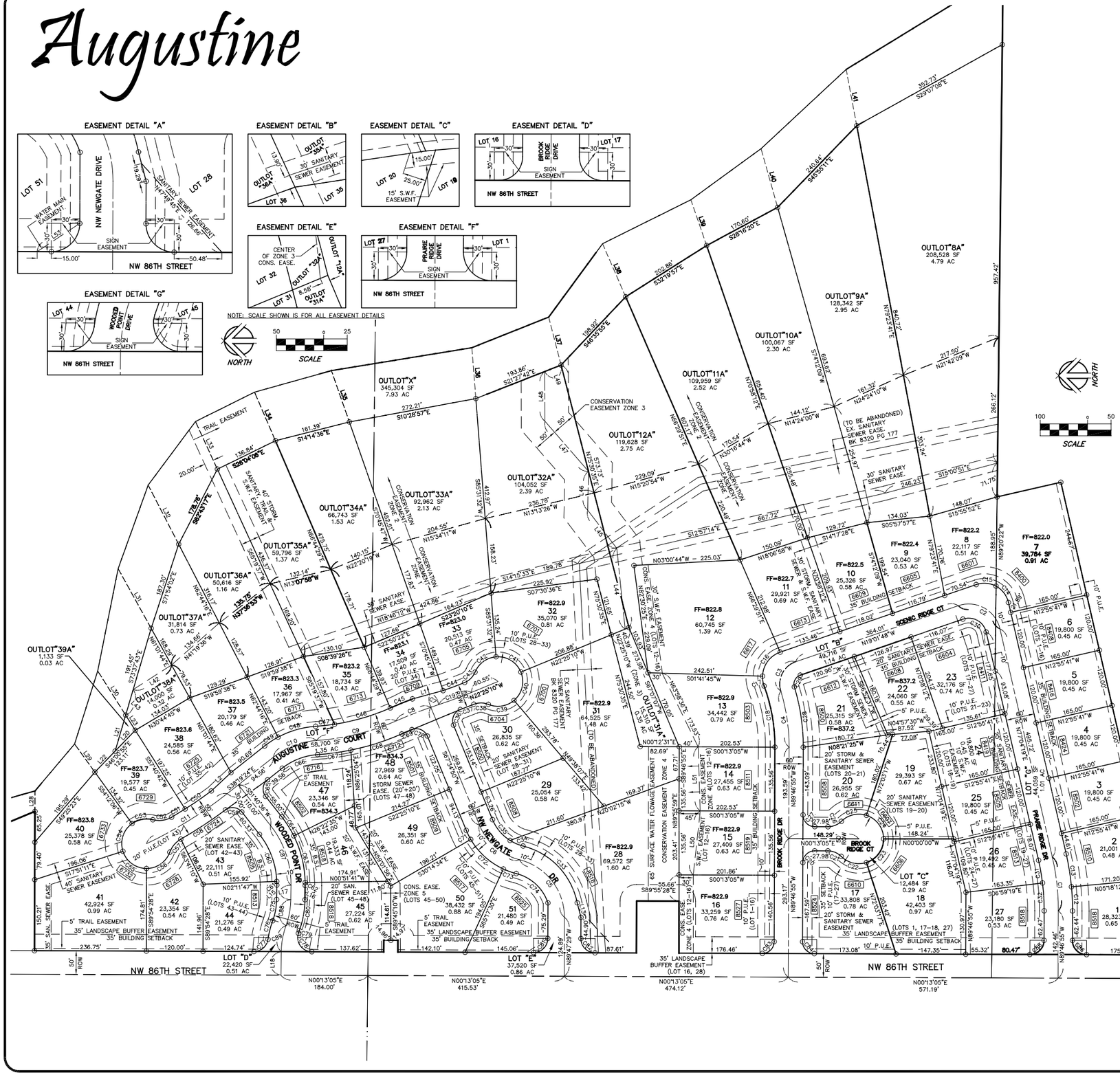
Augustine



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG.
C1	500.00'	114.72'	57.61'	114.47'	N83°38'42"E
C2	67.87'	113.83'	75.51'	100.95'	N29°01'16"E
C3	50.00'	76.82'	48.31'	69.48'	N63°02'34"W
C4	400.00'	120.59'	60.76'	120.14'	N81°34'52"E
C5	125.00'	166.22'	97.99'	154.24'	N52°06'52"E
C6	125.00'	116.85'	63.09'	112.64'	S40°48'01"W
C7	1000.00'	18.12'	9.06'	18.12'	N18°43'13"W
C8	1000.00'	79.11'	39.58'	79.09'	N21°30'21"W
C9	500.00'	174.07'	87.92'	173.19'	S13°47'56"E
C10	165.00'	99.35'	51.23'	97.85'	N21°04'28"W
C11	888.27'	201.60'	101.23'	201.17'	S31°49'17"E
C12	530.00'	51.07'	25.56'	51.05'	N87°27'27"E
C13	530.00'	70.53'	35.32'	70.48'	N80°53'03"E
C14	52.50'	44.59'	23.74'	43.26'	N52°44'19"E
C15	52.50'	43.46'	23.07'	42.23'	N04°41'16"E
C16	55.50'	67.10'	38.34'	63.09'	N53°40'01"W
C17	55.50'	21.25'	10.76'	21.12'	S80°43'37"W
C18	370.00'	132.12'	66.77'	131.42'	N79°59'18"E
C19	1000.00'	73.62'	36.83'	73.61'	S20°18'37"E
C20	25.00'	39.27'	25.00'	35.36'	N44°46'55"W
C21	40.00'	31.36'	16.54'	30.56'	N22°40'39"E
C22	52.50'	57.80'	32.22'	54.93'	S13°35'45"W
C23	52.50'	66.02'	38.18'	61.76'	S53°58'21"E
C24	52.50'	66.02'	38.18'	61.76'	N53°58'21"E
C25	52.50'	57.40'	31.95'	54.59'	N13°22'40"W
C26	40.00'	31.36'	16.54'	30.56'	S22°14'29"E
C27	25.00'	39.27'	25.00'	35.36'	S45°13'05"W
C28	430.00'	129.64'	65.31'	129.15'	N81°34'52"E
C29	20.00'	30.73'	19.32'	27.79'	N63°02'34"W
C30	37.87'	63.51'	42.13'	56.33'	N29°01'16"E
C31	470.00'	48.72'	24.38'	48.70'	N80°02'30"E
C32	470.00'	59.12'	29.60'	59.08'	N86°36'53"E
C33	155.00'	174.97'	98.14'	165.83'	N46°21'35"E
C34	95.00'	30.29'	15.28'	30.16'	S23°09'17"W
C35	95.00'	58.51'	30.22'	57.59'	S49°56'06"W
C36	25.00'	40.14'	25.89'	35.97'	N66°25'11"W
C37	1025.00'	30.89'	15.35'	30.69'	S21°16'40"E
