ENTERPRISE BUSINESS PARK PLAT 2

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF ENTERPRISE BUSINESS PARK PLAT 1;

THENCE NORTH 90°00'00" EAST, 564.25 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 AND THE SOUTH LINE OF ENTERPRISE BUSINESS PARK PLAT 1 TO THE SOUTHEAST CORNER OF ENTERPRISE BUSINESS PARK PLAT 1;

THENCE NORTH 00°00'00" EAST, 133.56 FEET ALONG THE EAST LINE OF ENTERPRISE BUSINESS PARK PLAT 1 TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 6 AND THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" EAST, 405.44 FEET ALONG THE EAST LINE OF ENTERPRISE BUSINESS PARK PLAT 1;

THENCE NORTH 90°00'00" EAST, 90.77 FEET ALONG THE EAST LINE OF ENTERPRISE BUSINESS PARK PLAT 1;

THENCE NORTH 00°00'00" EAST, 633.52 FEET ALONG THE EAST LINE OF ENTERPRISE BUSINESS PARK PLAT 1;

THENCE NORTH 90°00'00" WEST, 5.15 FEET ALONG THE EAST LINE OF ENTERPRISE BUSINESS PARK PLAT 1;

THENCE NORTH 00°00'00" EAST 50.00 FEET ALONG THE EAST LINE OF ENTERPRISE BUSINESS PARK PLAT 1;

THENCE NORTH 90°00'00" EAST, 133.56 FEET;

THENCE SOUTHEASTERLY, 81.77 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY WITH A CENTRAL ANGLE OF 31°13'58", A RADIUS OF 150.00 FEET AND A CHORD THAT BEARS SOUTH 74°23'01" EAST, 80.76 FEET;

THENCE SOUTH 58°46'02" EAST, 502.59 FEET;

THENCE SOUTHEASTERLY, 153.85 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY WITH A CENTRAL ANGLE OF 58°46'02", A RADIUS OF 150.00 FEET AND A CHORD THAT BEARS SOUTH 29°23'01" EAST, 147.20 FEET;

THENCE SOUTH 00°00'00" WEST, 678.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 6;

THENCE NORTH 90°00'00" WEST, 798.92 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 6 TO THE POINT OF BEGINNING, CONTAINING 16.51 ACRES MORE OR LESS AND BEING SUBJECT TO ESTABLISHED EASEMENTS OF RECORD.

NOTES

1. THE CURRENT OWNER AND DEVELOPER OF THE PROPERTY IS DOWNING DEVELOPMENT, LTD. DEED RECORDED IN BOOK 773, PAGE 467 IN THE DALLAS COUNTY RECORDER'S OFFICE.
2. LOT A IS DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.
3. MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED WITHIN ONE YEAR OF RECORDING THE PLAT.
4. ALL NUMBERED MONUMENTS HAVE A YELLOW CAP.

