# FINAL PLAT
# WINDFIELD PLAT 4

## ZONING
R-2

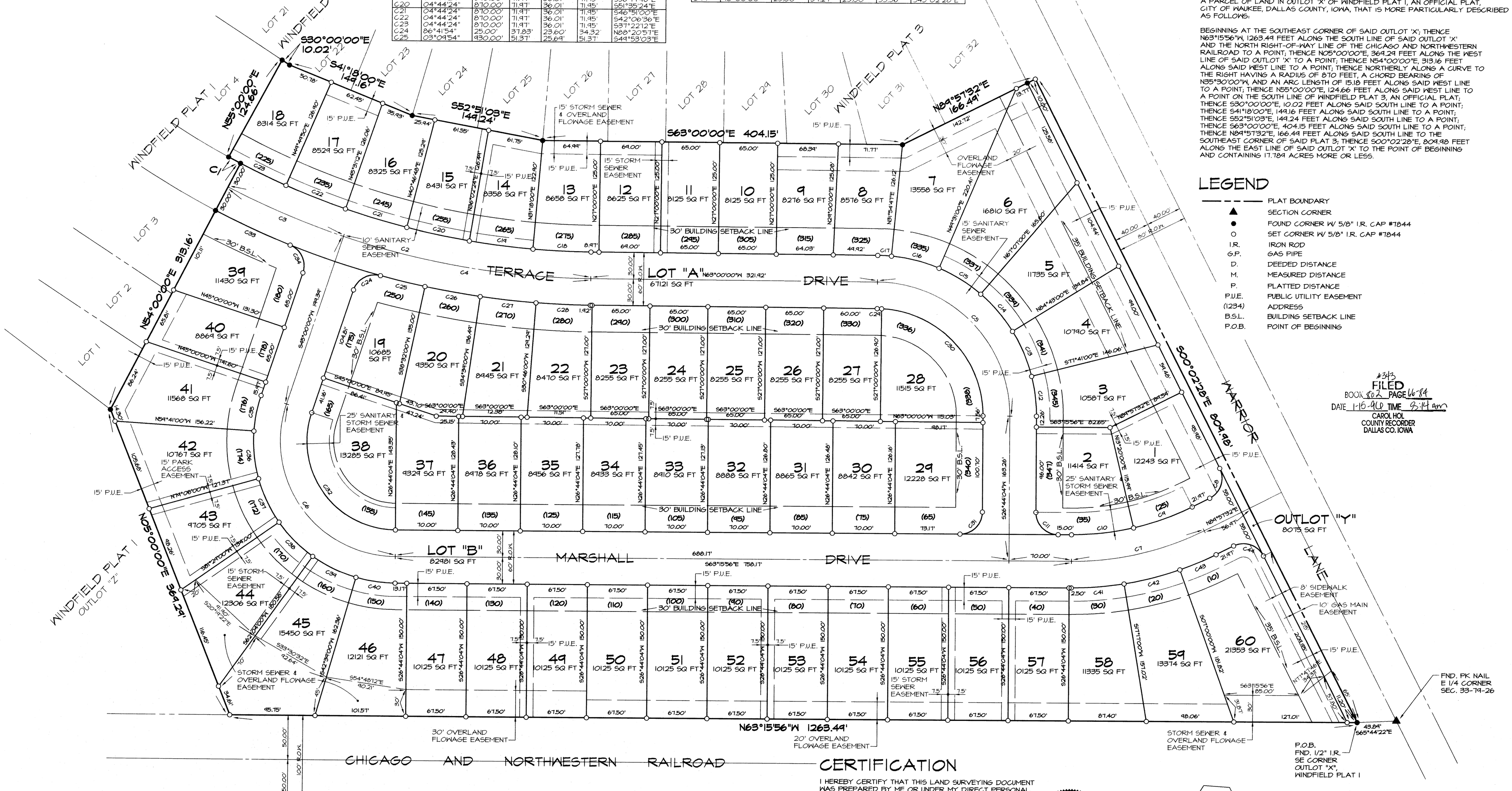
## BUILDING SETBACKS
FRONT 30'
SIDE 15' TOTAL, 7' MINIMUM
REAR 30'

