

WHISPERING OAKS PHASE III & IV

PRELIMINARY PLANS

COUNCIL BLUFFS, IA

PHASE III LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALSO PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND ALSO PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 04, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPLE MERIDIAN, THENCE N88°15'01"W ALONG THE SOUTH SECTION LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 23.12 FEET, THENCE N01°43'41"E A DISTANCE OF 33.00 FEET TO A POINT ON THE INTERSECTION OF NORTH RIGHT-OF-WAY LINE OF GREENVIEW ROAD AND THE WEST RIGHT OF WAY LINE OF FRANKLIN AVENUE, ALSO BEING THE POINT OF BEGINNING, THENCE N88°15'01"W ALONG THE NORTH RIGHT-OF-WAY LINE OF GREENVIEW ROAD, A DISTANCE OF 1086.08 FEET TO THE EAST LINE OF COUNCIL BLUFFS CITY OF 20006 GREENVIEW ROAD FOUND IN BOOK 87 PAGE 22729, THENCE N01°06'00"E ALONG THE EAST LINE OF SAID COUNCIL BLUFFS CITY OF 20006 GREENVIEW ROAD FOUND IN BOOK 87 PAGE 22729, A DISTANCE OF 200.01 FEET TO THE NORTH LINE OF COUNCIL BLUFFS CITY OF 20006 GREENVIEW ROAD FOUND IN BOOK 87 PAGE 22729, THENCE N88°15'02"W ALONG THE SAID NORTH LINE OF COUNCIL BLUFFS CITY OF 20006 GREENVIEW ROAD FOUND IN BOOK 87 PAGE 22729, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF COUNCIL BLUFFS CITY OF 20006 GREENVIEW ROAD FOUND IN BOOK 87 PAGE 22729, THENCE S01°16'10"W A DISTANCE OF 180.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GREENVIEW ROAD, THENCE N88°28'13"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF GREENVIEW ROAD, A DISTANCE OF 351.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FOREST GLEN DRIVE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF FOREST GLEN DRIVE THE FOLLOWING COURSES, (1) N01°20'57"E, A DISTANCE OF 433.34 FEET, (2) N88°16'18"W, A DISTANCE OF 15.99 FEET, (3) N01°31'50"E, A DISTANCE OF 313.54 FEET TO THE SOUTHWEST CORNER OF LOT 106, WHISPERING OAKS; THENCE S88°20'33"E ALONG THE SOUTH LINE OF LOT 106, OUTLOT A, LOT 90, LOT 89, LOT 88 AND LOT 87, WHISPERING OAKS A DISTANCE OF 925.15 FEET TO THE SOUTHEAST CORNER OF LOT 87, WHISPERING OAKS, THENCE N01°44'59"E ALONG THE WEST LINE OF LOT 87, WHISPERING OAKS A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF LOT 87 WHISPERING OAKS ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF HAWTHORN BOULEVARD; THENCE N14°22'03"E, A DISTANCE OF 51.24 FEET TO THE SOUTHWEST CORNER OF LOT 86, WHISPERING OAKS ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HAWTHORN BOULEVARD, THENCE S88°15'01"E ALONG THE SOUTH LINE OF LOT 86, WHISPERING OAKS ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF FOREST GLEN ROAD, A DISTANCE OF 111.50 FEET TO THE SOUTHEAST CORNER OF LOT 86, WHISPERING OAKS, THENCE N01°44'59"E ALONG THE EAST LINE OF LOTS 86, 85, 84, 83, 82, 81, AND 80, WHISPERING OAKS TO THE NORTH RIGHT OF WAY LINE OF FOREST GLEN ROAD, A DISTANCE OF 567.16 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF FOREST GLEN DRIVE, THENCE ALONG THE SOUTH RIGHT-OF-WAY OF FOREST GLEN DRIVE THE FOLLOWING COURSES (1) N65°50'28"E, A DISTANCE OF 442.16 FEET; (2) N85°00'32"E, A DISTANCE OF 110.76 FEET; (3) N89°42'05"E, A DISTANCE OF 100.39 FEET, THENCE S05°09'46"W A DISTANCE OF 79.80 FEET; THENCE S02°09'09"W A DISTANCE OF 429.58 FEET TO THE WEST-RIGHT-OF-WAY LINE OF FRANKLIN AVENUE; THENCE S05°09'41"W ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 135.24 FEET; THENCE S02°14'02"E ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 100.24 FEET; THENCE S37°37'57"W ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 31.91 FEET; THENCE S01°46'13"W ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 7.00 FEET; THENCE S34°45'27"E ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 33.60 FEET; THENCE S02°47'03"W ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 115.74 FEET; THENCE S88°15'01"E ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 17.46 FEET; THENCE S01°43'41"W ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 767.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 40.31 ACRES MORE OR LESS.

