

FINAL PLAT

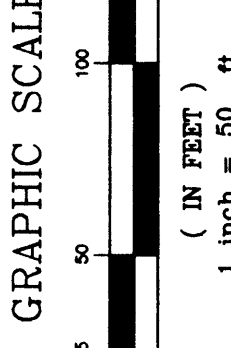
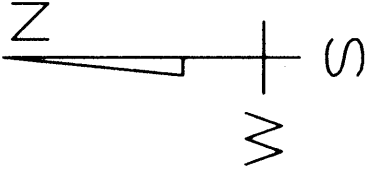
BELFRY ESTATES

LOT LINE CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	47.24	30.00	90°13'27"	42°51' N45°06'44" W
C2	6.84	1115.58	00°21'04"	S89°35'01" W
C3	90.48	1115.58	04°38'50"	S89°05'04" W
C4	115.58	1115.58	08°57'13"	S89°05'04" W
C5	84.75	1115.58	04°37'48"	N89°24'35" E
C6	31.52	30.00	60°11'28"	S89°45'50" W
C7	24.28	355.00	03°55'08"	N43°32'42" E
C8	107.83	282.14	21°53'51"	S72°33'16" W
C9	6.25	355.00	01°06'08"	S10°35'15" W
C10	72.49	355.00	02°00'57"	S10°35'15" W
C11	117.94	355.00	04°01'11"	N20°07'28" E
C12	56.85	342.14	05°32'13"	N28°44'08" E
C13	31.32	295.00	06°04'58"	N3°27'44" E
C14	95.26	295.00	18°30'08"	N18°10'12" E
C15	47.08	295.00	09°08'37"	N04°20'51" E
C16	66.21	355.00	10°41'11"	N05°07'08" E
C17	35.49	355.00	19°07'24"	N20°07'28" E
C18	35.49	1115.58	01°43'11"	N89°24'35" E
C19	63.83	1115.58	03°16'42"	N89°24'35" E
C20	34.49	1175.58	01°40'51"	S85°37'04" W
C21	68.07	1175.58	03°18'03"	S89°07'01" W
C22	47.01	30.00	89°46'33"	N44°53'16" E

LOT LINE DATA		
LINE	LENGTH	BEARING
L1	7.95	S11°36'20" W
L2	7.95	S11°36'20" W
L3	7.95	S11°36'20" W

OWNER/DEVELOPER:

MR. MARK ANDERSON
3011 JUSTIN DRIVE
URBANDALE, IA 50322
(515)270-6104



LEGAL DESCRIPTION:

THE SOUTH 366.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DESCRIBED AS FOLLOWS:

