

1340 NW 131ST Street
 West Des Moines, IA 50325
 515-944-7279
 fax 515-944-5370

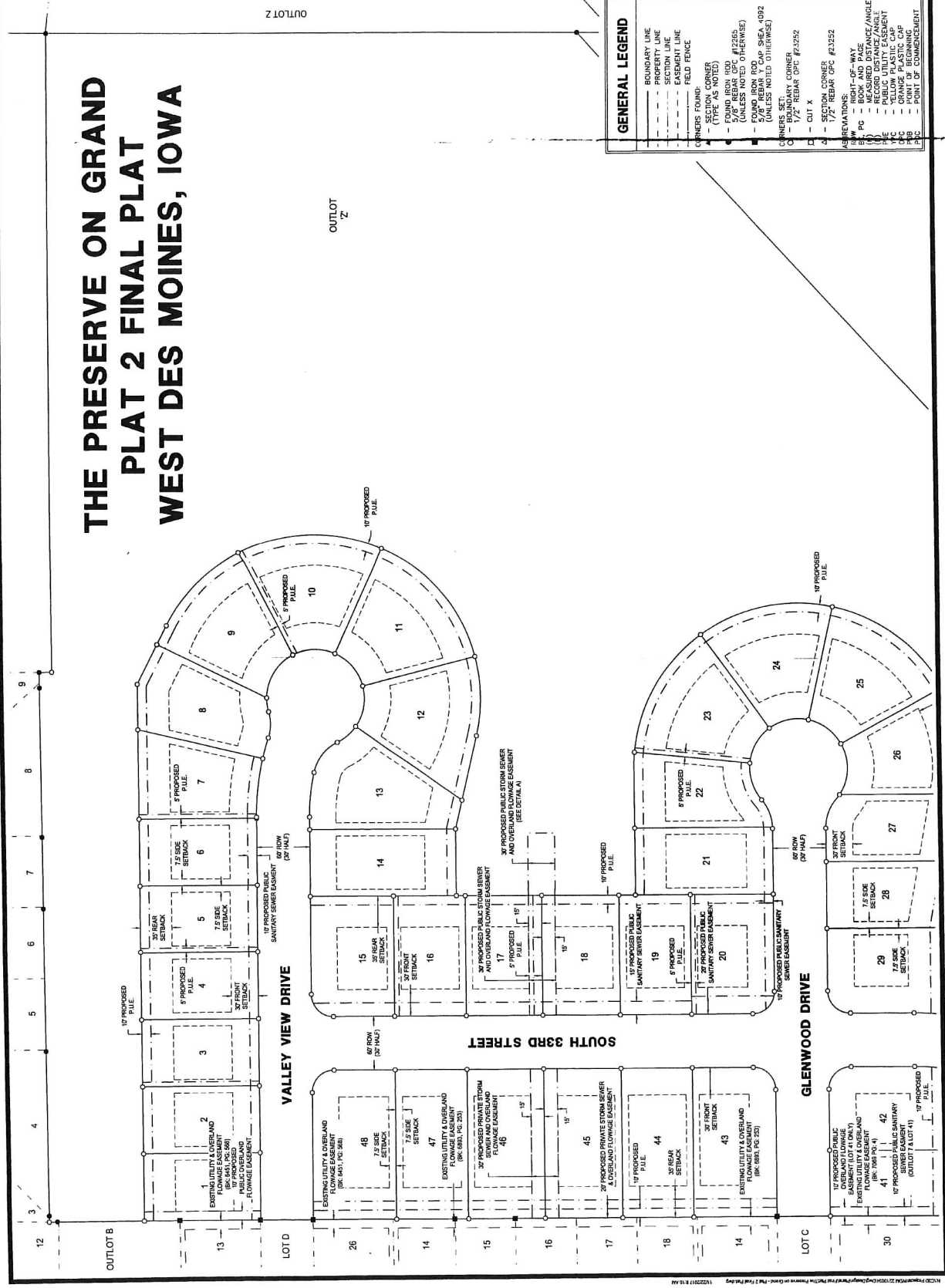
NOTICE:
 McCLure Engineering Co., Inc. is a professional engineering firm. This drawing is prepared by a professional engineer and is intended to be used in accordance with the Iowa Code and the National Electrical Code. It is the responsibility of the user to verify the accuracy of the information provided on this drawing. McCLure Engineering Co., Inc. is not responsible for any errors or omissions on this drawing.



