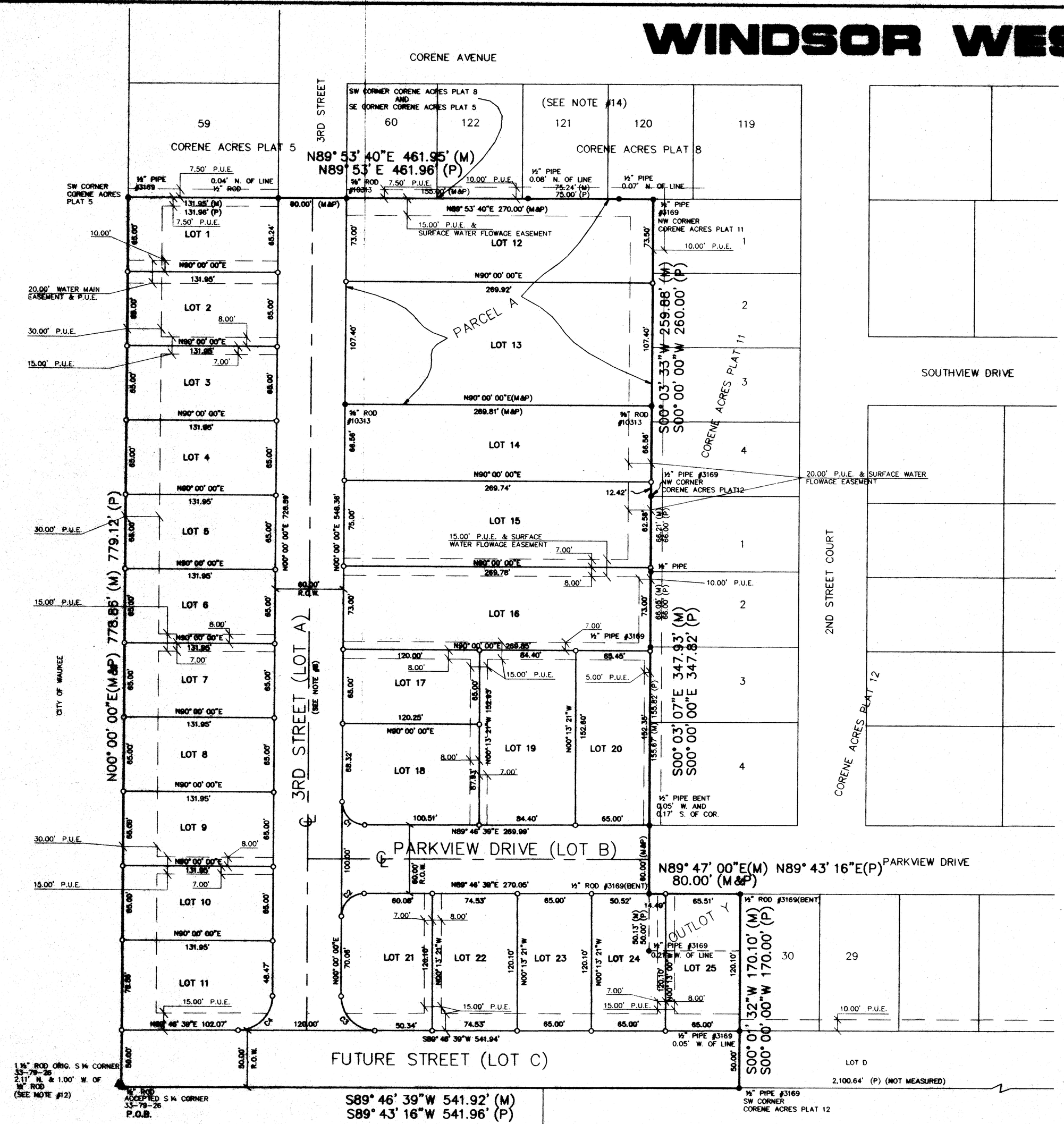
WINDSOR WEST

9490 FILED
BOOK 778 PAGE 449-450
1994 NOV 10 PM 2:48
CAROL HOL
COUNTY RECORDER
DALLAS CO. IOWA
110.00/1.00



50 0 50 150

Scale 1" = 50 ft

LEGEND

●	MONUMENT FOUND AS NOTED
○	SET 5/8" ROD W/CAP #10313 UNLESS NOTED
▲	SECTION CORNER FOUND AS NOTED
△	SECTION CORNER SET AS NOTED
(P)	PLATTED OR RECORD DIMENSION
(M)	MEASURED DIMENSION
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
℄	CENTERLINE

