 REAR: 50'
 SIDE: 15' EACH SIDE

LEGAL DESCRIPTION
 OUTLOT 'Z', THE RESERVE AT JESTER PARK, AN OFFICIAL PLAT, POLK COUNTY, IOWA, CONTAINING 59.269 ACRES MORE OR LESS.
 SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SURVEYOR'S NOTES

1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
4. BEARINGS BASED ON AN ASSUMED BEARING.

LEGEND

—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I R	IRON ROD
GP	GAS PIPE
D	DEEDED DISTANCE
M	MEASURED DISTANCE
R	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
3333	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
NR	NOT RADIAL

CERTIFICATION

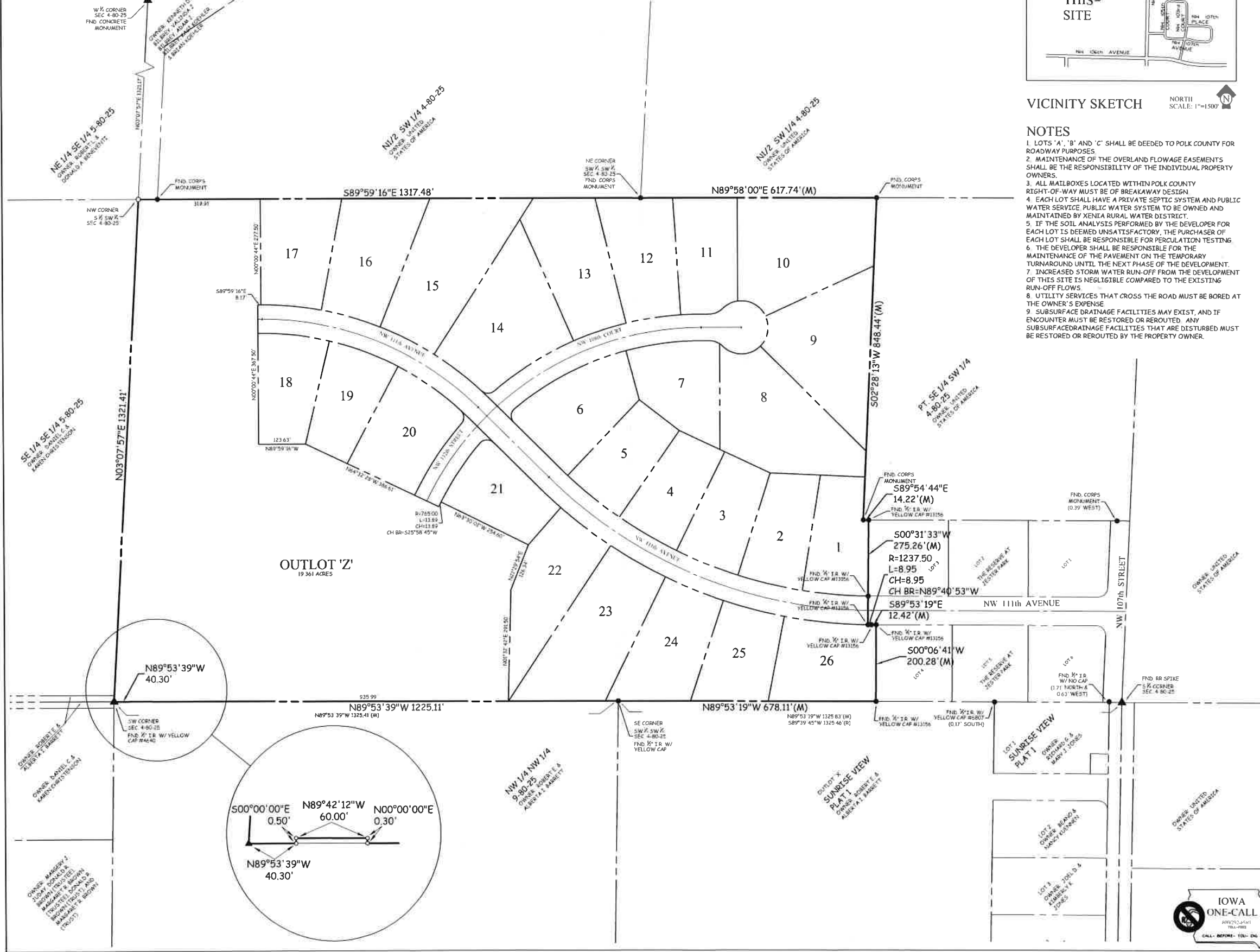
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD, P.L.S. IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 Sheets 1-3

COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 11-16-2018
 REVISIONS: _____
 JOB NUMBER: **CC 1817**
 SHEET: **1 OF 3**

APPROVED: _____ INITIALED: _____ AS-BUILT: _____
FINAL PLAT
 The Reserve at Jester Park Plat 2



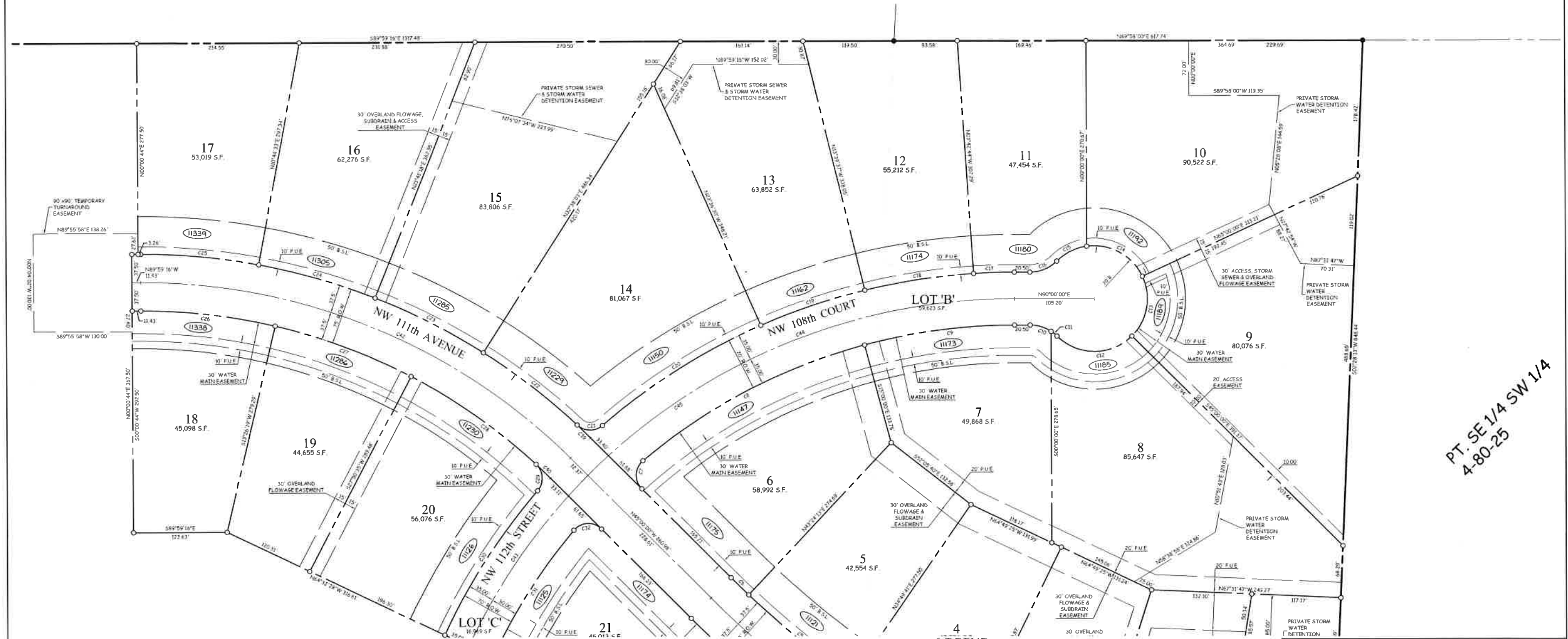
FINAL PLAT THE RESERVE AT JESTER PARK PLAT 2