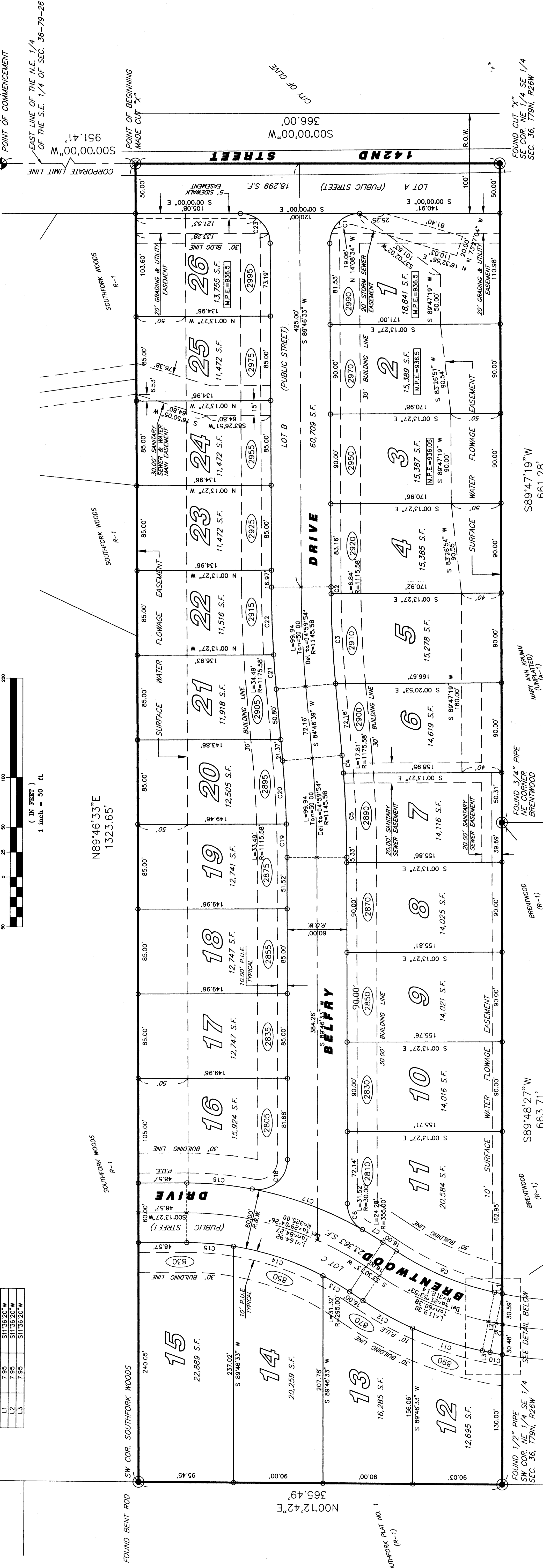
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M.; THENCE S00°-00'-00"W, ALONG THE EAST LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 26, A DISTANCE OF 951.41 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S00°-00'-00"W, ALONG THE EAST LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 36, A DISTANCE OF 366.00 FEET, TO THE SOUTHEAST CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 36; THENCE S89°-47'-19"W, ALONG THE SOUTH LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 36, A DISTANCE OF 661.28 FEET, TO THE NORTHEAST CORNER OF BRENTWOOD, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE S89°-48'-27"W, ALONG THE NORTH LINE OF SAID BRENTWOOD, A DISTANCE OF 663.71 FEET, TO THE SOUTHWEST CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 36, AND TO THE EAST LINE OF SOUTHFORK WOODS PLAT NO. 1, AN OFFICIAL PLAT, WAUKEE, IOWA; THENCE N00°-12'-42"E, ALONG THE EAST LINE OF SAID SOUTHFORK WOODS PLAT NO. 1, A DISTANCE OF 365.49 FEET, TO THE SOUTH WEST CORNER OF SOUTHFORK WOODS PLAT NO. 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N89°-46'-33"E, ALONG THE SOUTH LINE OF SAID SOUTHFORK WOODS, A DISTANCE OF 1323.65 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 11.1209 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

FOUND CUT "x" NE COR. NE 1/4 SE 1/4 SEC. 36, T79N, R26W POINT OF COMMENCEMENT

EAST LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 36-79-26

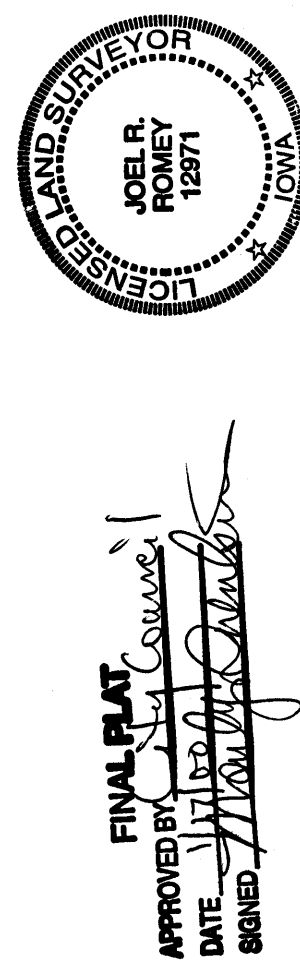
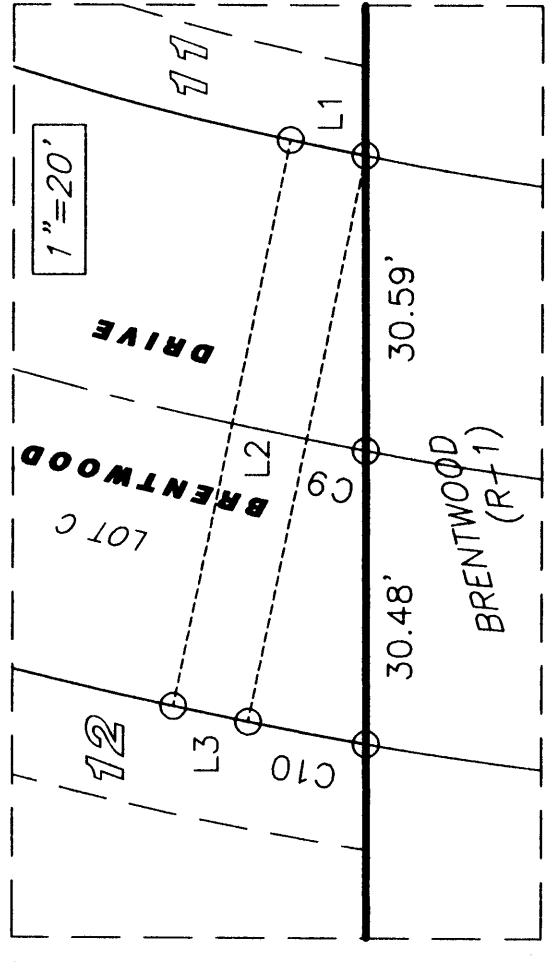


