

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	415.78	920.00	412.25	N 85°07'19" W	25°53'38"
C2	148.38	540.00	147.91	N 80°02'48" W	18°44'36"
C3	178.81	420.00	177.26	S 75°22'00" E	24°21'54"
C4	5.03	120.00	5.03	S 85°45'45" E	2°24'11"
C5	16.12	210.00	16.12	S 33°39'49" E	3°25'16"
C6	34.94	25.00	32.16	N 08°04'57" E	80°04'15"
C7	39.77	212.50	39.71	N 42°45'22" E	10°43'25"
C8	198.23	120.00	176.45	N 42°45'22" E	94°38'55"
C9	184.83	1172.90	184.63	N 00°05'12" W	90°14'45"
C10	171.44	270.00	168.57	N 13°45'45" W	36°22'45"
C11	88.59	330.00	88.32	N 24°10'30" W	15°33'18"
C12	104.69	330.00	104.25	N 07°18'32" W	18°10'36"
C13	15.25	330.00	15.25	N 03°06'13" E	2°38'53"
C14	98.80	1112.90	98.77	N 01°53'04" E	5°05'11"
C15	76.57	1112.90	76.56	N 02°37'48" W	3°56'32"
C16	37.87	180.00	37.80	N 01°25'35" E	1°20'31.8"
C17	102.70	180.00	101.31	N 23°47'58" E	3°24'12.7"
C18	19.40	180.00	19.39	N 43°13'58" E	6°10'13.3"
C19	28.57	25.00	27.04	N 13°15'12" E	65°28'08"
C20	108.55	530.00	108.37	N 13°15'12" E	1°14'40.8"
C21	86.09	920.00	86.05	N 84°40'27" E	5°29'09"
C22	114.07	920.00	114.00	N 89°01'51" W	7°06'15"
C23	114.00	920.00	113.93	N 81°55'44" W	7°05'59"
C24	99.62	920.00	99.57	N 75°16'37" W	6°12'15"
C25	14.38	540.00	14.38	N 72°56'15" W	1°31'32"
C26	134.00	540.00	133.66	N 80°48'34" W	14°13'05"
C27	57.58	480.00	57.54	N 65°37'14" W	6°52'21"
C28	102.54	480.00	102.35	N 76°10'37" W	12°14'25"
C29	44.00	480.00	43.99	N 84°55'24" W	5°15'08"
C30	45.66	180.00	45.54	N 85°10'59" E	14°32'06"
C31	37.14	25.00	33.82	N 59°31'28" W	85°07'11"
C32	48.65	470.00	48.62	N 13°59'59" W	5°55'49"
C33	42.96	25.00	37.86	N 38°11'29" E	98°27'06"
C34	181.36	450.00	180.92	N 75°22'00" W	24°21'54"
C35	85.29	150.00	84.15	N 75°09'30" E	3°24'46"
C36	188.79	150.00	180.02	N 27°38'05" E	64°28'20"
C37	180.10	1142.90	179.91	N 00°05'12" W	90°14'45"
C38	190.49	300.00	187.30	N 13°45'45" W	36°22'49"
C39	141.55	500.00	141.08	N 15°32'20" W	16°13'13"
C40	20.00	540.00	20.00	N 85°51'26" W	2°07'20"

LOT NO.	ACRES
LOT 1	0.42
LOT 2	0.28
LOT 3	0.24
LOT 4	0.27
LOT 5	0.43
LOT 6	0.36
LOT 7	0.30
LOT 8	0.31
LOT 9	0.32
LOT 10	0.38
LOT 11	1.07
LOT A	1.54
TOTAL	5.92

Book 2006 Page 483  
 Document 483 Type SUBD1 Pages 16  
 Date 1/11/2006 Time 2:36 PM  
 Rec Art 482 86

SLIDE B 254  
 Carol "Cindy" Hol, Recorder  
 Dallas County 10MA

Subdivision of Outlot C of Legacy Pointe at Waukee - Plat 2 in the City of Waukee, Dallas County, Iowa as recorded in Book 2004 at page 6453, Dallas County Records. Said Subdivision of Outlot C contains 5.92 acres.

APPROVED BY: *[Signature]*  
 DATE: 1/11/2006  
 SIGNED: *[Signature]*

PROJECT NO.: 7005067  
 DRAWING NO.:  
 SHEET 1 OF 1

**MISCELLANEOUS INFORMATION**

**OWNER AND SUBDIVIDER:**  
 EWING LAND DEVELOPMENT AND SERVICES, LLC  
 908 WEST 16TH STREET  
 PELLA, IOWA 50219

**ENGINEER:**  
 GARDEN & ASSOCIATES, LTD.  
 P.O. BOX 461  
 OSKAALOOSA, IOWA 52577

**AREA OF SUBDIVISION:**  
 5.92 ACRES

**ZONING:**  
 (PD) PLANNED DEVELOPMENT DISTRICT

**DEDICATED TO PUBLIC:**  
 LOT A SHALL BE DEDICATED TO PUBLIC USE.

**SIDEWALKS:**  
 SIDEWALKS SHALL BE INSTALLED ALONG ALL PUBLIC STREETS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS OF THE CITY OF WAUKEE, IOWA

**BUILDING SETBACK REQUIREMENTS:**  
 LOTS 1-10:  
 FRONT YARD 16 FEET  
 SIDE YARD 7 FEET  
 REAR YARD 8 FEET  
 LOT 11:  
 FRONT YARD 25 FEET