CURVE	LENGTH	DELTA	DIRECTION	CHORD	RADIUS
C1	31.49'	90° 13' 21"	N45° 06' 41"W	28.34'	20.00'
C2	31.34'	89° 46' 39"	N44° 53' 19"E	28.23'	20.00'
C3	47.24'	90° 13' 21"	N45° 06' 41"W	42.51'	30.00'
C4	47.01'	89° 46' 39"	N44° 53' 19"E	42.34'	30.00'

AREAS

LOT NUMBER	SQUARE FEET
1	8,590
2	8,580
3	8,580
4	8,580
5	8,580
6	8,580
7	8,580
8	8,580
9	8,580
10	8,580
11	10,180
12	19,770
13	28,980
14	17,960
15	20,230
16	19,700
17	7,810
18	10,530
19	12,890
20	9,940
21	9,350
22	8,950
23	7,800
24	7,800
25	7,840
A	44,100
B	16,370
C	27,100
TOTAL	373,110 SQ FT = 8.57 ACRES

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 79, NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN LYING SOUTH OF THE OFFICIAL PLATS OF CORENE ACRES PLAT 5 AND CORENE ACRES PLAT 8, AND LYING WEST OF THE OFFICIAL PLATS OF CORENE ACRES PLAT 11 AND CORENE ACRES PLAT 12, THE AFORE SAID DESCRIPTION INCLUDES PARCEL A IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; AND OUTLOT Y IN THE OFFICIAL PLAT OF CORENE ACRES PLAT 12; ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA,

THENCE NORTH 00° 00' 00" EAST, 778.86 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHWEST CORNER OF THE OFFICIAL PLAT OF CORENE ACRES PLAT 5;

THENCE NORTH 89° 53' 40" EAST, 461.95 FEET ALONG THE SOUTH LINES OF THE OFFICIAL PLATS OF CORENE ACRES PLAT 5 AND CORENE ACRES PLAT 8 TO THE NORTHWEST CORNER OF THE OFFICIAL PLAT OF CORENE ACRES PLAT 11;

THENCE SOUTH 00° 03' 33" WEST, 259.88 FEET ALONG THE WEST LINE OF SAID CORENE ACRES PLAT 11 TO THE NORTHWEST CORNER OF THE OFFICIAL PLAT OF CORENE ACRES PLAT 12;

THENCE SOUTH 00° 03' 07" EAST, 347.93 FEET ALONG THE WEST LINE OF SAID CORENE ACRES PLAT 12 TO THE NORTHWEST CORNER OF OUTLOT Y IN SAID CORENE ACRES PLAT 12;

THENCE NORTH 89° 47' 00" EAST, 80.00 FEET ALONG THE NORTH LINE OF SAID OUTLOT Y TO THE NORTHEAST CORNER OF SAID OUTLOT Y;

THENCE SOUTH 00° 01' 32" WEST, 170.10 FEET ALONG THE EAST LINE OF SAID OUTLOT Y AND THE WEST LINE OF SAID CORENE ACRES PLAT 12 TO THE SOUTHWEST CORNER OF SAID CORENE ACRES PLAT 12;

THENCE SOUTH 89° 46' 39" WEST, 541.92 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE POINT OF BEGINNING CONTAINING 8.57 ACRES MORE OR LESS AND SUBJECT TO ESTABLISHED EASEMENTS OF RECORD.

