Legal Description

Subdivision of Outlot 1 of Legacy Pointe At Waukee – Plat 1 of the West One-Half of the Northeast Quarter of Section 35 – Township 79 North – Range 26 West in the City of Waukee, Dallas County, Iowa, as recorded in Book 2004 at Page 1281, Dallas County Records. Said Subdivision of Outlot 1 contains 45.15 acres.

LEGEND

- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET
- ● PROPERTY CORNER FOUND
- ○ PROPERTY CORNER SET
- ⊡ CONCRETE MONUMENT FOUND

MISCELLANEOUS INFORMATION

OWNER AND SUBDIVIDER:
EWING LAND DEVELOPMENT AND SERVICES, LLC
939 203RD PLACE
PELLA, IOWA 50219

ENGINEER:
GARDEN & ASSOCIATES, LTD.
P.O. BOX 451
OSKALOOSA, IOWA 52577

AREA OF SUBDIVISION:
44.15 ACRES

ZONING:
(PD) PLANNED DEVELOPMENT DISTRICT

LICENSED LAND SURVEYOR — RANDAL J. NUGTEREN 14416 — IOWA

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.

Randal J. Nugteren April 22, 2004

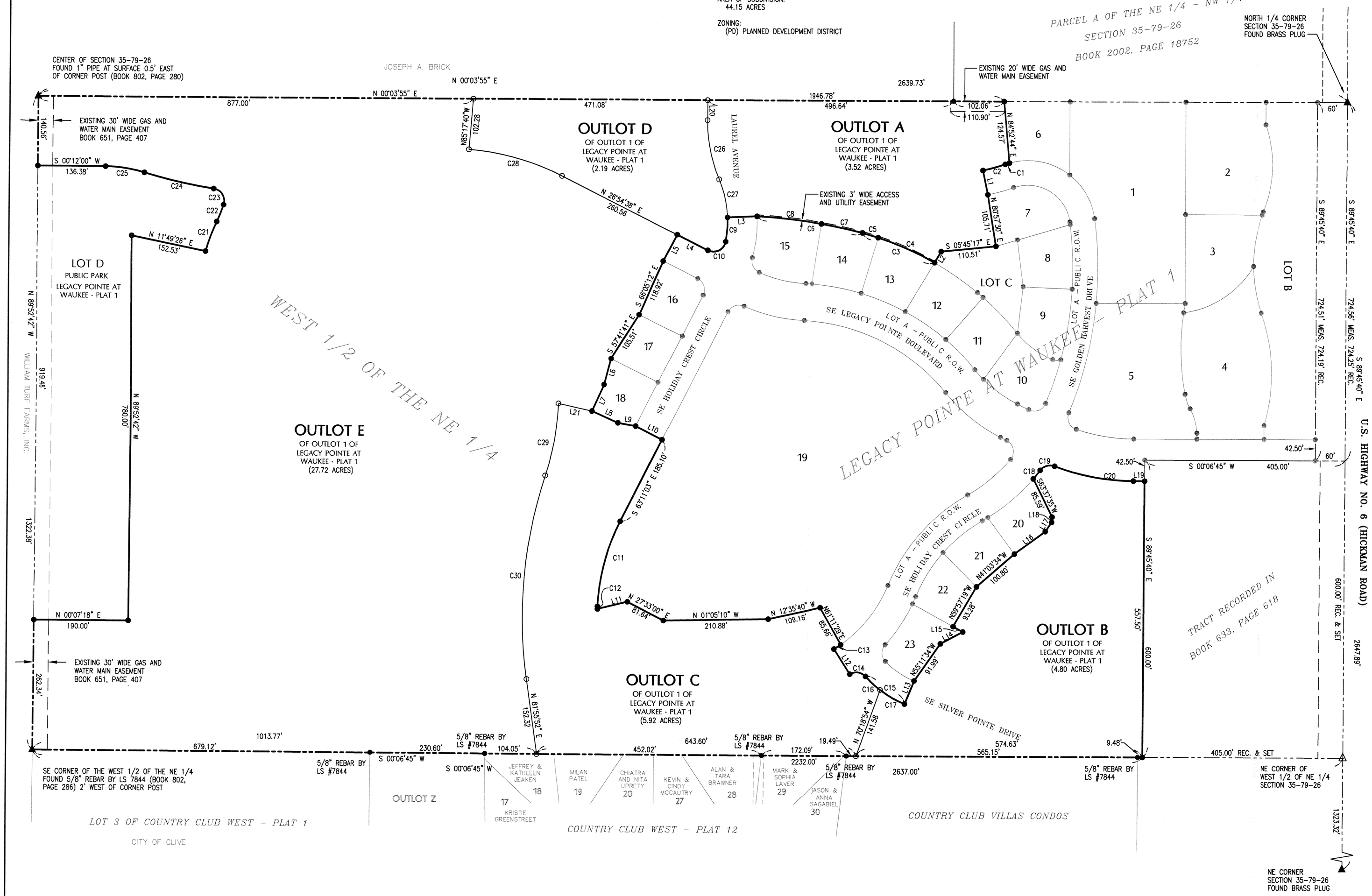
Randal J. Nugteren, L.L.S. Date

License number: 14416

My license renewal date is December 31, 2004

Pages or sheets covered by this seal: 1 OF 1

| LOT AREA SUMMARY | |
|---|---|
| LOT NO. | AREA, ACRES |
| OUTLOT A | 3.52 |
| OUTLOT B | 4.80 |
| OUTLOT C | 5.92 |
| OUTLOT D | 2.19 |
| OUTLOT E | 27.72 |
| TOTAL | 44.15 |




