

**CROSSHAVEN PLAT 10  
JOHNSTON, IOWA  
FINAL PLAT**

INDEX LEGEND	
CITY: JOHNSTON	
COUNTY: POLK	
SUBDIVISION: OUTLOT 'Z' OF CROSSHAVEN PLAT 9	
SUBDIVISION: OUTLOT 'S' OF CROSSHAVEN OUTLOTS PLAT 3	
PROPRIETOR: HUBBELL REALTY COMPANY	
REQUESTED BY: HUBBELL REALTY COMPANY	
SURVEYOR: JOHN DEWEY	
COMPANY: MCCLURE	
RETURN TO: JOHN DEWEY 1360 NW 121ST STREET, STE A CLIVE, IOWA 50325 / 515-964-1229	

**OWNER:**  
HUBBELL REALTY COMPANY  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266  
515-243-3228

**ENGINEER:**  
MCCLURE  
1360 NW 121ST STREET  
CLIVE, IA 50325  
(515) 964-1229  
JBECKER@MCCLUREVISION.COM  
ATTN: JAKE BECKER

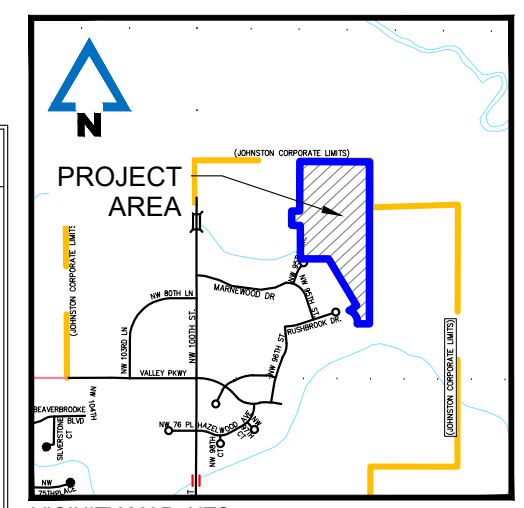
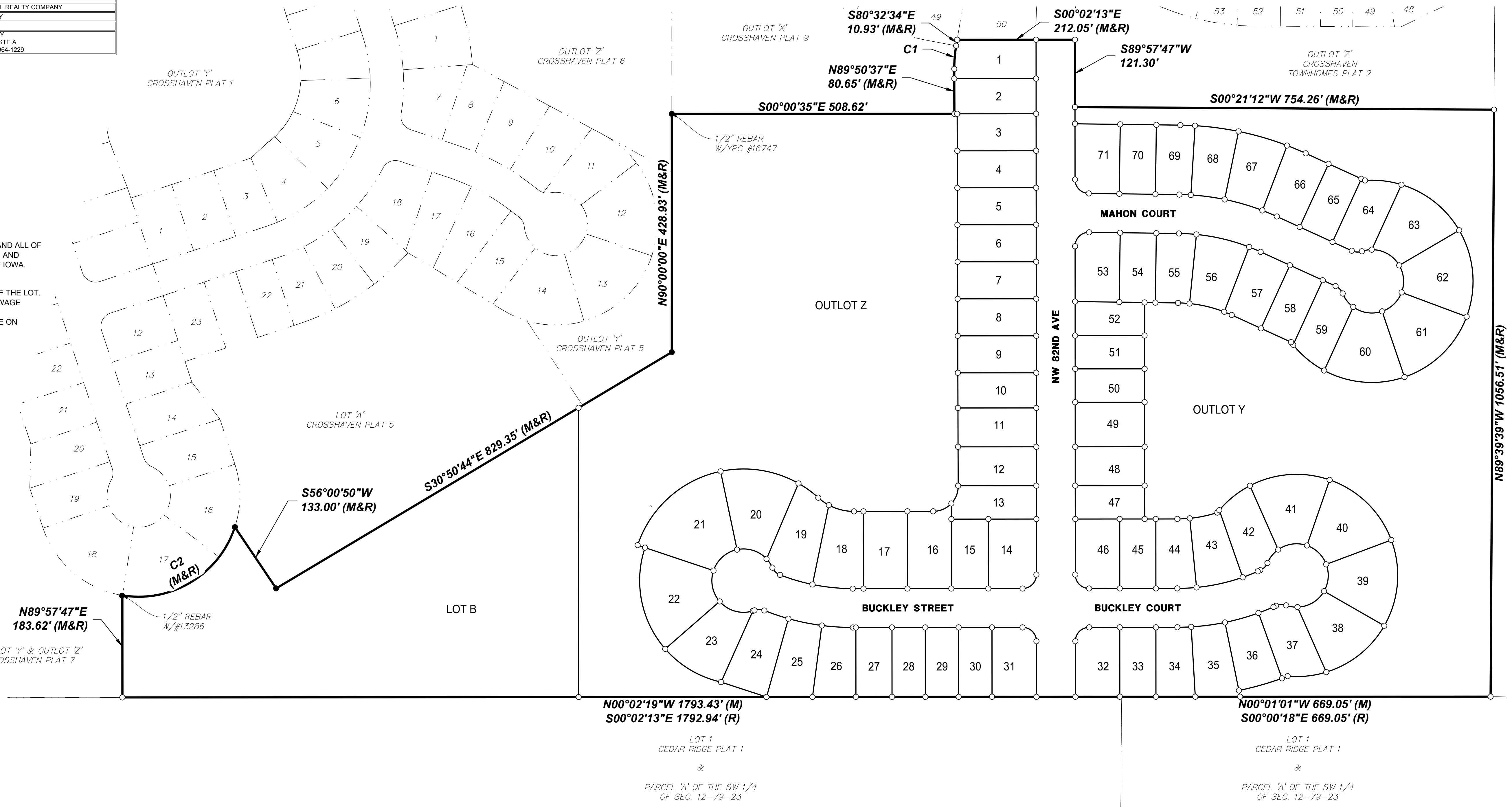
**SETBACK SUMMARY:**  
FRONT = 15' (FOR USABLE PORCH AREA)  
= 25' (FOR GARAGE)  
SIDE = 5'  
REAR = 10'