C38	40.00'	31.47'	16.60'	30.67'	N00°24'22"E
C39	52.50'	58.01'	32.37'	55.11'	S08°42'31"E
C40	52.50'	66.02'	38.18'	61.76'	S76°23'32"E
C41	52.50'	66.02'	38.18'	61.76'	N31°33'11"E
C42	52.50'	57.99'	32.35'	55.09'	N36°07'06"W
C43	40.00'	31.88'	16.84'	31.04'	S44°55'48"E
C44	975.00'	48.68'	24.35'	48.68'	S20°40'02"E
C45	1030.00'	50.56'	25.28'	50.55'	N22°21'58"W
C46	470.00'	123.28'	61.99'	122.92'	S16°15'30"E
C47	470.00'	40.35'	20.19'	40.33'	S06°17'06"E
C48	195.00'	83.31'	42.30'	82.68'	N16°03'53"W
C49	195.00'	34.10'	17.09'	34.06'	N33°18'48"W
C50	863.27'	67.42'	33.73'	67.40'	S34°33'33"E
C51	863.27'	33.41'	16.71'	33.41'	S31°12'46"E
C52	52.50'	41.12'	21.68'	40.08'	S07°39'55"E
C53	52.50'	46.34'	24.80'	44.85'	N10°30'45"W
C54	52.50'	66.02'	38.18'	61.76'	N71°49'32"W
C55	52.50'	66.02'	38.18'	61.76'	S36°07'11"W
C56	52.50'	64.21'	36.82'	60.29'	S34°56'52"E
C57	52.50'	36.91'	19.26'	36.16'	N49°50'44"W
C58	913.27'	113.06'	56.60'	112.99'	S33°14'59"E
C59	25.00'	38.60'	24.34'	34.88'	N07°26'25"E
C60	170.00'	107.89'	55.83'	106.09'	N69°51'31"E
C61	170.00'	7.77'	3.89'	7.77'	N89°21'02"E
C62	230.00'	6.11'	3.06'	6.11'	N89°53'59"E
C63	230.00'	102.42'	52.08'	101.58'	N76°22'52"E
C64	230.00'	47.96'	24.07'	47.87'	N57°39'00"E
C65	25.00'	39.27'	25.00'	35.36'	N83°19'24"W
C66	135.00'	81.28'	41.92'	80.06'	N21°04'28"W
C67	530.00'	71.29'	35.70'	71.23'	S07°40'44"E
C68	530.00'	113.23'	56.83'	113.01'	S17°39'08"E
C69	970.00'	23.39'	11.69'	23.39'	N23°04'54"W
C70	25.00'	39.26'	24.99'	35.35'	N22°35'41"E
C71	155.00'	21.16'	10.60'	21.15'	S63°40'08"W
C72	155.00'	94.82'	48.94'	93.35'	S42°13'58"W
C73	155.00'	28.91'	14.50'	28.87'	S19°21'51"W
C74	95.00'	95.37'	52.14'	91.41'	N42°46'43"E
C75	135.00'	46.03'	23.24'	45.81'	S79°34'15"E
C76	195.00'	40.81'	20.48'	40.73'	N75°47'50"W
C77	30.00'	42.94'	26.08'	39.37'	S40°47'13"E
C78	30.00'	56.20'	40.79'	48.33'	S53°52'57"W
