

FINAL PLAT

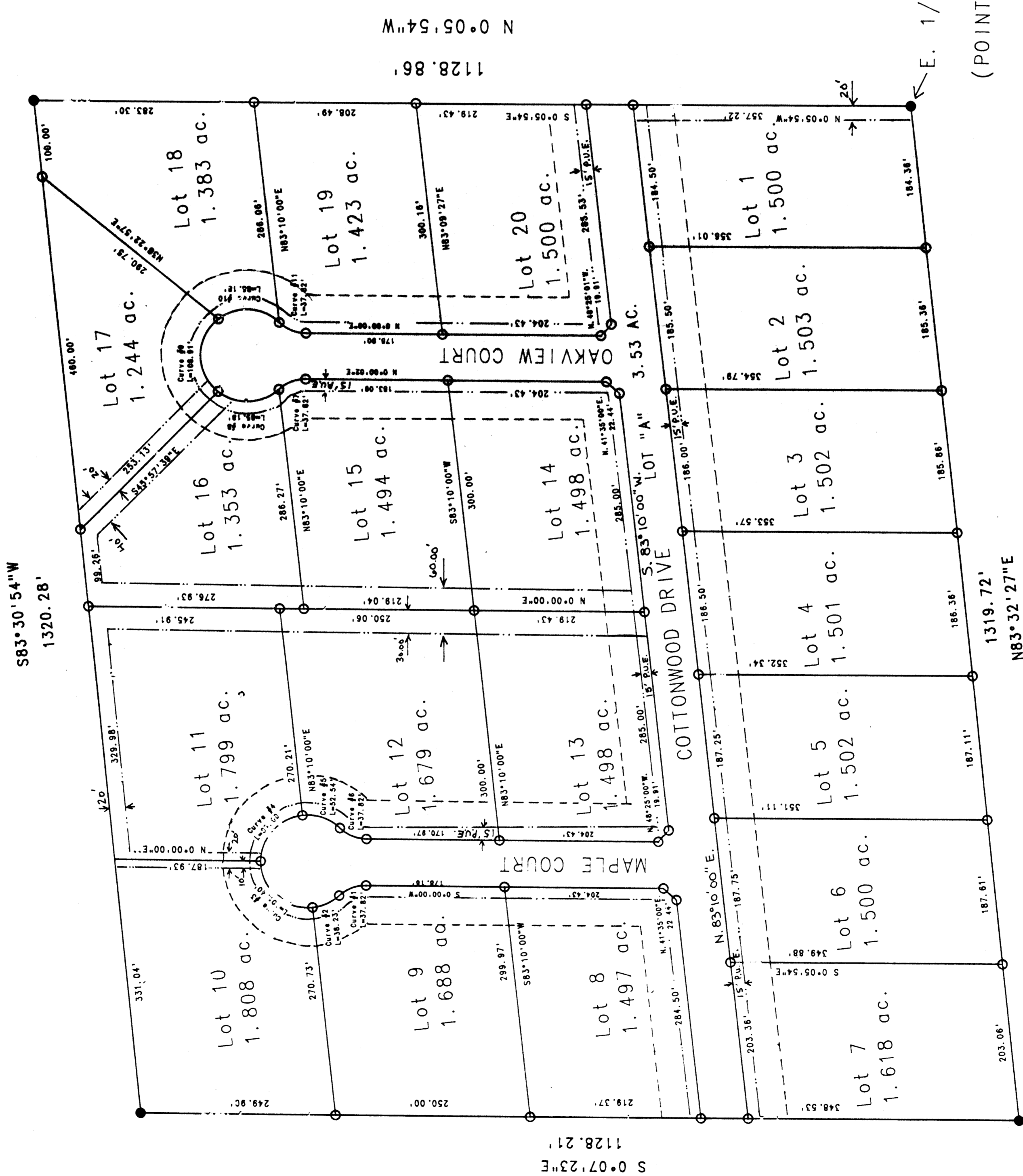
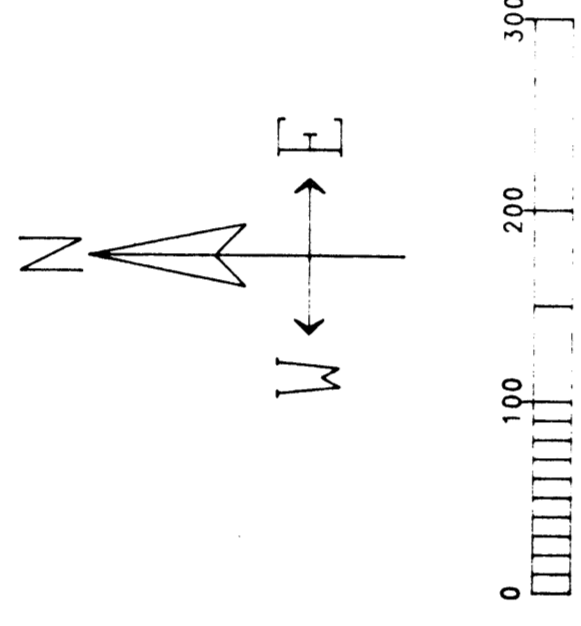
LEONARD'S SUBDIVISION PLAT 2

A Subdivision located in Section 7 of Township 78 North
Range 26 West of the 5th P.M., Dallas County, Iowa.