## COVENANTS
RESTRICTIVE COVENANTS ARE ON FILE AT THE DALLAS COUNTY RECORDERS OFFICE BK 725 PG 70
1st AMENDMENT BK 729 PG 76
2nd AMENDMENT BK 747 PG 766

## CURVE DATA

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
|---|---|---|---|---|---|---|
| C1 | 01°00'00" | 870.00' | 15.18' | 7.59' | 15.18' | N35°30'00"W |
| C2 | 27°00'00" | 900.00' | 424.12' | 216.07' | 420.20' | S44°30'00"E |
| C3 | 09°00'00" | 900.00' | 141.37' | 70.83' | 141.23' | S40°30'00"E |
| C4 | 18°00'00" | 900.00' | 282.74' | 142.55' | 281.58' | S54°00'00"E |
| C5 | 84°44'04" | 150.00' | 234.42' | 144.31' | 211.64' | N18°07'58"W |
| C6 | 108°15'56" | 130.00' | 245.65' | 194.80' | 210.70' | N09°07'58"W |
| C7 | 26°46'32" | 330.00' | 154.22' | 78.54' | 152.82' | S76°39'12"E |
| C8 | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36' | N44°57'32"E |
| C9 | 13°22'28" | 300.00' | 70.03' | 35.17' | 69.87' | S83°21'14"E |
| C10 | 13°24'04" | 300.00' | 70.17' | 35.24' | 70.01' | S69°57'58"E |
| C11 | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36' | N18°15'56"W |
| C12 | 14°25'04" | 180.00' | 45.29' | 22.77' | 45.18' | N19°31'32"E |
| C13 | 17°36'00" | 180.00' | 55.29' | 27.87' | 55.07' | N03°31'00"E |
| C14 | 17°36'00" | 180.00' | 55.29' | 27.87' | 55.07' | N14°05'00"W |
| C15 | 17°36'00" | 180.00' | 55.29' | 27.87' | 55.07' | S31°41'00"E |
| C16 | 17°36'18" | 180.00' | 55.30' | 27.87' | 55.09' | S49°17'06"E |
| C17 | 04°54'47" | 180.00' | 15.43' | 7.72' | 15.43' | S60°32'36"E |
| C18 | 04°18'00" | 870.00' | 65.29' | 32.66' | 65.28' | S60°51'00"E |
| C19 | 04°44'24" | 870.00' | 71.97' | 36.01' | 71.95' | S56°19'48"E |
| C20 | 04°44'24" | 870.00' | 71.97' | 36.01' | 71.95' | S51°35'24"E |
| C21 | 04°44'24" | 870.00' | 71.97' | 36.01' | 71.95' | S46°51'00"E |
| C22 | 04°44'24" | 870.00' | 71.97' | 36.01' | 71.95' | S42°06'36"E |
| C23 | 04°44'24" | 870.00' | 71.97' | 36.01' | 71.95' | S37°22'12"E |
| C24 | 86°41'54" | 25.00' | 37.83' | 23.60' | 34.32' | N88°20'57"E |
| C25 | 03°09'54" | 930.00' | 51.37' | 25.69' | 51.37' | S44°53'03"E |

