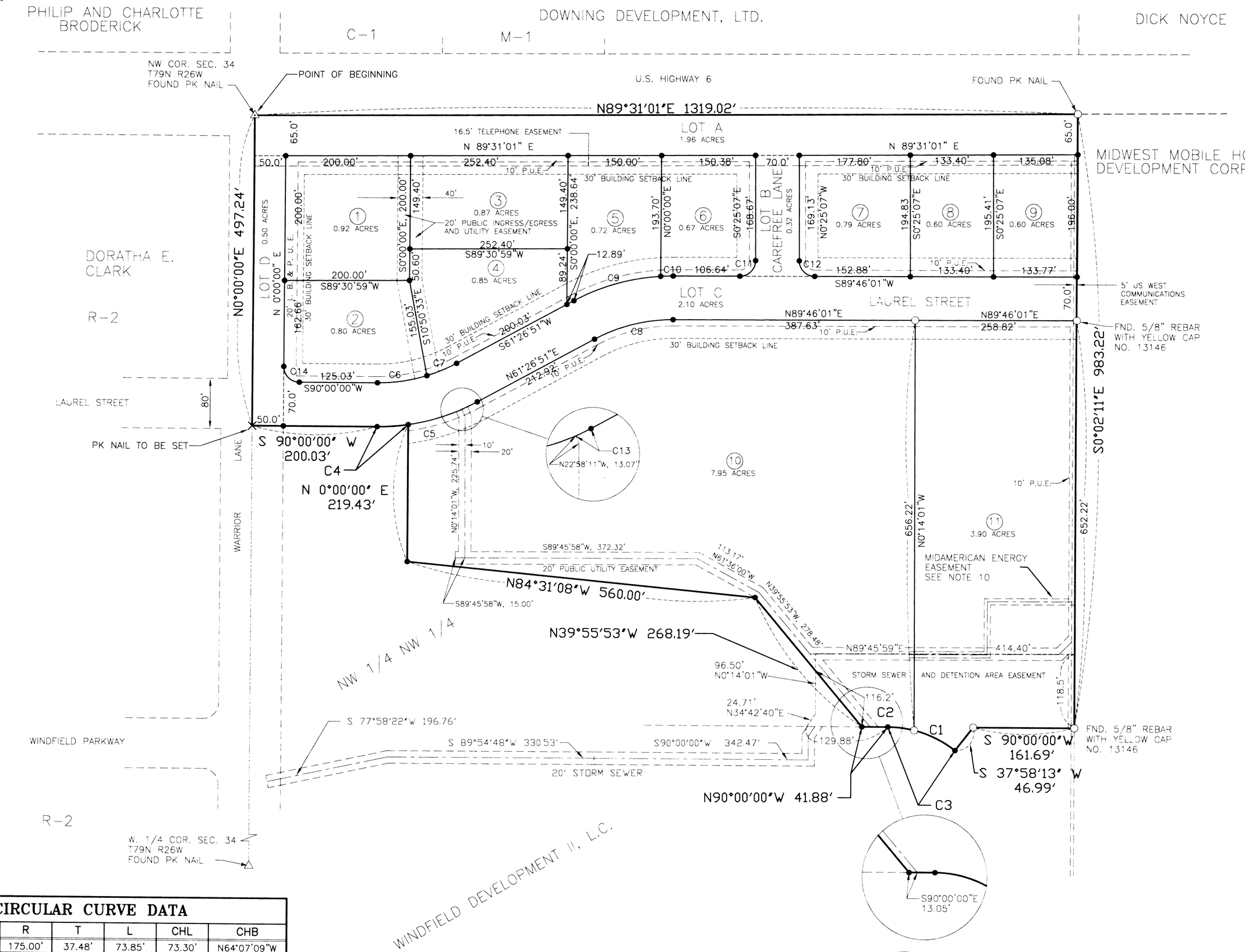
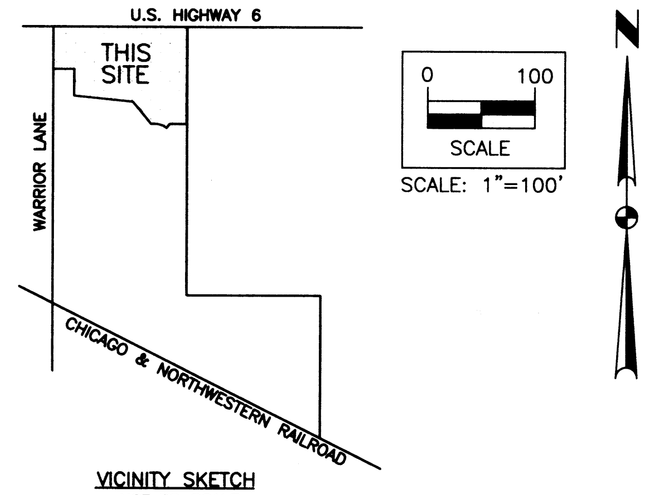
2084 RECORDED
BOOK 1999 PAGE 2084
1999 FEB 24 A 7:33
CAROL HOL, RECORDER
DALLAS COUNTY, IOWA
OF PAGES 17
85.00/1.00