PROJECT INFORMATION:

OWNER: TS DEVELOPMENT LLC
11205 S. 150TH STREET, SUITE 100
OMAHA, NE 68138

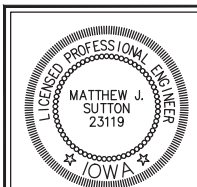
ENGINEER: THE SCHEMMER ASSOCIATES, INC.
928 VALLEY VIEW DRIVE, SUITE 12
COUNCIL BLUFFS, IA 51503

ZONING: ALL PROPERTY WITHIN THE SUBDIVISION BOUNDARY IS ZONED R-1/R-3.

FLOODWAY: THE PROPOSED SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODWAY.



1 LOCATION MAP
SCALE: 1"=700'



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

MATTHEW J. SUTTON _____ DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

PAGES OR SHEET COVERED BY THIS SEAL: _____

ALL SHEETS LISTED IN DRAWING INDEX.

PHASE IV LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NORTH EAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH, RANGE 43, WEST OF THE 5TH PRINCIPAL MERIDIAN, AND ALSO PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43, WEST OF THE 5TH PRINCIPAL MERIDIAN, AND ALSO PART OF LOT 1, AUDITORS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 75 NORTH, RANGE 43, WEST OF THE 5TH PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH, RANGE 43, WEST OF THE 5TH PRINCIPAL ALL IN COUNCIL BLUFFS, POTTAWATAMIE COUNTY, IOWA, MERIDIAN MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 75 NORTH, RANGE 5, WEST OF THE 5TH PRINCIPAL MERIDIAN, THENCE NORTH 01°27'47" EAST ALONG THE WEST SECTION LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF 142.10 FEET; THENCE SOUTH 88°32'13" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°27'47" EAST, A DISTANCE OF 404.53 FEET; THENCE SOUTH 59° 35'35" EAST, A DISTANCE OF 496.27 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 295.00 FEET, A CHORD BEARING OF SOUTH 69° 53'56" EAST, A CHORD LENGTH OF 433.97 FEET, LENGTH OF CURVE 487.61 FEET TO A TANGENT; THENCE SOUTH 20°35'27" EAST, A DISTANCE OF 50.17 FEET; THENCE SOUTH 18° 38'08" EAST, A DISTANCE OF 206.95 FEET; THENCE SOUTH 25°25'57" EAST, A DISTANCE OF 53.90 FEET; THENCE SOUTH 23° 46'50" EAST, A DISTANCE OF 204.48 FEET TO A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 65.00 FEET, A CHORD BEARING SOUTH 36°20'18" EAST, CHORD DISTANCE 28.26 FEET, LENGTH OF CURVE 28.49 FEET TO A TANGENT; THENCE SOUTH 48°53'46" EAST, A DISTANCE OF 169.18 FEET; THENCE SOUTH 47°06'26" EAST, A DISTANCE 58.37 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET, CHORD BEARING SOUTH 73°41'39" EAST, CHORD DISTANCE OF 372.60 FEET, LENGTH OF CURVE 411.20 FEET TO A TANGENT; THENCE SOUTH 30°03'51" EAST TO THE NORTH RIGHT OF WAY LINE OF FOREST GLEN DRIVE, A DISTANCE OF 384.06 FEET; THENCE SOUTH 65°50'28" WEST ALONG THE NORTH RIGHT OF WAY LINE OF FOREST GLEN DRIVE, A DISTANCE OF 808.47 TO THE EAST CORNER OF LOT 109 OF WHISPERING OAKS; THENCE NORTH 27° 01' 07" WEST, A DISTANCE OF 304.84 FEET TO A TANGENT CURVE TO THE LEFT WITH A RADIUS 355.00 FEET, CHORD BEARING NORTH 37°57'26" WEST, CHORD DISTANCE OF 134.73 FEET, LENGTH OF CURVE 135.55 FEET TO A TANGENT; THENCE NORTH 48°53'46" WEST, A DISTANCE OF 169.18 TO A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 645.00 FEET, CHORD BEARING NORTH 36°20'18" WEST, CHORD DISTANCE OF 280.48 FEET, LENGTH OF CURVE 282.73 FEET TO A TANGENT; THENCE NORTH 23° 46'50" WEST, A DISTANCE OF 204.48 FEET; THENCE NORTH 28°04'27" WEST, A DISTANCE OF 53.15 FEET; THENCE NORTH 18°38'06" WEST, A DISTANCE OF 260.06 FEET TO A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 157.01 FEET A CHORD BEARING NORTH 37°30'00" WEST, CHORD LENGTH OF 101.11 FEET, LENGTH OF CURVE 102.94 FEET TO A TANGENT; THENCE NORTH 59° 35'35" WEST, A DISTANCE OF 292.54 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 28.1 ACRES MORE OR LESS.

