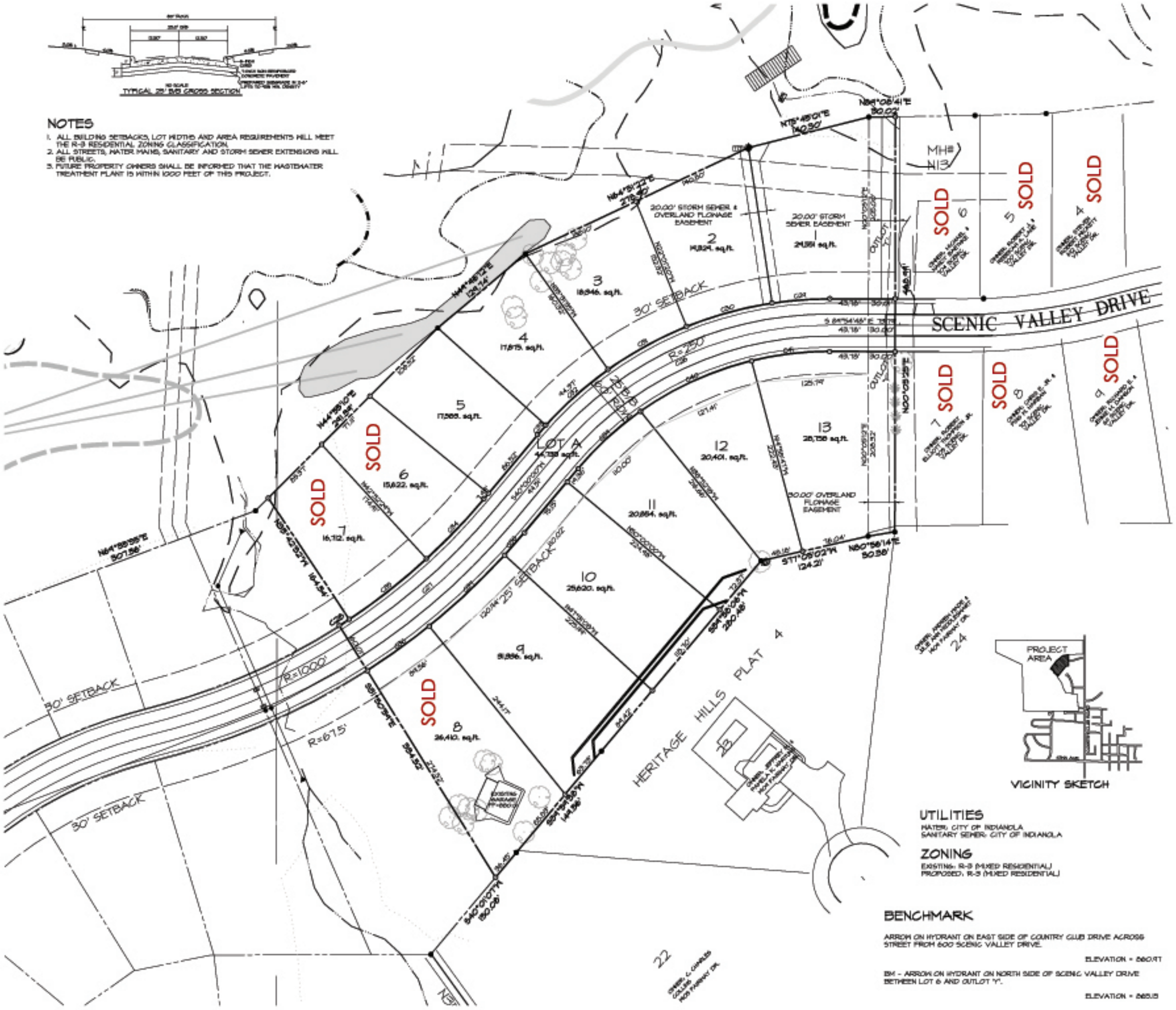
NOTES

1. ALL BUILDING SETBACKS, LOT WIDTHS AND AREA REQUIREMENTS WILL MEET THE R-3 RESIDENTIAL ZONING CLASSIFICATION.
2. ALL STREETS, WATER MAINS, SANITARY AND STORM SEWER EXTENSIONS WILL BE PUBLIC.
3. FUTURE PROPERTY OWNERS SHALL BE INFORMED THAT THE WASTEWATER TREATMENT PLANT IS WITHIN 1000 FEET OF THIS PROJECT.



UTILITIES

WATER: CITY OF INDIANOLA
SANITARY SEWER: CITY OF INDIANOLA

ZONING

EXISTING: R-3 (MIXED RESIDENTIAL)
PROPOSED: R-3 (MIXED RESIDENTIAL)

BENCHMARK

ARROW ON HYDRANT ON EAST SIDE OF COUNTRY CLUB DRIVE ACROSS STREET FROM 600 SCENIC VALLEY DRIVE.

ELEVATION = 860.97

BM - ARROW ON HYDRANT ON NORTH SIDE OF SCENIC VALLEY DRIVE BETWEEN LOT 6 AND OUTLOT 'Y'.

