

Doc ID: 03137160022 Type: PLT
 Recorded: 10/25/2016 at 10:59:53 AM
 Fee Amt: \$312.00 Page 1 of 22
 Polk County Iowa
 JULIE M. WAGGERTY RECORDER
 File# 2016-00037828
 BK 16240 PG 51-72

CROSSHAVEN PLAT 7 JOHNSTON, IOWA



building strong communities.

1360 NW 121ST Street
 Clive, Iowa 50325
 515-964-1229
 fax 515-964-2370

OWNERS:
 CROSSHAVEN I LLC
 6900 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266
 515-243-3228

ENGINEER:
 McCLURE ENGINEERING
 1360 NW 121ST STREET
 CLIVE, IA 50325
 (515) 964-1229
 ATTN: CALEB SMITH

LEGAL DESCRIPTION:

BEING ALL OF OUTLOT Z OF CROSSHAVEN PLAT 4, AS RECORDED IN POLK COUNTY RECORDS AT BOOK 15622, PAGES 796-811 AND THAT PART OF OUTLOT X OF CROSSHAVEN PLAT 3, AS RECORDED IN BOOK 14644, PAGES 908-919, LYING SOUTH OF OUTLOT Z OF CROSSHAVEN PLAT 4, AND PART OF PARCEL K, AS RECORDED IN POLK COUNTY RECORDS AT BOOK 12648, PAGE 649, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M. AND THAT PART OF PARCEL D IN OUTLOT X OF SMITH ESTATES, AS RECORDED IN POLK COUNTY RECORDS AT BOOK 12653, PAGE 281, LYING SOUTH OF OUTLOT Z OF CROSSHAVEN PLAT 4, ALL TOGETHER BEING LOCATED IN THE CITY OF JOHNSTON, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE EAST LINE OF SAID PARCEL D N00°02'13"W, 849.84 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT Z; THENCE ALONG THE NORTH LINE OF SAID OUTLOT Z S89°57'47"W, 183.65 FEET; THENCE ALONG SAID NORTH LINE 196.64 FEET ALONG A 182.00 FOOT RADIUS CURVE, CONCAVE NORTHWEST, CHORD BEARING S40°17'42"W, 187.22 FEET; THENCE ALONG SAID NORTH LINE S71°39'29"W, 75.72 FEET; THENCE ALONG SAID NORTH LINE N88°32'46"W, 79.71 FEET; THENCE ALONG SAID NORTH LINE S71°39'29"W, 543.57 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT Z; THENCE ALONG THE WEST LINE OF SAID OUTLOT Z S05°09'03"E, 97.06 FEET; THENCE ALONG SAID WEST LINE 335.65 FEET ALONG A 450.00 FOOT RADIUS CURVE, CONCAVE WEST, CHORD BEARING S16°13'03"W, 327.93 FEET; THENCE ALONG SAID WEST LINE 122.69 FEET ALONG A 250.00 FOOT RADIUS CURVE, CONCAVE EAST, CHORD BEARING S23°31'35"W, 121.46 FEET; THENCE ALONG THE WEST LINE OF SAID OUTLOT X S80°31'58"E, 7.05 FEET; THENCE ALONG SAID WEST LINE S09°28'02"W, 304.64 FEET TO THE WEST LINE OF SAID PARCEL K; THENCE ALONG SAID WEST LINE N89°38'54"W, 286.75 FEET; THENCE ALONG SAID WEST LINE S00°21'19"W, 449.48 FEET; THENCE ALONG SAID WEST LINE N89°38'41"W, 285.00 FEET; THENCE ALONG SAID WEST LINE S00°21'19"W, 278.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL K; THENCE ALONG THE SOUTH LINE OF SAID PARCEL K S89°47'06"E, 1761.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL K; THENCE ALONG THE EAST LINE OF SAID PARCEL K N00°24'38"E, 1323.46 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 57.64 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ZONING

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

SETBACKS (SINGLE FAMILY LOTS)

FRONT: 15 FT (FOR USABLE PORCH AREA)
 25 FEET GARAGE
 SIDE: 5 FEET
 REAR: 10 FEET
 MIN LOT WIDTH: 60 FEET
 MIN LOT AREA: 6,000 SF

UTILITIES

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

BENCHMARK

RR SPIKE IN 2ND POWER POLE SOUTH OF THE INTERSECTION OF NW 78TH AVE AND NW 100TH STREET. ELEVATION: 893.19'

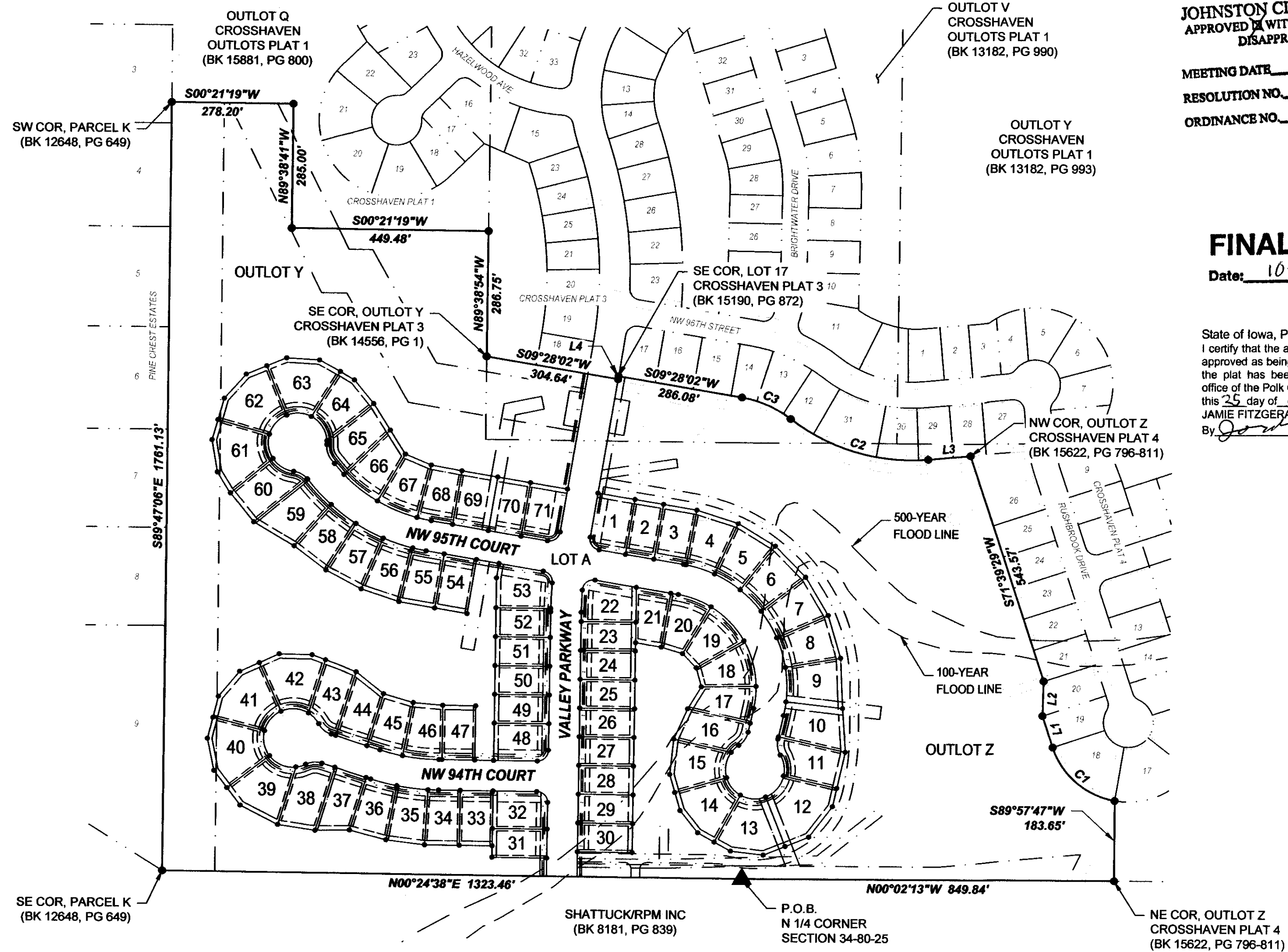
ARROW FIRE HYDRANT (FH-100-28) NW CORNER OF THE INTERSECTION OF NW 76TH PL AND NW 100TH STREET. ELEVATION: 900.71'

NOTES:

- 1) LOT A TO BE DEDICATED TO THE CITY OF JOHNSTON FOR USE AS PUBLIC RIGHT-OF-WAY.
- 2) SEE SHEET 2 FOR LOT LINE AND CURVE TABLES. SEE SHEET 7 FOR EASEMENT LINE AND CURVE TABLES.
- 3) ALL OF OUTLOT Y AND OUTLOT Z TO BE ENCUMBERED BY AN OVERLAND FLOWAGE EASEMENT.

FLOOD INSURANCE INFORMATION

THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FLOOD INSURANCE PANEL 1909010085D WITH AN EFFECTIVE DATE OF JULY 19, 2000. SUBJECT PROPERTY IS LOCATED IN ZONE AE & ZONE X.