C79	135.00'	6.25'	3.12'	6.25'	N71°07'40"W
C80	195.00'	66.49'	33.57'	66.17'	S79°34'15"E
C81	30.00'	47.13'	30.00'	42.43'	S44°47'12"E
C82	30.00'	47.12'	30.00'	42.42'	S45°12'48"W
C83	25.00'	39.26'	24.99'	35.35'	S44°47'39"E
C84	25.00'	39.26'	24.99'	35.35'	S45°13'51"W
C85	30.00'	47.11'	29.99'	42.42'	S44°47'26"E
C86	30.00'	47.13'	30.01'	42.43'	S45°12'34"W
C87	200.00'	136.08'	70.79'	133.47'	N71°10'07"E
C88	165.00'	56.26'	28.41'	55.99'	S79°34'15"E
C89	165.00'	56.26'	28.41'	55.99'	N79°34'15"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	67.29'	S15°05'40"E
L2	57.07'	S43°02'27"E
L3	100.00'	N89°46'55"W
L4	80.00'	N00°13'05"E
L5	100.00'	N89°46'55"W
L6	32.01'	N00°13'05"E
L7	25.00'	N89°25'22"W
L8	29.93'	N00°13'02"E
L9	25.00'	S89°52'18"E
L10	110.05'	N89°44'48"W
L11	89.73'	N00°15'42"E
L12	109.98'	S89°55'28"E
L13	31.98'	S75°30'12"W
L14	27.14'	S54°12'06"W
L15	30.32'	N89°20'22"W
L16	30.32'	N89°20'22"W
L17	30.32'	N89°20'22"W
L18	49.85'	N89°20'22"W
L19	37.94'	S57°40'42"W
L20	61.48'	N46°00'55"W
L21	79.52'	S73°37'43"E
L22	61.63'	N46°00'55"W
L23	37.94'	S57°40'42"W
L24	61.77'	S82°01'17"E
L25	63.05'	N66°12'36"E
L26	60.03'	N69°13'29"E
L27	172.71'	S20°40'03"W
L28	43.29'	S89°48'00"E
L29	13.43'	N54°12'06"E
L30	110.64'	N57°40'42"E
L31	144.39'	N61°01'44"E
L32	140.85'	N62°44'16"E
L33	110.95'	N65°19'32"E
L34	111.93'	N66°44'29"E
L35	115.10'	N70°45'47"E
L36	108.03'	N85°31'32"E
L37	104.89'	N75°30'35"E
L38	122.54'	N66°29'51"E
L39	102.39'	N70°58'12"E
L40	129.02'	N74°12'09"E
L41	121.16'	N79°23'41"E
L42	96.21'	N32°36'45"W
L43	56.48'	S73°37'43"E
L44	171.65'	N84°04'58"E
L45	101.64'	N52°44'05"E
L46	82.18'	S88°46'40"E
L47	140.76'	N48°58'50"E
L48	105.12'	N89°44'56"E
L49	37.29'	N21°27'42"W
L50	136.31'	S83°44'58"E
L51	135.65'	N88°06'20"E
L52	37.85'	S89°46'56"E
L53	54.09'	S33°28'35"E