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 50.00' | N 78°15'02" E |
| L2 | 26.09' | S 59°29'58" E |
| L3 | 60.00' | S 02°19'31" E |
| L4 | 69.21' | S 26°54'38" W |
| L5 | 60.00' | S 63°05'22" E |
| L6 | 54.50' | S 74°46'13" E |
| L7 | 59.55' | S 65°42'03" E |
| L8 | 57.83' | N 23°34'18" E |
| L9 | 36.44' | N 10°24'16" E |
| L10 | 60.00' | N 26°48'57" E |
| L11 | 62.13' | N 13°37'01" W |
| L12 | 60.00' | N 58°02'50" E |
| L13 | 50.00' | N 67°53'42" W |
| L14 | 51.14' | N 28°12'55" W |
| L15 | 22.20' | S 29°17'30" W |
| L16 | 76.51' | N 36°16'59" W |
| L17 | 22.66' | N 55°40'55" W |
| L18 | 10.58' | N 86°11'11" W |
| L19 | 22.63' | N 00°06'45" E |
| L20 | 40.17' | N 89°48'00" W |
| L21 | 68.95' | N 12°32'52" E |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 8.65' | 135.50' | 8.65' | S 17°50'57" E | 3°39'35" |
| C2 | 46.77' | 337.93' | 46.73' | S 15°42'51" E | 7°55'47" |
| C3 | 157.03' | 611.76' | 156.59' | S 22°28'09" W | 14°42'23" |
| C4 | 123.94' | 611.76' | 123.72' | S 24°01'06" W | 11°36'27" |
| C5 | 33.09' | 611.76' | 33.08' | S 16°39'55" W | 3°05'56" |
| C6 | 217.26' | 1071.41' | 216.88' | S 08°41'28" W | 11°37'06" |
| C7 | 84.59' | 1071.41' | 84.56' | S 12°14'19" W | 4°31'24" |
| C8 | 132.67' | 1071.41' | 132.59' | S 06°25'46" W | 7°05'41" |
| C9 | 49.35' | 220.00' | 49.25' | S 85°53'55" E | 12°51'11" |
| C10 | 46.42' | 25.00' | 40.03' | S 26°16'50" E | 106°22'58" |
| C11 | 178.61' | 420.00' | 177.26' | S 75°22'00" E | 24°21'54" |
| C12 | 5.03' | 120.00' | 5.03' | S 88°45'03" E | 2°24'11" |
| C13 | 16.12' | 270.00' | 16.12' | S 33°39'49" E | 3°25'16" |
| C14 | 34.94' | 25.00' | 32.16' | N 08°04'57" E | 80°04'15" |
| C15 | 96.48' | 212.50' | 95.65' | N 35°06'41" E | 26°00'46" |
| C16 | 39.77' | 212.50' | 39.71' | N 42°45'22" E | 10°43'25" |
| C17 | 56.71' | 212.50' | 56.54' | N 29°44'59" E | 15°17'22" |
| C18 | 22.07' | 380.00' | 22.07' | N 51°25'54" W | 3°19'40" |
| C19 | 32.35' | 25.00' | 30.14' | N 16°01'50" W | 74°07'48" |
| C20 | 161.58' | 442.50' | 160.69' | N 10°34'25" E | 20°55'20" |
| C21 | 63.96' | 325.00' | 63.85' | N 70°03'41" W | 11°16'31" |
| C22 | 36.92' | 270.00' | 36.89' | N 68°20'30" W | 7°50'07" |
| C23 | 43.15' | 25.00' | 37.99' | S 58°17'33" W | 98°53'49" |
| C24 | 143.51' | 1000.00' | 143.39' | S 12°57'19" W | 8°13'22" |
| C25 | 79.48' | 270.00' | 79.20' | S 08°38'00" W | 16°52'00" |
| C26 | 123.09' | 305.00' | 122.25' | N 78°38'19" E | 23°07'21" |
| C27 | 79.09' | 220.00' | 78.66' | N 77°22'34" E | 20°35'51" |
| C28 | 195.71' | 505.00' | 194.49' | N 15°48'29" E | 22°12'18" |
| C29 | 148.38' | 540.00' | 147.91' | N 80°02'48" W | 15°44'36" |
| C30 | 415.78' | 920.00' | 412.25' | N 85°07'19" W | 25°53'38" |

Book 2004 Page 6453
Document 6453 Type SUBDI Pages 14
Date 5/07/2004 Time 9:44 AM
Rec Amt $76.00
Side C-338
Carol "Cindy" Hoi, Recorder
Dallas County, IOWA

N

100 0 50 100

1 INCH = 100 FT.

FINAL PLAT
APPROVED BY City Council
DATE 5/3/04
SIGNED [signature]

HELD TO: EWING LAND DEVELOPMENT AND SERVICES, LLC
PELLA, IOWA 50219

RETURN TO: CITY OF WAUKEE
230 HIGHWAY 6
WAUKEE, IOWA 50263

| REVISIONS | | |
|---|---|---|
| REVISION NO. | DATE | DESCRIPTION |

FLD. BK.: 54-B
SCALE: 1" = 100'
DATE: 4/04
DRN.: BJU
APP.:

GARDEN & ASSOCIATES
OSKALOOSA , IOWA
641 - 672 - 2526

LEGACY POINTE AT WAUKEE – PLAT 2
WEST 1/2 OF THE NE 1/4 – SECTION 35-79-26
WAUKEE, IOWA

FINAL PLAT

PROJECT NO.: 7004044
DRAWING NO.:
SHEET 1 OF 1