FINAL PLAT
WINDFIELD COMMERCIAL PLAT 1





VICINITY SKETCH
NOT TO SCALE

WINDFIELD COMMERCIAL PLAT 1 IS A PART OF THE NORTH ONE HALF OF THE NORTHWEST QUARTER AND PARCEL A OF THE NORTH ONE HALF OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89°31'01" EAST, 1319.02 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 TO THE NORTHWEST CORNER OF THE MIDWEST PARCEL AS SHOWN ON EXHIBIT "A" OF THE BOUNDARY AGREEMENT RECORDED IN BOOK 799, PAGES 388 TO 394, IN THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S 0°02'11" E, 983.22 FEET ALONG THE WEST LINE OF SAID MIDWEST PARCEL; THENCE S 90° 00' 00" W, 161.69 FEET; THENCE S 37°58'13" W, 46.99 FEET TO A NON-TANGENT CURVE; THENCE NORTHWESTERLY 115.97 FEET ALONG A CURVE THAT HAS A 175.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WITH A CENTRAL ANGLE OF 37°58'13", THE CHORD FOR WHICH BEARS N 71°00'54" W, 113.86 FEET TO A POINT OF TANGENCY; THENCE N 90°00'00" W, 41.88 FEET; THENCE N 39°55'53" W, 268.19 FEET; THENCE N 84°31'08" W, 560.00 FEET; THENCE N 0°00'00" E, 219.43 FEET TO A NON-TANGENT CURVE; THENCE SOUHTWESTERLY 50.01 FEET ALONG A CURVE THAT HAS A 335.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, WITH A CENTRAL ANGLE OF 8°33'13", THE CHORD FOR WHICH BEARS S 85°43'19" W, 49.96 FEET TO A POINT OF TANGENCY; THENCE S 90°00'00" W, 200.03 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N 00°00'00" E, 497.24 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 23.55 ACRES MORE OR LESS.

NOTE: THE WEST LINE OF THE NW 1/4 OF SAID SECTION 34 IS ASSUMED TO BEAR NORTH 00° 00' 00" EAST.

PROPERTY DESCRIBED SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES:
1. THE RECORD BEARINGS AND DISTANCES ARE FROM THE BOUNDARY AGREEMENT RECORDED IN BOOK 799, PAGES 388 TO 394 IN THE DALLAS COUNTY RECORDERS OFFICE.
2. EASEMENT TO U.S. WEST COMMUNICATIONS IS RECORDED IN BOOK 1997, PAGE 10698 IN THE DALLAS COUNTY RECORDER'S OFFICE.
3. OWNER/DEVELOPER WILL PROVIDE ALL REQUIRED PUBLIC SIDEWALKS.
4. SEE STORM WATER AND DETENTION AREA EASEMENT AGREEMENT.
5. THE PUBLIC UTILITY EASEMENT IN LOT 10 IS 10.0' ON EITHER SIDE OF THE DEFINED CENTER LINE AS SHOWN.
6. THE PUBLIC UTILITY EASEMENT IN LOTS 10 AND 11 IS 10.0' ON EITHER SIDE OF THE DEFINED CENTER LINE AS SHOWN.
7. THE STORM SEWER UTILITY EASEMENT IN THE WINDFIELD DEVELOPMENT 11, L.C. PROPERTY IS 10.0' ON EITHER SIDE OF THE DEFINED CENTER LINE AS SHOWN.
8. EASEMENT TO NORTHWESTERN BELL TELEPHONE COMPANY IS RECORDED IN BOOK 495, PAGE 71 IN THE DALLAS COUNTY RECORDER'S OFFICE. THIS EASEMENT IS DESCRIBED AS BEING ONE ROD WIDE THE SOUTH BOUNDARY SHALL BE A LINE PARALLEL TO AND 6.5 FT. SOUTH OF THE FIRST CABLE LAID THERE WAS INSUFFICIENT INFORMATION TO LOCATE THE CABLE IN THE DESCRIPTION.
9. EASEMENT TO NORTHWESTERN BELL TELEPHONE COMPANY IS RECORDED IN BOOK 495, PAGE 438 IN THE DALLAS COUNTY RECORDER'S OFFICE.
10. EASEMENT TO MIDAMERICAN ENERGY COMPANY IS RECORDED IN BOOK 1998, PAGE 8396 IN THE DALLAS COUNTY RECORDER'S OFFICE. PARCEL "A" BEING THE SAME AS LOT 11 THE EASEMENT IS DESCRIBED AS FOLLOWS: AN UNDERGROUND ELECTRICAL EASEMENT CONSISTING OF A STRIP OF LAND TEN (10) FEET WIDE...THE CENTERLINE DSECRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF LAUREL STREET, AS IT IS PRESENTLY ESTABLISHED, AND 5 FEET WEST OF THE NORTHEAST CORNER OF "LOT 11"...; THENCE SOUTH A DISTANCE OF 450 FEET; THENCE WEST 135 FEET; THENCE SOUTH A DISTANCE OF 85 FEET; THENCE WEST A DISTANCE OF 125 FEET AND THE TERMINATING.