LEGEND

- - SET CIR #6808
- - FOUND CIR #4640
- P.U.E. - PUBLIC UTILITY EASEMENT
- 50' BUILDING SETBACK
- UTILITY/SURFACE WATER EASEMENT

All property corners will be set within 12 months of acceptance of the final plat.



LEGAL DESCRIPTION:

A parcel of land located in the Southeast Quarter of the NE 1/4 of Section 7, Township 78 North, Range 26 West, of the 5th P.M., Dallas County, Iowa, more particularly described as follows:

Beginning at the East 1/4 Corner of said Section 7, thence proceeding north along the East line of the NE 1/4 of said Section 7 at an assumed bearing of North 0° 05' 54" West, 1128.86 feet; thence South 83° 30' 54" West, 1320.28 feet; to a point on the West line of the SE 1/4 of the NE 1/4 of said Section 7; thence South 0° 07' 23" East, 1128.21 feet along the west line of the SE 1/4 of the NE 1/4 of said Sec. 7 to the SW corner of the SE 1/4 of the NE 1/4 of said section 7; thence North 83° 32' 27" East, 1319.72 feet along the south line of the NE 1/4 of said section 7 to the Point of Beginning. Said parcel contains 33.988 acres, and is divided into 21 lots; lots 1-20 and lot "A" (road R.O.W.).

REPLAT OF
LOTS 5 & 7

E. 1/4 Cor. Sec. 7-78N-26W/ W. 1/4 Cor. Sec. 8-78N-26W

(POINT OF BEGINNING)

CURVE #	RADIUS	LENGTH	TAN	CHORD	BEARING	DELTA	DEGREE
1	50.00'	37.82'	19.87'	38.93'	N27° 40' 17" W	43° 20' 34"	114° 35.5'
2	60.00'	38.23'	19.79'	37.59'	N25° 05' 15" W	36° 30' 30"	95° 28.6'
3	60.00'	101.40'	67.62'	89.76'	N47° 35' 00" E	96° 50'	95° 28.6'
4	60.00'	87.08'	52.24'	79.65'	S48° 25' 00" E	83° 10'	95° 28.6'
5	60.00'	52.54'	28.09'	50.88'	S16° 15' 15" W	50° 10' 30"	95° 28.6'
6	60.00'	37.82'	19.87'	38.93'	N27° 40' 17" W	43° 20' 34"	114° 35.5'
7	50.00'	37.82'	19.87'	38.93'	N27° 40' 17" W	43° 20' 34"	114° 35.5'
8	60.00'	108.91'	76.80'	94.56'	N07° 00' 00" E	104° 2' 28"	95° 28.6'
9	60.00'	85.18'	51.55'	78.21'	S 7° 40' 14" W	81° 20' 28"	95° 28.6'
10	60.00'	51.55'	26.31'	49.56'	S 7° 40' 14" W	81° 20' 28"	95° 28.6'
11	50.00'	37.82'	19.87'	38.93'	S27° 40' 17" W	43° 20' 34"	114° 35.5'

#6569
FILED
BOOK 174 PAGE 161-162
DATE 9-26-95 TIME 2:46 PM
CAROL HODDER
COUNTY CLERK
DALLAS COUNTY, IOWA
80/09/11/00

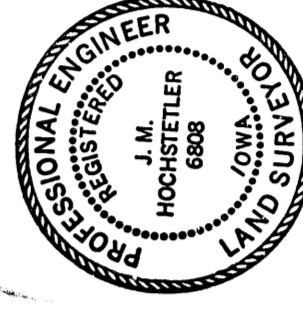
CERTIFICATE
I hereby certify that this subdivision plat meets the requirements of the Dallas County Subdivision and Zoning Ordinances.
M. Leonard
Director of Planning & Development
8-31-95
Date

REVISED: AUGUST 25, 1995
JUNE 12, 1995

Owner:
Richard Leonard
3235 Ute Avenue
Waukee, Iowa, 50263

Developer:
Randy Krohn
12 Sugar Creek Lane
Waukee, Iowa, 50263

VANCE & HOCHSTETLER, P. C.
CONSULTING ENGINEERS
71 JEFFERSON STREET
WINTERSET, IOWA, 50273



I HEREBY CERTIFY THAT THE FINAL SPECIFICATIONS FOR THIS SURVEY OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly Registered Professional Engineer in the State of Iowa.
J.M. HOCHSTETLER
No. 6808
I, Registration Expires December 31, 19 95