FINAL PLAT
WINDFIELD PLAT 3

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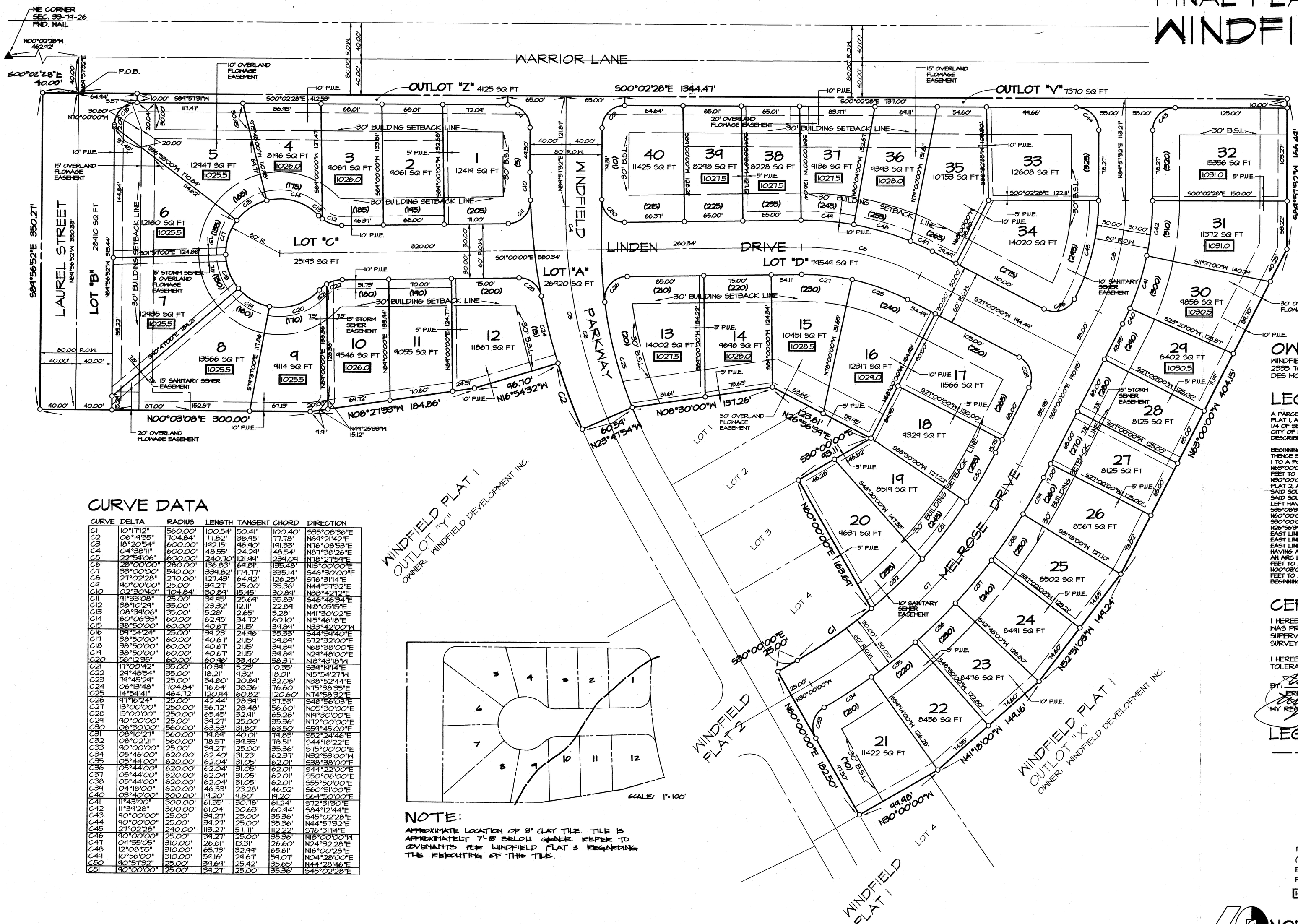
CAROL HOL
COUNTY RECORDER
DALLAS CO. IOWA
130.00/1.00