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
|---|---|---|---|---|---|---|
| C26 | 03°53'00" | 930.00' | 63.03' | 31.53' | 63.02' | S53°24'30"E |
| C27 | 03°53'00" | 930.00' | 63.03' | 31.53' | 63.02' | S57°17'30"E |
| C28 | 03°46'00" | 930.00' | 61.14' | 30.58' | 61.13' | S61°07'00"E |
| C29 | 02°23'16" | 120.00' | 5.00' | 2.50' | 5.00' | S61°48'22"E |
| C30 | 87°20'48" | 120.00' | 182.94' | 114.57' | 165.73' | N16°36'20"W |
| C31 | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36' | N71°44'04"E |
| C32 | 108°15'56" | 100.00' | 188.96' | 138.31' | 162.07' | N09°07'58"W |
| C33 | 05°41'54" | 930.00' | 92.49' | 46.29' | 92.46' | S38°50'57"E |
| C34 | 86°41'54" | 25.00' | 37.83' | 23.60' | 34.32' | N01°34'03"E |
| C35 | 14°41'00" | 160.00' | 41.00' | 20.61' | 40.89' | N37°34'30"E |
| C36 | 19°25'00" | 160.00' | 54.22' | 27.37' | 53.96' | N20°36'30"E |
| C37 | 19°25'00" | 160.00' | 54.22' | 27.37' | 53.96' | N01°11'30"E |
| C38 | 19°25'00" | 160.00' | 54.22' | 27.37' | 53.96' | N18°13'30"W |
| C39 | 19°25'00" | 160.00' | 54.22' | 27.37' | 53.96' | S37°38'30"E |
| C40 | 15°54'56" | 160.00' | 44.44' | 22.37' | 44.30' | S55°18'28"E |
| C41 | 09°27'04" | 360.00' | 59.38' | 29.76' | 59.32' | S67°54'28"E |
| C42 | 10°11'00" | 360.00' | 64.61' | 32.39' | 64.53' | S77°15'13"E |
| C43 | 07°02'28" | 360.00' | 44.24' | 22.15' | 44.21' | S86°31'14"E |
| C44 | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36' | S45°02'28"E |




## OWNER/DEVELOPER
WINDFIELD DEVELOPMENT, INC.
2335 70th STREET
URBANDALE, IOWA 50322

## LEGAL DESCRIPTION
A PARCEL OF LAND IN OUTLOT 'X' OF WINDFIELD PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'X'; THENCE N63°15'56"W, 1263.44 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 'X' AND THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD TO A POINT; THENCE N05°00'00"E, 364.29 FEET ALONG THE WEST LINE OF SAID OUTLOT 'X' TO A POINT; THENCE N54°00'00"E, 313.16 FEET ALONG SAID WEST LINE TO A POINT; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 870 FEET, A CHORD BEARING OF N35°30'00"W, AND AN ARC LENGTH OF 15.18 FEET ALONG SAID WEST LINE TO A POINT; THENCE N55°00'00"E, 124.66 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF WINDFIELD PLAT 3, AN OFFICIAL PLAT; THENCE S30°00'00"E, 10.02 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S41°18'00"E, 144.16 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S52°51'03"E, 144.24 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S63°00'00"E, 404.15 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N84°51'32"E, 166.44 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PLAT 3; THENCE S00°02'28"E, 804.98 FEET ALONG THE EAST LINE OF SAID OUTLOT 'X' TO THE POINT OF BEGINNING AND CONTAINING 17.784 ACRES MORE OR LESS.

## LEGEND

| | |
|---|---|
| — — — — | PLAT BOUNDARY |
| ▲ | SECTION CORNER |
| ● | FOUND CORNER W/ 5/8" I.R. CAP #7844 |
| 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. | PLATTED DISTANCE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| (1234) | ADDRESS |
| B.S.L. | BUILDING SETBACK LINE |
| P.O.B. | POINT OF BEGINNING |

#3473
FILED
BOOK 802 PAGE 66-84
DATE 1-16-96 TIME 3:14 pm
CAROL HOL
COUNTY RECORDER
DALLAS CO. IOWA

## CERTIFICATION
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIREC T 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.

BY: _____ DATE: 1/9/96
JERRY P. OLIVER, IOWA REG. NO. 7844

MY REGISTRATION EXPIRES DECEMBER 31, 1996

REGISTERED LAND SURVEYOR
JERRY P. OLIVER
7844
IOWA

NORTH
SCALE: 1"=50'
0 25' 50' 100'

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET #12 DES MOINES IOWA 50322 515. 276. 4884
E-2940