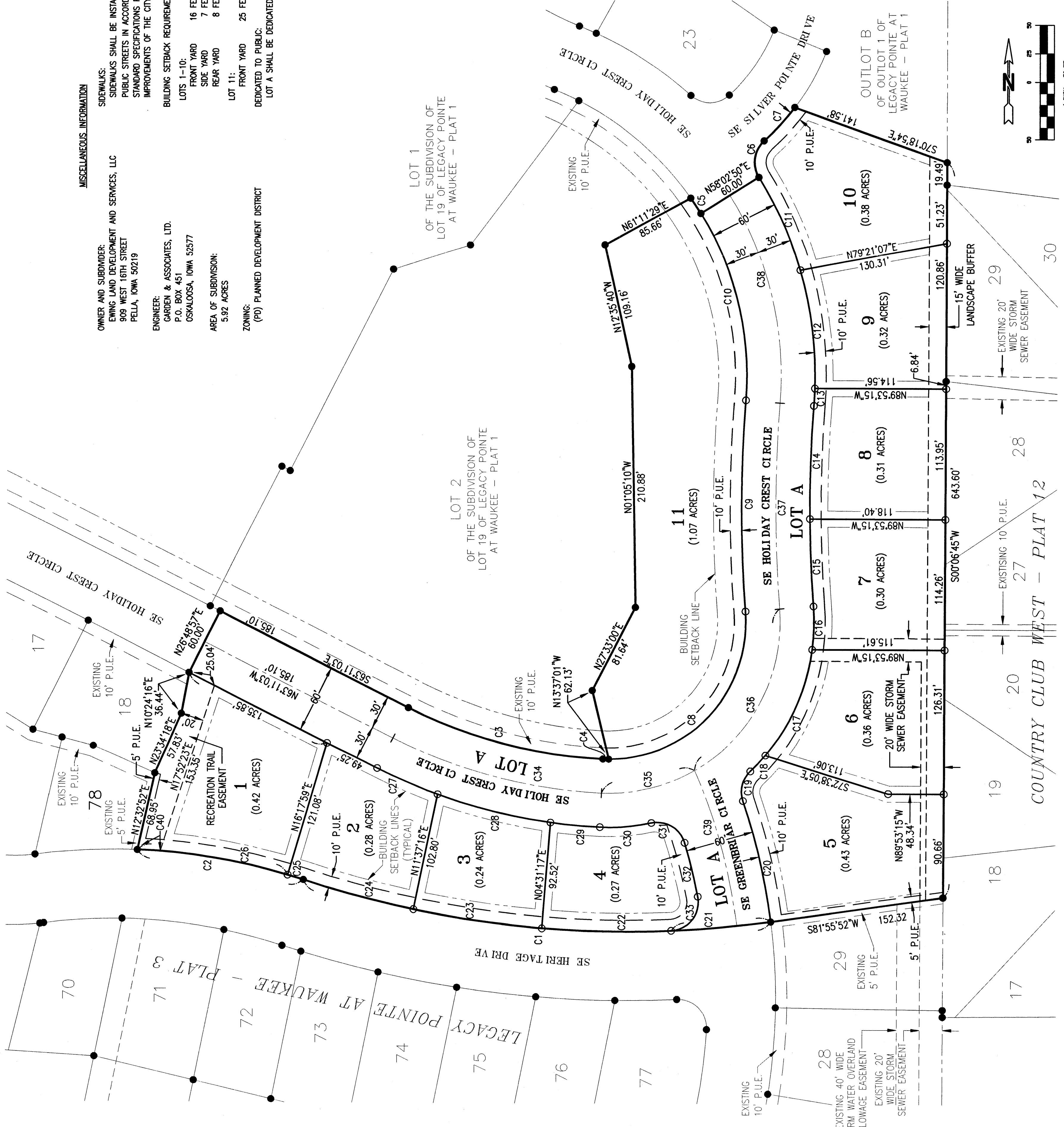
**LEGEND**

● PROPERTY CORNER FOUND  
 ○ PROPERTY CORNER SET (5/8" x 3/8" REBAR W/CAP #14416)  
 --- PUBLIC UTILITY EASEMENT  
 - - - BUILDING SETBACK LINE

I hereby certify that this land survey 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 within the laws of the State of Iowa.

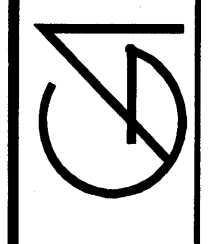
*Randal J. Nugteren, L.S.* Date: *Nov. 30, 2005*  
 License number: 14418  
 My license renewal date is December 31, 2006  
 Pages or sheets covered by this seal: 1 OF 1

**LAND SURVEYOR**  
 RANAL J. NUGTEREN  
 14418  
 IOWA



LEGACY POINTE AT WAUKEE - PLAT 4  
 WEST 1/2 OF THE NE 1/4 - SECTION 35-79-26  
 WAUKEE, IOWA

**GARDEN & ASSOCIATES**  
 OSKAALOOSA, IOWA  
 641 - 672 - 2526



FLD. BK.: 54-B  
 SCALE: 1" = 50'  
 DATE: 11/05  
 DRN.: BJU  
 APP.:

REVISION NO.	DATE	DESCRIPTION