OWNER/DEVELOPER

WINDFIELD DEVELOPMENT, INC.
2335 70TH STREET
DES MOINES, IOWA 50322

LEGAL DESCRIPTION

A PARCEL OF LAND IN OUTLOT "Y", OUTLOT "X", AND LOT "A" OF WINDFIELD PLAT 1, AN OFFICIAL PLAT, AND A PARCEL OF LAND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "Y", WINDFIELD PLAT 1; THENCE S00°02'28"E, 1344.47 FEET ALONG THE EAST LINE OF SAID PLAT 1 TO A POINT; THENCE S84°57'32"W, 166.44 FEET TO A POINT; THENCE N03°00'00"W, 404.15 FEET TO A POINT; THENCE N52°51'03"W, 149.24 FEET TO A POINT; THENCE N41°18'00"W, 149.16 FEET TO A POINT; THENCE N30°00'00"W, 99.48 FEET TO A POINT ON THE SOUTH LINE OF WINDFIELD PLAT 2, AN OFFICIAL PLAT; THENCE N60°00'00"E, 182.50 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S30°00'00"E, 75.00 FEET ALONG SAID SOUTH LINE TO POINT; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET AND A CHORD BEARING OF S35°08'36"E, AN ARC LENGTH OF 100.54 FEET TO A POINT; THENCE N60°00'00"E, 182.64 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S30°00'00"E, 95.11 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N26°56'34"E, 123.61 FEET ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF SAID PLAT; THENCE N08°30'00"W, 151.26 FEET ALONG SAID EAST LINE TO A POINT; THENCE N23°47'54"W, 60.59 FEET ALONG SAID EAST LINE TO A POINT; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 704.84 FEET, A CHORD BEARING OF N84°21'42"E, AND AN ARC LENGTH OF 77.82 FEET TO A POINT; THENCE N16°54'32"W, 96.70 FEET TO A POINT; THENCE N08°27'33"W, 184.86 FEET TO A POINT; THENCE N00°03'08"E, 300.00 FEET TO A POINT; THENCE S84°56'52"E, 350.27 FEET TO A POINT; THENCE S00°02'28"E, 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.454 ACRES MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULT 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: 10/28/94
JERRY P. OLIVER, IOWA REG. NO. 7844
10/28/94
MY REGISTRATION EXPIRES DECEMBER 31, 1994