**ZONING:**  
CROSSHAVEN P.U.D. (ORDINANCE 782)

**LEGAL DESCRIPTION:**  
ALL OF OUTLOT 'S' OF CROSSHAVEN OUTLOTS PLAT 3, AN OFFICIAL PLAT, AND ALL OF OUTLOT 'Z' OF CROSSHAVEN PLAT 9, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF JOHNSTON, COUNTY OF POLK, STATE OF IOWA.

- GENERAL NOTES:**
- THE DRIVEWAY FOR LOT 28 SHALL BE PLACED ON THE NORTH SIDE OF THE LOT.
  - OUTLOTS Z AND Y ARE BLANKET STORMWATER DETENTION AND FLOWAGE EASEMENTS.
  - THE EFFECTIVE FEMA MAP FOR THIS AREA IS 19153C0178F, EFFECTIVE ON 02/01/2019.

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	41.95'	250.00'	9°36'49"	S85°20'59"E	41.90'
C2	257.93'	182.00'	81°12'02"	S31°15'29"E	236.88'

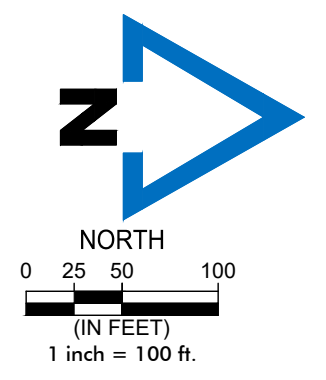


GENERAL LEGEND	
—	SURVEY BOUNDARY
- - -	PROPOSED LOT
- - -	EXIST PROPERTY LINE
- - -	SECTION LINE
- - -	SETBACK LINE
- - -	PROPOSED EASEMENT
- - -	EXIST EASEMENT
MONUMENTS FOUND:	
▲	SECTION CORNER (TYPE AS NOTED)
●	1/2" REBAR W/NO ID (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
▲	SECTION CORNER
○	1/2" REBAR W/OPC #23252
○	1/2" REBAR W/OPC #23252
✂	CUT X
△	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

JOHN DEWEY  
IOWA LICENSE # 1215001  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

DATE SURVEYED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_



CROSSHAVEN PLAT 10 FINAL PLAT			
ENGINEER J.BECKER	DRAWN BY C.CARLETON	#BYSDHS 11/2/2022	JOHNSTON, IOWA POLK COUNTY
SURVEYOR J.DEWEY	CREW CHIEF		2215001-070 10/12/2022
SHEET NO. 01/05			



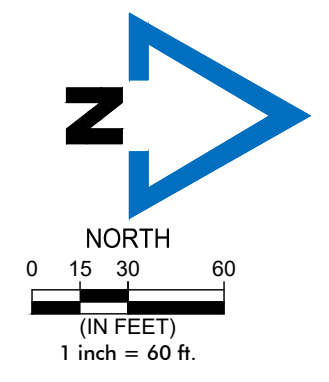
DRAWING DATE: N:\Projects\2115001\Drawings\Survey\Crosshaven Plat 10 Final Plat.dwg PLOT DATE: 11/2/2022 2:37 PM PLOTTED BY: CONOR CARLETON



