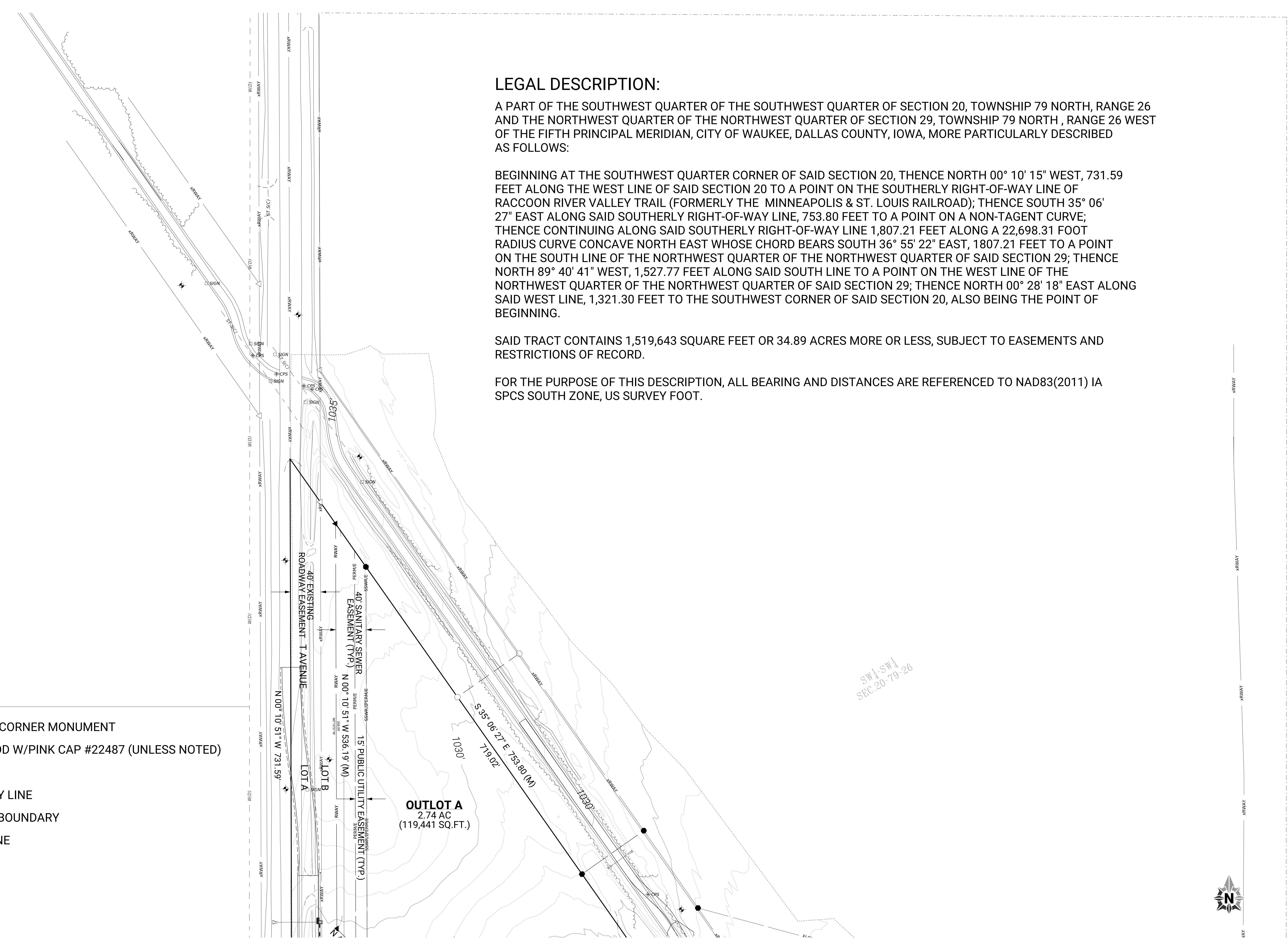


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PROPERTY OWNER:
CITY OF WAUKEE, IOWA

PRELIMINARY PLAT

NW WAUKEE PUBLIC SAFETY PLAT 1



LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

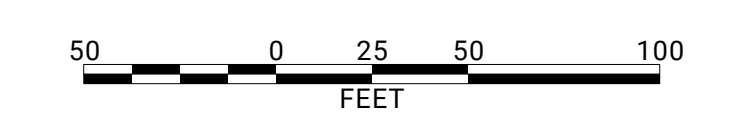
BEGINNING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 20, THENCE NORTH 00° 10' 15" WEST, 731.59 FEET ALONG THE WEST LINE OF SAID SECTION 20 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RACCOON RIVER VALLEY TRAIL (FORMERLY THE MINNEAPOLIS & ST. LOUIS RAILROAD); THENCE SOUTH 35° 06' 27" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 753.80 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 1,807.21 FEET ALONG A 22,698.31 FOOT RADIUS CURVE CONCAVE NORTH EAST WHOSE CHORD BEARS SOUTH 36° 55' 22" EAST, 1807.21 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89° 40' 41" WEST, 1,527.77 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 00° 28' 18" EAST ALONG SAID WEST LINE, 1,321.30 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 20, ALSO BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,519,643 SQUARE FEET OR 34.89 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

