HUNSBERGER PROPRIETOR PLAT 3

LEGEND
EXISTING/PROPOSED

- FOUND SECTION CORNER AS NOTED
- SET SECTION CORNER #5 REBAR W/CAP #12106 UNLESS NOTED OTHERWISE
- FOUND RIGHT-OF-WAY MONUMENT AS NOTED
- FOUND 5/8" REBAR W/ YELLOW CAP #12106 UNLESS NOTED OTHERWISE
- SET MONUMENT #5 REBAR W/CAP #12106 UNLESS NOTED OTHERWISE
- 1234 1234 ADDRESS
- SUBJECT PROPERTY BOUNDARY LINE
- SECTION LINE
- PROPERTY LINE

FINAL PLAT
APPROVED BY: Date Surveyed
DATE:
SIGNED:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PORTIONS OF THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, THE NE1/4 OF THE SW1/4, THE NW1/4 OF THE SE1/4, THE SE1/4 OF THE SW1/4, THE SW1/4 OF THE SE1/4, AND THE SE1/4 OF THE SE1/4 OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., IN DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 8, SAID POINT ALSO BEING THE SE CORNER OF LOT 2 OF HUNSBERGER PROPRIETOR PLAT 1, AN OFFICIAL PLAT IN DALLAS COUNTY, IOWA; THENCE N00°35'15"E ALONG THE EAST LINE OF SAID LOT 2, 330.00 FEET TO A POINT ON THE NE CORNER OF SAID LOT 2; THENCE S83°39'35"W ALONG THE NORTH LINE OF SAID LOT 2, 1247.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF UTE AVENUE; THENCE N00°52'02"W ALONG SAID RIGHT-OF-WAY LINE, 17.92 FEET TO A POINT; THENCE N01°46'54"W ALONG SAID RIGHT-OF-WAY LINE, 100.13 FEET TO A POINT; THENCE N01°07'46"E ALONG SAID RIGHT-OF-WAY LINE, 360.00 FEET TO A POINT; THENCE S88°52'14"E ALONG SAID RIGHT-OF-WAY LINE, 10.00 FEET TO A POINT; THENCE N01°06'25"E ALONG SAID RIGHT-OF-WAY LINE, 191.64 FEET TO A POINT ON THE NW CORNER OF LOT 1 OF SAID HUNSBERGER PROPRIETOR PLAT 1; THENCE N67°37'35"E ALONG THE NORTH LINE OF SAID LOT 1, 461.72 FEET TO A POINT ON THE SE CORNER OF A PARCEL AS RECORDED IN A PLAT OF SURVEY DATED 04-19-1983 AND RECORDED IN BOOK 7 ON PAGE 271 OF THE RECORDS OF THE DALLAS COUNTY RECORDER; THENCE N00°00'30"W ALONG THE EAST LINE OF SAID PARCEL, 189.21 FEET TO A POINT ON THE NORTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 8; THENCE N00°35'21"E ALONG THE EAST LINE OF SAID PARCEL, 60.00 FEET TO A POINT ON THE NE CORNER OF SAID PARCEL; THENCE S87°15'15"E ALONG THE SOUTH LINE OF PAINTED WOODS, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, 121.99 FEET TO A POINT; THENCE S37°21'49"E ALONG SAID SOUTH LINE, 97.07 FEET TO A POINT; THENCE N85°59'27"E ALONG SAID SOUTH LINE, 507.63 FEET TO A POINT; THENCE S00°00'00"W ALONG SAID SOUTH LINE, 114.52 FEET TO A POINT, THENCE N88°25'15"E ALONG SAID SOUTH LINE, 136.32 FEET TO A POINT; THENCE N54°51'33"E ALONG SAID SOUTH LINE, 138.56 FEET TO A POINT; THENCE N86°39'01"E ALONG SAID SOUTH LINE, 154.69 FEET TO A POINT; THENCE N48°14'45"E ALONG SAID SOUTH LINE, 172.61 FEET TO A POINT; THENCE N09°25'24"E ALONG SAID SOUTH LINE, 120.19 FEET TO A POINT; THENCE N74°25'26"E ALONG SAID SOUTH LINE, 234.14 FEET TO A POINT ON THE SE CORNER OF SAID PAINTED WOODS, SAID POINT ALSO BEING ON THE WEST LINE OF A REPLAT OF OAKWOOD ESTATES, AN OFFICIAL PLAT IN DALLAS COUNTY, IOWA; THENCE S25°54'34"E ALONG SAID WEST LINE, 34.81 FEET TO A POINT; THENCE S85°55'28"E ALONG SAID WEST LINE, 84.79 FEET TO A POINT; THENCE S50°25'59"E ALONG SAID WEST LINE, 156.37 FEET TO A POINT; THENCE S36°12'04"E ALONG SAID WEST LINE, 267.71 FEET TO A POINT; THENCE S23°21'01"E ALONG SAID WEST LINE, 205.87 FEET TO A POINT; THENCE S24°45'03"E ALONG SAID WEST LINE, 203.32 FEET TO A POINT; THENCE S21°13'00"E ALONG SAID WEST LINE, 178.21 FEET TO A POINT; THENCE S05°33'03"W ALONG SAID WEST LINE, 79.50 FEET TO A POINT; THENCE S44°28'33"E ALONG SAID WEST LINE, 48.98 FEET TO A POINT ON THE EAST LINE OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 8, SAID POINT ALSO BEING THE SE CORNER OF SAID REPLAT OF OAKWOOD ESTATES; THENCE S00°52'52"W ALONG THE EAST LINE OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 8, 319.57 FEET TO A POINT ON THE SE CORNER OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 8, THENCE N83°34'56"E ALONG THE NORTH LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 8, 752.66 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF TRACT B OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 8; THENCE S11°48'38"E ALONG THE WEST LINE OF SAID TRACT B, 151.13 FEET TO A POINT; THENCE S65°01'00"E ALONG THE WEST LINE OF SAID TRACT B, 493.90 FEET TO A POINT; THENCE S48°06'35"E ALONG THE WEST LINE OF SAID TRACT B, 110.52 FEET TO A POINT ON THE EAST LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 8; THENCE S01°10'05"W ALONG THE EAST LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 8, 36.47 FEET TO A POINT ON THE NORTH LINE OF THE INTERSTATE HIGHWAY 80 ROAD RIGHT-OF-WAY; THENCE ALONG THE NORTH LINE OF SAID INTERSTATE HIGHWAY 80 ROAD RIGHT-OF-WAY AS FOLLOWS: S73°57'39"W, 529.73 FEET, S79°03'35"W, 1900.00 FEET, N88°09'12"W, 241.29 FEET, S84°07'36"W, 238.20 FEET, N88°50'18"W, 394.07 FEET, N67°45'31"W, 206.88 FEET, N88°06'38"W, 281.47 FEET, N49°09'15"W, 115.81 FEET, N08°16'26"W, 237.58 FEET, N89°29'46"W, 68.39 FEET TO A POINT ON THE WEST LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 8; THENCE N00°30'27"E ALONG THE WEST LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 8, 208.58 FEET TO A POINT ON THE NORTH LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 8; THENCE N83°39'35"E ALONG THE NORTH LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 8, 1,311.64 FEET TO THE POINT OF BEGINNING; CONTAINING 111.78 ACRES.