NOTES:

- ALL LOT CORNERS HAVE BEEN MARKED WITH IRON PIPE UNLESS OTHERWISE NOTED. ALL PIPE HAVE BEEN MARKED WITH PLASTIC IDENTIFICATION CAPS (# 12971).
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000 FEET; EACH LOT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000 FEET.
- PUBLIC SIDEWALKS WILL BE INSTALLED BY PROPERTY OWNERS. GRADING FOR A SIDEWALK ALONG 142ND STREET IS PART OF THIS PROJECT. HOWEVER, CONSTRUCTION OF THE SIDEWALK IS NOT PART OF THIS PROJECT. THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTION OF THE SIDEWALKS ALONG 142ND STREET WHEN THE CITY OF WAUKEE DEEMS IT APPROPRIATE.
- THE SOUTHWEST CORNER OF 142ND STREET AND BELFRY DRIVE MUST HAVE A MAXIMUM "LOW POINT" OF 935.2. IN THE EVENT OF FAILURE OF THE STORM SEWER, THE RUNOFF WILL OVERTOP THAT "LOW POINT" AND THEN FLOW OVER 142ND STREET TO THE EAST.
- THE "MINIMUM PROTECTION ELEVATION" IS THE "LOWEST POINT OF ENTRY" FOR THE HOMES CONSTRUCTED ON LOTS 1, 2, 3, 25 AND 26 DUE TO THE POTENTIAL HIGH WATER ELEVATION DURING A MAJOR RAINFALL EVENT.

LEGEND:

- INDICATES SECTION CORNER - FOUND AS NOTED
- INDICATES PLAT CORNER - FOUND AS NOTED
- INDICATES PLAT CORNER - SET IRON PIPE
- INDICATES LOT CORNER - FOUND AS NOTED
- INDICATES LOT CORNER - SET IRON PIPE
- INDICATES CUT "x" IN CONCRETE
- INDICATES LOT ADDRESS
- P.U.E. PUBLIC UTILITY EASEMENT
- M.P.E. MINIMUM PROTECTION ELEVATION



FINAL PLAT
APPROVED BY: [Signature]
DATE: 01/19/20
SIGNED: [Signature]

Joel R. Romy 01/19/20

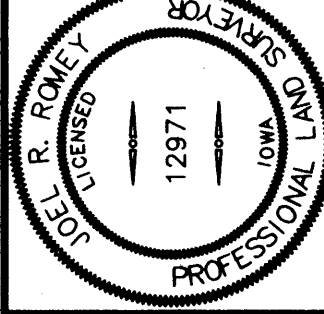
Bishop Engineering Company
3501 104th Street
Des Moines, Iowa

UTILITY SYMBOLS

- WATER MAINS
- SANITARY SEWERS
- STORM SEWERS
- ELECTRIC CABLES
- TELEPHONE CABLES
- FENCE LINES

I HEREBY CERTIFY THAT THIS LAND SURVEY 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2001

NAME: JOEL R. ROMY
DATE: NOVEMBER 19, 1999
SCALE: 1"=50'
FOR: ANDERSON PROPERTIES



BELFRY ESTATES
FINAL PLAT

DRAWING NO. 99-13-P
KUC 7/19/00
KUC 7/14/00
BY DATE

980287 / 189