

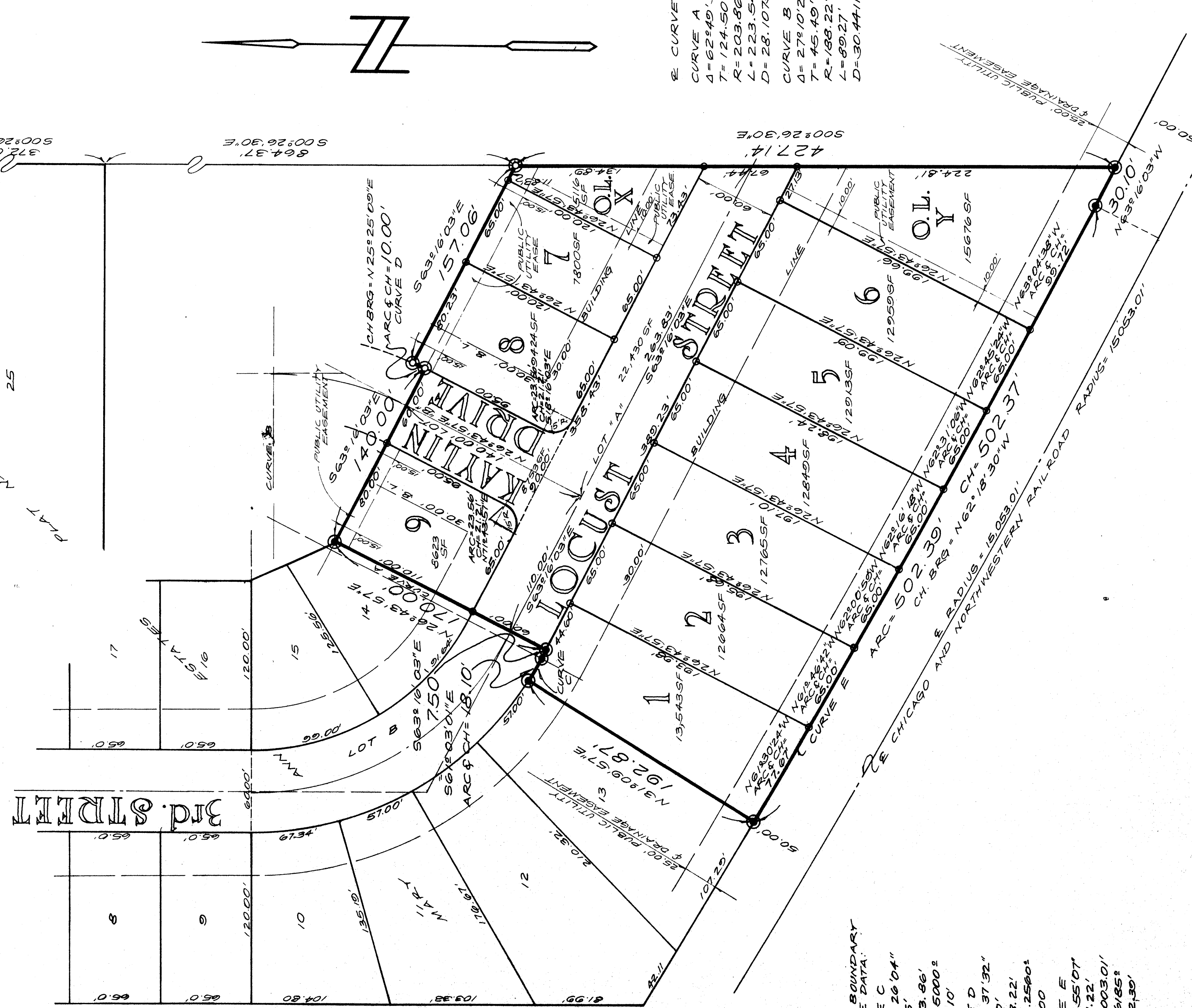
FILED
89 MAY 25 AM 10:45
COUNTY RECORDER
DALLAS CO. TEXAS

RECORDING
TRANSFER
62
65.02

Entered for taxation the 1st day of May 1989
Auditor
16 920 (79-26)
0-281-2

U.S. HIGHWAY NO 6
POINT OF COMMENCEMENT
NORTH 1/4 CORNER
SECTION 33 T70N R26W
NAIL IN ASPHALT

MARY ANN ESTATES PLAT NO 3



PLAT BOUNDARY
CURVE DATA:
CURVE C
A=0412.04'
T=9.05'
R=233.86'
D=24.5000°
L=18.10'
CURVE D
A=025.3732'
T=5.00'
R=218.22'
D=26.2500°
L=10.00'
CURVE E
A=018.5507'
T=25.122'
R=15003.01'
D=2.6185°
L=502.50'