REGISTERED LAND SURVEYOR
JERRY P. OLIVER
7844
IOWA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	DIRECTION
C1	10°17'12"	560.00'	100.54'	50.41'	100.40'	S35°08'36"E
C2	06°19'35"	704.84'	77.82'	38.95'	77.78'	N64°21'42"E
C3	18°20'54"	600.00'	192.15'	96.90'	191.33'	N76°08'53"E
C4	04°38'11"	600.00'	48.55'	24.24'	48.54'	N67°38'26"E
C5	22°54'06"	600.00'	240.70'	121.99'	239.09'	N78°27'54"E
C6	28°00'00"	280.00'	136.83'	69.81'	135.48'	N13°00'00"E
C7	33°00'30"	540.00'	334.82'	174.77'	330.14'	S46°30'00"E
C8	21°02'28"	210.00'	127.43'	64.42'	126.25'	S76°31'14"E
C9	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°57'32"E
C10	02°30'40"	704.84'	30.89'	15.45'	30.89'	N88°42'12"E
C11	91°33'08"	25.00'	39.95'	25.64'	35.83'	S46°46'34"E
C12	38°10'29"	35.00'	23.32'	12.11'	22.89'	N18°05'15"E
C13	08°39'06"	35.00'	5.28'	2.65'	5.28'	N41°30'02"E
C14	60°06'35"	60.00'	62.95'	34.72'	60.10'	N15°46'18"E
C15	38°50'00"	60.00'	40.67'	21.15'	39.89'	N33°42'00"W
C16	84°54'24"	25.00'	37.23'	23.46'	33.93'	S44°59'40"E
C17	38°50'00"	60.00'	40.67'	21.15'	39.89'	S72°32'00"E
C18	38°50'00"	60.00'	40.67'	21.15'	39.89'	N68°38'00"E
C19	38°50'00"	60.00'	40.67'	21.15'	39.89'	N24°48'00"E
C20	58°12'35"	60.00'	60.96'	33.40'	58.37'	N18°43'18"W
C21	17°00'42"	35.00'	10.39'	5.23'	10.35'	S39°19'14"E
C22	29°48'54"	35.00'	18.21'	9.32'	18.01'	N15°54'27"W
C23	79°45'29"	25.00'	34.80'	20.84'	32.06'	N38°52'44"E
C24	06°13'48"	704.84'	76.64'	38.36'	76.60'	N75°38'35"E
C25	14°54'41"	464.72'	120.94'	60.82'	120.60'	N74°58'32"E
C26	97°16'24"	25.00'	42.44'	28.39'	37.53'	S48°56'03"E
C27	13°00'00"	250.00'	56.72'	28.48'	56.60'	N05°30'00"E
C28	15°00'00"	250.00'	65.45'	32.91'	65.26'	N19°30'00"E
C29	90°00'00"	25.00'	39.27'	25.00'	35.36'	N72°00'00"E
C30	06°30'00"	560.00'	63.53'	31.80'	63.50'	S59°45'00"E
C31	08°10'21"	560.00'	79.84'	40.01'	79.83'	S52°24'46"E
C32	08°02'21"	560.00'	78.57'	39.35'	78.51'	S44°18'22"E
C33	90°00'00"	25.00'	39.27'	25.00'	35.36'	S75°00'00"E
C34	05°46'00"	620.00'	62.40'	31.23'	62.37'	N32°53'00"W
C35	05°44'00"	620.00'	62.04'	31.05'	62.01'	S38°38'00"E
C36	05°44'00"	620.00'	62.04'	31.05'	62.01'	S44°22'00"E
C37	05°44'00"	620.00'	62.04'	31.05'	62.01'	S50°06'00"E
C38	05°44'00"	620.00'	62.04'	31.05'	62.01'	S55°50'00"E
C39	04°18'00"	620.00'	46.53'	23.28'	46.52'	S60°51'00"E
C40	03°40'00"	300.00'	19.20'	9.60'	19.20'	S64°50'00"E
C41	11°43'00"	300.00'	61.35'	30.78'	61.24'	S72°31'30"E
C42	11°39'28"	300.00'	61.04'	30.63'	60.94'	S84°12'44"E
C43	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°02'28"E
C44	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°57'32"E
C45	27°02'28"	240.00'	113.27'	57.71'	112.22'	S76°31'14"E
C46	90°00'00"	25.00'	39.27'	25.00'	35.36'	N18°00'00"W
C47	04°55'05"	310.00'	26.61'	13.31'	26.60'	N24°32'28"E
C48	12°08'55"	310.00'	65.73'	32.99'	65.61'	N16°00'28"E
C49	10°56'00"	310.00'	59.16'	29.67'	59.07'	N04°28'00"E
C50	90°57'32"	25.00'	39.69'	25.42'	35.65'	N44°28'46"E
C51	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°02'28"E

NOTE:

APPROXIMATE LOCATION OF 8" CLAY TILE. TILE IS APPROXIMATELY 7'-8' BELOW GRADE. REFER TO COVENANTS FOR WINDFIELD PLAT 3 REGARDING THE REROUTING OF THIS TILE.

LEGEND

— — — —	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER
O	SET CORNER W/ 5/8" CAP #7844
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
P.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
(123)	ADDRESS
B.S.L.	BUILDING SETBACK LINE
P.O.B.	POINT OF BEGINNING
1027.5	MINIMUM ELEVATION OF DOOR SILL OR BASEMENT WINDOW SILL NOT INCLUDING INGRESS/EGRESS WINDOW.

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

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET #12 DES MOINES IOWA 50322 515. 276. 4884
E-2710