

LEGAL DESCRIPTION

REFERENCE MADE
Book 228 Page 544

LOTS 1 THRU 7 IN THE OFFICIAL PLAT OF SUNRISE MEADOWS PLAT 1, CITY OF WAUKEE, DALLAS COUNTY, IOWA BEING SUBJECT TO ESTABLISHED EASEMENTS OF RECORD AND CONTAINING 1.48 ACRES MORE OR LESS.

THE PROPERTY IS ALSO DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA,

THENCE NORTH 00°27'01" EAST, 1,272.56 FEET ALONG THE WEST LINE OF SAID SECTION 27 TO THE SOUTHWEST CORNER OF LOT 1 IN SUNRISE MEADOWS PLAT 1 AND THE POINT OF BEGINNING;

THENCE SOUTH 90°00'00" EAST, 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SUNRISE MEADOWS PLAT 1 AND THE POINT OF BEGINNING;

THENCE NORTH 00°27'01" EAST, 80.24 FEET ALONG THE WEST LINE OF SAID LOT 1;

THENCE NORTHEASTERLY, 46.89 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 AND THE ARC OF A CURVE HAVING A CENTRAL ANGLE OF 89°32'59", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS NORTH 45°13'30" EAST, 42.26 FEET;

THENCE NORTH 90°00'00" EAST, 559.24 FEET ALONG THE NORTH LINES OF LOTS 1 THRU 7 IN SAID SUNRISE MEADOWS PLAT 1;

THENCE SOUTH 00°00'00" EAST, 110.00 FEET ALONG THE EAST LINE OF SAID LOT 7;

THENCE SOUTH 90°00'00" WEST, 589.87 FEET ALONG THE SOUTH LINES OF SAID LOTS 1 THRU 7 TO THE POINT OF BEGINNING.

LEGEND

- MONUMENT FOUND AS NOTED
- 5/8" ROD W/CAP #10313 TO BE SET
- ◇ 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
- (12) STREET ADDRESS

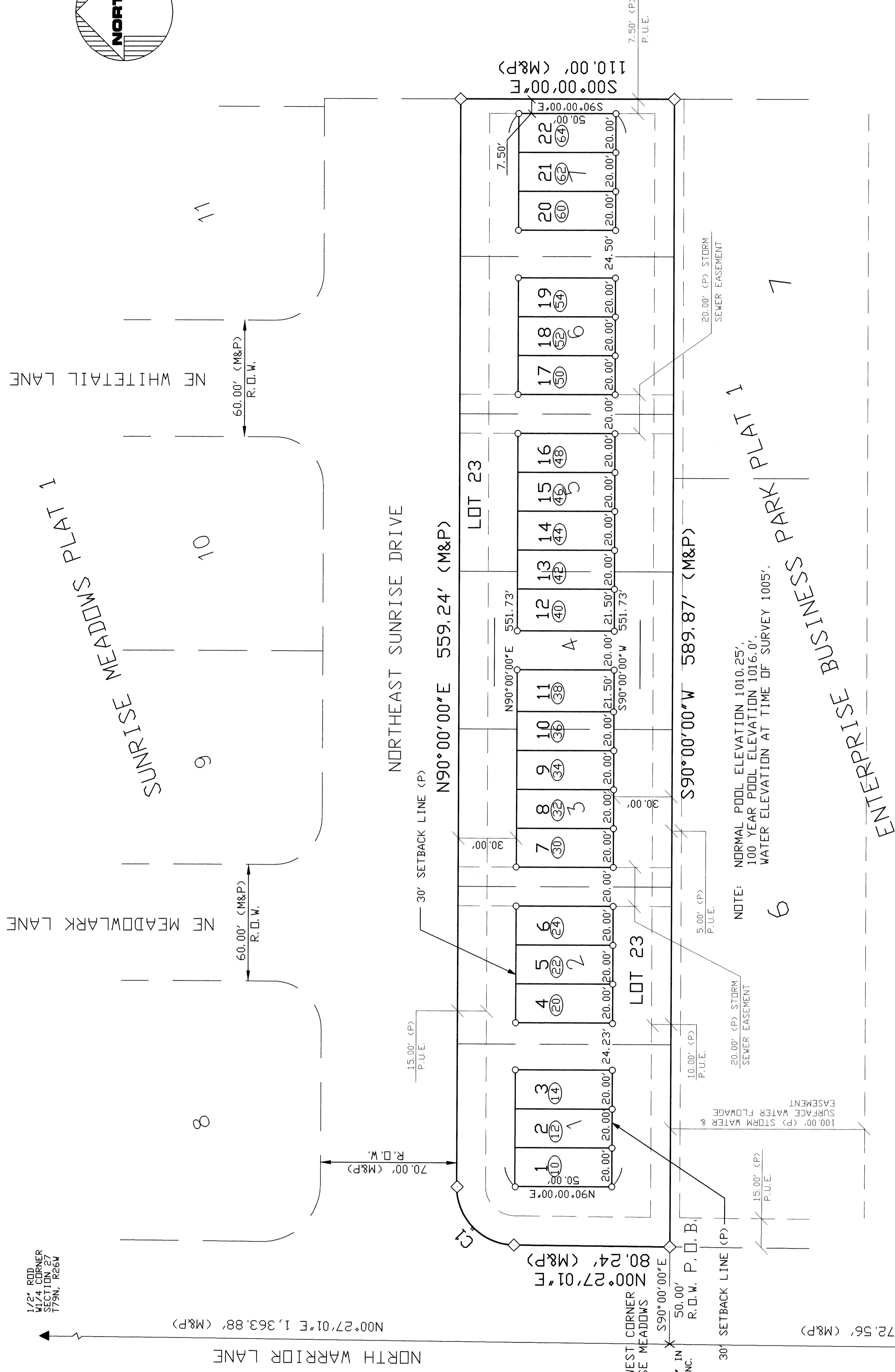
LOT NO.	SQUARE FEET
1	1,000
2	1,000
3	1,000
4	1,000
5	1,000
6	1,000
7	1,000
8	1,000
9	1,000
10	1,000
11	1,075
12	1,075
13	1,000
14	1,000
15	1,000
16	1,000
17	1,000
18	1,000
19	1,000
20	1,000
21	1,000
22	1,000
23	42,500
TOTAL	64,650 = 1.48 ACRES