JOHNSTON CITY COUNCIL
 APPROVED WITH CONDITIONS
 DISAPPROVED
 MEETING DATE: 10-17-16
 RESOLUTION NO. 16-213
 ORDINANCE NO. _____

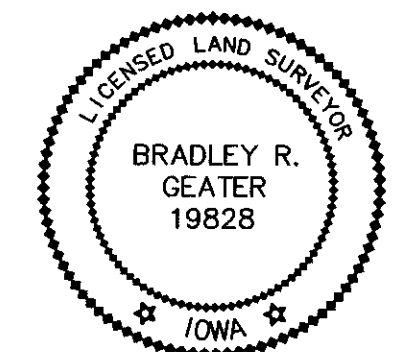
FINAL COPY

Date: 10-17-16

I certify that the attached plat name has been approved as being unique to Polk County and the plat has been entered of record in the office of the Polk County Auditor this 25 day of 10-16 2016
 JAMIE FITZGERALD, County Auditor
 By: *[Signature]*

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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 FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

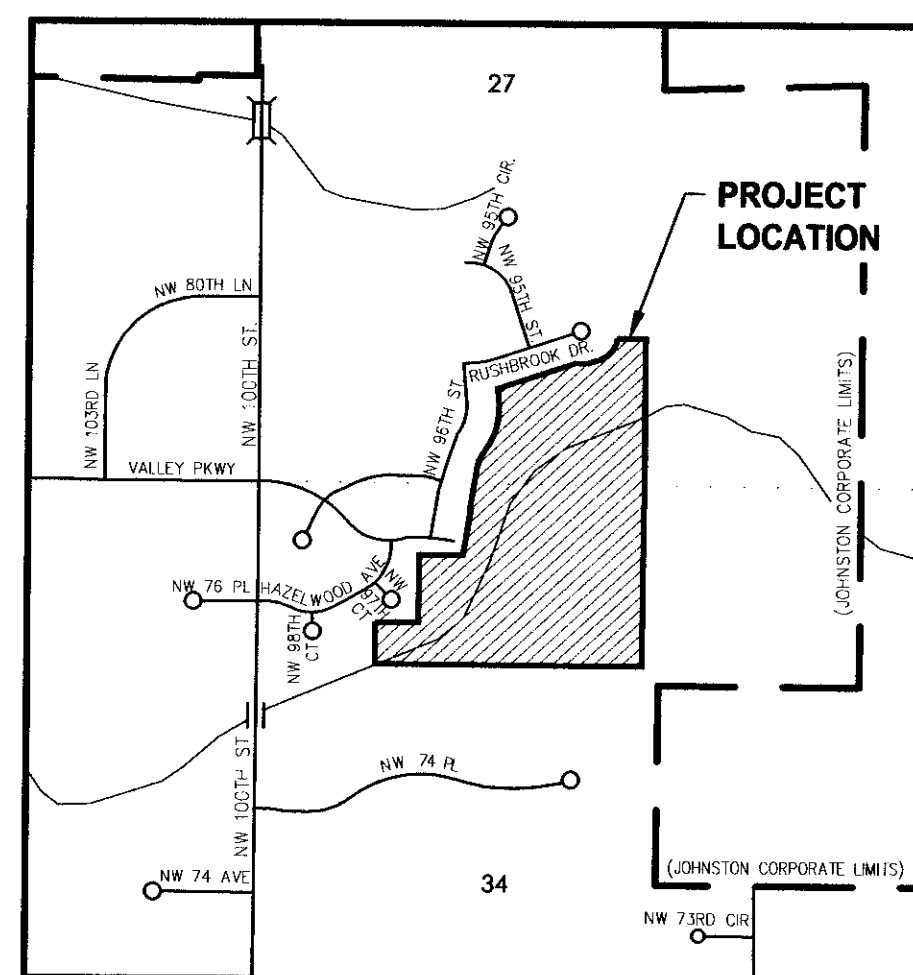
[Signature] 10/19/2016
 BRADLEY R. GEATER, PLS
 NO. 19828

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:
 8 SHEETS

GENERAL LEGEND

- PLAT BOUNDARY
 - EXISTING PROPERTY LINE
 - PROPERTY LINE
 - SETBACKS
 - EASEMENTS
- DATE SURVEYED: 10/30/2015
- CORNERS FOUND:
 ▲ - SECTION CORNER (TYPE AS NOTED)
 ● - BOUNDARY CORNER (UNLESS NOTED OTHERWISE)
- CORNERS SET:
 ○ - BOUNDARY CORNER 1/2" REBAR OPC #19828
 △ - SECTION CORNER 1/2" REBAR OPC #19828
- ABBREVIATIONS:
 ROW - RIGHT-OF-WAY
 BK, PG - BOOK AND PAGE
 (M) - MEASURED DISTANCE/ANGLE
 (R) - RECORD DISTANCE/ANGLE
 PUE - PUBLIC UTILITY EASEMENT
 YPC - YELLOW PLASTIC CAP
 OPC - ORANGE PLASTIC CAP
 MPE - MINIMUM PROTECTION ELEVATION
 (753) - LOT ADDRESSES



VICINITY MAP- NTS

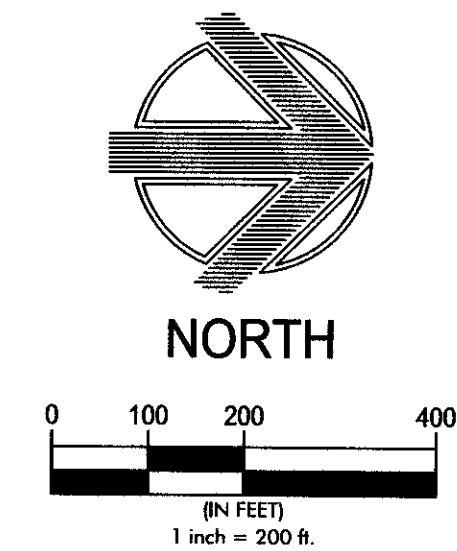
Line #	Direction	Length
L1	S71° 39' 29"W	75.72
L2	N88° 32' 46"W	79.71
L3	S5° 09' 03"E	97.06
L4	S80° 31' 58"E	7.05

Curve #	Length	Radius	Delta	Chd B	Chd L
C1	196.64	182.00	61°54'20"	S40°17'42"W	187.22
C2	335.65	450.00	42°44'12"	S16°13'03"W	327.93
C3	122.69	250.00	28°07'06"	S23°31'35"W	121.46

Adjoining Lot Table-Pine Crest Estates	
Lot #	Owner
3	Bruce & Jane Havik
4	Robert J. & Lori A. Cramer
5	Scott R. & Teri R. Fritcher
6	Matthew & Nancy J. Brown
7	Michael H. & Nancy K. Hefner
8	Curtis R. & Desiree L. Clausen
9	William C. & Kelly L. Mahanna

Adjoining Lot Table-Crosshaven Plat 3	
Lot #	Owner
12	Lisa A. & William H. Miller
13	GM Construction Inc.
14	Kevin M. & Christine E. Gordon
15	Grayhawk Homes of Iowa Inc.
16	Allen F. & Leah A. Raushel
17	William B. & Donarene K. Grenell
18	Rami & Jason Bachhuber

Adjoining Lot Table-Crosshaven Plat 4	
Lot #	Owner
17	Kingdom Homes USA Inc.
18	Hubbell Homes LC
19	Hubbell Homes LC
20	Jeffery M. & Astra D. Pike
21	Hubbell Homes LC
22	Orton Homes LLC
23	Cosgriff Development LLC
24	Cosgriff Development LLC
25	John R. & Cecilia Booth
26	Orton Homes LLC
27	Orton Homes LLC
28	Jeffrey W. & Susan D. Meyer
29	Hubbell Homes LC
30	Hubbell Homes LC
31	Crosshaven I LLC



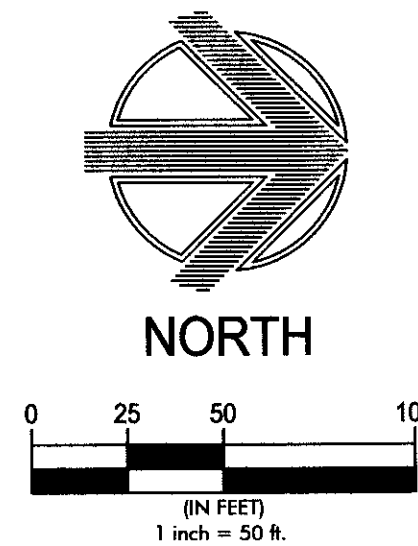
CROSSHAVEN PLAT 7
 FINAL PLAT
 JOHNSTON, IOWA
 226053
 05/13/2016

ENGINEER: C.SMITH
 CHECKED BY: B.GEATER
 DRAWING NO.: FP-07

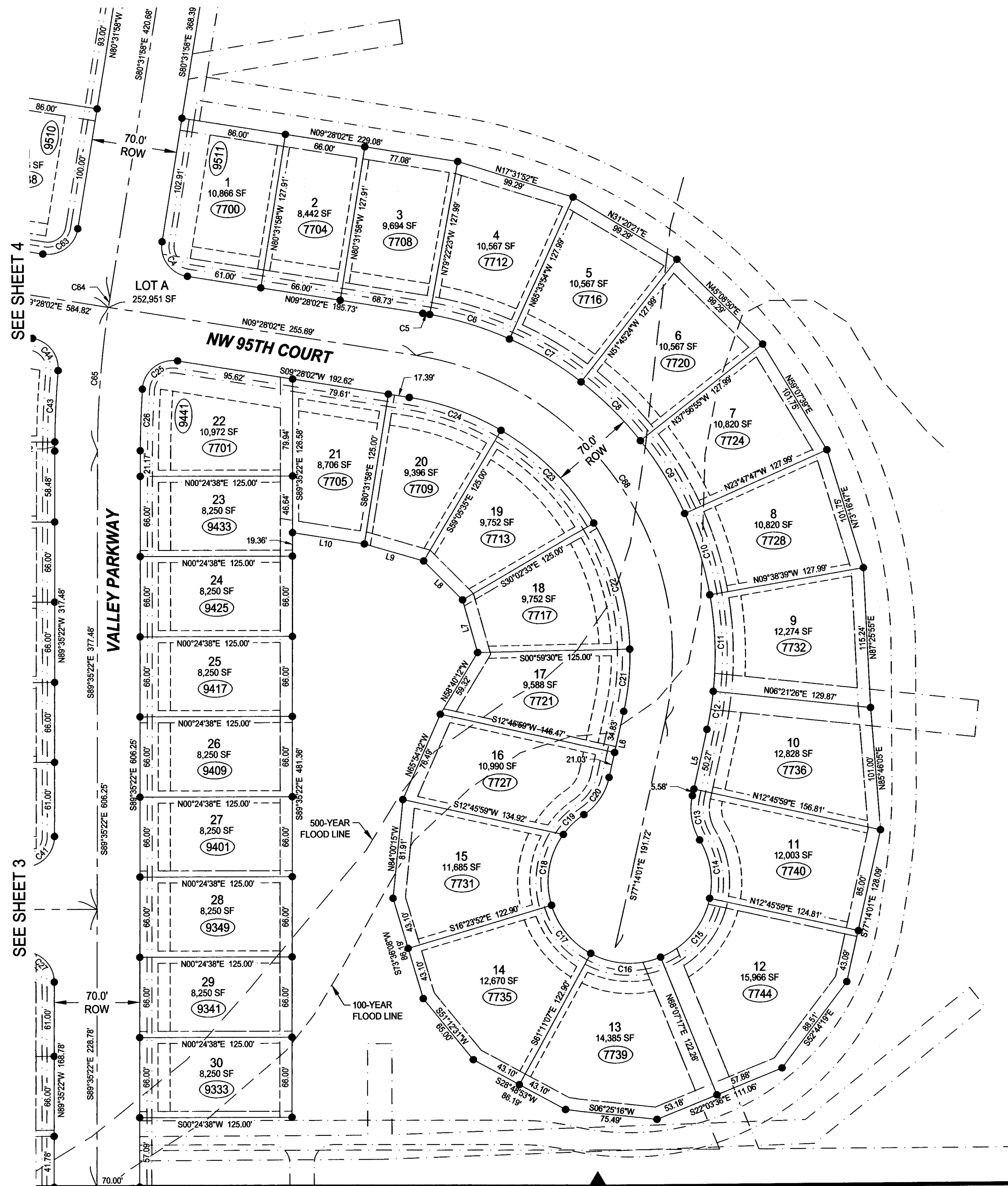
DRAWN BY: D.GRATE
 SHEET NO.: 01/08

Line Table		
Line #	Direction	Length
L5	S77°14'01"E	55.85
L6	N77°14'01"W	55.85
L7	S74°28'58"W	45.15
L8	S45°25'56"W	45.15
L9	S16°31'39"W	50.67
L10	S9°28'02"W	59.69
L11	N80°31'58"W	33.33
L12	S50°38'14"W	10.23
L13	N50°38'14"E	10.23