Sheet 2 of 3

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	008°34'32"	1162.50	173.99	87.16	173.83	S85°11'11"E
C2	008°34'32"	1162.50	173.99	87.16	173.83	S76°36'39"E
C3	008°34'32"	1162.50	173.99	87.16	173.83	S68°02'07"E
C4	008°34'32"	1162.50	173.99	87.16	173.83	S59°27'35"E
C5	008°34'32"	1162.50	173.99	87.16	173.83	S50°53'03"E
C6	001°35'47"	1162.50	32.39	16.20	32.39	S45°47'53"E
C7	095°09'02"	25.00	41.49	27.32	36.89	S02°32'31"W
C8	024°54'58"	765.00	332.68	169.01	330.06	S62°32'31"W
C9	015°00'00"	765.00	200.28	100.71	199.71	S82°30'00"W
C10	033°37'09"	50.00	29.34	15.11	28.92	N73°11'29"W
C11	013°16'53"	50.00	9.84	4.94	9.83	N50°44'24"W
C12	089°54'02"	70.00	109.83	69.88	98.91	S89°57'01"W
C13	07°00'00"	70.00	85.52	49.01	80.30	S10°00'00"W
C14	072°57'47"	70.00	89.14	51.76	83.24	S61°28'53"E
C15	036°56'15"	70.00	45.13	23.38	44.35	N63°14'06"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C16	044°54'02"	50.00	39.18	20.66	38.19	N67°32'59"E
C17	003°42'44"	835.00	54.10	27.06	54.09	N88°08'38"E
C18	009°56'53"	835.00	144.98	72.67	144.80	N81°18'50"E
C19	009°56'53"	835.00	144.98	72.67	144.80	N71°21'56"E
C20	017°02'35"	835.00	248.38	125.11	247.46	N67°52'12"E
C21	083°58'49"	25.00	36.64	22.50	33.45	S88°39'42"E
C22	010°41'39"	837.90	156.32	78.39	156.09	S92°01'07"E
C23	010°56'45"	837.50	160.00	80.24	159.75	S62°50'19"E
C24	010°56'45"	837.50	160.00	80.24	159.75	S73°47'09"E
C25	010°43'49"	837.50	156.84	78.65	156.62	S84°37'22"E
C26	013°25'39"	762.50	178.68	89.75	178.27	N83°16'39"W
C27	014°24'17"	762.50	191.70	96.36	191.19	N69°21'33"W
C28	019°10'18"	762.50	201.91	101.55	201.32	N64°34'16"W
C29	087°59'35"	25.00	38.39	24.14	34.73	N02°59'19"W
C30	015°12'57"	835.00	226.61	114.00	225.91	N83°14'00"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C31	013°53'40"	765.00	185.51	93.21	185.06	S33°26'48"W
C32	094°36'22"	25.00	41.28	27.10	36.75	S87°41'49"W
C33	003°39'43"	1237.50	79.09	39.56	79.08	N46°49'52"W
C34	007°38'22"	1237.50	165.00	82.62	164.88	N52°28'54"W
C35	007°38'22"	1237.50	165.00	82.62	164.88	N60°07'16"W
C36	007°38'22"	1237.50	165.00	82.62	164.88	N67°45'38"W
C37	007°38'22"	1237.50	165.00	82.62	164.88	N75°24'00"W
C38	010°19'16"	1237.50	221.48	111.04	221.19	N84°20'49"W
C39	001°40'17"	837.50	24.43	12.22	24.43	N45°50'09"W
C40	001°59'06"	762.50	26.42	13.21	26.42	N45°59'33"W
C41	044°28'27"	1200.00	931.47	490.62	908.26	N67°14'14"W
C42	044°59'16"	800.00	628.15	331.27	612.14	N67°29'38"W
C43	019°45'41"	800.00	275.92	139.34	274.55	S35°20'22"W
C44	044°46'48"	800.00	625.25	329.57	609.45	S67°36'36"W
C45	064°32'28"	800.00	901.17	505.16	854.27	N57°43'46"E