CIRCULAR CURVE DATA

NO.	Δ	R	T	L	CHL	CHB
C1	24°10'44"	175.00'	37.48'	73.85'	73.30'	N64°07'09"W
C2	13°47'29"	175.00'	21.16'	42.12'	42.02'	S83°06'15"W
C3	37°58'13"	175.00'	60.21'	115.97'	113.86'	N71°00'54"W
C4	8°33'13"	335.00'	25.05'	50.01'	49.96'	S85°43'19"W
C5	19°59'47"	335.00'	59.06'	116.92'	116.32'	N71°26'50"E
C6	17°22'21"	265.00'	40.49'	80.35'	80.04'	S81°18'45"W
C7	11°10'39"	265.00'	25.93'	51.70'	51.62'	S67°02'15"W
C8	28°19'00"	265.00'	66.85'	130.97'	129.64'	N75°36'25"E
C9	24°52'54"	335.00'	73.91'	145.48'	144.34'	N73°53'22"E
C10	3°26'06"	335.00'	10.04'	20.08'	20.08'	N88°02'52"E
C11	90°10'59"	25.00'	25.08'	39.35'	35.41'	S44°40'29"W
C12	89°48'59"	25.00'	24.92'	39.19'	35.30'	S45°19'32"E
C13	4°37'49"	335.00'	13.54'	27.07'	27.07'	S63°45'50"W
C14	90°00'00"	25.00'	25.00'	39.27'	35.36'	N45°00'00"W

LEGEND
- △ FOUND LAND CORNER
- ▲ SET LAND CORNER
- ○ FOUND PROPERTY CORNER
- ● CORNERS TO BE SET WITHIN ONE YEAR OF THE PLAT BEING RECORDED. 5/8" IRON ROD WITH YELLOW CAP NO. 13146
- (M) MEASURED
- (R) RECORDED
- (M&R) MEASURED AND RECORDED

P.U.E. PUBLIC UTILITY EASEMENT
L.B. & P.U.E. LANDSCAPE BUFFER & PUBLIC UTILITY EASEMENT

DETAIL SHOWING 20' PUBLIC UTILITY EASEMENT IN LOTS 10 AND 11

OWNER/DEVELOPER
WINDFIELD DEVELOPMENT II, L.C.
2530 73rd STREET
URBANDALE, IOWA 50322
515-270-1497

OWNER
FAREWAY STORES, INC.
2300 E. EIGHTH STREET
BOONE, IOWA 50036-0070
515-432-2623

SURVEYOR
KIRKHAM, MICHAEL & ASSOCIATES
11021 AURORA AVENUE
URBANDALE, IOWA 50322
515-270-0848

IF THIS PLAT DOES NOT HAVE AN EMBOSSED SEAL AND SURVEYOR'S SIGNATURE IN PURPLE INK IT IS A COPY, THAT MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS PLAT SHALL NOT APPLY TO ANY COPIES.

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

Greg B. Duncan — 18 Feb, 99
GREG B. DUNCAN, L.S. — DATE

LICENSE NUMBER: 13146
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

KIRKHAM MICHAEL CONSULTING ENGINEERS
IOWA
WAUKEE

WINDFIELD COMMERCIAL PLAT 1

FINAL PLAT

date 1999
FEB 18 1999
W.D.H.
checked
G.B.D.
Job No.
M970961

SHEET 1

NO.	REVISIONS	DATE	BY

DRAWING NAME: L:\MAUKEE\WINDFLD\CMRCIAL\1\FNAL_PL.DWG
DATE PLOTTED: FEB-16-1999
PLOTTED BY: BILL
DATE: 2-16-99
DESIGN ENGINEER: G.B.D.
DESIGN TECHNICIAN: DSC
JOB # 97-0961
COMMENTS:
XREF FILES: