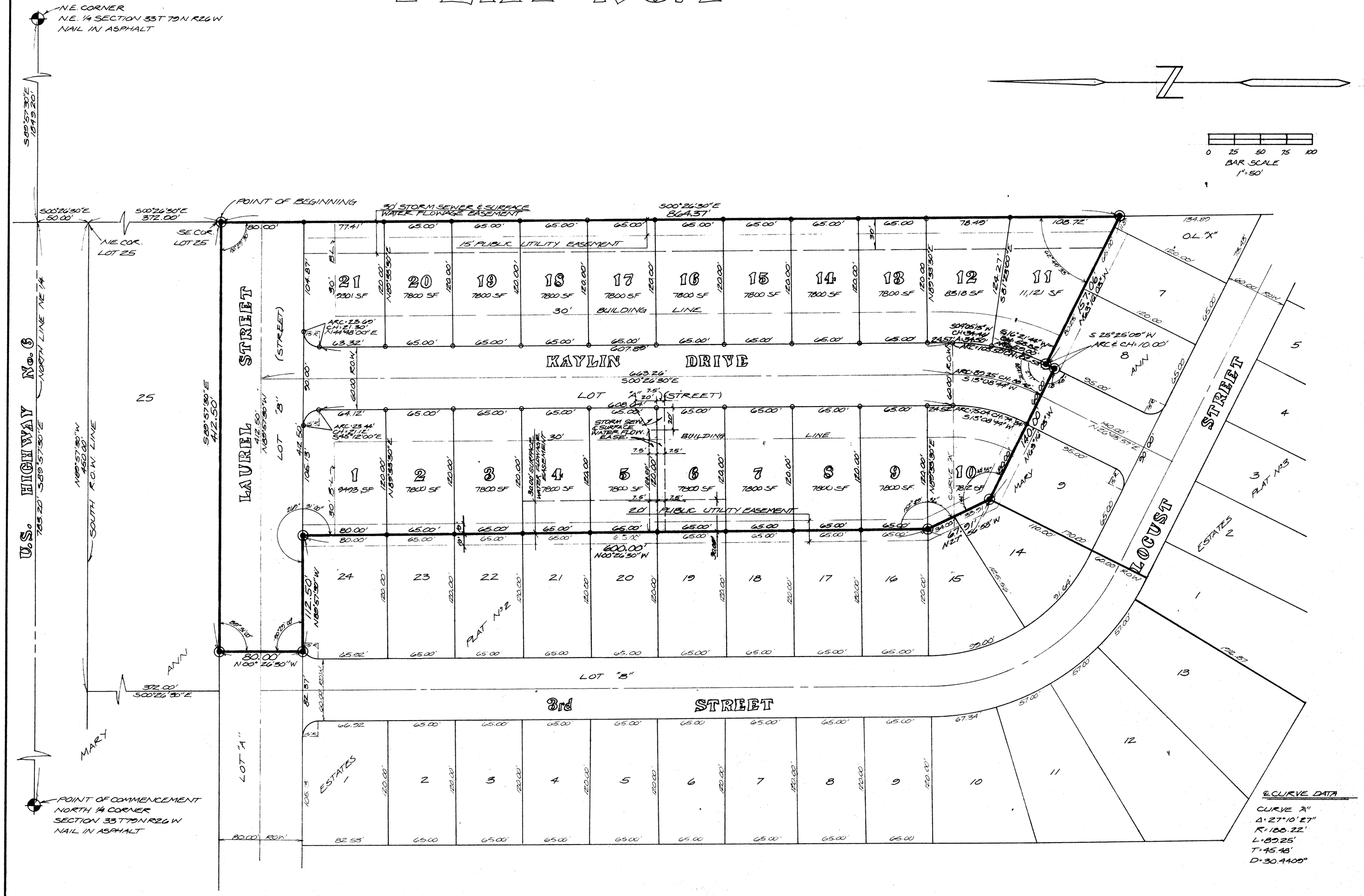
FILED
BOOK 600 PAGE 718-732
90 SEP 27 PM 2:12
CAROL HOL
COUNTY RECORDER
DALLAS CO. IOWA

