

Legal Description

A part of the West One-Half of the Northeast Quarter of Section 35 - Township 79 North - Range 26 East of the 5th P.M., City of Waukegan, Dallas County, Iowa, more particularly described as follows: Commencing at the NW corner of said West 1/2 - NE 1/4; thence S 0° 03' 55" W 60.00 feet along the West line thereof to the South Right-of-Way line of U.S. Highway 6 (Hickman Road) and the Point of Beginning; thence S 89° 45' 40" E 724.51 feet along said South R.O.W. line to the West line of a certain tract of land described in Deed Book 633 at page 618, Dallas County Records; thence S 0° 06' 45" W 345.00 feet to the SW corner thereof; thence S 89° 45' 40" E 600.00 feet to the SE corner thereof and the East line of said West 1/2 - NE 1/4; thence S 0° 06' 45" W 2,232.00 feet to the SE corner of said West 1/2 - NE 1/4; thence N 89° 45' 40" E 1,322.38 feet to the SW corner thereof; thence N 0° 03' 55" E 2,579.73 feet to the Point of Beginning containing 173.36 acres. The West line of said West 1/2 - NE 1/4 is assumed to bear N 0° 03' 55" E for purposes of this description.

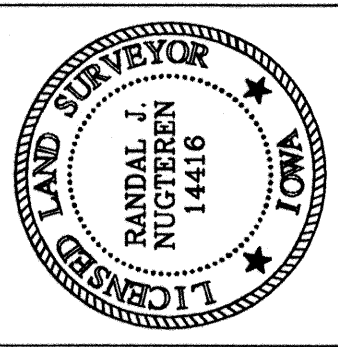
LEGEND

- ▲ SECTION CORNER FOUND
- SECTION CORNER SET
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- P.U.E. PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE

CENTER OF SECTION 35-79-26  
FOUND 1" PIPE AT SURFACE 0.5' EAST  
OF CORNER POST (BOOK 802, PAGE 280)

PARCEL A OF THE NE 1/4 - NW 1/4  
SECTION 35-79-26  
BOOK 2002, PAGE 18752

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.  
*Randall J. Nugteren* Jan 13 2004  
Randall J. Nugteren, L.S. Date  
My license number is 14416  
My license renewal date is December 31, 2004  
Pages or sheets covered by this seal: 1 OF 1



MISCELLANEOUS INFORMATION  
OWNER AND SUBDIVIDER:  
EWING LAND DEVELOPMENT AND SERVICES, LLC  
939 ZION RD PLACE  
PELLA, IOWA 50219  
ENGINEER:  
GARDEN & ASSOCIATES, LTD.  
P.O. BOX 451  
OSKALOOSA, IOWA 52577  
ARCHITECT AND PLANNER:  
1105 GRAND AVE. - SUITE 200  
WEST DES MOINES, IOWA 50265  
AREA OF SUBDIVISION:  
73.58 ACRES  
ZONING:  
(PD) PLANNED DEVELOPMENT DISTRICT  
STORM WATER DETENTION:  
A STORM WATER DETENTION EASEMENT SHALL INCLUDE ALL OF LOT B.  
NORMAL POOL ELEVATION = 1004  
100-YEAR FLOOD ELEVATION = 1010

SEWERAGE:  
SIDEWALKS SHALL BE INSTALLED ALONG ALL PUBLIC STREETS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS OF THE CITY OF WAUKEE, IOWA  
BUILDING SETBACK REQUIREMENTS:  
LOTS 1-5:  
FRONT YARD 30 FEET  
SIDE YARD 0 FEET  
REAR YARD 30 FEET  
LOTS 6-18 & 20-23:  
FRONT YARD 16 FEET  
SIDE YARD 7 FEET  
REAR YARD 8 FEET  
LOT 19:  
ALL SIDES 25 FEET  
MINIMUM SETBACK OF 15' ALONG BOUNDARY OF SUBDIVISION

LAUREL DRIVE

OUTLOT 1

OUTLOT 2

OUTLOT 3

OUTLOT 4

OUTLOT 5

OUTLOT 6

OUTLOT 7

OUTLOT 8

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