DRAWING INDEX:

GENERAL

0 COVER SHEET

CIVIL

C001 TYPICAL SECTION
C002 ZONING PLAN
C101-C102 LOT LAYOUT PLAN
C103-C104 GRADING & STORM SEWER PLAN
C105-C106 UTILITY PLAN
C107-C108 STREET LAYOUT PLAN
C109-C113 STREET PROFILES
DM DRAINAGE MAP DOWNSTREAM ANALYSIS

ISSUE DATE: 12/13/2019

REVISIONS:

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DRAWN: DK

CHECKED: CH

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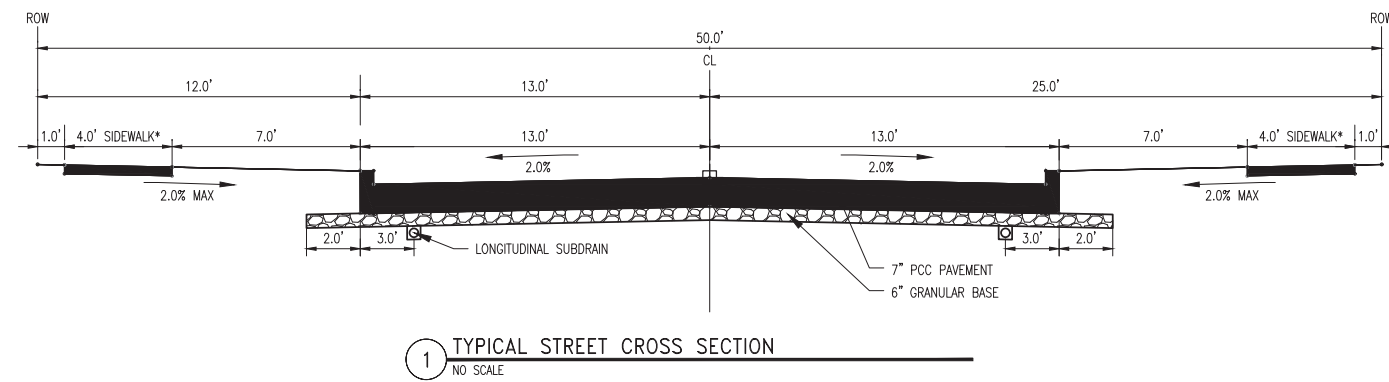
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WHISPERING OAKS
PHASE III & IV
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

COVER SHEET

PROJECT NO.: 06519.202

0



*TARGET CROSS SLOPE FOR SIDEWALKS IS 1.5% WITH A MAXIMUM SLOPE OF 2.0%. SIDEWALKS ARE FOR INFORMATION ONLY. INDIVIDUAL HOMEOWNERS ARE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS AS LOTS ARE BUILT OUT.

1 TYPICAL STREET CROSS SECTION
NO SCALE

WHISPERING OAKS
PHASE III & IV
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

TYPICAL SECTION

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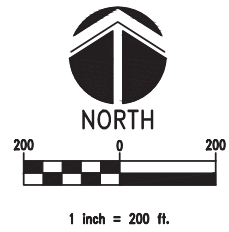
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WHISPERING OAKS
PHASE III & IV
PRELIMINARY PLANS
COUNCIL BLUFFS, IA
ZONING PLAN

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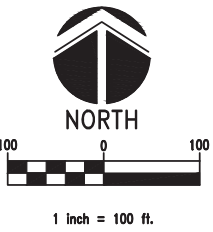
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LEGEND