**THE PRESERVE ON GRAND
 PLAT 2 FINAL PLAT**
 West Des Moines, Iowa
 2710034
 SEPTEMBER 2017

DESIGNED BY
 J. BECKER
 DRAWN BY
 J. BECKER
 CHECKED BY
 J. BECKER
 DATE
 9/11/17
 SHEET NO.
 4 / 5
 PROJECT NO.
 FP-02

THE PRESERVE ON GRAND PLAT 2 FINAL PLAT WEST DES MOINES, IOWA



GENERAL LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- FIELD FENCE

CORNERS FOUND:

- 4 - CORNER (TYPE AS NOTED)
- 5 - FOUND IRON ROD (TYPE AS NOTED)
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- 47 - FOUND IRON ROD (TYPE AS NOTED)
- 48 - FOUND IRON ROD (TYPE AS NOTED)

CORNERS SET:

- 1 - BOUNDARY CORNER
- 2 - BOUNDARY CORNER
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- 47 - BOUNDARY CORNER
- 48 - BOUNDARY CORNER

NOTES:

- 1 - 1/2" REBAR OPC #3352
- 2 - 1/2" REBAR OPC #3352
- 3 - 1/2" REBAR OPC #3352
- 4 - 1/2" REBAR OPC #3352
- 5 - 1/2" REBAR OPC #3352
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- 47 - 1/2" REBAR OPC #3352
- 48 - 1/2" REBAR OPC #3352

THE PRESERVE ON GRAND PLAT 2 FINAL PLAT WEST DES MOINES, IOWA

McCLURE ENGINEERING CO.
building strong communities

1340 NW 131st Street
Clive, Iowa 50333
Phone: 515-251-7777
Fax: 515-251-2370

NOTES:
1. All dimensions are in feet and inches unless otherwise noted.
2. All bearings are in degrees, minutes and seconds unless otherwise noted.
3. All distances are in feet unless otherwise noted.
4. All corners are to be marked with a 1/2" rebar unless otherwise noted.
5. All easements are to be shown in accordance with the applicable laws of the State of Iowa.



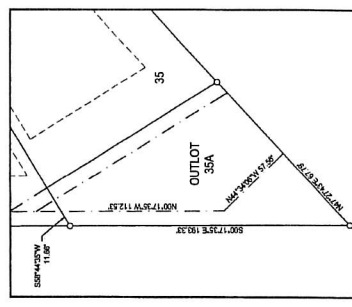
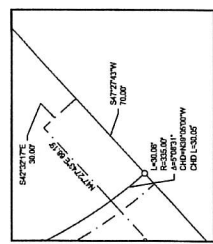
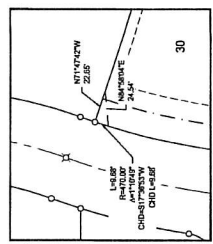
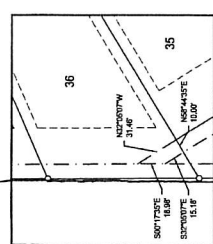
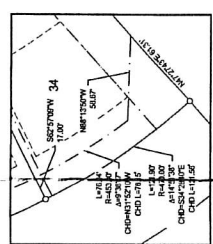
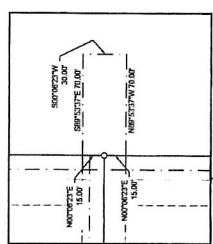
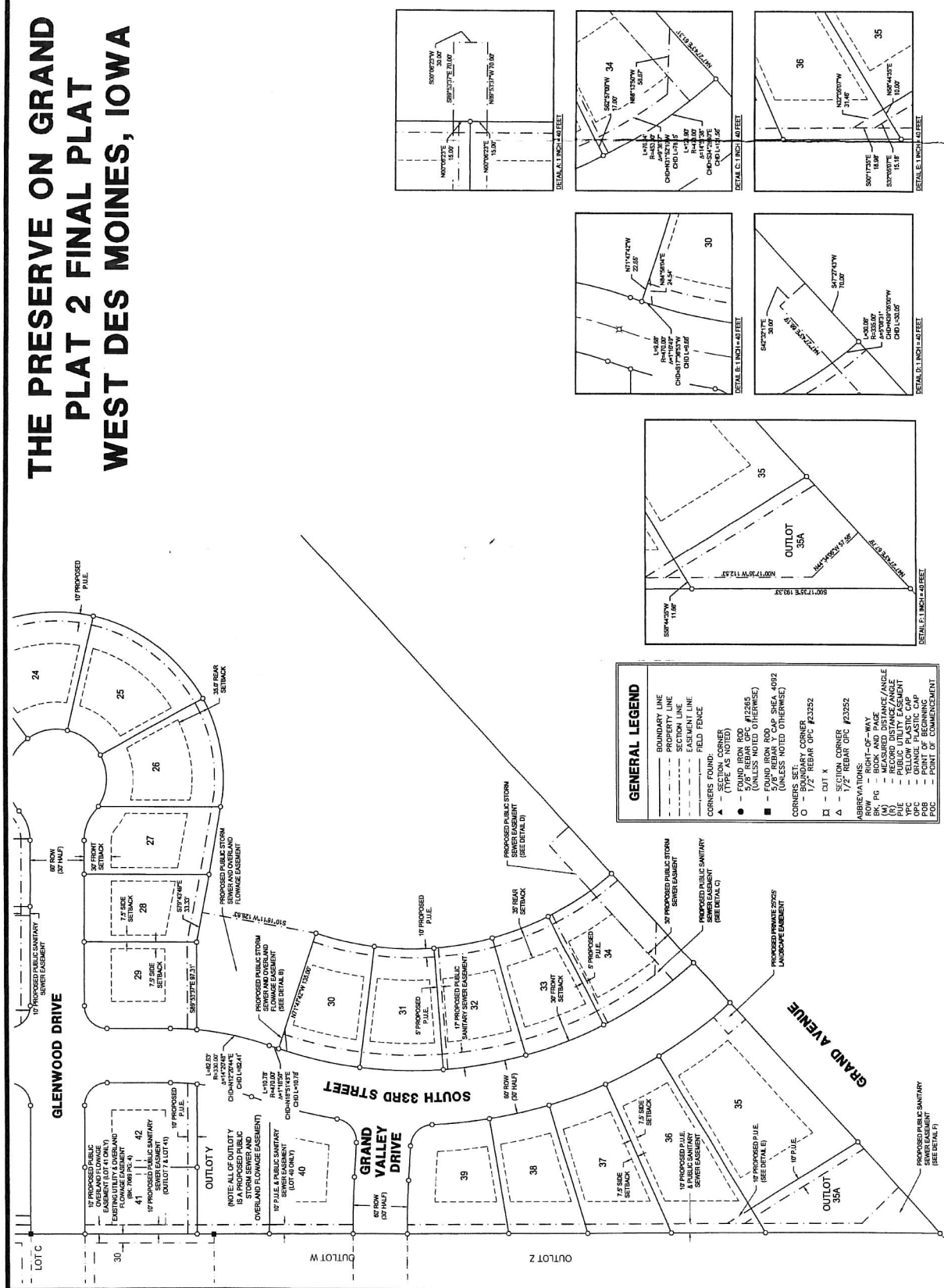
THE PRESERVE ON GRAND
PLAT 2 FINAL PLAT