SAID PARCEL SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER
HUNSBERGER FAMILY LP
5762 COLUMBINE DRIVE
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ZONING
A-1 AGRICULTURAL DISTRICT

FIRM INFORMATION
ZONES A AND X AS DELINEATED ON PLAT.
COMMUNITY PANEL NUMBER: 19049C0225D
EFFECTIVE DATE: JANUARY 19, 2000

LINE TABLE		
NO.	BEARING	DISTANCE
L-1	S05°33'03"W	79.50'
L-2	S44°28'33"E	48.98'
L-3	N89°29'46"W	68.39'
L-4	S88°52'14"E	10.00'
L-5	N00°35'21"E	60.00'

NORTH
150 0 75
SCALE

JOHN P. NILLES LICENSED 12106 IOWA PROFESSIONAL ENGINEER & LAND SURVEYOR

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.

PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

SIGNATURE: John Nilles 07/18/05
NAME: JOHN P. NILLES, L.S. NO. 12106 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006 DATE OF SURVEY: 05/2005

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Dallas County IOWA

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PROJECT: HUNSBERGER PROPRIETOR PLAT 3
WAUKEE, IOWA

TITLE: FINAL PLAT

REVISIONS:

NAI No.:	04155
DATE:	21JUN2005
DRAWN BY:	CLY
CHECKED BY:	JPN
SCALE:	AS NOTED
DWG No.:	FP-1
SHEET No.:	1/1