Curve Table					
Curve #	Length	Radius	Delta	Chd B	Chd L
C4	39.27	25.00	90°00'00"	N54°28'02"E	35.36
C5	5.77	285.00	1°09'34"	N10°02'50"E	5.77
C6	68.68	285.00	13°48'29"	N17°31'52"E	68.52
C7	68.68	285.00	13°48'29"	N31°20'21"E	68.52
C8	68.68	285.00	13°48'29"	N45°08'50"E	68.52
C9	70.40	285.00	14°09'08"	N59°07'39"E	70.22
C10	70.40	285.00	14°09'08"	N73°16'47"E	70.22
C11	79.59	285.00	16°00'05"	N88°21'23"E	79.34
C12	31.88	285.00	6°24'33"	S80°26'18"E	31.86
C13	37.88	50.00	43°24'24"	N81°03'47"E	36.98
C14	49.78	67.00	42°34'05"	N80°38'38"E	48.64
C15	65.71	67.00	56°11'37"	S49°58'31"E	63.11
C16	59.28	67.00	50°41'36"	S3°28'05"W	57.36
C17	52.37	67.00	44°47'15"	S51°12'31"W	51.05
C18	61.27	67.00	52°23'42"	N80°12'01"W	59.16
C19	23.59	67.00	20°10'32"	N43°54'54"W	23.47
C20	37.88	50.00	43°24'24"	N55°31'49"W	36.98
C21	51.63	215.00	13°45'29"	N84°06'46"W	51.50
C22	109.01	215.00	29°03'03"	S74°28'58"W	107.85
C23	109.01	215.00	29°03'03"	S45°25'56"W	107.85
C24	80.45	215.00	21°26'22"	S20°11'13"W	79.98
C25	41.56	25.00	95°14'58"	S38°09'27"E	36.94



GENERAL LEGEND	
—	PLAT BOUNDARY
- - -	EXISTING PROPERTY LINE
—	PROPERTY LINE
- - -	SETBACKS
- - -	EASEMENTS
DATE SURVEYED: 10/30/2015	
CORNERS FOUND:	
▲	SECTION CORNER (TYPE AS NOTED)
●	BOUNDARY CORNER (UNLESS NOTED OTHERWISE)
CORNERS SET:	
○	BOUNDARY CORNER
○	1/2" REBAR OPC #19828
△	SECTION CORNER
△	1/2" REBAR OPC #19828
ABBREVIATIONS:	
ROW	RIGHT-OF-WAY
Bk, Pg	BOOK AND PAGE
(M)	MEASURED DISTANCE/ANGLE
(R)	RECORD DISTANCE/ANGLE
PUE	PUBLIC UTILITY EASEMENT
YPC	YELLOW PLASTIC CAP
OPC	ORANGE PLASTIC CAP
MPE	MINIMUM PROTECTION ELEVATION
(7638)	LOT ADDRESSES



Curve Table					
Curve #	Length	Radius	Delta	Chd B	Chd L
C26	50.83	765.00	3°48'26"	S87°41'09"E	50.82
C27	39.27	25.00	90°00'00"	S45°24'38"W	35.36
C28	24.45	535.00	2°37'05"	S1°43'11"W	24.44
C29	71.57	535.00	7°39'52"	S6°51'39"W	71.51
C30	61.33	535.00	6°34'04"	S13°58'37"W	61.29
C31	37.88	50.00	43°24'24"	S4°26'32"E	36.98
C32	23.23	67.00	19°52'06"	S16°12'41"E	23.12
C33	68.72	67.00	58°45'45"	S23°06'15"W	65.74
C34	60.26	67.00	51°32'10"	S78°15'12"W	58.25
C35	60.26	67.00	51°32'10"	N50°12'38"W	58.25
C36	64.72	67.00	55°20'37"	N3°13'48"E	62.23
C37	34.81	67.00	29°45'59"	N45°47'04"E	34.42
C38	37.88	50.00	43°24'24"	N38°57'51"E	36.98
C39	53.02	465.00	6°32'00"	N13°58'40"E	52.99
C40	83.73	465.00	10°19'01"	N5°34'09"E	83.62
C41	39.27	25.00	90°00'00"	N44°35'22"W	35.36
C42	7.52	835.00	0°30'59"	N89°19'52"W	7.52
C43	58.66	835.00	4°01'30"	N87°03'38"W	58.65
C44	37.30	25.00	85°29'05"	S52°12'35"W	33.94
C45	31.30	435.00	4°07'21"	S11°31'43"W	31.29
C46	70.80	435.00	9°19'31"	S18°15'09"W	70.72

Curve Table					
Curve #	Length	Radius	Delta	Chd B	Chd L
C47	70.80	435.00	9°19'31"	S27°34'40"W	70.72
C48	70.80	435.00	9°19'31"	S36°54'11"W	70.72
C49	68.87	435.00	9°04'18"	S48°06'05"W	68.80
C50	1.78	50.00	2°02'37"	S49°36'56"W	1.78
C51	36.10	50.00	41°21'47"	S27°54'44"W	35.32
C52	57.15	67.00	48°52'27"	S31°40'04"W	55.43
C53	57.87	67.00	49°29'14"	S80°50'54"W	56.09
C54	61.17	67.00	52°18'51"	N48°18'03"W	59.07
C55	58.22	67.00	49°47'19"	N2°48'02"E	56.41
C56	68.42	67.00	58°30'35"	N56°58'59"E	65.49
C57	9.17	67.00	7°50'22"	S89°52'33"E	9.16
C58	37.88	50.00	43°24'24"	N72°20'28"E	36.98
C59	32.81	365.00	5°08'59"	N48°03'44"E	32.79
C60	97.84	365.00	15°21'32"	N37°48'29"E	97.55
C61	97.84	365.00	15°21'32"	N22°26'57"E	97.55
C62	33.78	365.00	5°18'09"	N12°07'07"E	33.77
C63	39.27	25.00	90°00'00"	N35°31'58"W	35.36
C64	7.70	800.00	0°33'07"	S80°48'31"E	7.70
C65	118.75	800.00	8°30'18"	S85°20'13"E	118.64
C66	287.42	400.00	41°10'11"	N30°03'08"E	281.28
C67	147.05	500.00	16°51'01"	S8°50'09"W	146.52
C68	407.09	250.00	93°17'57"	N58°07'01"E	363.58



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Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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**CROSSHAVEN PLAT 7
FINAL PLAT**
JOHNSTON, IOWA
226053
05/13/2016

REVISIONS:
07/13/2016
07/20/2016
10/11/2016

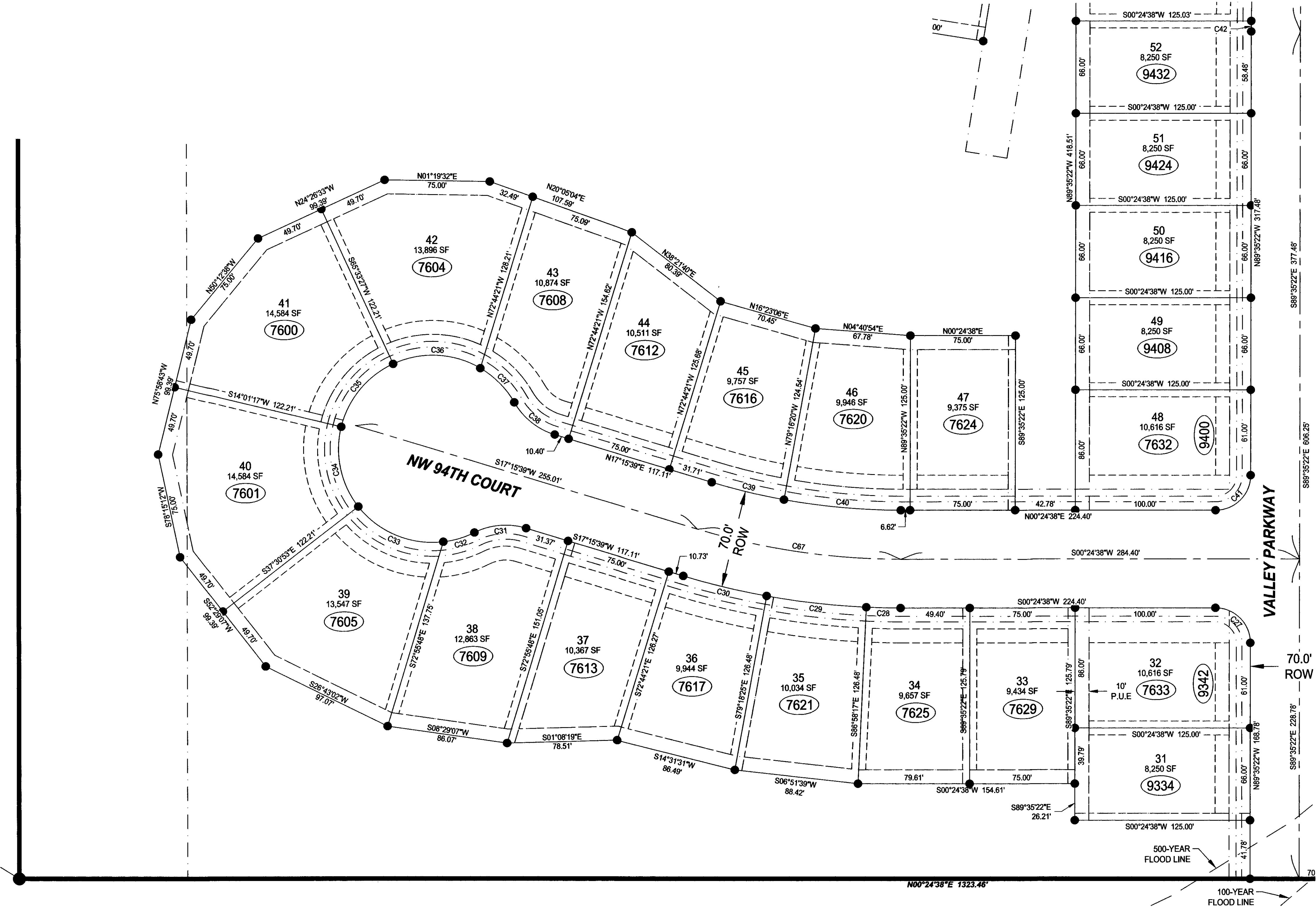
ENGINEER: C.SMITH
DRAWN BY: D.GRATE
CHECKED BY: B.GEATER
FIELD BOOK NO.:

DRAWING NO. FP-07
SHEET NO. 02/08

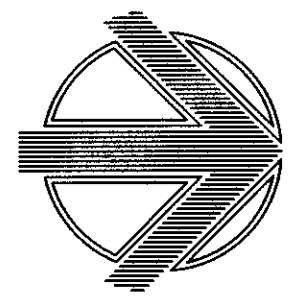
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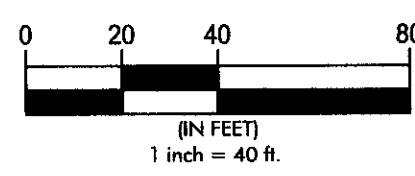
SEE SHEET 4



SEE SHEET 2



NORTH



GENERAL LEGEND

- PLAT BOUNDARY
 - EXISTING PROPERTY LINE
 - PROPERTY LINE
 - - - SETBACKS
 - - - EASEMENTS
- DATE SURVEYED: 10/30/2015
- CORNERS FOUND:
- ▲ - SECTION CORNER (TYPE AS NOTED)
 - - BOUNDARY CORNER (UNLESS NOTED OTHERWISE)
- CORNERS SET:
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 - - 1/2" REBAR OPC #19828
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- ABBREVIATIONS:
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 - Y.P.C. - YELLOW PLASTIC CAP
 - OPC - ORANGE PLASTIC CAP
 - M.P.E. - MINIMUM PROTECTION ELEVATION
 - (7638) - LOT ADDRESSES

CROSSHAVEN PLAT 7

FINAL PLAT
JOHNSTON, IOWA
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05/13/2016

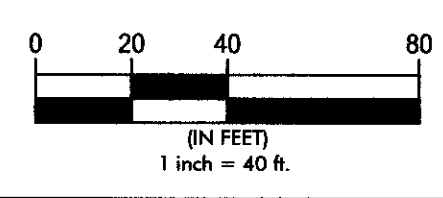
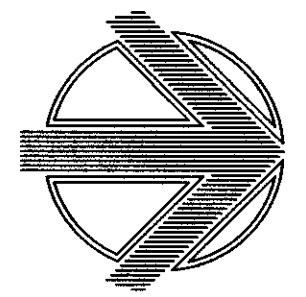
REVISIONS:
07/13/2016
07/20/2016
10/11/2016

ENGINEER: C.SMITH
DRAWN BY: D.GRATE
CHECKED BY: B.GEATER
FIELD BOOK NO.:

DRAWING NO. FP-07
SHEET NO. 03/08

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FINAL PLAT**
JOHNSTON, IOWA
226053
05/13/2016

REVISIONS
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07/20/2016
10/11/2016

ENGINEER: C.SMITH
DRAWN BY: D.GRATE

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FIELD BOOK NO.:

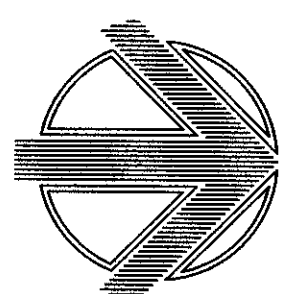
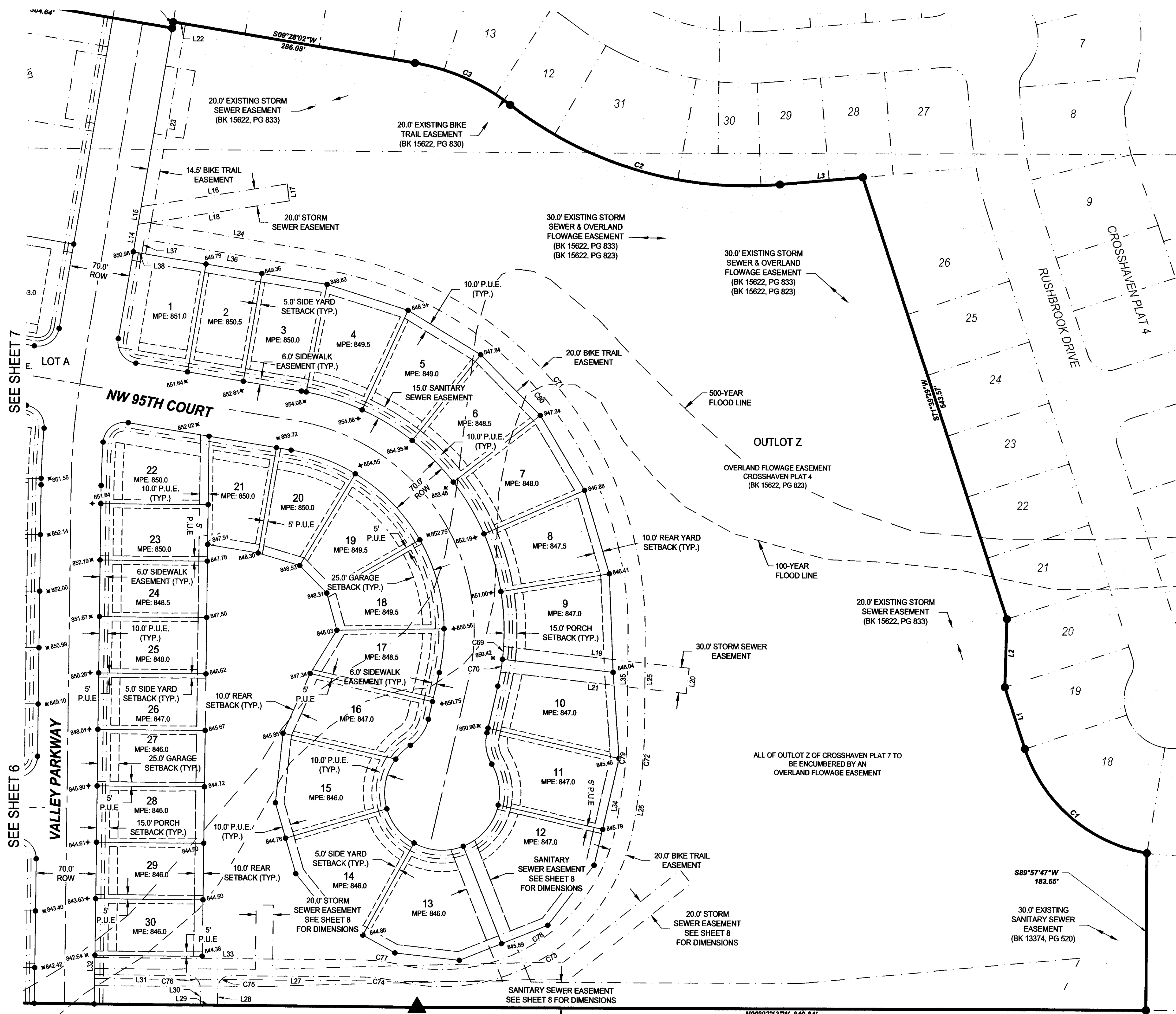
DRAWING NO. FP-07
SHEET NO. 04/08

SEE SHEET 3

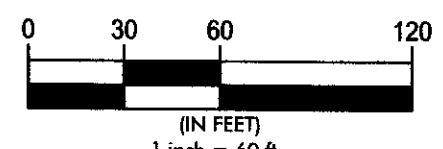
SEE SHEET 2

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NORTH



GENERAL LEGEND

- PLAT BOUNDARY
 - EXISTING PROPERTY LINE
 - PROPERTY LINE
 - SETBACKS
 - EASEMENTS
- DATE SURVEYED: 10/30/2015
- CORNERS FOUND:
- ▲ - SECTION CORNER (TYPE AS NOTED)
 - - BOUNDARY CORNER (UNLESS NOTED OTHERWISE)
- CORNERS SET:
- - BOUNDARY CORNER 1/2" REBAR OPC #19828
 - ▲ - SECTION CORNER 1/2" REBAR OPC #19828
- ABBREVIATIONS:
- ROW - RIGHT-OF-WAY
 - BK, PG - BOOK AND PAGE
 - (M) - MEASURED DISTANCE/ANGLE
 - (R) - RECORD DISTANCE/ANGLE
 - PUE - PUBLIC UTILITY EASEMENT
 - YPC - YELLOW PLASTIC CAP
 - OPC - ORANGE PLASTIC CAP
 - MPE - MINIMUM PROTECTION ELEVATION
 - 7638 - LOT ADDRESSES

