

INDEX LEGEND

LOCATION: PART SW 1/4-SW. 1/4
SEC. 17 T78N R26W
3393 UTE AVENUE
WAUKEE IOWA

REQUESTOR: DENNIS DOWELL

PROPRIETOR: EVELYN L. DOWELL
% DENNIS DOWELL
3390 UTE AVENUE
WAUKEE IOWA 50263

SURVEYOR: JOEL R. ROMÉY

COMPANY & RETURN TO: RACCOON VALLEY LAND SURVEYING LLC
33235 L AVENUE
ADEL IOWA 50003
PHONE: 515.493.8317

PLAT OF SURVEY

PART SW/1/4-SW.1/4 SEC. 17 T78N R26W

PARCEL DESCRIPTIONS

PARCEL 22-13:

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 26 WEST OF 5th P.M., WAUKEE, DALLAS COUNTY, IOWA DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW.1/4) OF THE SW.1/4 OF SAID SECTION 17;
THENCE N01°02'55"E ALONG THE EAST LINE OF THE SW.1/4 OF THE SW.1/4 OF SAID SECTION 17, A DISTANCE OF 202.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°02'55"E ALONG THE EAST LINE OF THE SW.1/4 OF THE SW.1/4 OF SAID SECTION 17, A DISTANCE OF 510.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UTE AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID UTE AVENUE AND ALONG A 676.60 FEET RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 381.12 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 32°16'26", A CHORD LENGTH OF 376.10 FEET AND A CHORD BEARING OF S37°58'30"W; THENCE S54°06'45"W ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID UTE AVENUE, A DISTANCE OF 176.81 FEET; THENCE S35°53'15"E, A DISTANCE OF 120.00 FEET; THENCE S81°58'20"E, A DISTANCE OF 171.50 FEET; THENCE N85°05'15"E, A DISTANCE OF 125.60 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2.16 ACRES.

PARCEL 22-14:

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 26 WEST OF 5th P.M., WAUKEE, DALLAS COUNTY, IOWA DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW.1/4) OF THE SW.1/4 OF SAID SECTION 17;
THENCE S83°24'25"W ALONG THE SOUTH LINE OF THE SW.1/4 OF THE SW.1/4 OF SAID SECTION 17, A DISTANCE OF 286.70 FEET; THENCE N35°53'15"W, A DISTANCE OF 324.95 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UTE AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE N54°06'45"E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID UTE AVENUE, A DISTANCE OF 140.30 FEET; THENCE S35°53'15"E, A DISTANCE OF 120.00 FEET; THENCE S81°58'20"E, A DISTANCE OF 171.50 FEET; THENCE N85°05'15"E, A DISTANCE OF 125.60 FEET TO THE EAST LINE OF THE SW.1/4 OF THE SW.1/4 OF SAID SECTION 17; THENCE S01°02'55"W ALONG THE EAST LINE OF THE SW.1/4 OF THE SW.1/4 OF SAID SECTION 17, A DISTANCE OF 202.22 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2.16 ACRES.

PARCEL 22-15:

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 26 WEST OF 5th P.M., WAUKEE, DALLAS COUNTY, IOWA DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW.1/4) OF THE SW.1/4 OF SAID SECTION 17; THENCE S83°24'25"W ALONG THE SOUTH LINE OF THE SW.1/4 OF THE SW.1/4 OF SAID SECTION 17, A DISTANCE OF 286.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S83°24'25"W ALONG THE SOUTH LINE OF THE SW.1/4 OF THE SW.1/4 OF SAID SECTION 17, A DISTANCE OF 664.10 TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UTE AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE N54°06'45"E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID UTE AVENUE, A DISTANCE OF 579.19 FEET; THENCE S35°53'15"E, A DISTANCE OF 324.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2.16 ACRES.