LEGEND

- ▲ SET SECTION CORNER MONUMENT
- SET 5/8" REROD W/PINK CAP #22487 (UNLESS NOTED)
- - - SECTION LINE
- RIGHT-OF-WAY LINE
- SUBDIVISION BOUNDARY
- PROPERTY LINE



Key Plan

Revision Description Date

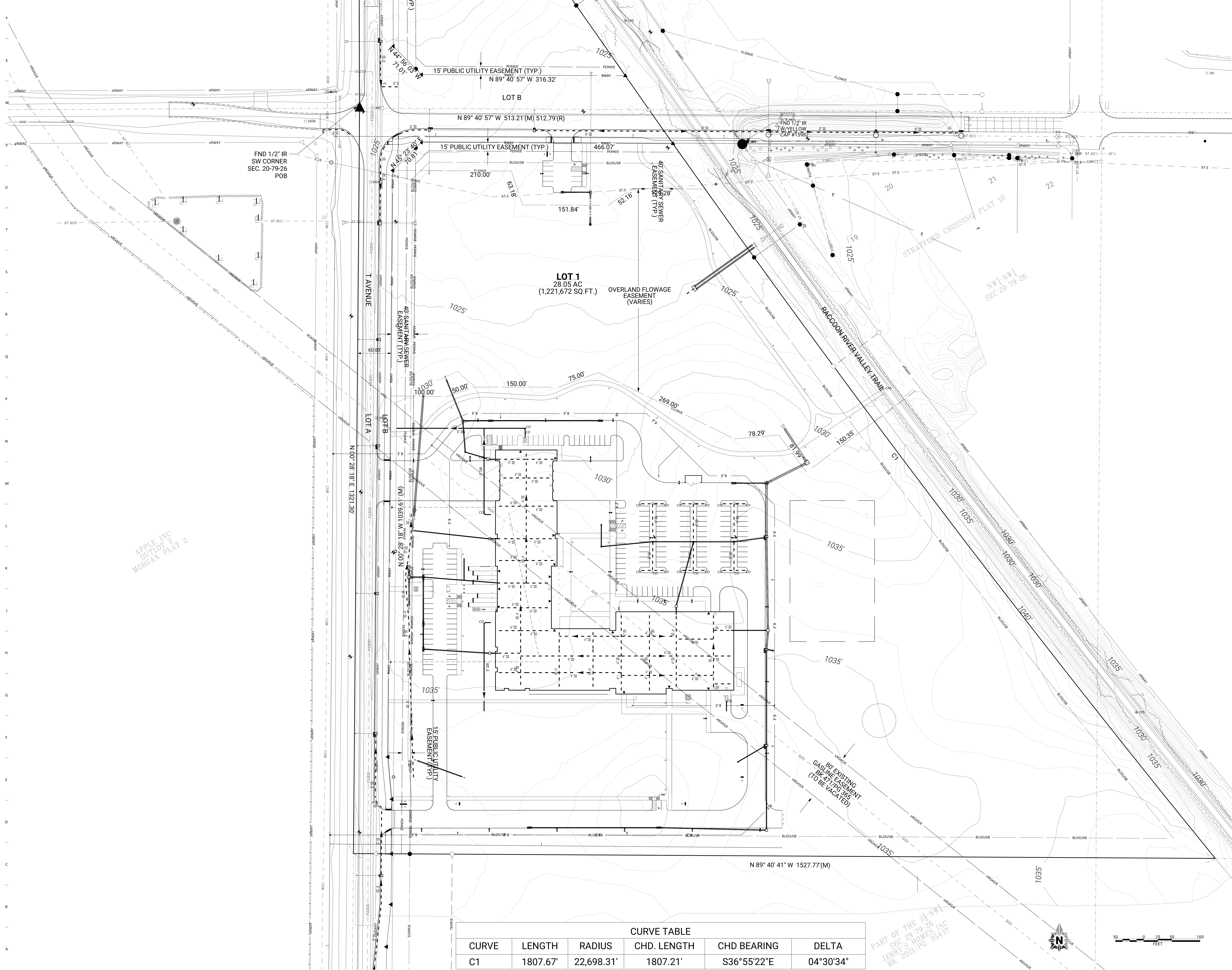
OPN Project No.
21841001

Issue Date/Date
7/7/2023

Sheet Name
NW WAUKEE PUBLIC SAFETY PLAT 1

Sheet Number
1

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APPLR, INC
OUTFLOW &
MORGAN PLAT 2

PART OF THE S&W
SEC. 29-79-26
JERRY'S HOMES, INC
BK 2021/PG 35437

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHD. LENGTH	CHD BEARING	DELTA
C1	1807.67'	22,698.31'	1807.21'	S36°55'22"E	04°30'34"