NOTES:

1. THE CURRENT OWNER OF PARCEL A IS DAVID BARNES. DEED RECORDED IN BOOK 774, PAGE 778 IN THE DALLAS COUNTY RECORDER'S OFFICE.
2. THE CURRENT OWNER OF OUTLOT Y IN CORENE ACRES PLAT 12 IS BARNES REALTY, L.C. DEED RECORDED IN BOOK 773, PAGE 378 IN THE DALLAS COUNTY RECORDER'S OFFICE.
3. THE CURRENT OWNER OF THE REMAINDER OF THE PLAT IS BARNES REALTY L.C. DEED RECORDED IN BOOK 765, PAGE 913 IN THE DALLAS COUNTY RECORDER'S OFFICE.
4. THE OFFICIAL PLAT OF CORENE ACRES PLAT 5 IS RECORDED IN BOOK 3, PAGE 251 IN THE DALLAS COUNTY RECORDER'S OFFICE.
5. THE OFFICIAL PLAT OF CORENE ACRES PLAT 8 IS RECORDED IN BOOK 5, PAGE 375 IN THE DALLAS COUNTY RECORDER'S OFFICE.
6. THE OFFICIAL PLAT OF CORENE ACRES PLAT 11 IS RECORDED IN BOOK 8, PAGE 564 IN THE DALLAS COUNTY RECORDER'S OFFICE.
7. THE OFFICIAL PLAT OF CORENE ACRES PLAT 12 IS RECORDED IN BOOK 694, PAGE 462 IN THE DALLAS COUNTY RECORDER'S OFFICE.
8. A 60' WIDE SANITARY SEWER EASEMENT FOR THE BENEFIT OF THE CITY OF WAUKEE IS RECORDED IN BOOK 444, PAGE 169 IN THE DALLAS COUNTY RECORDER'S OFFICE. THIS EASEMENT IS TO BE VACATED WITH THE RECORDING OF THIS PLAT. THE LEGAL DESCRIPTION FOR THIS EASEMENT PLACES THE EASEMENT THRU THE LOTS ALONG THE WEST SIDE OF 3RD STREET. THE SEWER IS ACTUALLY LOCATED WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY OF 3RD STREET.
9. THE PLAT CONTAINS 8.57 ACRES MORE OR LESS.
10. THE SUBDIVIDER OF THE PROPERTY IS BARNES REALTY, L.C., 717 4TH STREET, SUITE 100, DES MOINES, IOWA, 50309. CONTACT PERSON – MIKE BARNES (515) 288-8666.
11. LOTS A, B, AND C ARE TO BE DEDICATED FOR PUBLIC USE AS STREETS, AND ALL EASEMENTS ARE TO BE DEDICATED FOR PUBLIC USE.
12. THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST IS A DISPUTED CORNER. SEE LAND CORNER CERTIFICATE RECORDED IN BOOK 765, PAGE 426 IN THE DALLAS COUNTY RECORDER'S OFFICE. THE 1/2" ROD, THE CURRENTLY ACCEPTED SOUTH 1/4 CORNER, WAS USED FOR THIS SURVEY.
13. ALL CORNER MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT.
14. THE PLAT OF SURVEY CREATING PARCEL A IS RECORDED IN BOOK 765, PAGE 427 IN THE DALLAS COUNTY RECORDER'S OFFICE. THE PLATTED LOTS NORTH OF LOT 12 ARE INCORRECTLY SHOWN ON THE PLAT OF SURVEY FOR PARCEL A. THIS PLAT CORRECTS THAT ERROR.

NO.	REVISION	DATE	BY

WILLIAM M. AUSTIN — 10331 — LICENSED LAND SURVEYOR

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

WILLIAM M. AUSTIN — DATE 10-31-94
IOWA REG. NO. 10313
MY LICENSE RENEWAL DATE IS DECEMBER 31, 1995

FINAL PLAT OF WINDSOR WEST

LOCATION:
BARNES REALTY, L.C.
717 4TH STREET, SUITE 100
DES MOINES, IOWA 50309

FIELD BOOK: 27	SCALE: 1" = 50'	DESIGNED BY: D.J.S.	DRAWN BY: LEE
	CAD FILE: 4012FP.DWG	CHECKED BY: W.M.A.	DATE: 10-31-94
	WORK ORDER NO.: 94-322	SHEET 1 OF 1	FILE NO.: 294012

JBM Engineers & Planners
601 SW 9th ST. SUITE H
DES MOINES, IOWA 50309
(515) 288-4823