NOTES:

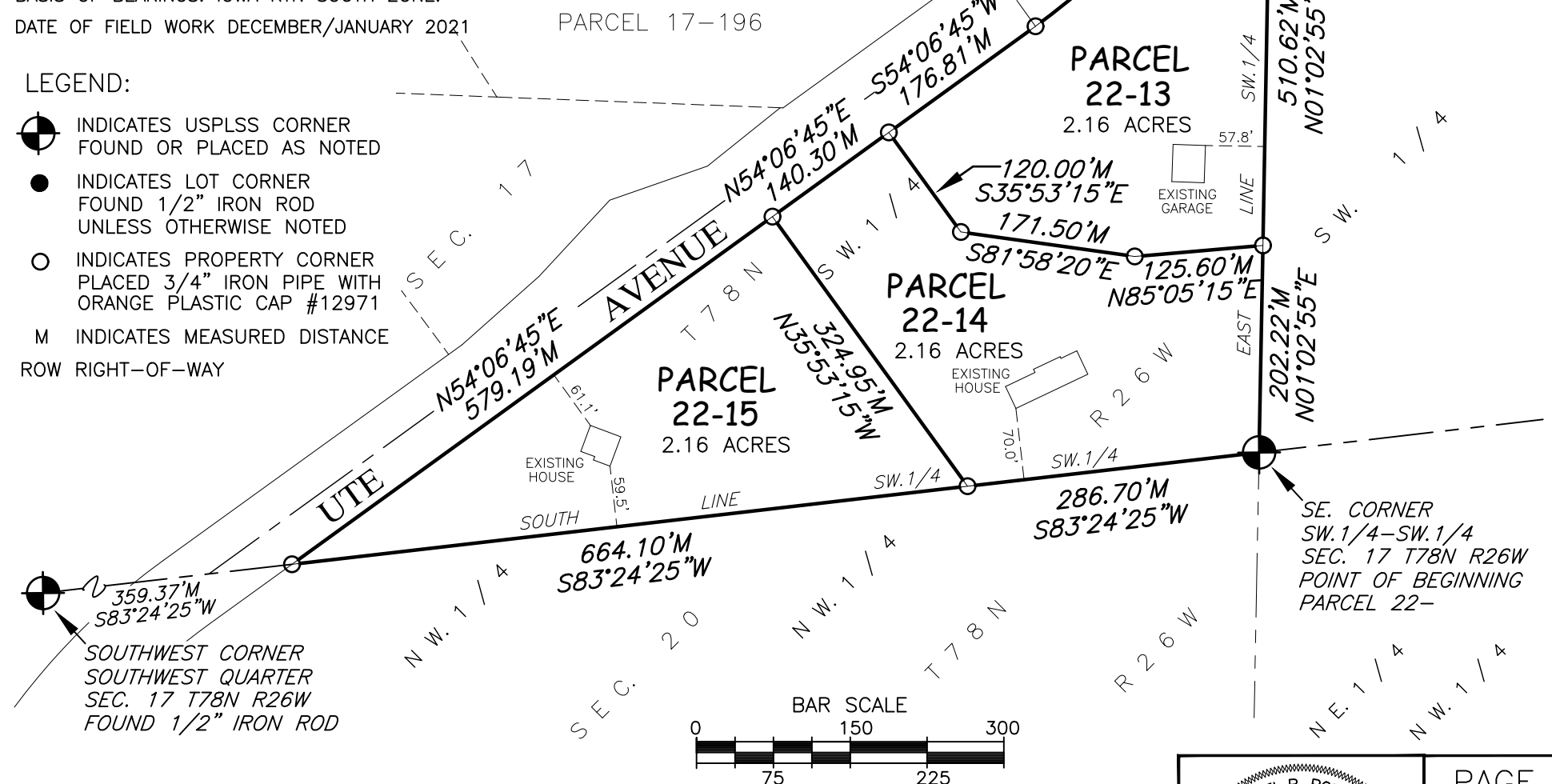
SAID PARCELS BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

BASIS OF BEARINGS: IOWA RTN SOUTH ZONE.

DATE OF FIELD WORK DECEMBER/JANUARY 2021

LEGEND:

-  INDICATES USPLSS CORNER FOUND OR PLACED AS NOTED
-  INDICATES LOT CORNER FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
-  INDICATES PROPERTY CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
-  M INDICATES MEASURED DISTANCE
- ROW RIGHT-OF-WAY

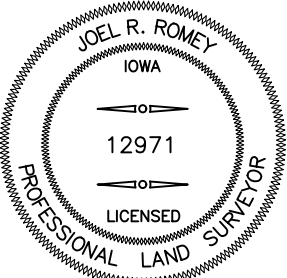



**Raccoon Valley
Land Surveying**
33235 L Avenue Adel Iowa 50003
Phone: 515.493.317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2023
PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

PRELIMINARY

SIGNED: _____ DATE: _____



JOEL R. ROMÉY
IOWA
12971
LICENSED
PROFESSIONAL LAND SURVEYOR

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DRAWING NO.
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