PT. SE 1/4 SW 1/4
4-80-25

- LEGEND**
- ▲ PLAT BOUNDARY
 - SECTION CORNER
 - FOUND CORNER, AS NOTED
 - SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
 - I.R. IRON ROD
 - G.P. GAS PIPE
 - D. DEEDED DISTANCE
 - M. MEASURED DISTANCE
 - R. PREVIOUSLY RECORDED DISTANCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - 3333 ADDRESS
 - B.S.L. BUILDING SETBACK LINE
 - M.O.E. MINIMUM OPENING ELEVATION
 - M.P.E. MINIMUM PROTECTION ELEVATION
 - NR. NOT RADIAL

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

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 11-16-2018
REVISIONS:

APPROVED: [Signature] INITIALS: [Signature] AS-BUILT: [Signature]

SCALE: 1"=60'

JOB NUMBER
CC
1817

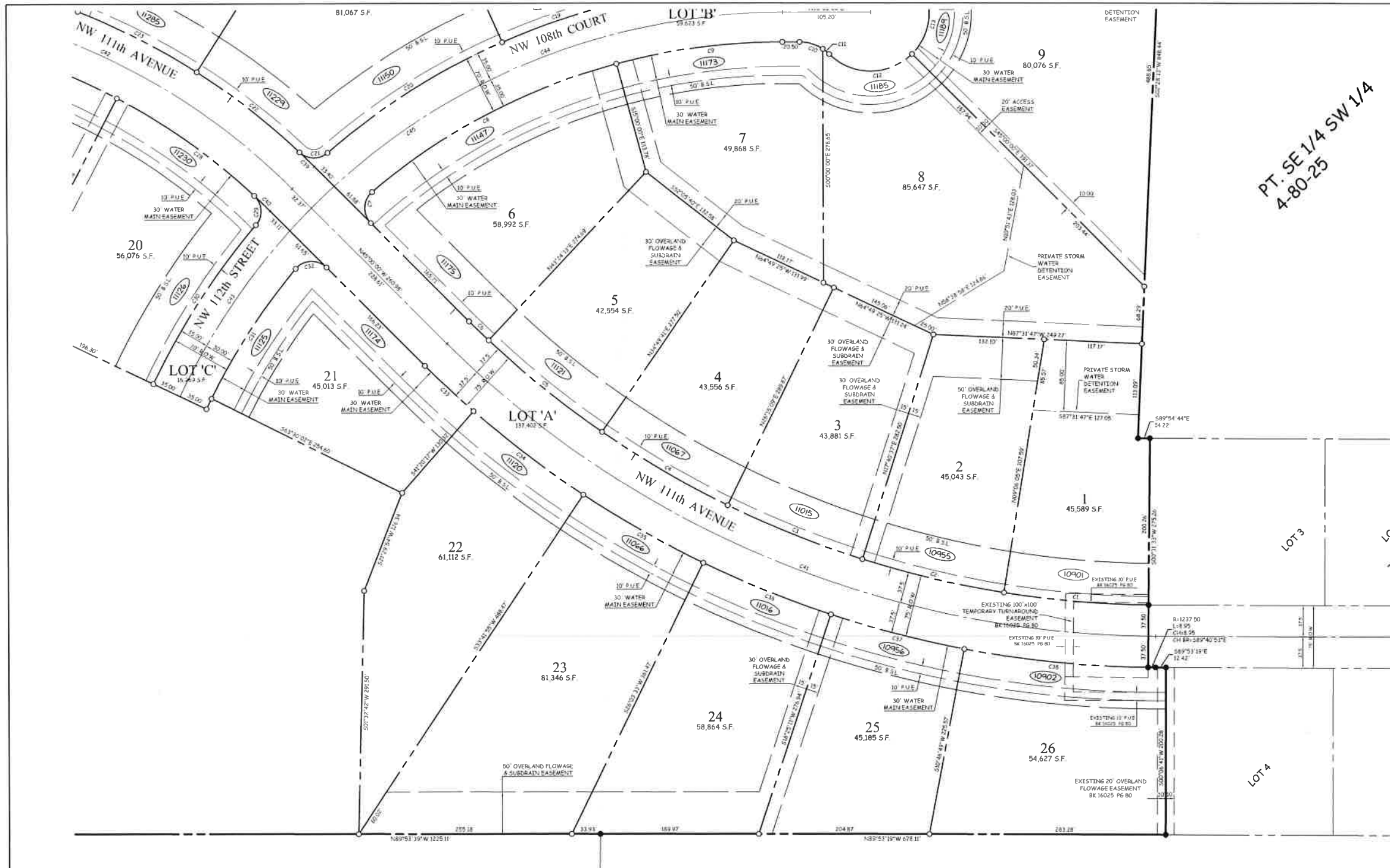
SHEET
2 OF 3

FINAL PLAT
The Reserve at Jester Park Plat 2



FINAL PLAT
**THE RESERVE
 AT JESTER
 PARK PLAT 2**
 Sheet 3 of 3

PT. SE 1/4 SW 1/4
 4-80-25



- LEGEND**
- ▲ PLAT BOUNDARY
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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH.ORD.	CH. BEARING
C1	008°34'32"	1162.50	173.99	87.16	173.83	S85°11'11"E
C2	008°34'32"	1162.50	173.99	87.16	173.83	S76°36'39"E
C3	008°34'32"	1162.50	173.99	87.16	173.83	S68°02'07"E