OWNER/DEVELOPER
AUGUSTINE, LLC
6151 THORNTON AVENUE
DES MOINES, IOWA 50321
(515) 331–2200 (515) 331–2201 FAX

PREPARED BY
NILLES ASSOCIATES, INC.
306 S. ANKENY BOULEVARD
ANKENY, IOWA 50021–3127
(515) 965–0123 OFFICE (515) 965–3322 FAX

ZONING
R–1(75) SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS
FRONT YARD SETBACK: 35 FEET
SIDE YARD SETBACK: 8 FEET MIN., 17 FEET TOTAL
REAR YARD SETBACK: 35 FEET**
MAX. HEIGHT: 35 FEET
MAX. STORIES: 2½ STORIES
**THERE IS A ZERO FOOT REAR YARD SETBACK FOR LOTS ALONG OUTLOTS WITH THE SAME NUMBERIC PREFIX.

FIRM INFORMATION
ZONES AE AND X AS DELINEATED ON PLAT.
COMMUNITY PANEL NUMBER: 190745 0003 D
EFFECTIVE DATE: JULY 19, 2000

FF = MINIMUM ALLOWED FINISHED FLOOR ELEVATION (SET 2' ABOVE ESTABLISHED FEMA FLOOD ELEVATION)

CONSERVATION EASEMENT SUMMARY
A CONSERVATION AND SURFACE WATER FLOWAGE EASEMENT EXISTS ACROSS ALL OUTLOTS WITH A NUMERIC DESIGNATION. REFER TO CONSERVATION EASEMENT DOCUMENT FOR SPECIFIC DETAILS FOR ALL ITEMS. THE FOLLOWING IS A SUMMARY OF THE ALLOWABLE USES WITHIN THE CONSERVATION EASEMENT. REFER TO THE RECORDED CONSERVATION EASEMENT FOR ALL RESTRICTIONS AND USE GUIDELINES.

ZONE 1 (OUTLOTS)
REMOVAL OF UNDERBRUSH AND ANY TREE LESS THAN 6" IN DIAMETER IS ALLOWED. LARGER TREES CAN BE REMOVED ONLY IF A NUISANCE OR DANGER. MANICURED OR SODDED LAWNS ALLOWED WITH CONDITIONS.

ZONE 2 (OUTLOTS)
NO MANICURED OR SODDED LAWNS. NO PLANT MATERIALS MAY BE INSTALLED THAT ARE NOT NATIVE TO THE STATE OF IOWA.

ZONE 3 (OUTLOTS)
TREE AND SHRUB REMOVAL MAY OCCUR FOR PURPOSE OF IMPROVING BANK STABILITY OF TRIBUTARIES TO BEAVER CREEK. LONG TERM MAINTENANCE OF TRIBUTARY IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

ZONE 4
TREE AND SHRUB REMOVAL MAY OCCUR FOR PURPOSE OF IMPROVING BANK STABILITY OF TRIBUTARIES TO BEAVER CREEK. LONG TERM MAINTENANCE OF TRIBUTARY IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

ZONE 5
TREE AND SHRUB REMOVAL MAY OCCUR FOR PURPOSE OF IMPROVING BANK STABILITY OF TRIBUTARIES TO BEAVER CREEK. LONG TERM MAINTENANCE OF TRIBUTARY IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

ALL ZONES
NO STRUCTURES, FENCES, STORAGE OF EQUIPMENT, VEHICLES, FIREWOOD, OR ITEMS OF ANY NATURE. TREE HOUSES AND PLAYGROUND EQUIPMENT OR CHILDREN'S PLAYHOUSES OR SIMILAR ITEMS SHALL NOT BE PERMITTED.

LEGEND
EXISTING/PROPOSED

- FOUND SECTION CORNER AS NOTED
- SET SECTION CORNER #5 REBAR W/CAP #12106 UNLESS NOTED OTHERWISE
- FOUND RIGHT–OF–WAY MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SET MONUMENT #5 REBAR W/CAP #12106 UNLESS NOTED OTHERWISE
- 1234 / 1234 ADDRESS
- SUBJECT PROPERTY BOUNDARY LINE
- SECTION LINE
- PROPERTY LINE

NILLES ASSOCIATES, INC.
306 S. ANKENY BLVD. ANKENY, IOWA 50021-3127
(515) 965-0123 FAX (515) 965-3322
Civil Engineering and Land Surveying

AUGUSTINE
JOHNSTON, IOWA

FINAL PLAT

PROJECT:

TITLE:

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ADVICE OF THE ENGINEERING ENTIRE THEY CONVEY, AND ASSUMES NO RESPONSIBILITY FOR FAILURE TO OBTAIN AND/OR FOLLOW THE ADVICE OF OTHERS. WE ASSUME NO RESPONSIBILITY FOR ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

REVISIONS:
09/26/2005 (CITY COMMENTS 09/26/2005)
10/17/2005 (CITY COMMENTS 10/12/2005)

NAI No.:	03400
DATE:	09/09/2005
DRAWN BY:	CLY
CHECKED BY:	GMP
SCALE:	AS NOTED
DWG No.:	FP–2
SHEET No.:	2/2