

CROSSHAVEN PLAT 6 JOHNSTON, IOWA



1360 NW 121st Street
Clive, IA 50325
for 515-964-3272

NOTICE:
McClure Engineering Co. is a Professional Engineer's Office.
This plat is a preliminary plat and is subject to the approval of the
City of Johnston, Iowa. The plat is not to be used for any other purpose
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I HEREBY CERTIFY THAT THIS
LAND SURVEYING DOCUMENT
RELATED SHOWN WORK WAS
PERFORMED BY ME OR UNDER
MY DIRECT SUPERVISION AND
THAT I AM A LICENSED SURVEYOR
UNDER THE LAWS OF THE
STATE OF IOWA.

BRADLEY T. WEAVER, P.E.
NO. 1923
MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY
THIS PLAT:

CROSSHAVEN PLAT 6
FINAL PLAT
JOHNSTON, IOWA
276693
4/17/2015

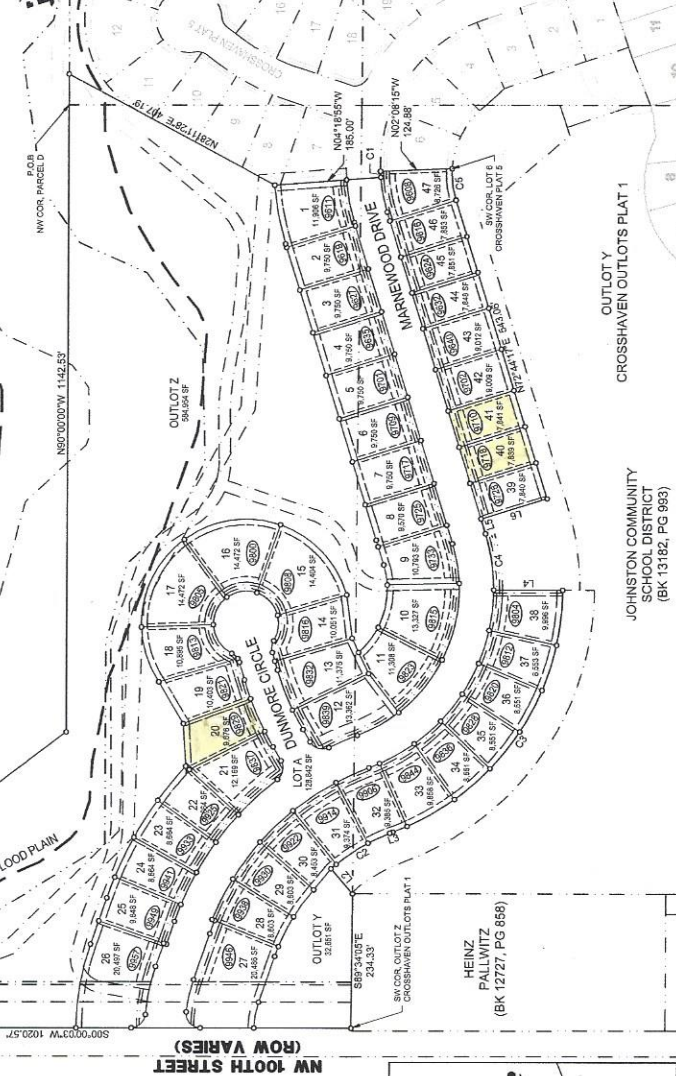
DRAWN BY:
C. SMITH
C. CARETON
P. BOONING
CHECKED BY:
B. GREATER
DATE PLOTTED:
01/04
SHEET NO.
FP-06

Line #	Direction	Length	Area	Curve Data	Chord
L1	N89°58'34"W	121.63			121.63
L2	N49°07'49"E	57.32			118.60
L3	S50°48'27"E	5.36			513.81
L4	N0°54'07"E	120.00			96.44
L5	N77°41'17"E	26.19			81.73
L6	S77°45'42"E	120.00			81.73

OUTLOT Z
CROSSHAVEN OUTLOTS PLAT 1

HUBBELL PROPERTIES I LC
(BK 12498, PG 982)

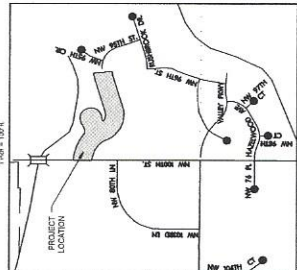
100 YEAR FLOOD PLAIN



OUTLOT Z
CROSSHAVEN OUTLOTS PLAT 1

JOHNSTON COMMUNITY
SCHOOL DISTRICT
(BK 13162, PG 995)

NW 100TH STREET
(ROW VARIES)



PREPARED BY & RETURNED TO: BRADLEY T. WEAVER, P.E., PROFESSIONAL ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-3272

OWNERS:
CROSSHAVEN
9800 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50368
(515) 964-1929
ATTN: CALEB SMITH

ENGINEER:
MCCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IA 50325
ATTN: CALEB SMITH

LEGAL DESCRIPTION:
PARCEL A, AS RECORDED IN POLK COUNTY RECORDS AT BOOK 15723, PAGE 395, BEING LOCATED IN
OUTLOT Z OF CROSSHAVEN OUTLOTS PLAT 1, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF
AND
THE CITY OF JOHNSTON, POLK COUNTY, IOWA.

THE PART OF PARCEL D, AS RECORDED IN POLK COUNTY RECORDS AT BOOK 15648, PAGE 646,
LOCATED IN THE NORTHEAST QUARTERS OF THE SOUTHWEST QUARTERS OF SECTION 27, TOWNSHIP 80
NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF JOHNSTON, POLK COUNTY, IOWA BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL D; THENCE ALONG THE WEST LINE OF SAID
PARCEL D TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE OF SAID PARCEL D
N89°58'34"W, 121.63 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE
N49°07'49"E, 57.32 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE
S50°48'27"E, 5.36 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE
N0°54'07"W, 120.00 FEET TO THE POINT OF BEGINNING.

RECORDED AREA CONTAINS 28.28 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF
RECORD.

ZONING: CROSSHAVEN P.L.D. (ORDINANCE 762)
160901 0085 D
FIRM PANEL: EFFECTIVE DATE 7/19/2000

SETBACKS (SINGLE FAMILY LOTS)
FRONT: 15 FT FOR USABLE PORCH AREA
REAR: 10 FEET
SIDE: 5 FEET
MIN LOT WIDTH: 80 FEET
MIN LOT AREA: 8000 SF

UTILITIES
WATER - JOHNSTON WATER SYSTEM
SANITARY SEWER - JOHNSTON SANITARY SEWER DISTRICT.

BENCHMARK
RR SPIKE IN AND POWER POLE SOUTH OF THE INTERSECTION

FLOOD INSURANCE INFORMATION
THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN
FLOOD ZONE AE & ZONE X.
EFFECTIVE DATE OF JULY 18, 2000. SUBJECT PROPERTY IS
LOCATED IN ZONE AE & ZONE X.

- LEGEND**
- SETBACKS
 - EASEMENTS
 - EXISTING PROPERTY LINES
 - PROPERTY LINES
 - PLAT BOUNDARY
- DATE SURVEYED: 04/22/2015
- CORNERS FOUND:**
- ▲ - SECTION COR. (AS NOTED)
 - - 1/2" REBAR YPC #8@12
 - - 1/2" REBAR OPC #19@28
 - - CORNER 1/2" REBAR & YPC #19@28
 - - PUBLIC UTILITY ELEVATION
 - ▽ - MINIMUM PROTECTION ELEVATION
 - (100) - LOT ADDRESSES