C4	008°34'32"	1162.50	173.99	87.16	173.83	S59°27'35"E
C5	008°34'32"	1162.50	173.99	87.16	173.83	S50°53'03"E
C6	001°35'47"	1162.50	32.39	16.20	32.39	S45°47'53"E
C7	099°05'02"	25.00	41.49	27.32	36.89	S02°32'31"W
C8	024°54'58"	765.00	332.68	169.01	330.06	S62°12'31"W
C9	015°00'00"	765.00	200.28	100.71	199.71	S82°30'00"W
C10	033°37'09"	50.00	29.34	15.11	28.92	N73°11'25"W
C11	011°16'53"	50.00	9.84	4.94	9.83	N50°44'24"W
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C23	010°56'45"	837.50	160.00	80.24	159.75	S62°50'19"E
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C35	007°38'22"	1237.50	165.00	82.62	164.88	N60°07'16"W
C36	007°38'22"	1237.50	165.00	82.62	164.88	N67°45'38"W
C37	007°38'22"	1237.50	165.00	82.62	164.88	N75°24'00"W
C38	010°15'16"	1237.50	221.48	111.04	221.19	N84°20'49"W
C39	001°40'17"	837.50	24.43	12.22	24.43	N45°50'09"W
C40	001°59'06"	762.50	26.42	13.21	26.42	N45°59'33"W
C41	044°28'27"	1200.00	931.47	490.62	908.26	N67°14'14"W
C42	044°59'16"	800.00	528.15	331.27	612.14	N67°29'38"W
C43	019°45'41"	800.00	275.92	139.34	274.95	S35°20'22"W
C44	044°46'48"	800.00	625.25	329.57	609.45	S67°36'35"W
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FINAL PLAT
 The Reserve at Jester Park Plat 2

CC 1817
 SHEET 3 OF 3

