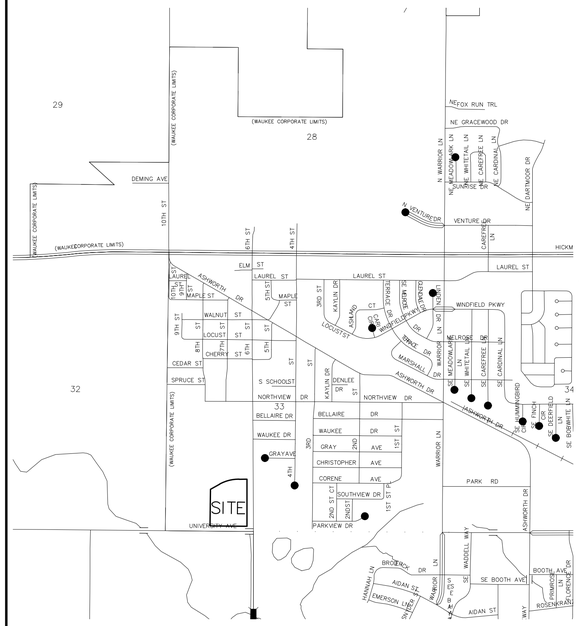
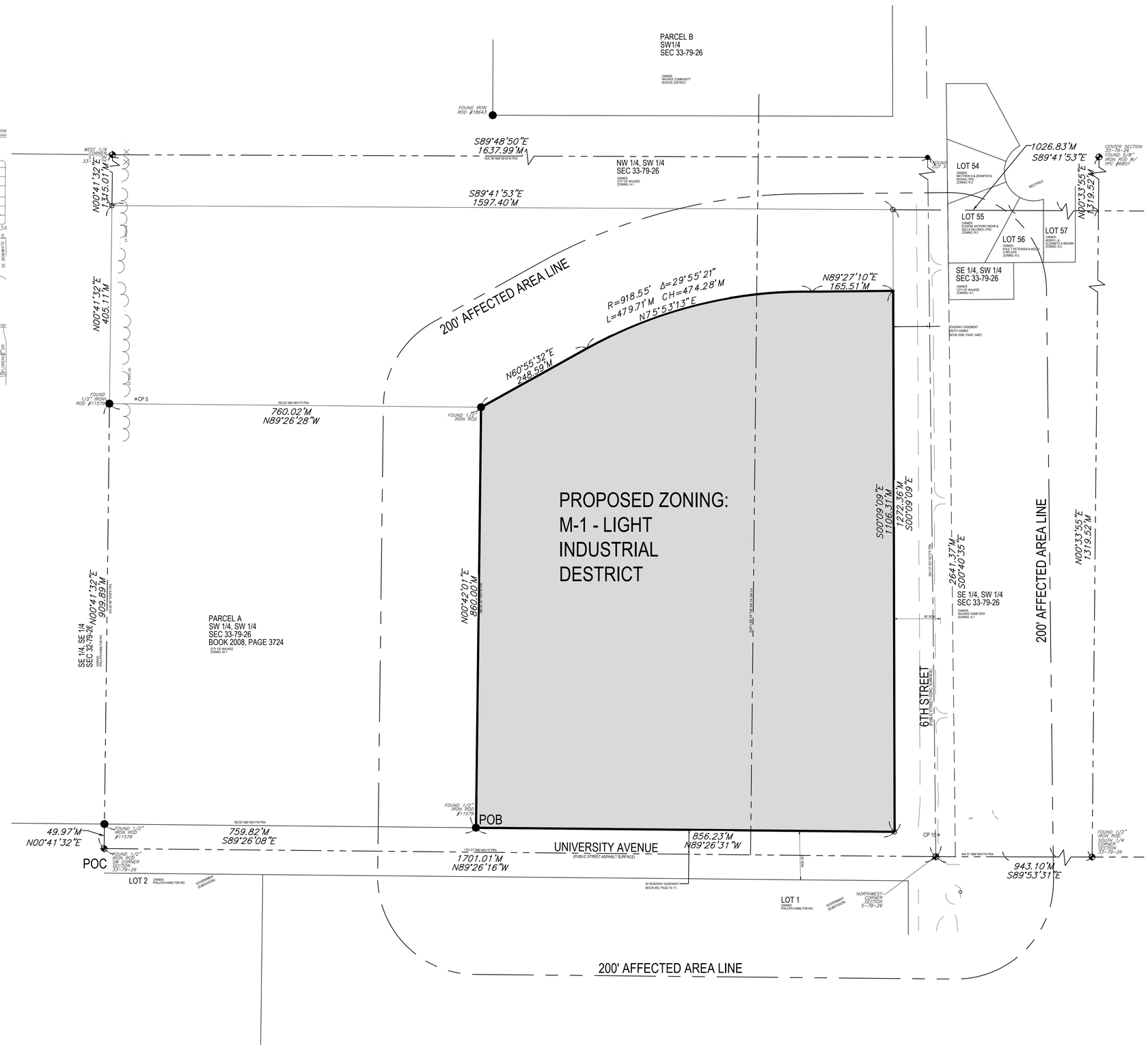
PRELIMINARY- NOT FOR CONSTRUCTION



VICINITY MAP
SCALE: N.T.S.

PROPERTY DESCRIPTION:
AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SECTION 33; THENCE N00°41'32"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 49.97 FEET TO THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE AS IT IS PRESENTLY ESTABLISHED AND ALSO TO THE SOUTHWEST CORNER OF PARCEL A, AS DESCRIBED AND SHOWN ON THE PLAT OF SURVEY RECORDED IN THE OFFICE OF THE DALLAS COUNTY RECORDER IN BOOK 2008, PAGE 3724; THENCE S89°26'08"E ALONG THE SOUTH LINE OF SAID PARCEL A,AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY AVENUE, A DISTANCE OF 759.82 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A AND TO THE POINT OF BEGINNING; THENCE N00°42'01"E ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 860.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE N60°55'32"E, A DISTANCE OF 248.59 FEET; THENCE NORTHEASTERLY ALONG A 918.55 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 497.71 FEET, SAID CURVE HAVING A CHORD BEARING OF N75° 53'13"E AND A CHORD LENGTH OF 474.28 FEET; THENCE N89°27'10"E, A DISTANCE OF 165.51 FEET TO THE WEST RIGHT-OF-WAY LINE OF 6TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE S00°40'35"E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 6TH STREET, A DISTANCE OF 1106.31 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY AVENUE; THENCE N89°26'31"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY AVENUE, A DISTANCE OF 856.23 FEET TO THE POINT OF BEGINNING .



LEGEND:

- ● PROPERTY CORNER - FOUND AS NOTED
- ○ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775
- ⊕ SECTION CORNER - AS NOTED
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- D DEEDED DISTANCE
- PRA PREVIOUSLY RECORDED AS
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- OPC ORANGE PLASTIC CAP

GRAPHIC SCALE
100 0 50 100 200

3/12/2015 1:20:07 PM M:\LAND PROJECTS 2014\140455\DWG\REZONING MAP.DWG

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WAUKEE COMMUNITY SCHOOLS

REZONING MAP

REFERENCE NUMBER:

DRAWN BY:

CHECKED BY:

REVISION DATE:

PROJECT NUMBER: 140455

SHEET NUMBER: 1 OF 1