ELEVATION = 865.15

SALES PLAT
HERITAGE HILLS PLAT 8

FOR:
DONNING CONSTRUCTION
2500 N 2ND AVE., BOX 116
INDIANOLA, IOWA 50125
ATTN: DENIS FRISCHMEYER - PHONE:515-961-5586

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SW ¼ SECTION 13 AND THE NW ¼ SECTION 24, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AS A POINT OF REFERENCE AT THE SOUTHWEST CORNER OF OUTLOT 'Y', HERITAGE HILLS PLAT 4, AN OFFICIAL PLAT, CITY OF INDIANOLA; THENCE S77°20'07"W, 124.21 FEET ALONG THE NORTH LINE OF HERITAGE HILLS PLAT 4 TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE S89°58'06"W, 260.48 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE S84°51'59"W, 149.56 FEET TO THE SOUTHWEST CORNER OF LOT 28, HERITAGE HILLS PLAT 4; THENCE S40°01'07"W, 46.47 FEET ALONG THE NORTH LINE OF HERITAGE HILLS PLAT 4 TO A POINT; THENCE N59°50'53"W, 201.19 FEET TO A POINT; THENCE SWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 720.00 FEET, AN ARC LENGTH OF 28.84 FEET AND A CHORD BEARING OF N71°13'06"E TO A POINT; THENCE N69°42'52"W, 164.24 FEET TO A POINT ON THE SOUTH LINE OF OUTLOT 'Z', HERITAGE HILLS PLAT 5, AN OFFICIAL PLAT; THENCE NWESTERLY, 77.00 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE CONTINUING ALONG SAID SOUTH LINE N44°46'12"W, 124.74 FEET TO A POINT; THENCE CONTINUING N44°35'22"W, 278.90 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTH LINE N35°51'06"W, 140.80 FEET TO THE NORTHWEST CORNER OF OUTLOT 'Y', HERITAGE HILLS PLAT 4; THENCE S00°05'12"W, 415.53 FEET ALONG THE WEST LINE OF SAID OUTLOT 'Y' TO THE POINT OF BEGINNING AND CONTAINING 1.400 ACRES MORE OR LESS.

CURVE TABLE

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHI BEARING
C26	50°20'12"	400.00'	344.87'	186.86'	334.04'	S60°03'28"W
C27	18°01'10"	750.00'	235.98'	119.10'	234.94'	N49°41'16"E
C28	1°29'47"	720.00'	18.80'	9.40'	18.80'	N56°44'23"E
C29	5°43'40"	480.00'	47.50'	23.78'	47.48'	S69°49'22"W
C30	59°23'50"	480.00'	500.43'	275.44'	478.40'	N74°40'06"W
C31	33°50'05"	450.00'	265.79'	136.87'	261.92'	S61°13'52"W
C32	12°54'27"	450.00'	101.37'	50.97'	101.17'	S48°11'11"W
C33	1°59'56"	450.00'	15.71'	7.86'	15.71'	S40°08'59"W
C34	17°17'39"	720.00'	217.29'	109.78'	216.47'	N49°42'43"E
C35	8°47'59"	720.00'	110.57'	55.41'	110.47'	N61°12'10"E
C36	11°05'17"	780.00'	150.97'	75.72'	150.72'	N55°32'11"E
C37	17°50'17"	780.00'	242.87'	122.42'	241.91'	N49°28'55"E
C38	27°28'52"	780.00'	374.11'	190.77'	370.57'	N41°14'26"E
C39	14°55'01"	730.00'	190.07'	95.52'	189.52'	S47°25'50"W
C40	27°21'28"	730.00'	348.57'	177.31'	345.31'	N49°39'49"W
C41	37°46'43"	730.00'	481.27'	249.19'	472.57'	S63°17'11"W

CERTIFICATIONS

LICENSED LAND SURVEYOR — PATRICK J. SHEPARD 12285 — IOWA

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12285 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007

PAGES OR SHEETS COVERED BY THIS SEAL:

STATE OF IOWA — EDWARD H. ARP — LANDSCAPE ARCHITECT NO. 250 — REGISTERED LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WAS PREPARED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

BY: DATE:
EDWARD H. ARP, IOWA LICENSE NO. 250
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

LEGEND

EXISTING/PROPOSED
PLAT BOUNDARY
WATER MAIN & SIZE
SANITARY SEWER & SIZE
STORM SEWER & SIZE
UNDERGROUND ELECTRIC CABLE
UNDERGROUND TELEPHONE CABLE
UNDERGROUND CABLE TV
GAS MAIN & SIZE
MANHOLE
SPIGOT
HYDRANT
POWER POLE/LIGHT POLE
UTILITY DOWN/LEPHONE WIRE
SILT FENCE
WATERMAIN
SWALE

LAC
Landscape Architectural Consultants, Inc.

CEC
Civil Engineering Consultants, Inc.

NORTH
Scale: 1"=50'

Herritage Hills Plat 8	
Sales Plat	
DATE: October 1, 2007 REVISIONS:	SHEET 1 OF 1

A-1450