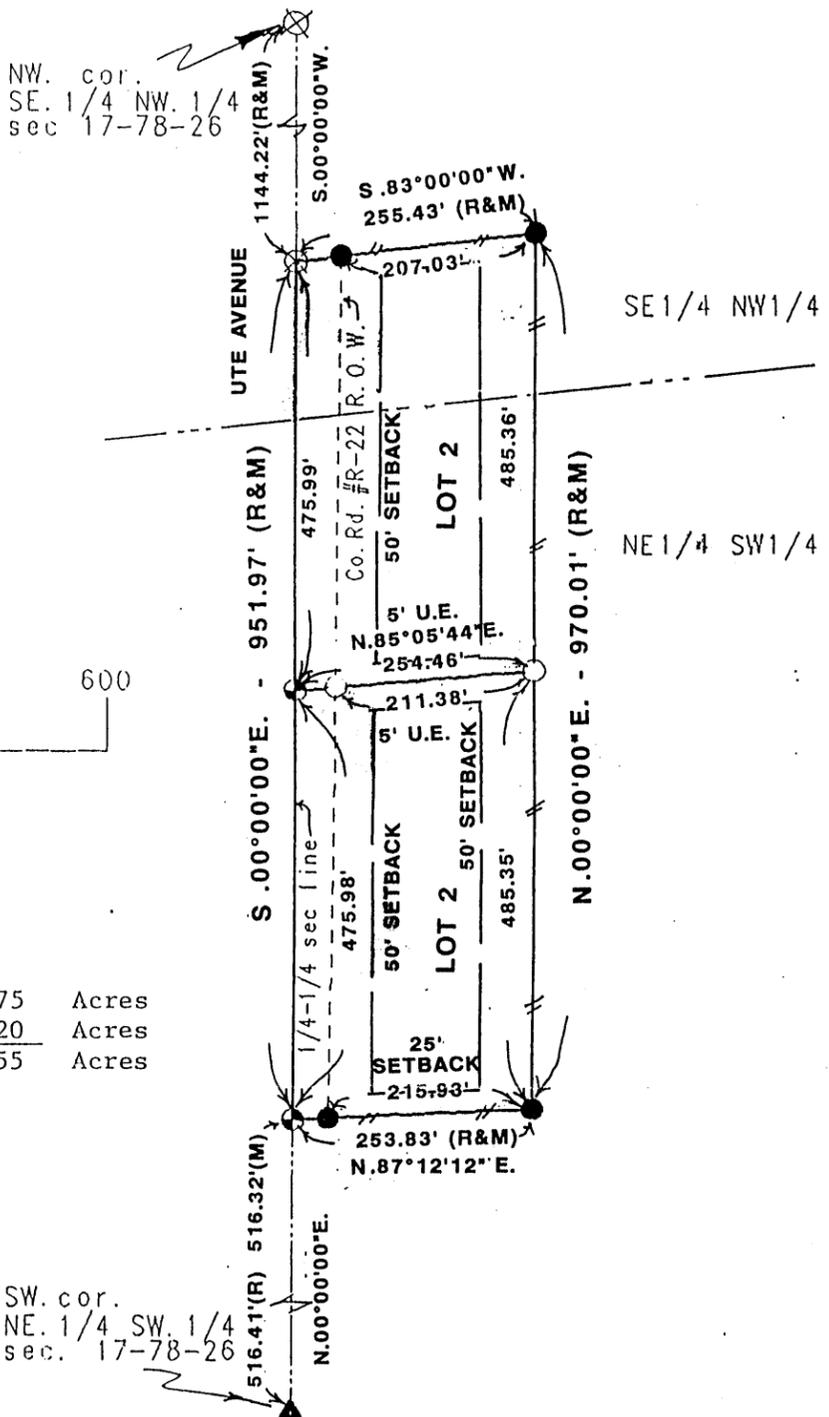
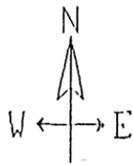


BIERMA ACRES SUBDIVISION
 IN THE SE.1/4 OF THE NW.1/4 AND IN THE
 NE.1/4 OF THE SW.1/4 OF SECTION 17, T78N, R26W
 OF THE 5TH P.M., DALLAS COUNTY, IOWA.

FILED 6373
 BOOK 793 PAGE 741-752
 DATE 8-31-95 TIME AM 10:46
 CARL HOL
 COUNTY RECORDER
 DALLAS CO. IOWA



- LEGEND**
- ⊗ FOUND "X" IN PAVEMENT
 - FOUND C.I.R. # 8034
 - SET C.I.R. # 5041
 - ⊙ CUT "X" IN PAVEMENT
 - ▲ FOUND NAIL IN PAVEMENT
 - EXISTING FENCE
 - (R) RECORDED DIMENSION
 - (M) MEASURED DIMENSION



scale 1"=200'



DATE OF SURVEY:
 APRIL 25, 1994

Area Table

LOT 1		LOT 2	
Gross Area	2.7976 Acres	Gross Area	2.7975 Acres
Road R.O.W.	0.4980 Acres	Road R.O.W.	0.4420 Acres
Net Area	2.2996 Acres	Net Area	2.3555 Acres

LOT 1 IN SE.1/4 NW.1/4

0.968 Acres Gross
 0.178 Acres R.O.W.
 0.790 Acres Net

LOT 1 IN NE.1/4 SW.1/4

1.8296 Acres Gross
 0.3200 Acres R.O.W.
 1.5096 Acres Net

DESCRIPTION:

A parcel of land in the Southeast Quarter of the Northwest Quarter and in the Northeast Quarter of the Southwest Quarter, all in Section 17, Township 78 North, Range 26 West of the 5th Principal Meridian, Dallas County, Iowa, more particularly described as:

Commencing at the Northwest Corner of the Southeast Quarter of the Northwest Quarter of Section 17, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa; thence along the west line of said Southeast Quarter of the Northwest Quarter on an assumed bearing of South 00°00'00" East a distance of 1144.22 feet to the Point of Beginning; thence continuing South 00°00'00" East 951.97 feet; thence North 87°12'12" East 253.83 feet; thence North 00°00'00" East 970.71 feet; thence South 83°00'00" West 255.43 feet to the Point of Beginning, containing 5.595 Acres, more or less, including Public Road, and 4.655 Acres, more or less, excluding public road.

CERTIFICATE
 I hereby certify that this subdivision plat meets the requirements of the Dallas County Subdivision and Zoning Ordinances.
Murray McConnell 8-15-95
 Director of Planning & Development Date



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA
 SIGNED _____ DATE _____

Charles T. Vance 305 Oct 1994
 Charles T. Vance, P.E. & L.S. Iowa Reg. No. 5041
 My Registration Expires December 31, 1995

FINAL/MINOR PLAT

VANCE & HOCHSTETLER, P.C.
 CONSULTING ENGINEERS
 71 JEFFERSON STREET
 WINTERSSET, IOWA 50273