Curve #	Length	Radius	Delta	CHD B	CHD L
C3	39.27	25.00	90°00'00"	N45°02'13"W	35.36'
C4	73.01	358.14	11°40'50"	N05°48'12"E	72.89'
C5	60.97	358.14	9°45'12"	N16°31'14"E	60.89'
C6	19.37	25.00	44°23'19"	N43°35'29"E	18.89'
C7	19.13	57.00	19°13'53"	N56°10'12"E	19.04'
C8	58.14	57.00	58°26'28"	N17°20'02"E	55.65'
C9	59.29	57.00	59°35'45"	N41°41'05"W	56.65'
C10	59.29	57.00	59°35'45"	S78°43'10"W	56.65'
C11	65.67	57.00	66°00'34"	S15°55'00"W	62.10'
C12	264.54	57.00	265°54'44"	N67°10'14"W	83.43'
C13	18.28	25.00	41°54'11"	S00°49'30"W	17.88'
C14	45.77	428.14	6°07'30"	S18°42'50"W	45.75'
C15	61.33	428.14	8°12'28"	S11°32'51"W	61.28'
C16	55.90	428.14	7°28'50"	S03°42'12"W	55.86'
C17	39.27	25.00	90°00'00"	S44°57'47"W	35.36'
C18	39.27	25.00	90°00'00"	S45°02'13"E	35.36'
C19	24.90	428.14	3°19'58"	N01°42'12"W	24.90'
C20	61.33	428.14	8°12'28"	N07°28'25"W	61.28'
C21	62.83	428.14	8°24'28"	N15°46'53"W	62.77'
C22	29.10	428.14	3°53'40"	N21°55'57"W	29.09'
C23	18.75	25.00	42°58'13"	S02°23'40"E	18.31'
C24	20.61	57.00	20°43'06"	N08°43'54"E	20.50'
C25	58.24	57.00	58°32'16"	N30°53'47"W	55.74'
C26	50.11	57.00	50°22'22"	N85°21'07"W	48.51'
C27	50.11	57.00	50°22'22"	S44°16'31"W	48.51'
C28	54.21	57.00	54°29'45"	S08°09'33"E	52.19'
C29	31.28	57.00	31°26'34"	S51°07'43"E	30.89'
C30	18.75	25.00	42°58'13"	N45°21'53"W	18.31'
C31	29.11	358.14	4°39'28"	N21°33'02"W	29.11'
C32	85.32	358.14	13°38'59"	N12°23'49"W	85.12'
C33	34.60	358.14	5°32'07"	N02°48'16"W	34.59'
C34	39.27	25.00	90°00'00"	N44°57'47"E	35.36'
C35	39.61	25.00	90°46'50"	S44°38'48"E	35.60'
C36	31.68	365.00	4°58'20"	S03°13'47"W	31.67'
C37	97.83	365.00	15°21'24"	S13°23'39"W	97.54'
C38	22.39	365.00	3°30'50"	S22°49'46"W	22.38'
C39	18.75	25.00	42°58'13"	S46°04'18"W	18.31'
C40	31.35	57.00	31°30'43"	N51°48'03"E	30.96'
C41	54.58	57.00	54°51'32"	N08°36'56"E	52.51'
C42	50.50	57.00	50°45'40"	N44°11'40"W	48.86'
C43	50.50	57.00	50°45'40"	S85°02'41"W	48.86'
C44	59.66	57.00	59°58'10"	S29°40'46"W	56.97'
C45	264.57	57.00	265°56'26"	N65°24'49"W	83.41'
C46	18.75	25.00	42°58'13"	N03°06'05"E	18.31'