--- PHASING LINE

WHISPERING OAKS
PHASE III & IV
PRELIMINARY PLANS
COUNCIL BLUFFS, IA
LOT LAYOUT PLAN

PROJECT NO.: 06519.202

C101

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WHISPERING OAKS
PHASE III & IV
PRELIMINARY PLANS
COUNCIL BLUFFS, IA
LOT LAYOUT PLAN

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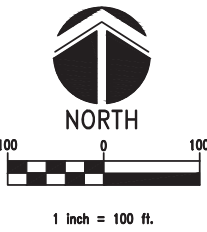
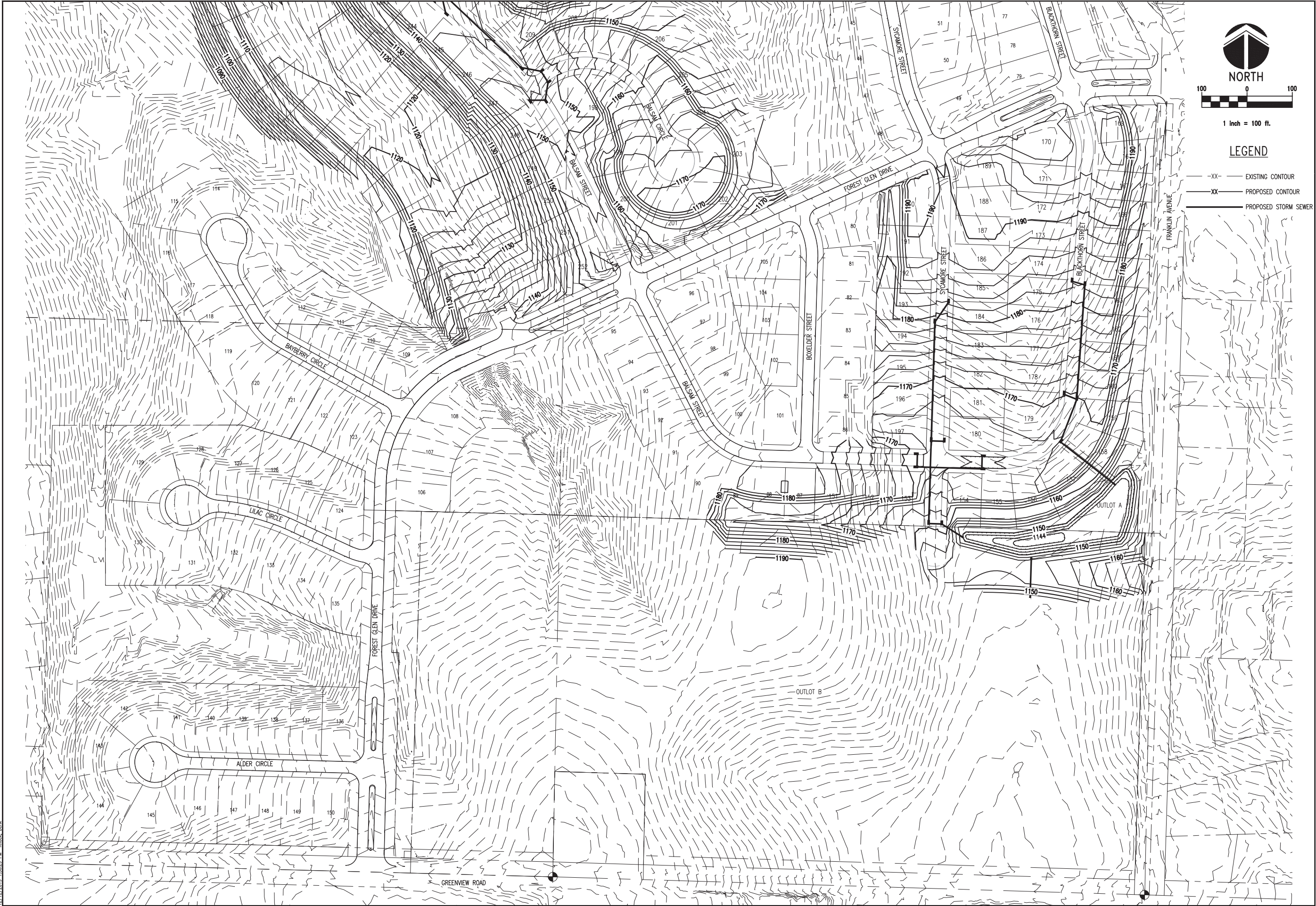
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WHISPERING OAKS
PHASE III & IV
PRELIMINARY PLANS
COUNCIL BLUFFS, IA
GRADING & STORM SEWER
PLAN