CROSSHAVEN PLAT 7 FINAL PLAT

JOHNSTON, IOWA
226053
05/13/2016

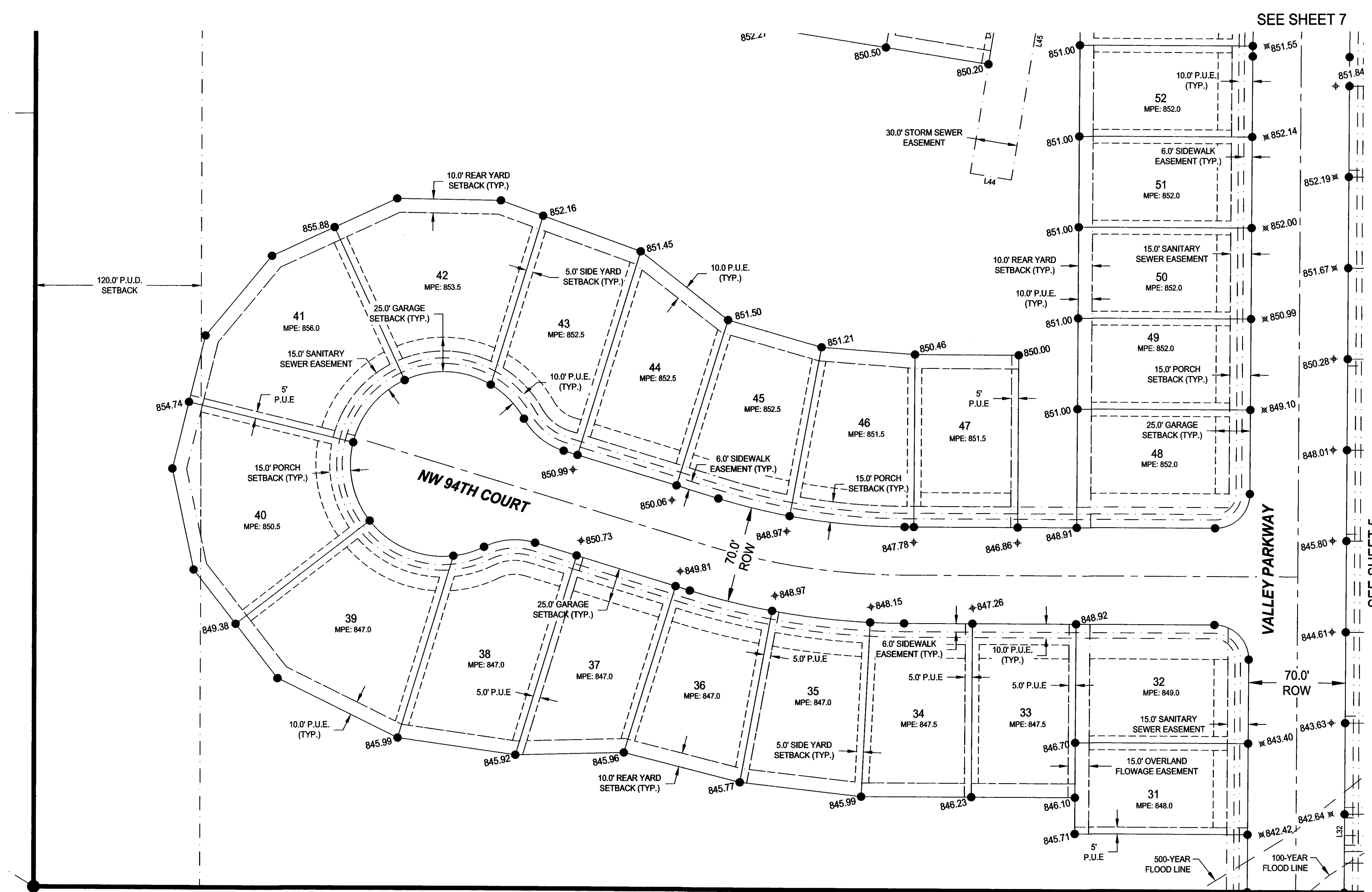
REVISIONS
07/13/2016
07/20/2016
10/11/2016

ENGINEER: C. SMITH
DRAWN BY: D. GRATE
CHECKED BY: B. GEATER
FIELD BOOK NO.:

DRAWING NO. FP-07
SHEET NO. 05/08

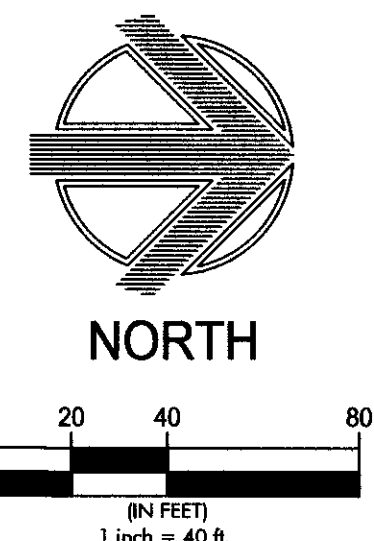
NOTICE:
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SEE SHEET 7

SEE SHEET 5



GENERAL LEGEND

---	PLAT BOUNDARY
---	EXISTING PROPERTY LINE
---	PROPERTY LINE
---	SETBACKS
---	EASEMENTS

DATE SURVEYED: 10/30/2015

CORNERS FOUND:

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- (R) - RECORD DISTANCE/ANGLE
- P.U.E. - PUBLIC UTILITY EASEMENT
- Y.P.C. - YELLOW PLASTIC CAP
- OPC - ORANGE PLASTIC CAP
- M.P.E. - MINIMUM PROTECTION ELEVATION
- 7639 - LOT ADDRESSES

**CROSSHAVEN PLAT 7
FINAL PLAT**
JOHNSTON, IOWA
226053
05/13/2016

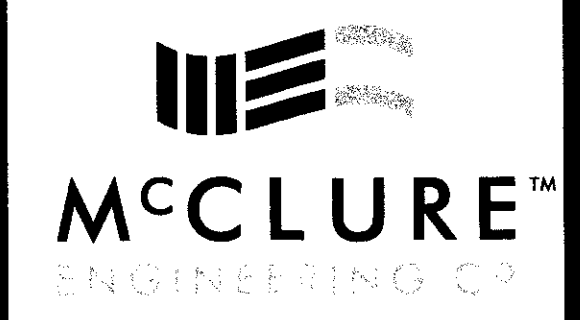
REVISIONS:
07/13/2016
07/20/2016
10/11/2016

ENGINEER: C. SMITH
DRAWN BY: D. GRATE
CHECKED BY: B. GEATER
FIELD BOOK NO.:
DRAWING NO.: FP-07
SHEET NO.: 06/08

Curve #	Length	Radius	Delta	Chd B	Chd L
C69	15.01	285.00	3°01'01"	N85°09'04"W	15.01
C70	15.01	285.00	3°01'01"	N82°08'03"W	15.01
C71	632.11	449.50	80°34'22"	S49°45'13"W	581.30
C72	80.81	514.50	8°59'55"	N85°27'38"W	80.72
C73	372.16	226.50	94°08'32"	N33°53'24"W	331.69
C74	41.35	185.50	12°46'14"	N6°47'45"E	41.26
C75	23.67	15.00	90°24'39"	N44°47'40"W	21.29
C76	23.56	15.00	90°00'00"	N45°00'00"E	21.21
C77	45.80	205.50	12°46'14"	S6°47'45"W	45.71
C78	339.30	206.50	94°08'32"	S33°53'24"E	302.40
C79	77.66	494.50	8°59'55"	S85°27'38"E	77.59
C80	603.99	429.50	80°34'22"	N49°45'13"E	555.44

Line #	Direction	Length
L14	N80°31'58"W	32.62
L15	N80°31'58"W	21.08
L16	N8°55'52"W	172.03
L17	N82°40'32"E	20.01
L18	S8°55'52"E	178.13
L19	N6°21'26"E	217.79
L20	S83°38'34"E	30.00
L21	S6°21'26"W	217.79
L22	N9°28'02"E	14.50
L23	N80°31'58"W	235.94
L24	S9°28'02"W	206.23
L25	N89°57'36"W	107.49
L26	N80°57'40"W	35.88
L27	N0°24'38"E	152.66
L28	N90°00'00"W	19.43
L29	N0°24'38"E	20.00
L30	N90°00'00"E	19.65
L31	N0°24'39"E	108.16
L32	N89°35'22"W	20.00
L33	S0°24'38"W	310.93

Line #	Direction	Length
L34	S80°57'40"E	35.88
L35	S89°57'36"E	107.49
L36	N9°28'02"E	210.73
L37	N80°31'58"W	16.59
L38	N9°28'02"E	10.00
L44	N9°28'02"E	30.00
L45	N80°31'58"W	205.41
L46	S9°28'02"W	30.00
L47	S80°31'58"E	205.41
L48	N9°28'02"E	15.00
L49	N80°31'58"W	147.72
L50	N11°45'16"W	66.86
L51	S78°14'44"W	30.00
L52	S11°45'16"E	87.39
L53	S80°31'58"E	168.28
L57	N9°28'02"E	15.00