Curve #	Length	Radius	Delta	CHD B	CHD L
C47	28.15	435.00	3°42'30"	S22°43'56"W	28.15'
C48	70.83	435.00	9°19'46"	S16°12'48"W	70.75'
C49	61.39	435.00	8°05'09"	S07°30'21"W	61.34'
C50	20.64	435.00	2°43'09"	S02°06'12"W	20.64'
C51	38.93	25.00	89°13'10"	N45°21'12"E	35.11'
C52	41.95	250.00	9°36'49"	S85°20'59"E	41.90'
C53	34.15	45.00	43°28'32"	S68°25'07"E	33.33'
C54	36.63	45.00	46°38'38"	S23°21'32"E	35.63'
C55	47.21	96.00	28°10'27"	S14°03'01"W	46.73'
C56	23.25	96.00	13°52'29"	S35°04'29"W	23.19'
C57	44.03	201.00	12°33'00"	S35°44'14"W	43.94'
C58	145.06	201.00	41°20'56"	S08°47'16"W	141.93'
C59	209.07	201.00	59°35'45"	S41°41'05"E	199.77'
C60	194.51	187.00	59°35'45"	N78°43'10"E	185.86'
C61	118.93	187.00	36°26'18"	N30°42'08"E	116.93'
C62	80.72	553.14	8°21'41"	N15°45'30"W	80.65'
C63	10.97	553.14	1°08'12"	N20°30'26"W	10.97'
C64	70.16	182.00	22°05'12"	N06°01'30"W	69.72'
C65	136.90	182.00	43°05'49"	N38°37'01"W	133.69'
C66	160.01	182.00	50°22'22"	N85°21'07"W	154.91'
C67	160.01	182.00	50°22'22"	S44°16'31"W	154.91'
C68	147.89	182.00	46°33'24"	S04°11'22"E	143.85'
C69	70.97	182.00	22°20'36"	S38°38'22"E	70.52'
C70	5.50	182.00	1°43'49"	S50°40'35"E	5.50'
C71	50.85	233.14	12°29'50"	N11°49'14"W	50.75'
C72	22.52	233.14	5°32'07"	N02°48'16"W	22.51'
C73	20.83	240.00	4°58'20"	S03°13'47"W	20.82'
C74	64.33	240.00	15°21'24"	S13°23'39"W	64.13'
C75	14.72	240.00	3°30'50"	S22°49'46"W	14.72'
C76	6.11	182.00	1°55'22"	N52°05'19"E	6.11'
C77	72.98	182.00	22°58'25"	N39°38'25"E	72.49'
C78	149.19	182.00	46°58'03"	N04°40'11"E	145.05'
C79	161.24	182.00	50°45'40"	N44°11'40"W	156.02'
C80	161.24	182.00	50°45'40"	S85°02'41"W	156.02'
C81	135.49	182.00	42°39'09"	S38°20'16"W	132.38'
C82	66.35	182.00	20°53'19"	S06°34'02"W	65.99'
C83	36.24	560.00	3°42'30"	S22°43'56"W	36.24'
C84	91.18	560.00	9°19'46"	S16°12'48"W	91.08'
C85	79.03	560.00	8°05'09"	S07°30'21"W	78.96'
C86	26.58	560.00	2°43'09"	S02°06'12"W	26.57'
C87	157.65	393.14	22°58'34"	N11°27'04"E	156.60'
C88	163.60	393.14	23°50'34"	N11°57'29"W	162.42'
C89	166.45	400.00	23°50'34"	N12°39'54"E	165.26'
C90	257.93	182.00	81°12'02"	N31°15'29"W	236.88'

Line #	Direction	Length
L1	N22°56'21"E	46.80'
L2	N23°52'46"W	5.00'
L3	N23°52'46"W	60.89'
L4	S23°52'46"E	5.00'