PROJECT NO.: 06519.202
C103

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LEGEND

- XX- EXISTING CONTOUR
- XX PROPOSED CONTOUR
- PROPOSED STORM SEWER

WHISPERING OAKS
PHASE III & IV
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

GRADING & STORM SEWER
PLAN

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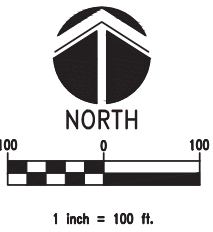
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LEGEND

- W-W WATER MAIN
- SS SS SANITARY SEWER

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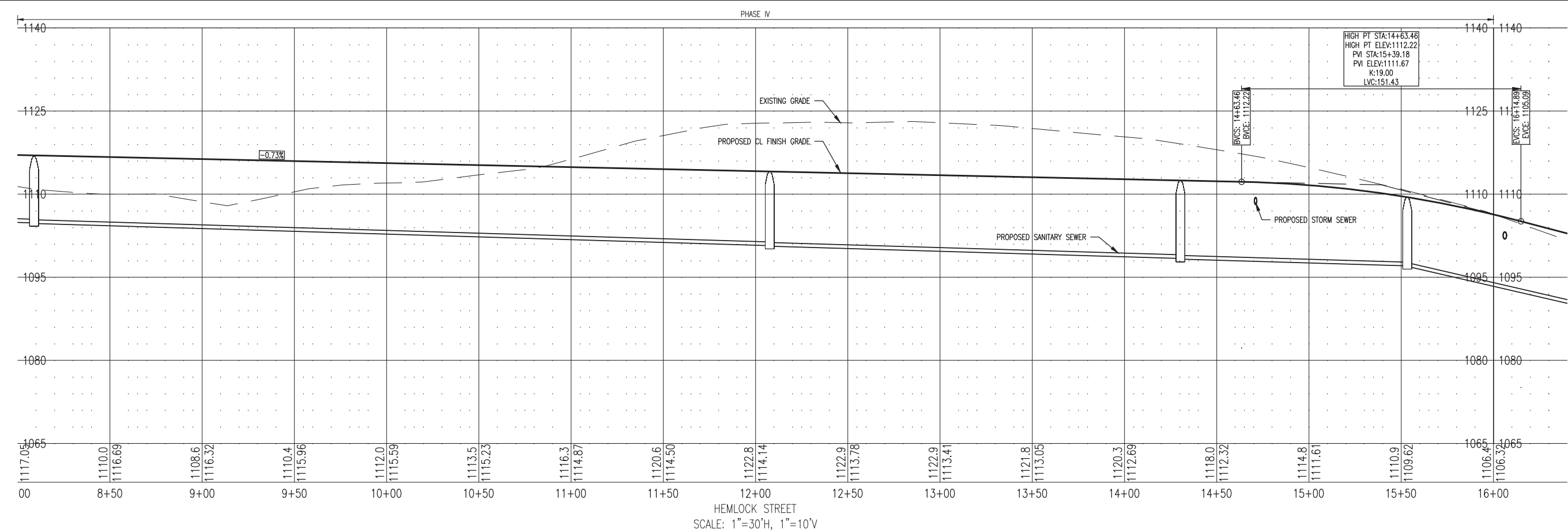
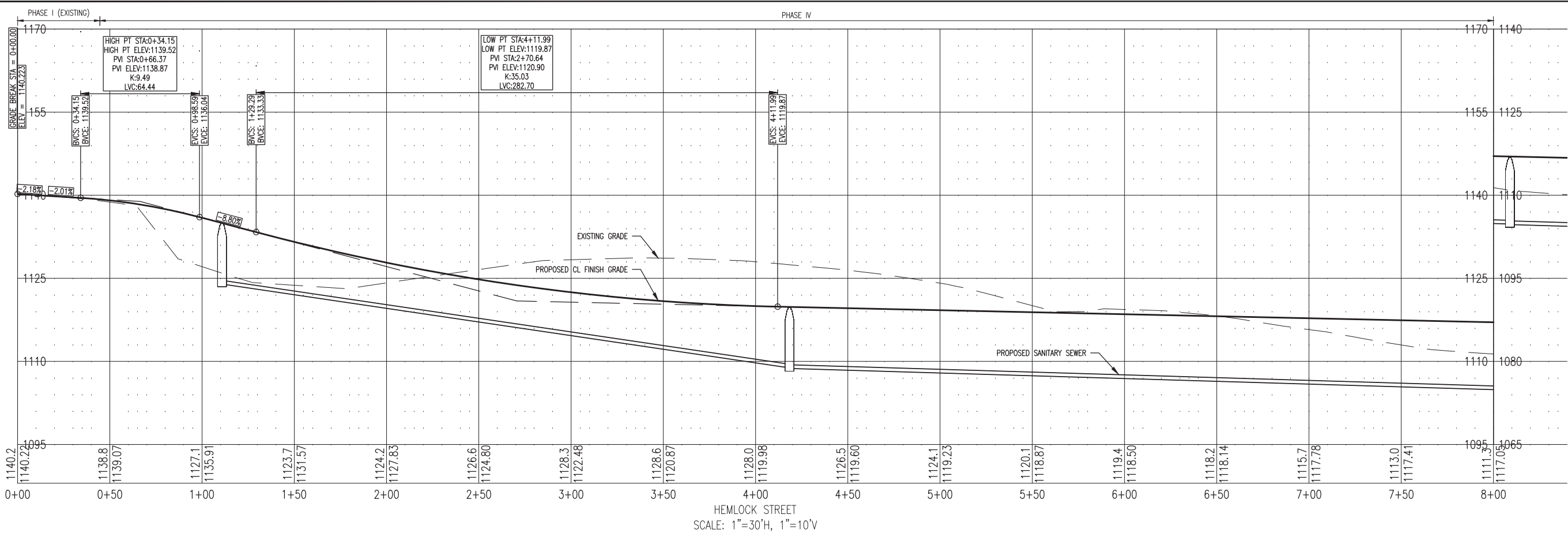
WHISPERING OAKS
PHASE III & IV
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