E CURVE DATA
CURVE A
A=62°49'33"
T=124.50'
R=203.86'
D=223.54'
L=28.1075°
CURVE B
A=27°10'27"
T=45.49'
R=138.22'
L=89.27'
D=30.441°

- LEGEND:
- - INDICATES PLAT CORNER, FOUND IRON PIPE
 - - INDICATES PLAT CORNER, SET IRON PIPE
 - - INDICATES LOT CORNER, FOUND IRON PIPE
 - - INDICATES LOT CORNER, SET IRON PIPE
 - ◆ - INDICATES SECTION CORNER, FOUND AS NOTED

NOTES:

ALL CORNERS HAVE BEEN MARKED WITH IRON PIPE OR ARE FOUND AS NOTED. PLASTIC IDENTIFICATION CAPS HAVE BEEN PLACED ON ALL IRON PIPE.

THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT OF THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

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

SAID TRACT OF LAND CONTAINS 3.53 ACRES MORE OR LESS.

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 33, TOWNSHIP 70 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE, S89°57'30"E ALONG THE NORTH LINE OF THE N.E. 1/4 OF SAID SECTION 33, 783.20 FEET; THENCE, S00°26'30"E, 5000 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO 6 AS IT IS PRESENTLY ESTABLISHED AND TO THE NORTHEAST CORNER OF LOT 25, MARY ANN ESTATES PLAT NO 2, WAUKEE, DALLAS COUNTY, IOWA; THENCE, S00°26'30"E ALONG THE EAST LINE OF SAID LOT 25, 372.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE, S00°26'30"E, 864.37 FEET TO THE RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD AS IT IS PRESENTLY ESTABLISHED; THENCE, N83°16'03"E ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD, 30.10 FEET; THENCE, WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD AND ALONG A 15003.01 FEET RADIUS CURVE TO THE RIGHT, 502.39 FEET, SAID CURVE HAVING A CHORD BEARING OF N 62°18'30"W AND A CHORD LENGTH OF 502.37 FEET, TO THE MOST SOUTHERLY CORNER OF LOT 13 IN SAID MARY ANN ESTATES PLAT NO 2; THENCE, N31°09'57"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 13, 192.87 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 13 AND TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 3 IN SAID MARY ANN ESTATES PLAT NO 2; THENCE SOUTHEASTERLY ALONG THE CURVE TO THE LEFT, 18.10 FEET, SAID CURVE HAVING A CHORD BEARING OF S 63°16'03"E AND A CHORD LENGTH OF 18.10 FEET; THENCE, S63°16'03"E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8, 750 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 8; THENCE, N26°43'57"E ALONG THE SOUTHEASTERLY LINE OF LOTS 8 AND LOT 14 IN SAID MARY ANN ESTATES PLAT NO 2, 170.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 14; THENCE, S63°16'03"E, 140.00 FEET, THENCE NORTHERLY ALONG A 218.22 FEET RADIUS CURVE TO THE LEFT, 10.00 FEET, SAID CURVE HAVING A CHORD BEARING OF N 25°25'09"E AND A CHORD LENGTH OF 10.00 FEET; THENCE, S63°16'03"E, 157.06 FEET TO THE POINT OF BEGINNING.

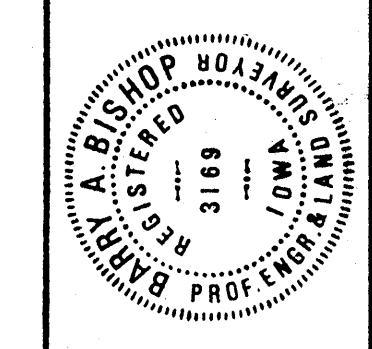
UTILITY SYMBOLS	
WATER MAINS	—W—
SANITARY SEWERS	—S—
STORM SEWERS	—SS—
TELEPHONE CABLES	—T—
ELECTRICAL CABLES	—E—
FENCE LINES	—+—

Bishop Engineering Company
1001 10th 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. 3168
DATE: 20 MARCH 1987
FOR: WOODWARD CONSTRUCTION
TELEPHONE 1315-276067



PROJECT: MARY ANN ESTATES PLAT NO 3
FINAL PLAT OF

REVISIONS
1
CITY COMMENTS
DATE
5-10-89
V.R.
ST
DRAWING NO. 187
14D



5-23-89
approved by city council
Mayor
Approved by Township of Euclid
Superior
Superior
Superior
Superior