**CROSSHAVEN PLAT 10 FINAL PLAT**

ENGINEER: J. BECKER  
 SURVEYOR: J. DEWEY  
 DRAWN BY: C. CARLETON  
 CREW CHIEF: ...  
 DATE: 11/2/2022

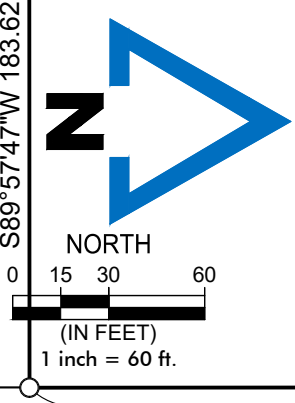
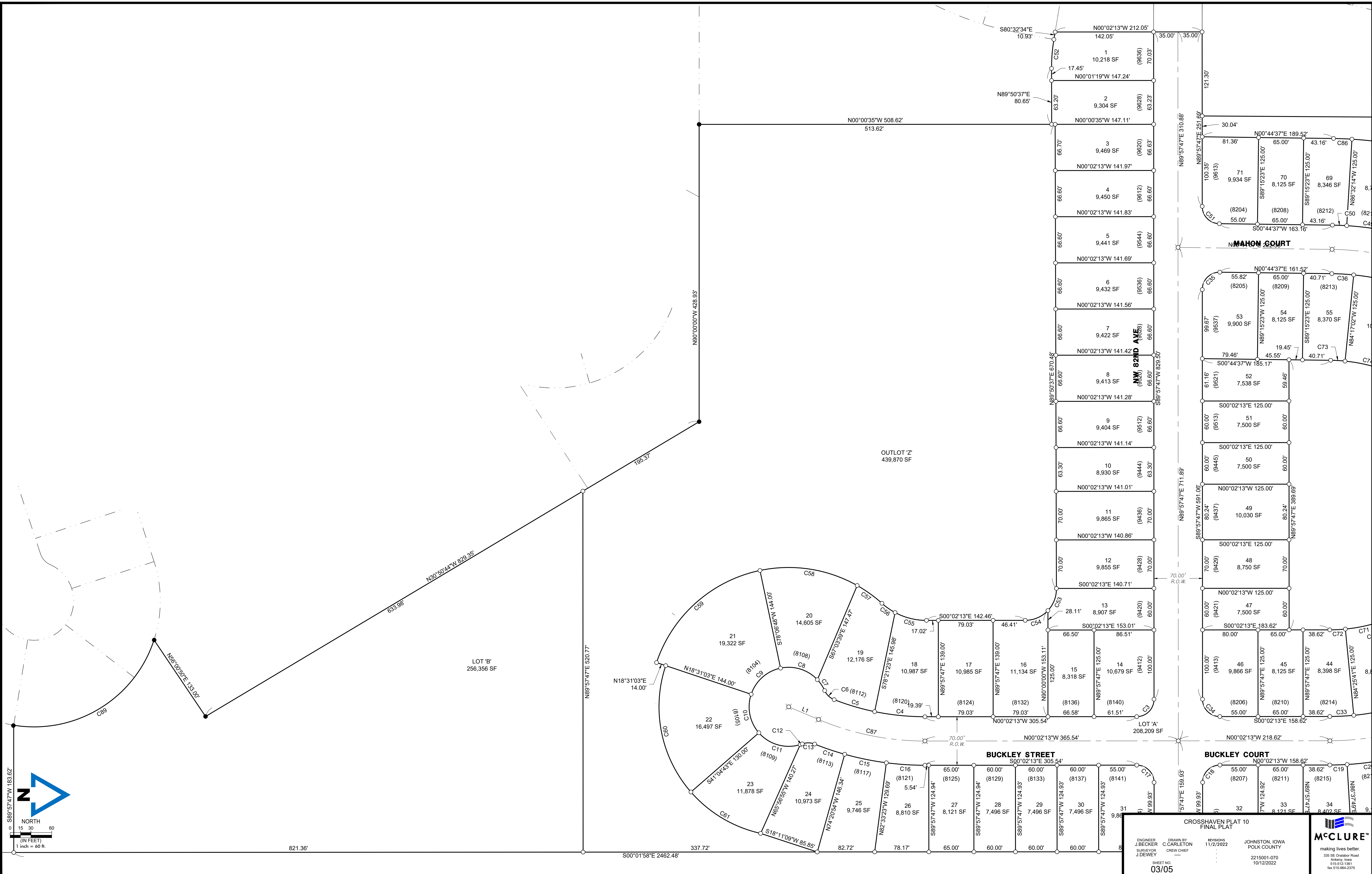
PROJECT NO: 2215001-070  
 SHEET NO: 02/05

JOHNSTON, IOWA  
 POLK COUNTY  
 2215001-070  
 10/12/2022

**McCLURE**  
 making lives better.  
 335 SE Orabator Road  
 Ankeny, Iowa  
 515-912-1361  
 fax 515-964-2370



DRAWING DATE: 11/2/2022 2:38 PM PLOTTED BY: CONOR CABLETON



821.36'

S00°01'58"E 2462.48'

337.72'

82.72'

78.17'

65.00'

60.00'

60.00'

60.00'

60.00'

60.00'

60.00'

60.00'

60.00'

60.00'

60.00'