UTILITY PLAN

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C105

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WHISPERING OAKS
PHASE III & IV
PRELIMINARY PLANS
COUNCIL BLUFFS, IA
STREET PROFILES

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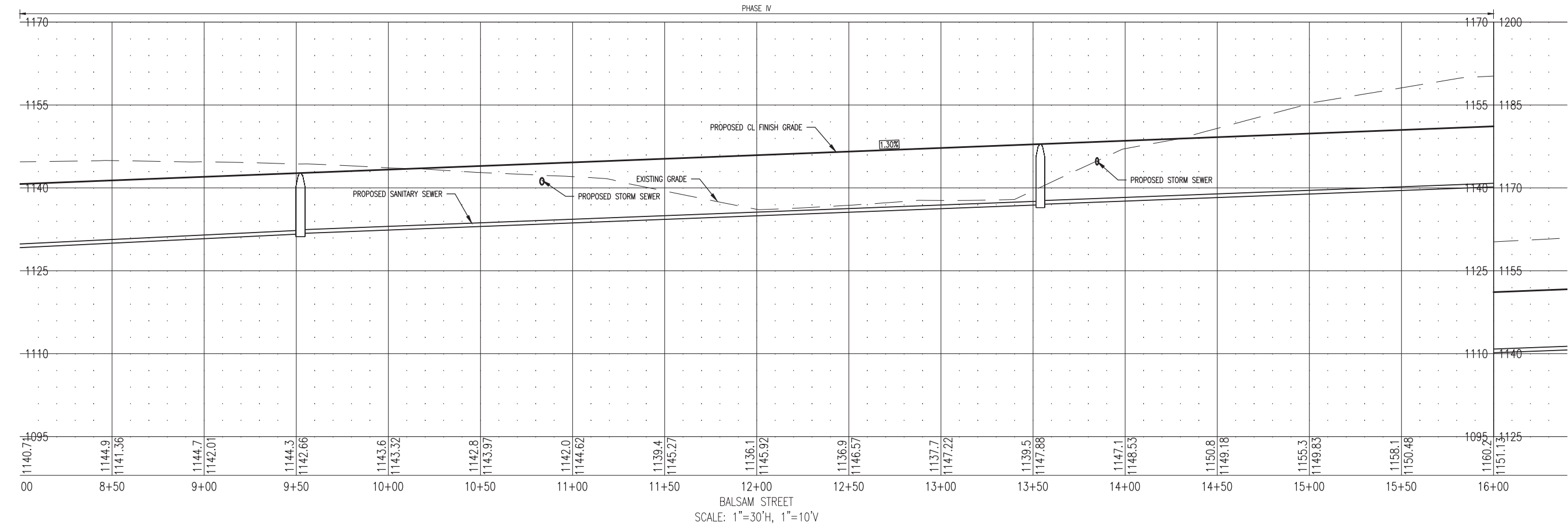
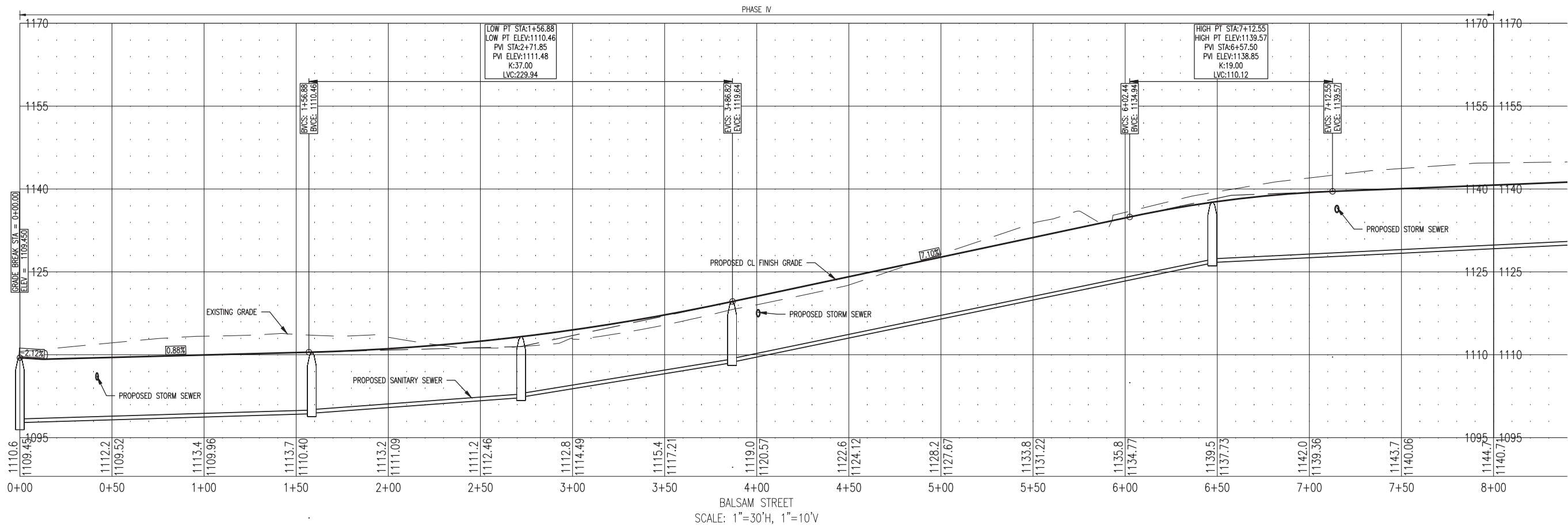
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WHISPERING OAKS
PHASE III & IV
PRELIMINARY PLANS
COUNCIL BLUFFS, IA
STREET PROFILES