Entered for Taxation the 2nd day of Oct 1990
Auditor
Deputy

MARY ANN ESTATES PLAT No. 4



Property Description:

Mary Ann Estates Plat No. 4, being an Official Plat of a portion of the North 1/2 of Section 33, Township 79 North, Range 26 West of the 5th P.M., Waukee, Dallas County, Iowa is description as follows:

"Commencing at the North 1/4 Corner of Section 33, Township 79 North, Range 26 West of the 5th P.M., Waukee, Iowa; thence, S89°57'30"E along the North Line of the N.E. 1/4 of said Section 33, a distance of 783.20 feet; thence, S00°26'30"E, a distance of 50.00 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, in Mary Ann Estates Plat No.2, an Official Plat now included in and forming a part of the City of Waukee, Dallas County, Iowa; thence, S00°26'30"E along the East Line of said Lot 25, a distance of 372.00 feet to the Southeast Corner of said Lot 25 and to the Point of Beginning; thence, S00°26'30"E a distance of 864.57 feet to the Northeast Corner of Mary Ann Estates Plat No.3, an Official Plat now included in and forming a part of the City of Waukee, Dallas County, Iowa; thence, N63°16'03"W along the Northerly Line of said Mary Ann Estates Plat No.3, a distance of 157.00 feet; thence, Southerly along the Northerly Line of said Mary Ann Estates Plat No.3, and along a 215.21 feet radius curve to the right, a distance of 10.00 feet, said curve having a chord bearing of S25°25'08"W and a chord length of 10.00 feet; thence, N63°16'03"W along the Northerly Line of said Mary Ann Estates Plat No.3, a distance of 140.00 feet to the most Easterly Corner of Lot 16 in said Mary Ann Estates Plat No.2; thence, N27°56'52"W along the Easterly Line of Lots 16 and 15 in said Mary Ann Estates Plat No.2, a distance of 67.91 feet to the Southeast Corner of Lot 14 in said Mary Ann Estates Plat No.2; thence, N00°26'30"W along the East Line of Lots 15 thru 24 inclusive in said Mary Ann Estates Plat No.2, a distance of 600.00 feet to the Northeast Corner of said Lot 24; thence N89°33'30"E along the North Line of Lots 23 and 8 in said Mary Ann Estates Plat No.2, a distance of 112.50 feet to the S.E. Corner of Lot A in said Mary Ann Estates Plat No.2; thence, N00°26'30"W along the East Line of said Lot A, a distance of 80.00 feet; thence, S89°57'30"E along the South Line of said Lot 25, a distance of 412.50 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 5.66 Acres, more or less.

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 5000.0 FEET.

℄ CURVE DATA

CURVE "A"
Δ: 27°10'27"
R: 180.22'
L: 85.25'
T: 45.48'
D: 30.4405°

Barry J. Pickel City Clerk 9/25/90
Floyd Brenkberg Mayor 9/25/90
Gerald Steel Sec. P&Z 9/24/90
Mark L. Casey Chairman of P&Z 9/24/90

Bishop Engineering Company
3501 104th Street
Des Moines, Iowa

UTILITY SYMBOLS

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

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. 3169
DATE: OCTOBER 1990
SCALE: 1" = 50'
FOR: WOODWRIGHT CONSTRUCTION
SIGNED: Barry A. Bishop
TELEPHONE 1-515-276-0467

BARRY A. BISHOP REGISTERED 3169 IOWA PROFESSIONAL ENGINEER & LAND SURVEYOR

NUMBER	REVISIONS	DATE	BY
3			
2			
1			

PROJECT: FINAL PLAT OF MARY ANN ESTATES PLAT No. 4

REFERENCE DRAWING NO. '84-BP '87-HP '84-S '89-BES '84-DP

DRAWING NO. '89-38P