**CROSSHAVEN PLAT 10 FINAL PLAT**

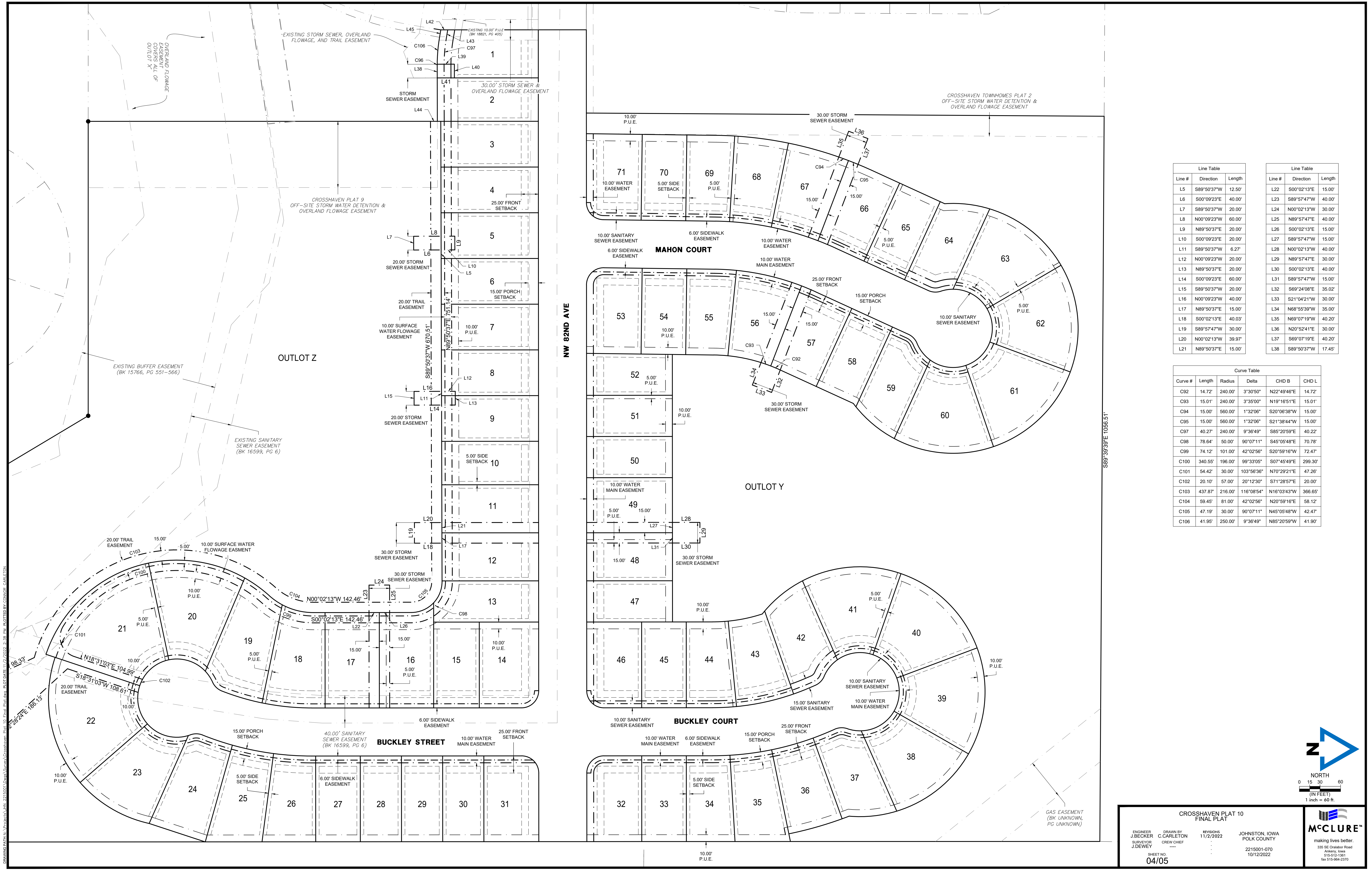
ENGINEER J. BECKER	DRAWN BY C. CARLETON	#150815 11/2/2022	JOHNSTON, IOWA POLK COUNTY
SURVEYOR J. DEWEY	CREW CHIEF		

SHEET NO. **03/05**

2215001-070  
10/12/2022

**McCLURE**  
making lives better.  
335 SE Oranabor Road  
Ashley, Iowa  
515-812-1361  
fax 515-864-2370

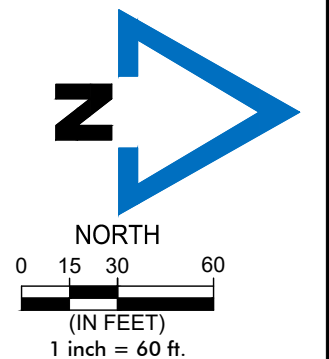




Line #	Direction	Length
L5	S89°50'37"W	12.50'
L6	S00°09'23"E	40.00'
L7	S89°50'37"W	20.00'
L8	N00°09'23"W	60.00'
L9	N89°50'37"E	20.00'
L10	S00°09'23"E	20.00'
L11	S89°50'37"W	6.27'
L12	N00°09'23"W	20.00'
L13	N89°50'37"E	20.00'
L14	S00°09'23"E	60.00'
L15	S89°50'37"W	20.00'
L16	N00°09'23"W	40.00'
L17	N89°50'37"E	15.00'
L18	S00°02'13"E	40.03'
L19	S89°57'47"W	30.00'
L20	N00°02'13"W	39.97'
L21	N89°50'37"E	15.00'

Line #	Direction	Length
L22	S00°02'13"E	15.00'
L23	S89°57'47"W	40.00'
L24	N00°02'13"W	30.00'
L25	N89°57'47"E	40.00'
L26	S00°02'13"E	15.00'
L27	S89°57'47"W	15.00'
L28	N00°02'13"W	40.00'
L29	N89°57'47"E	30.00'
L30	S00°02'13"E	40.00'
L31	S89°57'47"W	15.00'
L32	S69°24'08"E	35.02'
L33	S21°04'21"W	30.00'
L34	N68°55'39"W	35.00'
L35	N69°07'19"W	40.20'
L36	N20°52'41"E	30.00'
L37	S69°07'19"E	40.20'
L38	S89°50'37"W	17.45'