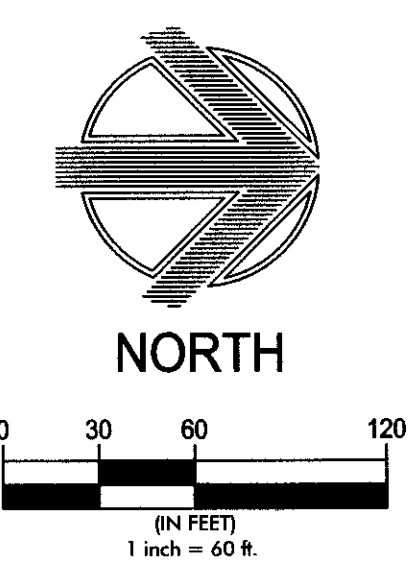
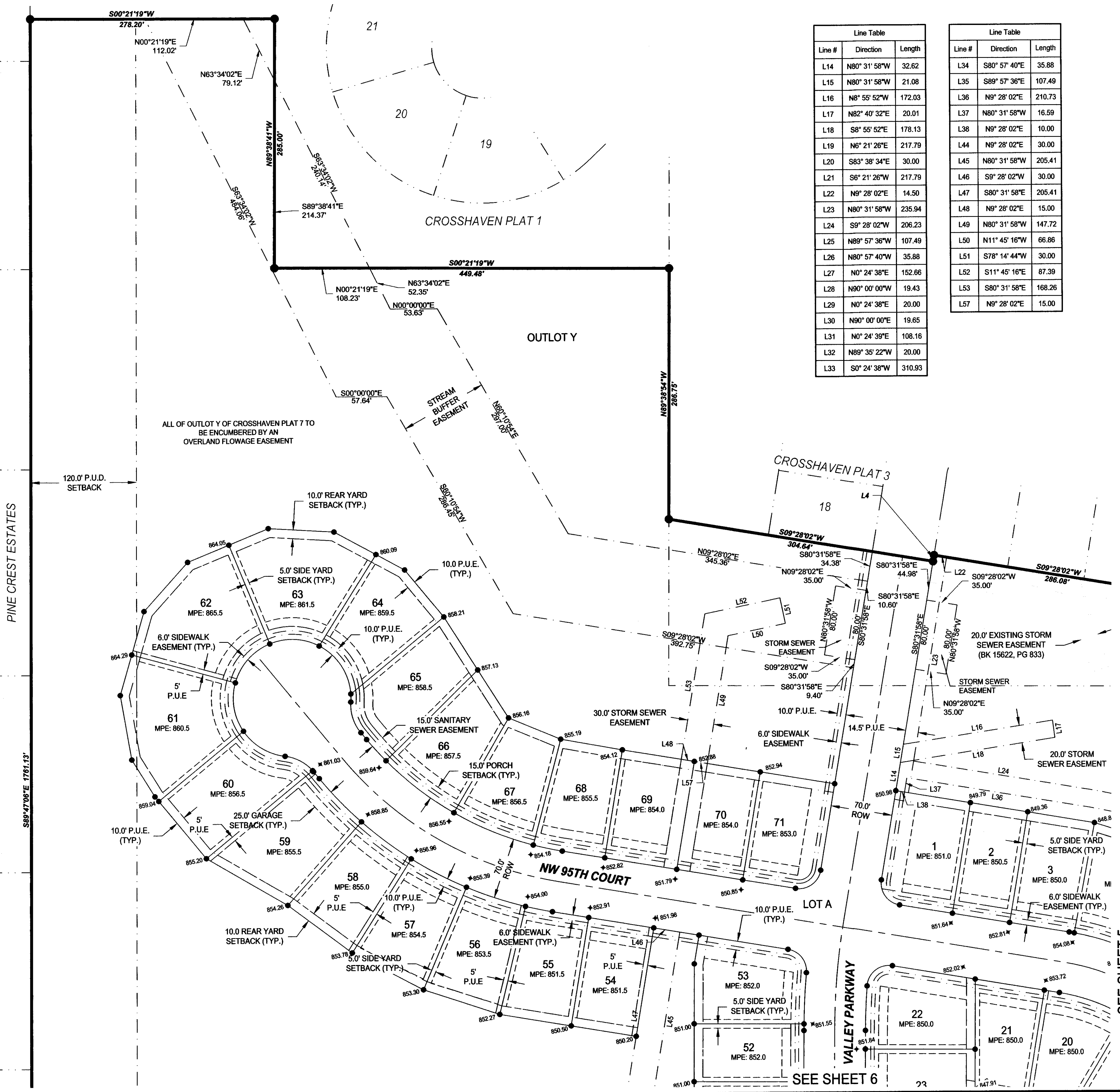


building strong communities

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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GENERAL LEGEND

- PLAT BOUNDARY
- EXISTING PROPERTY LINE
- PROPERTY LINE
- SETBACKS
- EASEMENTS

DATE SURVEYED: 10/30/2015

CORNERS FOUND:

- ▲ SECTION CORNER (TYPE AS NOTED)
- BOUNDARY CORNER (UNLESS NOTED OTHERWISE)

CORNERS SET:

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- △ SECTION CORNER 1/2" REBAR OPC #19828

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**CROSSHAVEN PLAT 7
FINAL PLAT**
JOHNSTON, IOWA
226053
05/13/2016

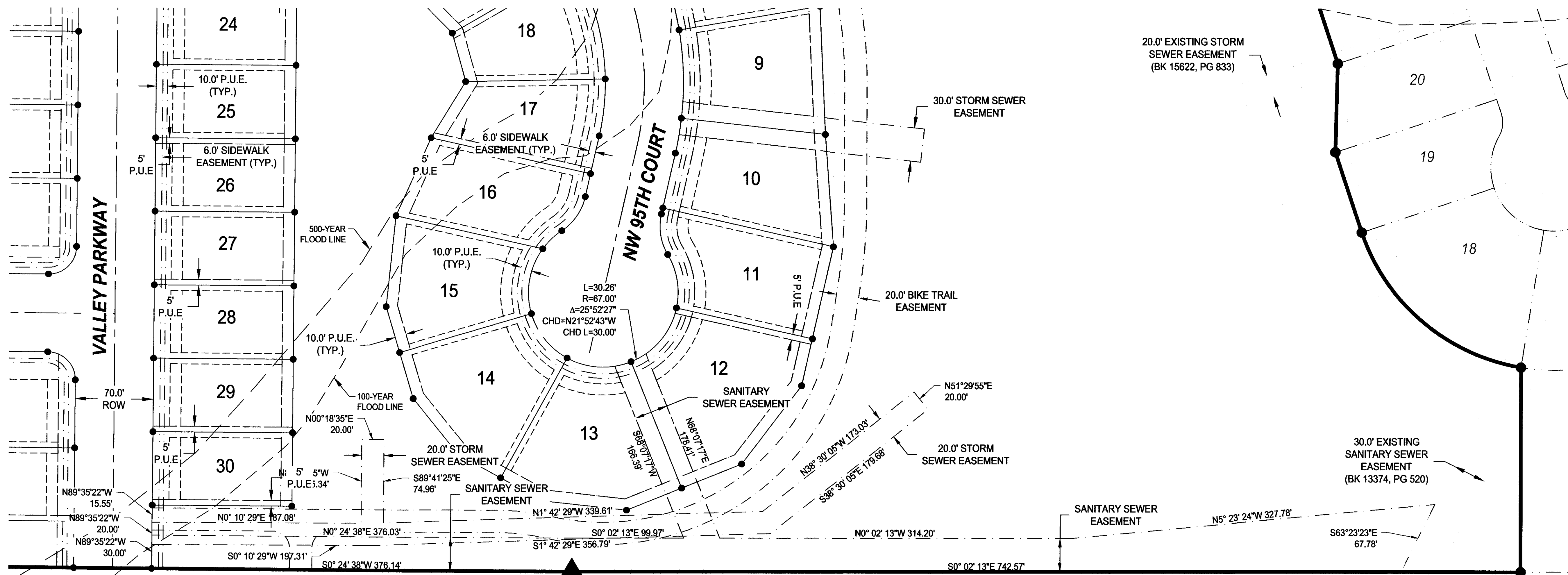
REVISIONS
07/13/2016
07/20/2016
10/11/2016

ENGINEER: C. SMITH
DRAWN BY: D. GRATE
CHECKED BY: B. GEATER
FIELD BOOK NO.:

DRAWING NO. FP-07
SHEET NO. 07/08

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---	EASEMENTS

DATE SURVEYED: 10/30/2015

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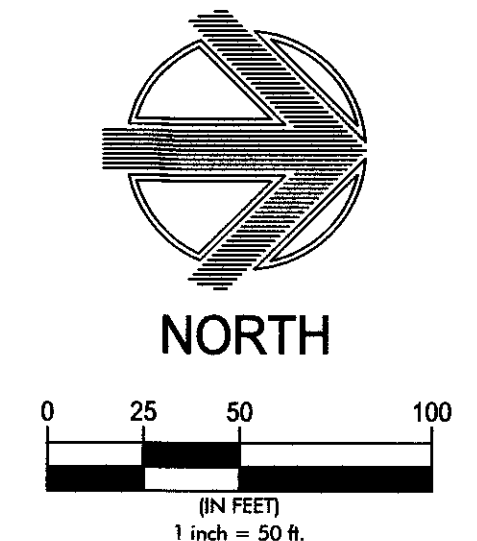
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- (7638) - LOT ADDRESSES



**CROSSHAVEN PLAT 7
FINAL PLAT**
JOHNSTON, IOWA
226053
05/13/2016

REVISIONS:
07/13/2016
07/20/2016
10/11/2016

ENGINEER: C. SMITH
DRAWN BY: D. GRATE
CHECKED BY: B. GEATER
FIELD BOOK NO.:
DRAWING NO.: FP-07
SHEET NO.: 08/08

317

RETURN TO:

Prepared by and Return To: B.J. Miller, Hubbell Realty Company 6900 Westown Parkway, West Des Moines, Iowa 50266, (515) 280-2057

SPACE ABOVE THIS LINE FOR RECORDER

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: That **Crosshaven I, LLC**, an Iowa limited liability company, owns the property legally described as:

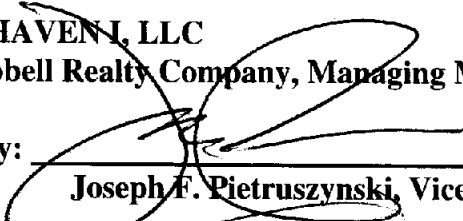

See Exhibit A.

The undersigned property owner has caused the Property described above to be subdivided into lots to be known as "**Crosshaven Plat 7**". The undersigned further acknowledge and certify that the subdivision of said **Crosshaven Plat 7** is with its consent and in accordance with its desires.

Crosshaven I, LLC does hereby dedicate to the electric company or companies, the natural gas company or companies, the telephone company or companies, the cable television company or companies and the data transmission company or companies serving the City of Johnston, Iowa, the perpetual public utility easements for underground electrical, natural gas, telephone, cable television utility services, and data transmission utility services that are shown on the recorded Final Plat of **Crosshaven Plat 7**.

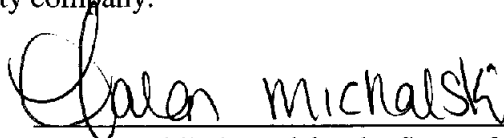
Dated this 30 day of September, 2016.

CROSSHAVEN I, LLC
By: Hubbell Realty Company, Managing Member

By: 
Joseph F. Pietruszynski, Vice President
By: 
Dan Cornelison, Senior Vice President

STATE OF IOWA)
)SS
COUNTY OF DALLAS)

On this 30 day of September 2016 before me a Notary Public, in and for said county, personally appeared Joseph F. Pietruszynski and Dan Cornelison to me personally known, who being by me duly sworn did say that they are the Vice President and Senior Vice President of Hubbell Realty Company, an Iowa corporation, the managing member of Crosshaven I, LLC, an Iowa limited liability company.