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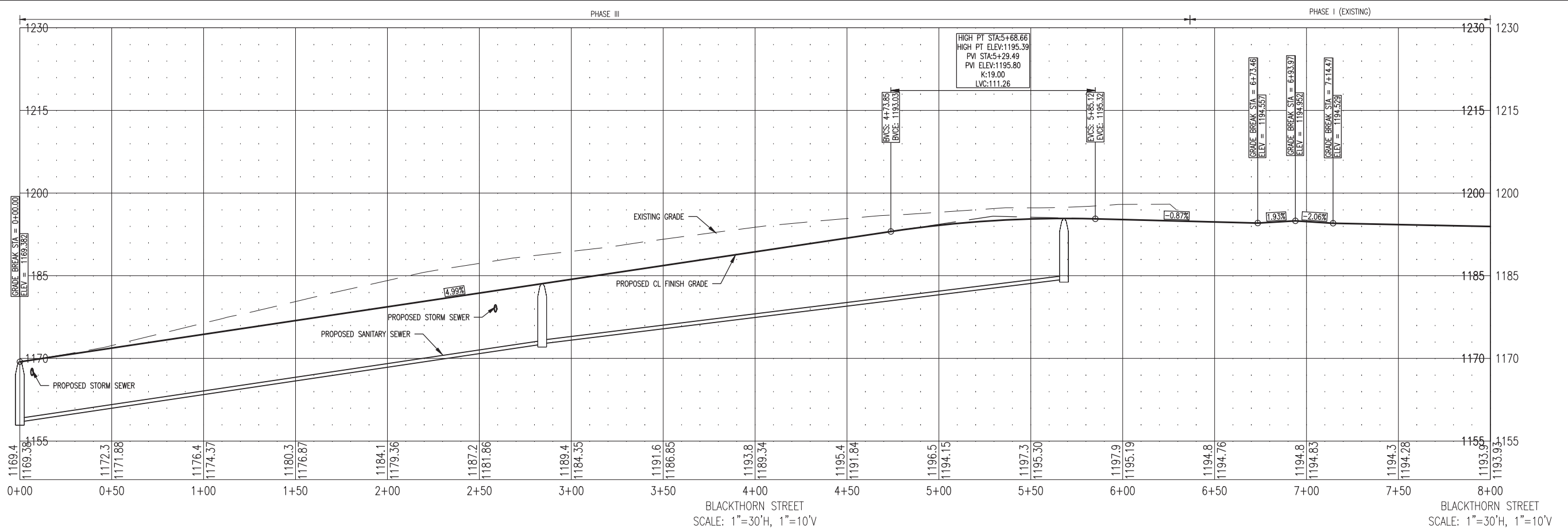
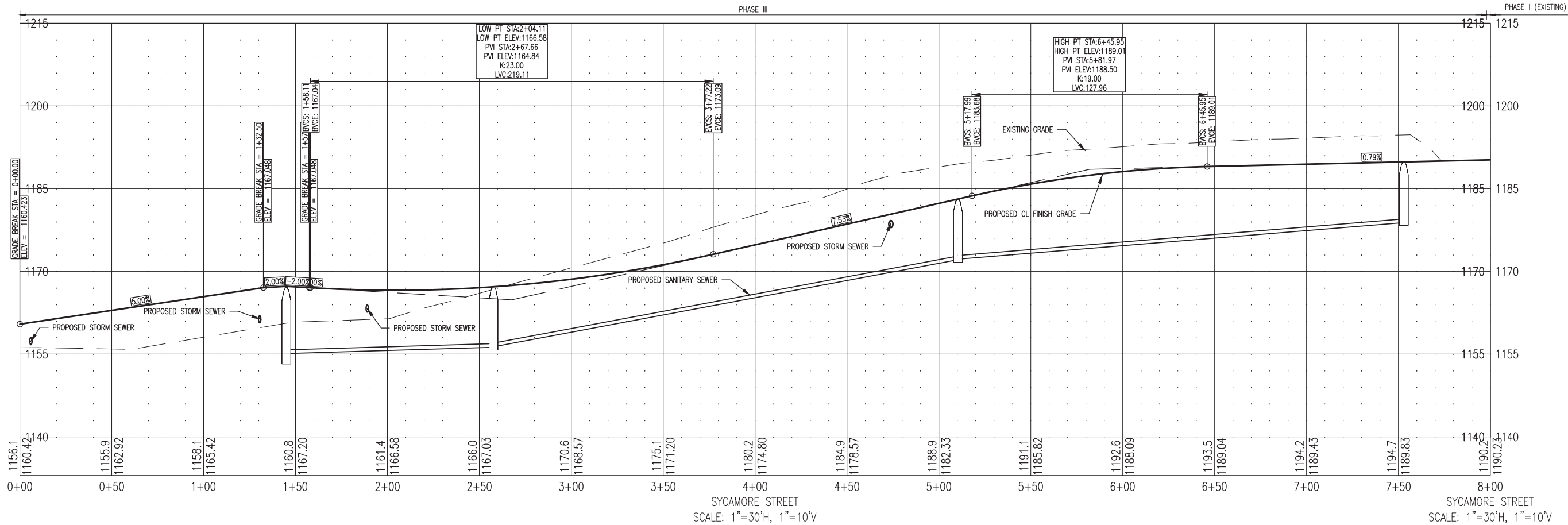
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WHISPERING OAKS
PHASE III & IV
PRELIMINARY PLANS
COUNCIL BLUFFS, IA
STREET PROFILES

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C113

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IN ACCORDANCE WITH THE TERMS
OF THE ABOVE AGREEMENT.