Curve #	Length	Radius	Delta	CHD B	CHD L
C92	14.72'	240.00'	3°30'50"	N22°49'46"E	14.72'
C93	15.01'	240.00'	3°35'00"	N19°16'51"E	15.01'
C94	15.00'	560.00'	1°32'06"	S20°06'38"W	15.00'
C95	15.00'	560.00'	1°32'06"	S21°38'44"W	15.00'
C97	40.27'	240.00'	9°36'49"	S85°20'59"E	40.22'
C98	78.64'	50.00'	90°07'11"	S45°05'48"E	70.78'
C99	74.12'	101.00'	42°02'56"	S20°59'16"W	72.47'
C100	340.55'	196.00'	99°33'05"	S07°45'49"E	299.30'
C101	54.42'	30.00'	103°56'36"	N70°29'21"E	47.26'
C102	20.10'	57.00'	20°12'30"	S71°28'57"E	20.00'
C103	437.87'	216.00'	116°08'54"	N16°03'43"W	366.65'
C104	59.45'	81.00'	42°02'56"	N20°59'16"E	58.12'
C105	47.19'	30.00'	90°07'11"	N45°05'48"W	42.47'
C106	41.95'	250.00'	9°36'49"	N85°20'59"W	41.90'



**CROSSHAVEN PLAT 10  
FINAL PLAT**

ENGINEER J. BECKER	DRAWN BY C. CARLETON	DATE 11/2/2022	PROJECT JOHNSTON, IOWA POLK COUNTY
SURVEYOR J. DEWEY	CREW CHIEF -----		2215001-070 10/12/2022

SHEET NO. **04/05**

**McCLURE**  
making lives better.  
335 SE Orabator Road  
Ankeny, Iowa  
515-912-1361  
fax 515-964-2370

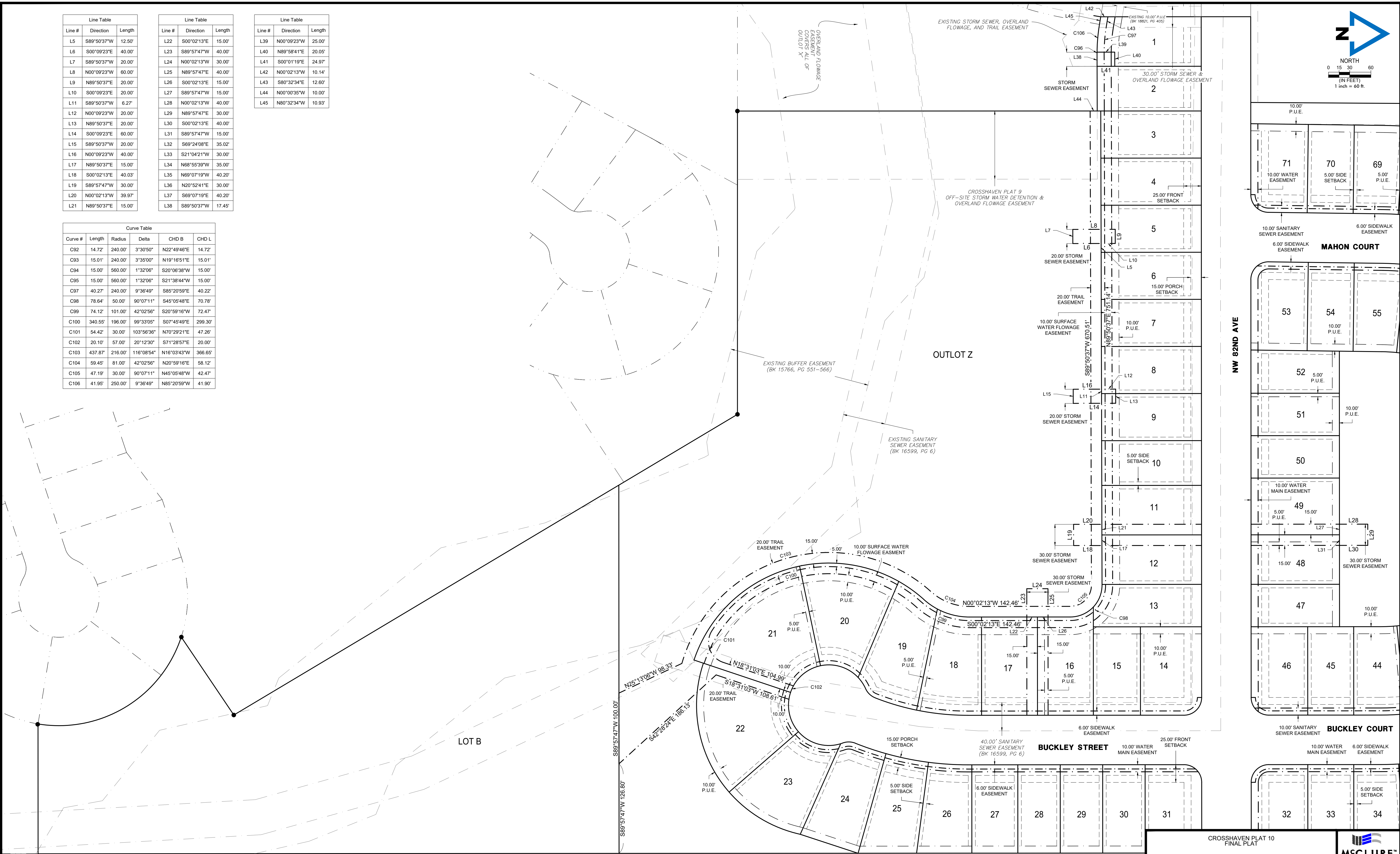
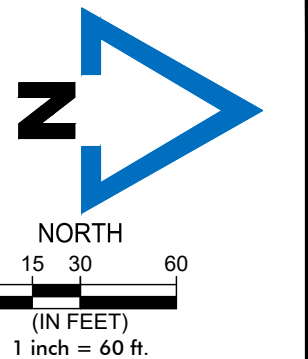