West Des Moines, Iowa
2110014
SEPTEMBER 2017

DESIGNED BY:
C. SMITH
J. DREYER

CHECKED BY:
J. BECKER
M. BOCKEL

DATE: 5 / 5
PROJECT: FP-02



GENERAL LEGEND

- BOUNDARY LINE
- - - PROPERTY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - FIELD FENCE
- CORNERS FOUND (TYPE AS NOTED)
- FOUND IRON ROD #17245 (UNLESS NOTED OTHERWISE)
- FOUND IRON ROD #17246 (UNLESS NOTED OTHERWISE)
- ▲ CORNERS SET (UNLESS NOTED OTHERWISE)
- BOUNDARY CORNER
- 1/2" REBAR OPC #23252
- - CUT X
- △ - SECTION CORNER
- △ - SECTION CORNER #23252

ABBREVIATIONS:
 ROW - RIGHT-OF-WAY
 BK, PG - BACK AND FOREGROUND
 (R) - RECORD DISTANCE/ANGLE
 (A) - ANGLE
 Y/C - YELLOW PLASTIC CAP
 O/C - ORANGE PLASTIC CAP
 POC - POINT OF COMMENCEMENT

Type of Document:

Minimum Protected Openings – The Preserve on Grand Plat 2

Return Document To:

City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265 (515) 222-3600

Individual's Name Street Address City/State Zip Phone

Preparer Information:

Kara Tragesser City of West Des Moines PO Box 65320 West Des Moines IA 50266-0320 515-222-26320

Individual's Name Street Address City/State Zip Phone

Taxpayer Information:

Not Applicable
Individual's Name Street Address City/State Zip

Grantor (s):

Diligent Grand Avenue 67 LLC

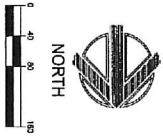
Grantee(s):

