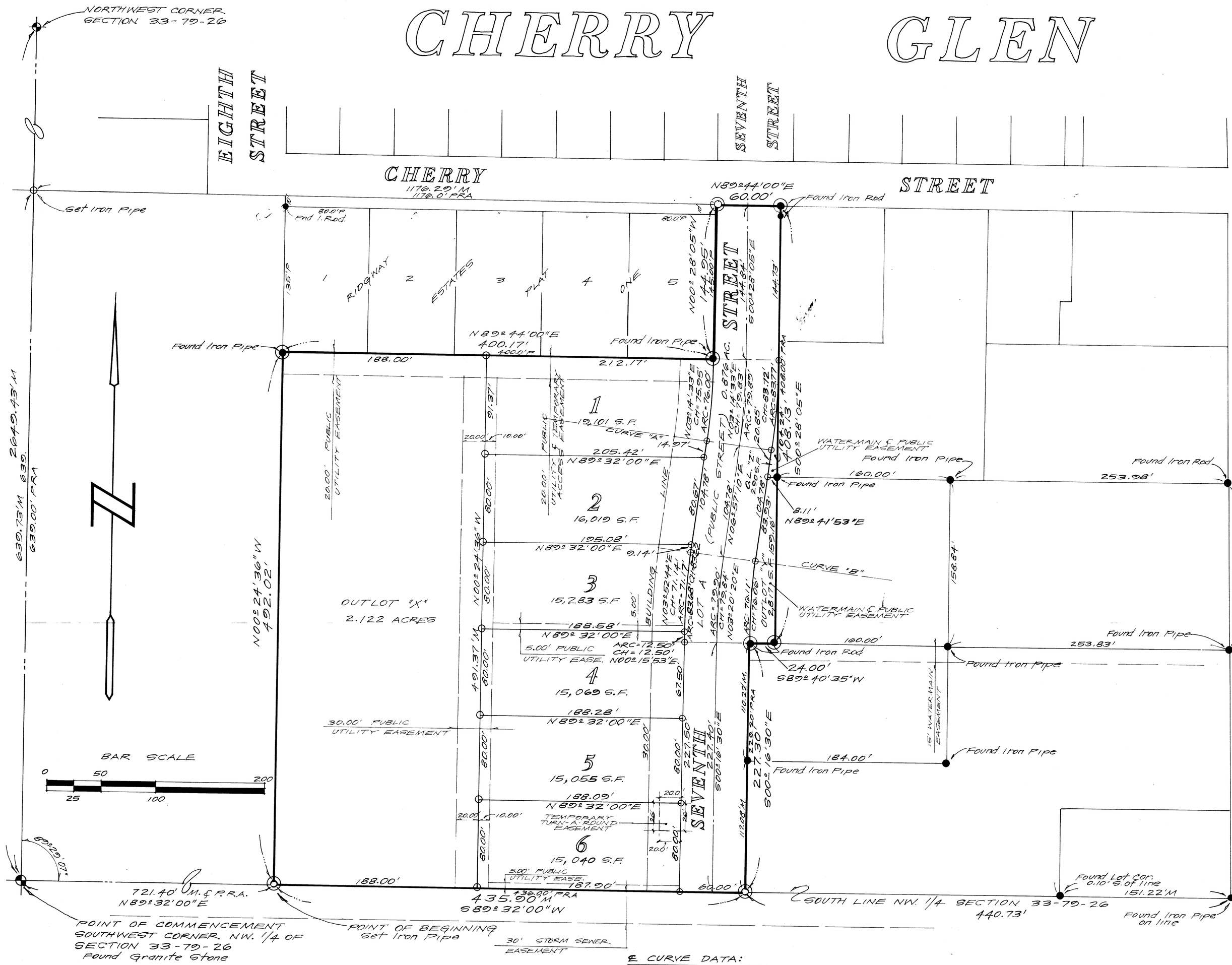
FILED
BOOK 120 PAGE 280
92 JUL -9 AM 9:02
CAROL HOL
COUNTY RECORDER
DALLAS CO. IOWA

Entered for Taxation the 10th
day of July 1992
James D. Reynolds Auditor
Marilyn F. Keller Deputy
18 73 (79.96)
Cherry Glen-1

CHERRY GLEN



PROPERTY DESCRIPTION:

"COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE, N89°32'00"E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 721.40 FEET TO THE POINT OF BEGINNING; THENCE, N00°24'36"W, A DISTANCE OF 492.02 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN RIDGWAY ESTATES PLAT ONE, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE, N89°44'00"E ALONG THE SOUTH LINE OF SAID RIDGWAY ESTATES PLAT ONE, A DISTANCE OF 400.17 FEET TO THE SOUTHEAST CORNER OF LOT 5 IN SAID RIDGWAY ESTATES PLAT ONE; THENCE, N00°28'05"W ALONG THE EAST LINE OF SAID RIDGWAY ESTATES PLAT ONE, A DISTANCE OF 144.95 FEET TO THE NORTHEAST CORNER OF SAID RIDGWAY ESTATES PLAT ONE, THENCE, N89°44'00"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHERRY STREET AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 60.00 FEET; THENCE, S00°28'05"E ALONG A LINE PARALLEL WITH AND 24.00 FEET EAST OF THE SOUTHERLY EXTENSION OF THE CENTERLINE OF SEVENTH STREET AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 408.13 FEET; THENCE, S89°40'35"W, A DISTANCE OF 24.00 FEET; THENCE, S00°16'30"E, A DISTANCE OF 227.30 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE, S89°32'00"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 435.90 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 5.27 ACRES MORE OR LESS.

NOTES:

THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN MARKED WITH IRON PIPE OR ARE FOUND AS NOTED. PLASTIC IDENTIFICATION CAPS HAVE BEEN PLACED IN ALL IRON PIPE.

LEGEND:

- ⊕ - INDICATES SECTION CORNER
- ◎ - INDICATES PLAT CORNER SET IRON PIPE
- ◉ - INDICATES PLAT CORNER FOUND AS NOTED
- ● - INDICATES LOT CORNER FOUND AS NOTED
- ○ - INDICATES LOT CORNER SET IRON PIPE
- M - MEASURED DISTANCE
- P - PLATTED DISTANCE
- PRA - PREVIOUSLY RECORDED AS

℄ CURVE DATA:

CURVE "A"	CURVE "B"
Δ=07°25'15"	Δ=07°13'40"
T=40.00'	T=40.00'
R=616.81'	R=633.33'
D=9.2897°	D=9.0474°

Brian J. Nicholson City Clerk/Administrator 7/7/92
Jewell Steen, Sec. 6/30/92
Clayton Rosenberg Mayor
Mark K. Casey planning & Zoning Commission

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: MARCH 27, 1992
SCALE: 1"=50'
FOR: GARY SMITH/ MARK BRODERICK
SIGNED:

TELEPHONE 1-515-276-0467
80 4th STREET
WAUKEE, IOWA 50263

BARRY A. BISHOP REGISTERED 3169 IOWA ENGINEER & LAND SURVEYOR

NUMBER	REVISIONS	DATE	BY
3			
2			
1	EASEMENTS	6-30-92	JRR

PROJECT: FINAL PLAT OF CHERRY GLEN

REFERENCE DRAWING NO.

DRAWING NO. '92-4P