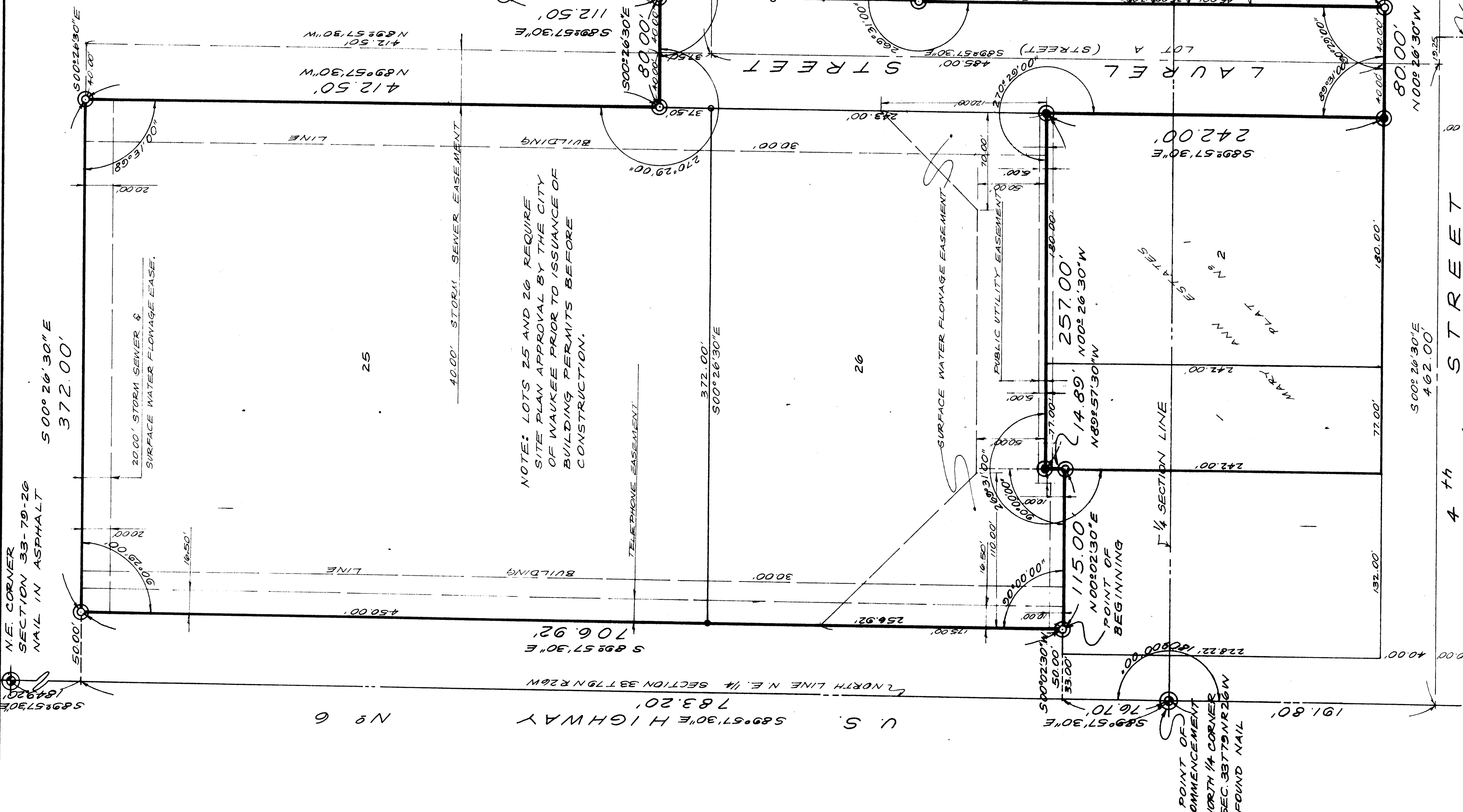


Mary Ann Estates Plat No 2

PROPERTY DESCRIPTION

MARY ANN ESTATES PLAT NO 2 BEING AN OFFICIAL PLAT OF A PORTION OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 20 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA IS DESCRIBED AS FOLLOWS:
"COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 20 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE, S 89°57'30"E ALONG THE NORTH LINE OF THE N.E. 1/4 OF SAID SECTION 33, 74.70 FEET; THENCE, S 00°02'30"W, 50.00 FEET; TO A POINT, THAT IS ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO 6 AS IT IS PRESENTLY ESTABLISHED AND TO THE POINT OF BEGINNING; THENCE, S 89°57'30"E, PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE N.E. 1/4 OF SAID SECTION 33 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO 6, 706.92 FEET; THENCE, S 00°26'30"E, PARALLEL WITH AND 375.00 FEET EAST OF THE CENTERLINE OF 4TH STREET AS IT IS PRESENTLY ESTABLISHED, 372.00 FEET; THENCE, N 89°57'30"W, ALONG A LINE PARALLEL WITH AND 422.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 33, 412.50 FEET; THENCE, S 00°26'30"E, ALONG A LINE PARALLEL WITH AND 502.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 33, 112.50 FEET; THENCE, S 89°57'30"E, ALONG A LINE PARALLEL WITH AND 675.00 FEET EAST OF THE CENTERLINE OF SAID 4TH STREET, 562.50 FEET; THENCE, S 27°56'58"E, 67.91 FEET; THENCE, S 26°43'57"W, 170.00 FEET; THENCE, N 63°18'03"W, 750 FEET; THENCE NORTHWESTERLY, ALONG A CHORD BEARING OF 18°10' FEET AND A CHORD LENGTH OF 1810 FEET AND A CHORD BEARING OF N 61°03'01"W; THENCE, S 31°09'57"W, 192.87 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD AS IT IS PRESENTLY ESTABLISHED; THENCE NORTHWESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD AND ALONG A 15003.01 FEET RADIUS CURVE TO THE RIGHT, 149.40 FEET; SAID CURVE HAVING A CHORD LENGTH OF 149.40 FEET AND A CHORD BEARING OF N 61°03'44"W; THENCE, N 00°26'30"W, PARALLEL WITH AND 375.00 FEET EAST OF THE CENTERLINE OF SAID 4TH STREET, 892.65 FEET; THENCE, N 89°57'30"W, PARALLEL WITH AND 502.