

ABUNDANT LIFE CHURCH

FINAL PLAT

PROPERTY DESCRIPTION: (WARRANTY DEED BOOK 2017, PAGE 5208)

THE NORTH 264.0 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 EXCEPT THE WEST 60.0 RODS ALL IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, SUBJECT TO ROAD EASEMENTS ALONG THE EAST SIDE THEREOF AND CONTAINING 2.0 ACRES, MORE OR LESS

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTION OF RECORD

SAID TRACT CONTAINS 1.93 ACRES WHICH INCLUDES 0.2 ACRES OF ROAD EASEMENT.

NOTE:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS, DATUM = NAD 83, IOWA SOUTH

LOT A IS A STREET LOT AND WILL BE DEEDED TO DALLAS COUNTY.

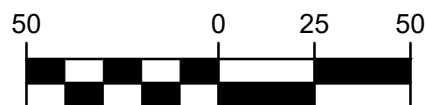
INDEX LEGEND

Location: SW1/4 -SW1/4 Section 3-T78N-R26W Dallas County
 Owner : Abundant Life Church
 Surveyor: Larry D Hyler, PLS
 Company: Bishop Engineering, 3501 104th St.
 Urbandale, IA 50322 (Ph) 515-276-0467

LEGEND:

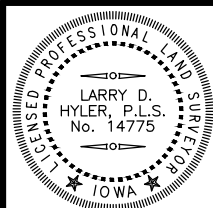
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- ⊕ SECTION CORNER - FOUND AS NOTED
- M MEASURED DISTANCE
- () PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP

GRAPHIC SCALE



SCALE: 1" = 50'

FIELD WORK COMPLETED ON: 05-21-2021

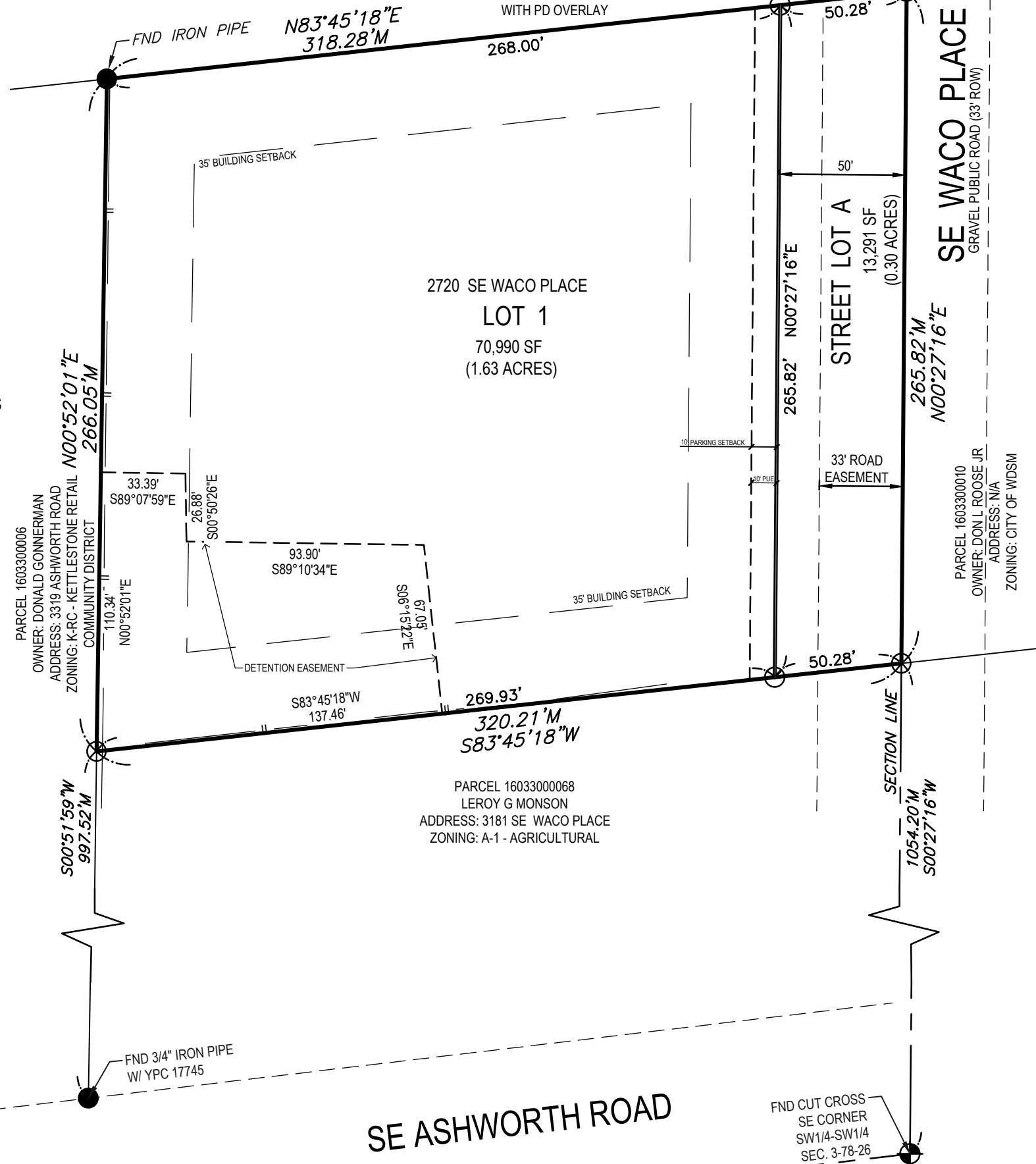


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: PRELIMINARY DATE: _____
 LARRY D. HYLER, P.L.S. 14775
 LICENSE RENEWAL DATE: DEC. 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

PARCEL 1603300020
 OWNER: MAPLE GROVE PLACE LLC
 ADDRESS: PO BOX 373, JOHNSTON IA 50131
 ZONING: K-MF - ROW / PD-1
 KETTLESTONE MULTI-FAMILY ROWHOUSE DISTRICT WITH PD OVERLAY

FND IRON PIPE
 NE CORNER
 SW1/4-SW1/4
 SEC. 3-78-26



Bishop Engineering
 "Planning Your Successful Development"



3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)276-0467 Fax: (515)276-0217
 Civil Engineering & Land Surveying Established 1959

ABUNDANT LIFE CHURCH
 DALLAS COUNTY, IOWA

FINAL PLAT

REFERENCE NUMBER:

DRAWN BY:
MDH

PROJECT NUMBER:
190617

SHEET NUMBER:
1 OF 1