4482
FILED
BOOK 207 PAGE 245-260
DATE 4-8-96 TIME 11:51 AM
CAROL HOLT
COUNTY RECORDER
DALLAS COUNTY, IOWA
602100

NO.	REVISION	DATE	BY

WITNESSETH THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
1993 SURVYOR UNDER THE LAWS OF THE STATE OF IOWA
DATE: 4-8-96
IOWA REG. NO. 10313
WILLIAM M. AUSTIN

MEADOWLAND TOWNHOMES PLAT 1

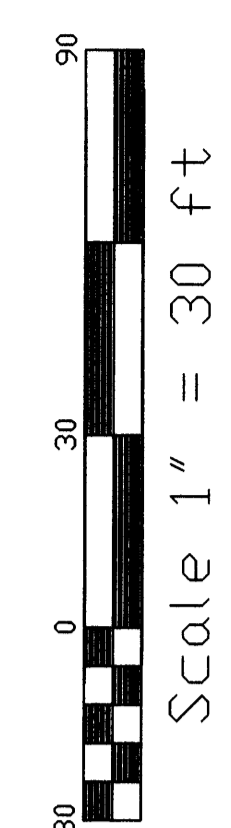


NOTES

- THE CURRENT OWNER AND DEVELOPER OF THE PROPERTY IS DOWNING DEVELOPMENT, LTD. DEED RECORDED IN BOOK 773, PAGE 467 IN THE DALLAS COUNTY RECORDER'S OFFICE.
- MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.
- LOT 23 IS RESERVED FOR COMMON AREA.

CURVE DATA

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	89°32'59"	30.00'	46.89'	42.26'	N45°13'30"E



DOWNING DEVELOPMENT LTD.

FINAL PLAT MEADOWLAND TOWNHOMES PLAT 1

DESIGNED BY: WMA	SCALE: 1" = 30'	FIELD BOOK: #41	LOCATION: SW 1/4, 179N, R66W DALLAS COUNTY, IOWA
CHECKED BY: WMA	CAD FILE: 96005196005FP	WORK ORDER NO.: 1	
DATE: 3-15-96			
FILE NO.: 96005			

ERG
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