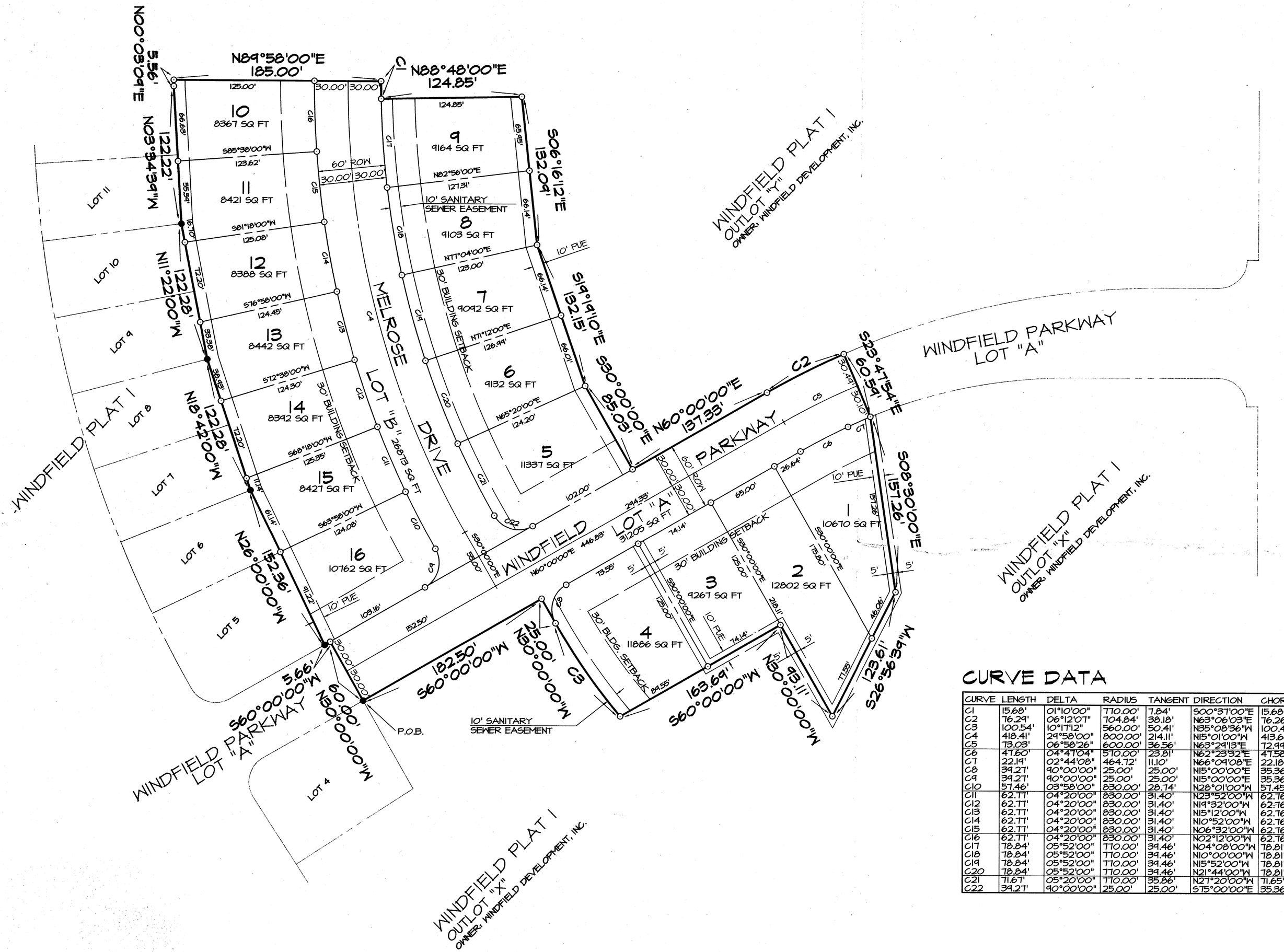
FINAL PLAT
WINDFIELD PLAT 2

2636
FILED
BOOK 2003 PAGE 940-964
DATE 3-24-94 TIME 10:30 A.M.
CAROL HOL
COUNTY RECORDER
DALLAS CO. IOWA
125.00/1.00



LEGAL DESCRIPTION

A PARCEL OF LAND IN OUTLOT "Y", OUTLOT "X", AND LOT "A" OF WINDFIELD PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF LOT 4, WINDFIELD PLAT 1; THENCE N30°00'00"W, 60.00 FEET TO A POINT; THENCE S60°00'00"W, 5.66 FEET TO A POINT ON THE WEST LINE OF SAID OUTLOT "Y"; THENCE N26°00'00"W, 152.36 FEET ALONG SAID WEST LINE TO A POINT; THENCE N18°42'00"W, 122.28 FEET ALONG SAID WEST LINE TO A POINT; THENCE N11°22'00"W, 122.28 FEET ALONG SAID WEST LINE TO A POINT; THENCE N03°34'39"W, 122.22 FEET TO A POINT; THENCE N00°03'04"E, 5.56 FEET TO A POINT; THENCE N89°58'00"E, 185.00 FEET TO A POINT; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING OF S00°37'00"E, AN ARC LENGTH OF 15.68 FEET TO A POINT; THENCE N88°48'00"E, 124.85 FEET TO A POINT; THENCE S06°16'12"E, 132.09 FEET TO A POINT; THENCE S14°19'10"E, 132.15 FEET TO A POINT; THENCE S30°00'00"E, 85.03 FEET TO A POINT ON THE NORTH LINE OF SAID LOT "A"; THENCE N60°00'00"E, 137.33 FEET ALONG SAID NORTH LINE TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 704.84 FEET AND A CHORD BEARING OF N63°06'03"E, AN ARC LENGTH OF 76.24 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S23°47'54"E, 60.54 FEET TO A POINT; THENCE S08°30'00"E, 157.26 FEET TO A POINT; THENCE S26°56'34"W, 123.61 FEET TO A POINT; THENCE N30°00'00"W, 43.11 FEET TO A POINT; THENCE S60°00'00"W, 163.64 FEET TO A POINT; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET AND A CHORD BEARING OF N35°08'36"W, AN ARC LENGTH OF 100.54 FEET TO A POINT OF TANGENCY; THENCE N30°00'00"W, 25.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT "A"; THENCE S60°00'00"W, 182.50 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 4.864 ACRES MORE OR LESS.

DEVELOPER

WINDFIELD DEVELOPMENT, INC.
6425 HICKMAN ROAD
URBANDALE, IOWA 50322

CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	15.68'	01°10'00"	770.00'	7.84'	S00°37'00"E	15.68'
C2	76.24'	06°12'07"	704.84'	38.18'	N63°06'03"E	76.26'
C3	100.54'	10°17'12"	560.00'	50.41'	N35°08'36"W	100.40'
C4	418.41'	24°58'00"	800.00'	214.11'	N15°01'00"W	413.66'
C5	73.03'	06°58'26"	600.00'	36.56'	N63°24'13"E	72.99'
C6	47.60'	04°47'04"	570.00'	23.81'	N62°23'32"E	47.58'
C7	22.14'	02°44'08"	464.72'	11.10'	N66°04'08"E	22.18'
C8	34.27'	90°00'00"	25.00'	25.00'	N15°00'00"E	35.36'
C9	34.27'	90°00'00"	25.00'	25.00'	N15°00'00"E	35.36'
C10	57.46'	03°58'00"	830.00'	28.74'	N28°01'00"W	57.45'
C11	62.77'	04°20'00"	830.00'	31.40'	N23°52'00"W	62.76'
C12	62.77'	04°20'00"	830.00'	31.40'	N19°32'00"W	62.76'
C13	62.77'	04°20'00"	830.00'	31.40'	N15°12'00"W	62.76'
C14	62.77'	04°20'00"	830.00'	31.40'	N10°52'00"W	62.76'
C15	62.77'	04°20'00"	830.00'	31.40'	N06°32'00"W	62.76'
C16	62.77'	04°20'00"	830.00'	31.40'	N02°12'00"W	62.76'
C17	78.84'	05°52'00"	770.00'	39.46'	N04°08'00"W	78.81'
C18	78.84'	05°52'00"	770.00'	39.46'	N10°00'00"W	78.81'
C19	78.84'	05°52'00"	770.00'	39.46'	N15°52'00"W	78.81'
C20	78.84'	05°52'00"	770.00'	39.46'	N21°44'00"W	78.81'
C21	71.67'	05°20'00"	770.00'	35.86'	N27°20'00"W	71.65'
C22	34.27'	90°00'00"	25.00'	25.00'	S75°00'00"E	35.36'

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

I HEREBY CERTIFY THAT THIS PLAT CLOSES WITHIN THE TOLERANCES PRESCRIBED BY LAW.

REGISTERED LAND SURVEYOR
JERRY P. OLIVER
7844
IOWA

BY: _____ DATE: 2/2/94
JERRY P. OLIVER, IOWA REG. NO. 7844
MY REGISTRATION EXPIRES DECEMBER 31, 1994

3/23/94

LEGEND

— — — —	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER
O	SET CORNER W/ 5/8" I.R. CAP #7844
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
P.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT

2/21/94
Bev J Pedersen City Clerk
Clair L. Elliott Mayor
John Hayek, Chairman P&Z
Jerald Stice, Sec. P&Z
12/28/93

NORTH
SCALE: 1" = 50'
0' 10' 20' 30' 40' 50' 100'

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET #12 DES MOINES IOWA 515.276.4884

E - 2710