Line #	Direction	Length
L5	S89°50'37"W	12.50'
L6	S00°09'23"E	40.00'
L7	S89°50'37"W	20.00'
L8	N00°09'23"W	60.00'
L9	N89°50'37"E	20.00'
L10	S00°09'23"E	20.00'
L11	S89°50'37"W	6.27'
L12	N00°09'23"W	20.00'
L13	N89°50'37"E	20.00'
L14	S00°09'23"E	60.00'
L15	S89°50'37"W	20.00'
L16	N00°09'23"W	40.00'
L17	N89°50'37"E	15.00'
L18	S00°02'13"E	40.03'
L19	S89°57'47"W	30.00'
L20	N00°02'13"W	39.97'
L21	N89°50'37"E	15.00'

Line #	Direction	Length
L22	S00°02'13"E	15.00'
L23	S89°57'47"W	40.00'
L24	N00°02'13"W	30.00'
L25	N89°57'47"E	40.00'
L26	S00°02'13"E	15.00'
L27	S89°57'47"W	15.00'
L28	N00°02'13"W	40.00'
L29	N89°57'47"E	30.00'
L30	S00°02'13"E	40.00'
L31	S89°57'47"W	15.00'
L32	S69°24'08"E	35.02'
L33	S21°04'21"W	30.00'
L34	N68°55'39"W	35.00'
L35	N69°07'19"W	40.20'
L36	N20°52'41"E	30.00'
L37	S69°07'19"E	40.20'
L38	S89°50'37"W	17.45'

Line #	Direction	Length
L39	N00°09'23"W	25.00'
L40	N89°58'41"E	20.05'
L41	S00°01'19"E	24.97'
L42	N00°02'13"W	10.14'
L43	S80°32'34"E	12.60'
L44	N00°00'35"W	10.00'
L45	N80°32'34"W	10.93'

Curve #	Length	Radius	Delta	CHD B	CHD L
C92	14.72'	240.00'	3°30'50"	N22°49'46"E	14.72'
C93	15.01'	240.00'	3°35'00"	N19°16'51"E	15.01'
C94	15.00'	560.00'	1°32'06"	S20°06'38"W	15.00'
C95	15.00'	560.00'	1°32'06"	S21°38'44"W	15.00'
C97	40.27'	240.00'	9°36'49"	S85°20'59"E	40.22'
C98	78.64'	50.00'	90°07'11"	S45°05'48"E	70.78'
C99	74.12'	101.00'	42°02'56"	S20°59'16"W	72.47'
C100	340.55'	196.00'	99°33'05"	S07°45'49"E	299.30'
C101	54.42'	30.00'	103°56'36"	N70°29'21"E	47.26'
C102	20.10'	57.00'	20°12'30"	S71°28'57"E	20.00'
C103	437.87'	216.00'	116°08'54"	N16°03'43"W	366.65'
C104	59.45'	81.00'	42°02'56"	N20°59'16"E	58.12'
C105	47.19'	30.00'	90°07'11"	N45°05'48"W	42.47'
C106	41.95'	250.00'	9°36'49"	N85°20'59"W	41.90'



**CROSSHAVEN PLAT 10  
FINAL PLAT**

ENGINEER J. BECKER	DRAWN BY C. CARLETON	DATE 11/2/2022	PROJECT JOHNSTON, IOWA POLK COUNTY
SURVEYOR J. DEWEY	CREW CHIEF		2215001-070 10/12/2022

SHEET NO. **05/05**

**McCLURE**  
making lives better.  
335 SE Orabator Road  
Ankeny, Iowa  
515-812-1361  
fax 515-964-2370

DRAWING DATE: 11/2/2022 2:38 PM PLOTTED BY: CONOR CARLETON