Notary Public in and for the State of Iowa

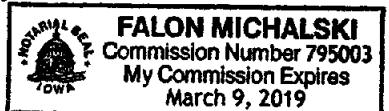


EXHIBIT A
Legal Description

Being all of Outlot Z of Crosshaven Plat 4, as recorded in Polk County Records at Book 15622, Pages 796-811 and that part of Outlot X of Crosshaven Plat 3, as recorded in Book 14644, Pages 908-919, lying South of Outlot Z of Crosshaven Plat 4, and part of Parcel K, as recorded in Polk County Records at Book 12648, Page 649, being located in the Northwest Quarter of Section 34, Township 80 North, Range 25 West of the 5th P.M. and that part of Parcel D in Outlot X of Smith Estates, as recorded in Polk County Records at Book 12653, Page 281, lying South of Outlot Z of Crosshaven Plat 4, all together being located in the City of Johnston, Polk County, Iowa being more particularly described as follows:

Beginning at the North Quarter corner of said Section 34; thence along the East line of said Parcel D N00°02'13"W, 849.84 feet to the Northeast corner of said Outlot Z; thence along the North line of said Outlot Z S89°57'47"W, 183.65 feet; thence along said North Line 196.64 feet along a 182.00 foot radius curve, concave Northwest, chord bearing S40°17'42"W, 187.22 feet; thence along said North line S71°39'29"W, 75.72 feet; thence along said north line N88°32'46"W, 79.71 feet; thence along said North line S71°39'29"W, 543.57 feet to the Northwest corner of said Outlot Z; thence along the West line of said Outlot Z S05°09'03"E, 97.06 feet; thence along said West line 335.65 feet along a 450.00 foot radius curve, concave West, chord bearing S16°13'03"W, 327.93 feet; thence along said West line 122.69 feet along a 250.00 foot radius curve, concave East, chord bearing S23°31'35"W, 121.46 Feet; thence along the west line of said Outlot X and said Outlot Z S09°28'02"W, 286.08 feet; thence along the West line of said Outlot X S80°31'58"E, 7.05 feet; thence along said West line S09°28'02"W, 304.64 feet to the West line of said Parcel K; thence along said West line N89°38'54"W, 286.75 feet; thence along said West line S00°21'19"W, 449.48 feet; thence along said West line N89°38'41"W, 285.00 feet; thence along said West line S00°21'19"W, 278.20 feet to the Southwest corner of said Parcel K; thence along the South line of said Parcel K S89°47'06"E, 1761.13 feet to the Southeast corner of said Parcel K; thence along the East line of said Parcel K N00°24'38"E, 1323.46 feet to the Point of Beginning. Described property contains 57.64 acres and is subject to easements and restrictions of record.

Prepared by and Return to: B.J. Miller, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266, (515) 280-2057

SPACE ABOVE THIS LINE FOR RECORDER

MORTGAGEE'S CONSENT TO THE FINAL PLAT OF CROSSHAVEN PLAT 7

KNOW ALL MEN BY THESE PRESENTS: that, West Bank is the present owner of the Mortgagee's interest in that certain Mortgage, granted by Crosshaven I, LLC an Iowa limited liability company, as Mortgagor, to West Bank, as Mortgagee, dated June 24, 2016 and filed for record in the Office of the Recorder for Polk County, Iowa on July 6, 2016 in Book 16078 at Page 771 of the Polk County Records, (the "**Mortgage**"), which Mortgage creates a lien on, among other property, the real property legally described as:

See Exhibit A;

which Property is to be platted into a subdivision to be known as "**Crosshaven Plat 7**", an Official Plat, now included in and forming a part of the City of Johnston, Polk County, Iowa. West Bank hereby acknowledges that the subdivision of the Property into lots in a plat to be known as **Crosshaven Plat 7** is with its consent and in accordance with its desire.

Dated this 4th day of October, 2016.

WEST BANK

By: [Signature]
Luke Mohlenhoff, Vice President

STATE OF IOWA)
)
COUNTY OF POLK)

SS.

On this 4th day of Oct 2016 before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Luke Mohlenhoff, to me personally known, who, being by me duly sworn, did say that he is the Vice President of West Bank, executing the within and foregoing instrument; that the instrument was signed on behalf of said bank corporation by authority of its Board of Directors; and said Luke Mohlenhoff, as such officer, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.

[Signature]
Notary Public in and for said State

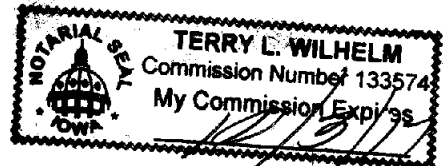


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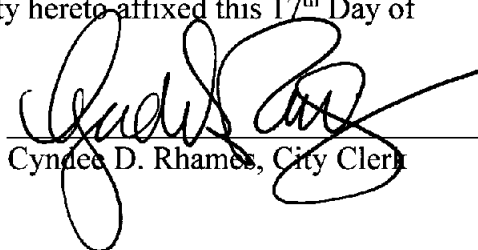
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CLERK'S CERTIFICATE

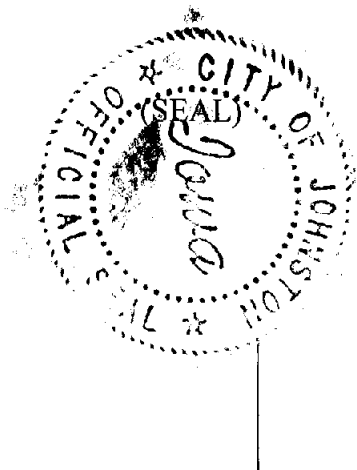
STATE OF IOWA)
)
COUNTY OF POLK)

I, Cyndee D. Rhames, City Clerk of the City of Johnston, Iowa, do hereby certify that the attached is a true copy of Resolution No. 16-213 - **A RESOLUTION APPROVING THE FINAL PLAT FOR CROSSHAVEN PLAT 7.**

WITNESS my hand and the seal of said Municipality hereto affixed this 17th Day of October, 2016.



Cyndee D. Rhames, City Clerk



RESOLUTION 16-213

A RESOLUTION APPROVING THE FINAL PLAT FOR CROSSHAVEN PLAT 7

WHEREAS, the Planning & Zoning Commission has reviewed the final plat for Crosshaven Plat 7 during its regular meeting on July 25th, 2016, and recommended approval of PZ Case No. 16-21 with noted conditions; and,

WHEREAS, the following action is deemed appropriate; and,

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that the Final Plat for Crosshaven Plat 7 is hereby approved subject to the recordation of the following documents,

1. Attorney's Title Opinion
2. Polk County Treasurer's Tax Certificate
3. Consent to Plat (Owner)
4. Consent to Plat (Mortgagee)
5. Warranty Deed to Street Lot (Lot A)
6. Groundwater Hazard Statement for Street Lot (Lot A)
7. Warranty Deed to Outlots (Outlots Y and Z)
8. Groundwater Hazard Statement for Outlots (Outlots Y and Z)
9. Mortgagee's Partial Release of Mortgage & Partial Subordination of Mortgage to Easements
10. Sanitary Sewer Easement
11. Storm Sewer Easement
12. Overland Flowage Easement
13. Public Utility Easement
14. Stream Buffer Easement (Outlot Y)
15. Stream Buffer Easement (Outlot Q Crosshaven Outlots Plat 1)
16. Bike Trail Easement
17. Sidewalk Easement
18. Petition and Waiver for Improvements to NW 100th Street
19. Development Agreement Regarding Maintenance of the Stone Veneer Façade on the stream crossing within Lot A Crosshaven plat 7

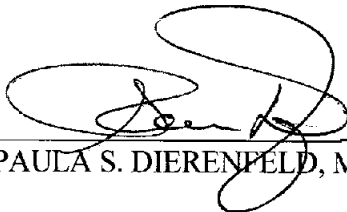
The City Council takes further action to approve the plat as noted:

1. The City Council acknowledges payment of the Little Beaver Creek Trunk Sewer Connection District in the amount of \$82,040.50.

Prior to the issuance of a certificate of occupancy for any structure within the plat, the following items shall be completed:

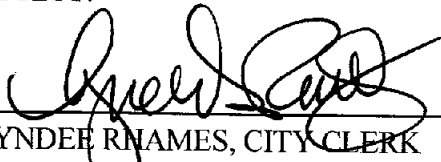
1. Pursuant to Chapter 145.05(4) the Erosion and Sediment Control Ordinance, an engineer's certification shall be provided certifying the elevation of the all designated ditch and drainage way elevations that are on or immediately adjacent to the lot under construction.
2. All structures located on lots that have a minimum protection elevations identified on the plat shall certify that the structure meets that elevation.

PASSED AND APPROVED this 17th day of October, 2016.



PAULA S. DIERENFELD, MAYOR

ATTEST:



CYNDEE R. NAMES, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Brown	✓	—	—	—
Clabaugh	✓	—	—	—
Cope	✓	—	—	—
Lindeman	✓	—	—	—
Temple	✓	—	—	—

September 21, 2016

City of Johnston
6221 Merle Hay Road
Johnston, IA 50131

Crosshaven I, LLC
6900 Westown Parkway
West Des Moines, IA 50266

Ladies and Gentlemen:

I

We have examined an Abstract of Title commencing with the Root of Title entry and ending with Pencil Notes No. 698235 prepared by Iowa Title Company and certified that it reflects all matters up to September 12, 2016, at 6:00 a.m. and relating to the following property:

BEING ALL OF OUTLOT Z OF CROSSHAVEN PLAT 4, AS RECORDED IN POLK COUNTY RECORDS AT BOOK 15622, PAGE 796-811 AND THAT PART OF OUTLOT X OF CROSSHAVEN PLAT 3, AS RECORDED IN BOOK 14644, PAGES 908-919, LYING SOUTH OF OUTLOT Z OF CROSSHAVEN PLAT 4, AND PART OF PARCEL K, AS RECORDED IN POLK COUNTY RECORDS AT BOOK 12648, PAGE 649, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M. AND THAT PART OF PARCEL D IN OUTLOT X OF SMITH ESTATES, AS RECORDED IN POLK COUNTY RECORDS AT BOOK 12653, PAGE 281, LYING SOUTH OF OUTLOT Z OF CROSSHAVEN PLAT 4, ALL TOGETHER BEING LOCATED IN THE CITY OF JOHNSTON, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE EAST LINE OF SAID PARCEL D N00°02'13"W, 849.84 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT Z; THENCE ALONG THE NORTH LINE OF SAID OUTLOT Z S89°57'47"W, 183.65 FEET; THENCE ALONG SAID NORTH LINE 196.64 FEET ALONG A 182.00 FOOT RADIUS CURVE, CONCAVE NORTHWEST, CHORD BEARING S40°17'42"W, 187.22 FEET; THENCE ALONG SAID NORTH LINE S71°39'29"W, 75.72 FEET; THENCE ALONG SAID NORTH LINE N88°32'46"W, 79.71 FEET; THENCE ALONG SAID NORTH LINE S71°39'29"W, 543.57 FEET TO THE NORTHWEST CORNER OF SAID

#2770105
DAVIS BROWN KOEHN SHORS & ROBERTS P.C.