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 33 TO A POINT THAT IS ON THE EAST RIGHT-OF-WAY LINE OF SAID 4TH STREET; THENCE, N 00°26'30"W, PARALLEL WITH AND 400.00 FEET EAST OF THE CENTERLINE OF SAID 4TH STREET AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 4TH STREET, 800.00 FEET TO THE S.W. CORNER OF LOT 2, MARY ANN ESTATES PLAT NO 1, WAUKEE, DALLAS COUNTY, IOWA; THENCE, S 89°57'30"E ALONG THE SOUTH LINE OF SAID LOT 2, 242.00 FEET; THENCE, N 00°26'30"W, ALONG THE EAST LINE OF LOT 2 AND 11', IN SAID MARY ANN ESTATES PLAT NO 1, 257.00 FEET; THENCE, N 89°57'30"W, ALONG THE NORTH LINE OF SAID LOT 1, 14.89 FEET; THENCE, N 00°02'30"E, 115.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD, SAID TRACT OF LAND CONTAINS 13.0 ACRES MORE OR LESS.



500°26'30"E
600.00'

NOTE: LOTS 25 AND 26 REQUIRE
SITE PLAN APPROVAL BY THE CITY
OF WAUKEE PRIOR TO ISSUANCE OF
BUILDING PERMITS BEFORE
CONSTRUCTION.

FOR: WOODWRIGHT CONSTRUCTION LIMITED
8247 N.W. OAKWOOD DRIVE
ANKENY, IOWA 50021

NOTES:
THE BOUNDARY OF THIS PLAT HAS AN ERROR OF CLOSURE OF
LESS THAN 1.0 FEET IN 10,000 FEET.
EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF
LESS THAN 1.0 FEET IN 5,000 FEET.
ALL PROPERTY CORNERS WILL BE MARKED WITH IRON PIPE
AND PLASTIC IDENTIFICATION CAPS BY 9 JULY 1985.

- LEGEND:
- LOT CORNER, SET IRON PIPE
 - ⊙ PLAT CORNER, SET IRON PIPE
 - ⊕ SECTION CORNER, FOUND NAIL

UTILITY SYMBOLS

W	WATER MAINS
S	SANITARY SEWERS
SS	STORM SEWERS
T	TELEPHONE CABLES
E	ELECTRICAL CABLES
F	FENCE LINES

Dischup Engineering Company
2500 104th Street
Des Moines, Iowa



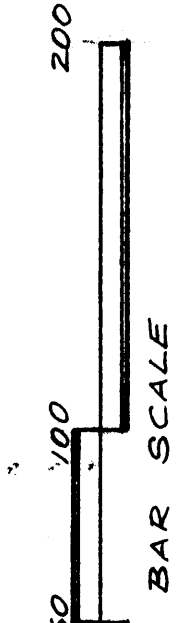
I HEREBY CERTIFY THAT I HAVE SURVEYED FOR AND PREPARED THESE PLANS; THAT SAID SURVEYS AND PLANS ARE CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED CIVIL ENGINEER AND LAND SURVEYOR IN THE STATE OF IOWA.

BY: Barry A. Bishop P.E. L.S. 3189
DATE: 21 MAY 1985
FOR: WOODWRIGHT CONSTRUCTION LIMITED

7/9/85 Gordon Gunterson Mayor
7/9/85 Bud Dicksen City Clerk
6/24/85 Mary Ann Styles ANKAWAN PLANNING & ZONING

AREA N.E. 1/4 NW 1/4 SEC. 33-79-26 = 0.28 AC.
AREA NW 1/4 NE 1/4 SEC. 33-79-26 = 12.25 AC.
AREA SW 1/4 NE 1/4 SEC. 33-79-26 = 0.47 AC.

#171
FILED
JUL 7 1985
1985 JUL 11 AM 11:59
RECORDING 18590
TRANSFER 590
130.00



REFERENCE
DRAWING NO.
'84-8P
'84-5
'78-28S

DRAWING NO.
'84
10 P