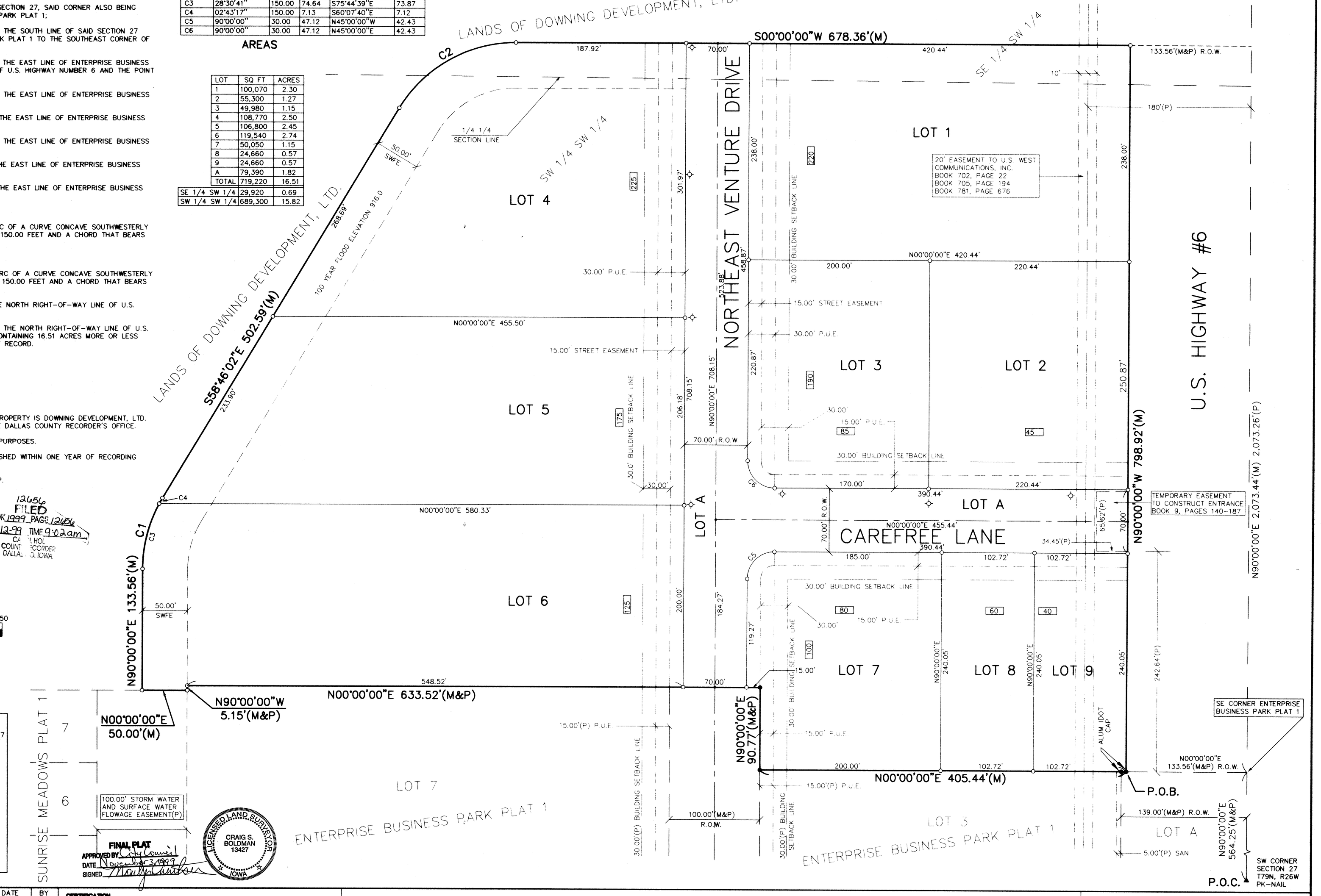
126656
FILED
BOOK 1999 PAGE 126656
DATE 11-12-99 TIME 9:02am
COUNTY RECORDER
DALLAS COUNTY, IOWA

CURVE DATA(M)

NUMBER	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	31°13'58"	150.00	81.77	S74°23'01"E	80.76
C2	58°46'02"	150.00	153.85	S29°23'01"E	147.20
C3	28°30'41"	150.00	74.64	S75°44'39"E	73.87
C4	02°43'17"	150.00	7.13	S60°07'40"E	7.12
C5	90°00'00"	30.00	47.12	N45°00'00"W	42.43
C6	90°00'00"	30.00	47.12	N45°00'00"E	42.43

AREAS

LOT	SQ FT	ACRES
1	100,070	2.30
2	55,300	1.27
3	49,980	1.15
4	108,770	2.50
5	106,800	2.45
6	119,540	2.74
7	50,050	1.15
8	24,660	0.57
9	24,660	0.57
A	79,390	1.82
TOTAL	719,220	16.51
SE 1/4 SW 1/4	29,920	0.69
SW 1/4 SW 1/4	689,300	15.82



50 0 50 100 150

Scale 1" = 50'

LEGEND

- ● MONUMENT FOUND – 5/8" ROD #10313 UNLESS NOTED
- ○ MONUMENT TO BE SET – 5/8" ROD #13427
- • CENTERLINE ROAD CONTROL POINT
- ▲ SECTION CORNER FOUND AS NOTED
- (P) PLATTED OR RECORD DIMENSION
- (M) MEASURED DIMENSION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- — — PLATTED LINE
- ═══ PROPERTY LINE
- 0000 STREET ADDRESS
- SWFE SURFACE WATER FLOWAGE EASEMENT
- STM STORM SEWER EASEMENT
- SAN SANITARY SEWER EASEMENT
- ✧ PROPOSED STREET LIGHT

NO.	REVISION	DATE	BY

CERTIFICATION

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Craig S. Boldman DATE 11/10/99

CRAIG S. BOLDMAN IOWA LICENSE NO. 13427

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000. CERTIFICATION COVERS THIS SHEET ONLY.

FINAL PLAT – ENTERPRISE BUSINESS PARK PLAT 2

FOR: DOWNING DEVELOPMENT, INC. 75 NE VENTURE DRIVE, SUITE N WAUKEE, IOWA 50263	LOCATION: SW 1/4 SECT 27, T79N, R26W WAUKEE, DALLAS COUNTY, IA	FIELD BOOK:	SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: DAR
			CAD FILE: 98114FP.DWG	CHECKED BY: CSB	DATE: 11/10/99
			WORK ORDER NO.:	SHEET 1 OF 1	FILE NO.: 98114.00

J:\98PROJ\98114\98114FP.DWG Wed Nov 10 08:49:21 1999 DAR