OUTLOT Z; THENCE ALONG THE WEST LINE OF SAID OUTLOT Z S05°09'03"E, 97.06 FEET; THENCE ALONG SAID WEST LINE 335.65 FEET ALONG A 450.00 FOOT RADIUS CURVE, CONCAVE WEST, CHORD BEARING S16°13'03"W, 327.93 FEET; THENCE ALONG SAID WEST LINE 122.69 FEET ALONG A 250.00 FOOT RADIUS CURVE, CONCAVE EAST, CHORD BEARING S23°31'35"W, 121.46 FEET; THENCE ALONG THE WEST LINE OF SAID OUTLOT X AND SAID OUTLOT Z S09°28'02"W, 286.08 FEET; THENCE ALONG THE WEST LINE OF SAID OUTLOT X S80°31'58"E, 7.05 FEET; THENCE ALONG SAID WEST LINE S09°28'02"W, 304.64 FEET TO THE WEST LINE OF SAID PARCEL K; THENCE ALONG SAID WEST LINE N89°38'54"W, 286.75 FEET; THENCE ALONG SAID WEST LINE S00°21'19"W, 449.48 FEET; THENCE ALONG SAID WEST LINE N89°38'41"W, 285.00 FEET; THENCE ALONG SAID WEST LINE S00°21'19"W, 278.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL K; THENCE ALONG THE SOUTH LINE OF SAID PARCEL K S89°47'06"E, 1761.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL K; THENCE ALONG THE EAST LINE OF SAID PARCEL K N00°24'38"E, 1323.46 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 57.64 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

To be known after platting as Crosshaven Plat 7.

As of that date and time, we find from our examination that good and marketable title to the property described above is held by:

Crosshaven I, LLC

EXCEPT THAT it is subject to the following:

1. **MORTGAGE.** There is shown a Construction Mortgage dated June 24, 2016 and filed July 6, 2016 in Book 16078, Page 771, in the records of Polk County, Iowa, from Crosshaven I, LLC, to West Bank. **This Mortgage is a lien on the property under examination and you must obtain the Mortgagee's consent to your new plat.**

2. **REAL ESTATE TAXES.** Real estate taxes for fiscal year 2015-2016 (payable in 2016-2017) are as follows: Parcel No. 241.00434.607.037: first installment - due in the amount of \$143.00, second installment - due in the amount of \$143.00; Parcel No. 241.00993.750.021: first installment - due in the amount of \$19.00, second installment - due in the amount of \$19.00; Parcel No. 241.00434.607.036: first installment - due in the amount of \$12.00, second installment - due in the amount of \$12.00; Parcel No. 241.00434.605.038: first installment - due in the amount of \$18.00, second installment - due in the amount of \$18.00; Parcel No. 241.00282.428.001: first installment - due in the amount of \$349.00, second installment - due in

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the amount of \$349.00; Parcel No. 241.00993.750.017: first installment - due in the amount of \$14.00, second installment – due in the amount of \$14.00.

3. **SEARCHES**. The abstracter has conducted ten-year judgment lien searches against the owners and nothing is shown except as set forth above.

4. **EASEMENTS**. The following easements are shown in the Polk County Recorder's office:

- (a) City of Johnston, Iowa zoning ordinances;
- (b) Easements, set back requirements, and development notes shown on the Plat for Crosshaven Outlots Plat 1, filed August 7, 2009 in Book 13162, Page 859.
- (c) Easements, set back requirements, and development notes shown on the Plat for Crosshaven Plat 3 filed February 5, 2013 in Book 14644, Page 908.
- (d) Easements, set back requirements, and development notes shown on the Plat for Crosshaven Plat 4, filed June 18, 2015 in Book 15622, Page 796.
- (e) Easements, set back requirements, and development notes shown on the Plat for Smith Estates filed May 15, 2000 in Book 8494, Page 850
- (f) Public Utility Easement dated October 28, 1953 filed November 4, 1953 in Book 2635, Page 57.
- (g) Utility Easement dated September 12, 1966, filed November 18, 1966 in Book 3820, Page 598.
- (h) Public Utility Easement dated May 22, 1969, filed July 28, 1969 in Book 4062, Page 409.
- (i) Right-Of-Way Permit dated May 31, 1985, filed June 10, 1985 in Book 5460, Page 887.
- (j) Easement Agreement dated June 9, 2008, filed June 11, 2008 in Book 12685, Page 722.
- (k) Extension Agreement and Irrevocable Petition and Waiver dated May 23, 2008, filed July 25, 2008 in Book 12728, Page 663.
- (l) Public Sanitary Sewer Easement dated December 15, 2009, filed March 5, 2010, in Book 13374, Page 515.
- (m) Easement for Storm Sewer Right-of-Way dated January 30, 2012, filed February 10, 2012, in Book 14155, Page 106.

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(n) Petition and Waiver dated February 6, 2012, filed February 10, 2012, in Book 14155, Page 120.

(o) Storm Water Detention Pond Development Agreement for Crosshaven dated February 6, 2012, February 10, 2012, in Book 14155, Page 128.

(p) Petition and Waiver dated January 22, 2013, filed February 5, 2013, in Book 14644, Page 942.

(q) Agreement for the Benefit of Johnston Community School District dated August 20, 2009, filed August 25, 2009 in Book 13182, Page 986.

(r) Sanitary Sewer Easement dated January 14, 2010, filed March 5, 2010 in Book 13374, Page 520.

(s) Storm Water Development Agreement filed February 10, 2012 in Book 14155, Page 128.

(t) Emergency Siren Easement filed March 5, 2010 in Book 13374, Page 507.

(u) Public Sanitary Sewer Easement filed March 5, 2010 in Book 13374, Page 511.

(v) Public Sanitary Sewer Easement filed February 10, 2012 in Book 14155, Page 99.

(w) Landscape Buffer Easement filed February 10, 2012 in Book 14155, Page 111.

(x) Sidewalk Easement filed February 10, 2012 in Book 14155, Page 113.

(y) Stormwater Management Facilities Maintenance Agreement filed June 18, 2015 in Book 15622, Page 789.

(z) Overland Flowage Easement filed June 18, 2015 in Book 15622, Page 823.

(aa) Bike Trail Easement filed June 18, 2015 in Book 15622, Page 830.

(bb) Storm Sewer Easement filed Jun 18, 2015 in Book 15622, Page 833.

(cc) Bike Trail Easement filed June 18, 2015 in Book 15622, Page 840.

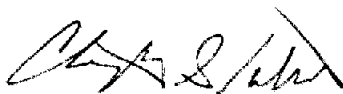
(dd) Declaration of Covenants, Conditions, Easements and Restrictions
Applicable to Crosshaven, Johnston, Polk County, Iowa, filed March 5, 2010 in Book 13374,
Page 532, as amended.

GENERAL MATTERS.

- (a) This Opinion is prepared for purposes of complying with Section 354.11 of the Iowa Code and only shows information of record that is required by Section 354.11.
- (b) This opinion does not cover matters which are not included in the abstract, and you should determine for yourself if any of the following items may be a problem:
 - (1) Plat and boundary lines;
 - (2) Parties in possession;
 - (3) Special assessments not yet certified with the County Treasurer;
 - (4) Liens for charges for municipal services not yet certified with the County Auditor;
 - (5) Zoning ordinances;
 - (6) Personal property taxes against the titleholder in the county where the property is located, which are not assessed in the taxing district where the property is located; and
 - (7) Labor or material furnished on the property within the last ninety (90) days which might become subject to mechanic's liens.

Sincerely,

DAVIS, BROWN, KOEHN, SHORS & ROBERTS, P.C.



Christopher S. Talcott

CERTIFICATE OF TREASURER OF POLK COUNTY, IOWA

STATE OF IOWA)
) ss:
COUNTY OF POLK)

I, Mary Maloney, Treasurer of Polk County, having examined the records of my office, in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to real properties, specifically set forth in Exhibit "A" attached hereto and made part hereof, to be hereinafter designated as:

CROSSHAVEN PLAT 7 an Official Plat, Polk County, Iowa

do hereby certify that same is free from all certified taxes,
special assessments and special rates and charges.

Nor are there any taxes due for Moneys and Credits, Bushels of Grain,
Industrial Machinery, Data Processing Equipment, Utilities or Buildings on Leased Land against

CROSSHAVEN I, LLC,

who is(are) the record title holder(s) of said real estate.

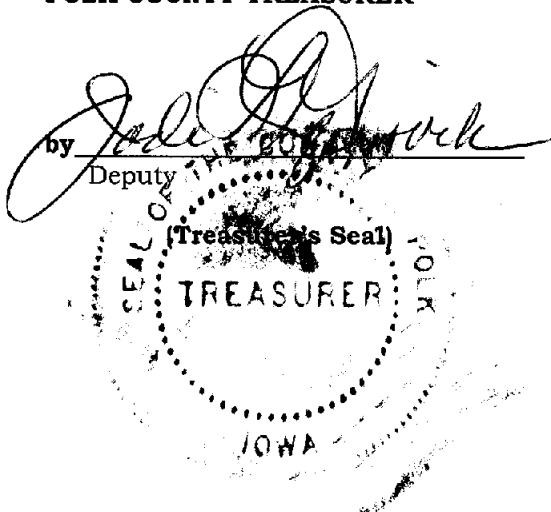
Dated at Des Moines, IA , Friday, September 30, 2016 .

MARY MALONEY
POLK COUNTY TREASURER

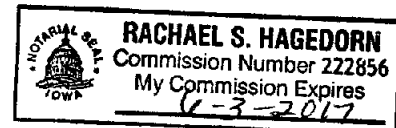
Subscribed and sworn to before me on this
30 day of September, 2016.

by Jodi A. [Signature]
Deputy

by Rachael S. Hagedorn [Signature]
Notary Public in and for Polk County, IA



(Notary Seal)



PREPARED BY: Rebecca Lawrence, Property Description Specialist

EXHIBIT A

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