City of West Des Moines

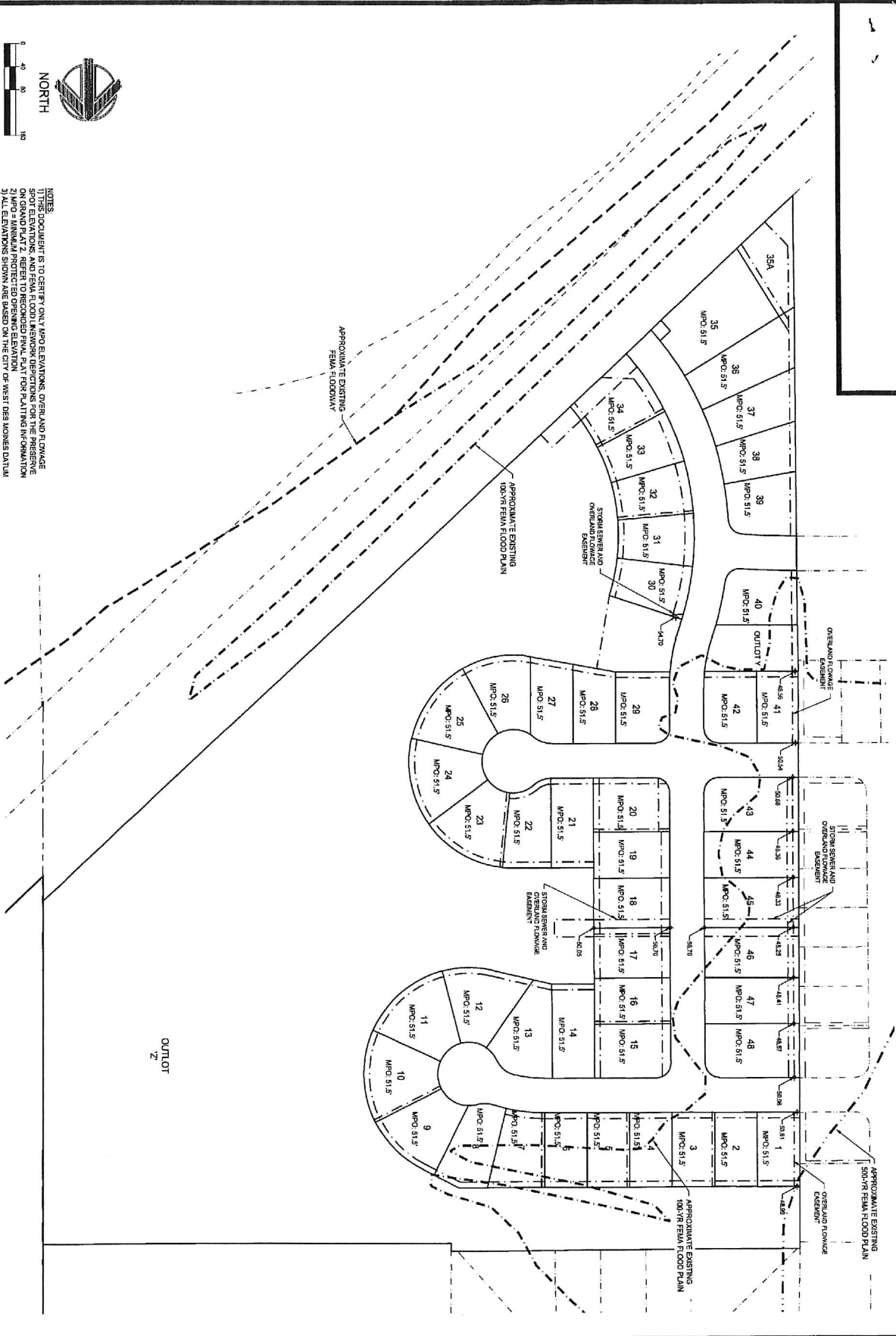
Legal Description:

The Preserve on Grand Plat 2

Book and Page Reference Numbers: **Book** _____ **Page** _____



NOTES:
 1) THIS DOCUMENT IS TO CERTIFY ONLY MPO ELEVATIONS, OVERLAND FLOWAGE SPOT ELEVATIONS, AND FEMA FLOOD, MINOR DEVIATIONS FOR THE PRESERVE ON GRAND PLAT 2. REFER TO RECORDED FINAL PLAN FOR PLATTING INFORMATION.
 2) MPO ELEVATIONS ARE BASED ON THE STATE OF WEST VIRGINIA DATUM.
 3) ALL ELEVATIONS SHOWN ARE BASED ON THE STATE OF WEST VIRGINIA DATUM.



McCLURE ENGINEERING Co
 building strong communities.

1340 NW 121st Street
 Clatsop, Oregon 97130
 Tel: 503-944-2379
 Fax: 503-944-2378

McCLURE ENGINEERING Co

1 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF OREGON.

CALEB A. SMITH 11/22/2017
 CALEB A. SMITH, P.E. NO. 77883
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

OVERLAND FLOWAGE EXHIBIT GRADUA ELEVATIONS, MINIMUM PROTECTED OPENINGS AND FEMA FLOOD LINES ON GRAND PLAT 2

What Day Modified: none
 2/21/2014
 SEPTEMBER 29, 2017

DESIGNED BY: C. SMITH
 CHECKED BY: C. SMITH
 DRAWN BY: J. BECKER
 DATE: 11/22/2017

EX-01 1 / 1