

# OAKWOOD ESTATES FINAL PLAT

0001  
FILED  
BOOK 161 PAGE 1116  
DATE 1-23-95 TIME 8:58 AM  
CAROL HOI  
COUNTY RECORDER  
DALLAS CO. IOWA  
\$0.00 / 1.00

OWNER: JOHN R. SMIDT

OWNER: WARREN M. HUNSBERGER & DORATHIA JEAN HUNSBERGER

LOT 3-4  
EVERGLADE &  
JOHN R. SMIDT &  
DONNA L. SMIDT

LOT 3  
EVERGLADE

LOT 7  
SUGAR CREEK ESTATES  
ROBERT R. THOMPSON &  
DIANE L. THOMPSON

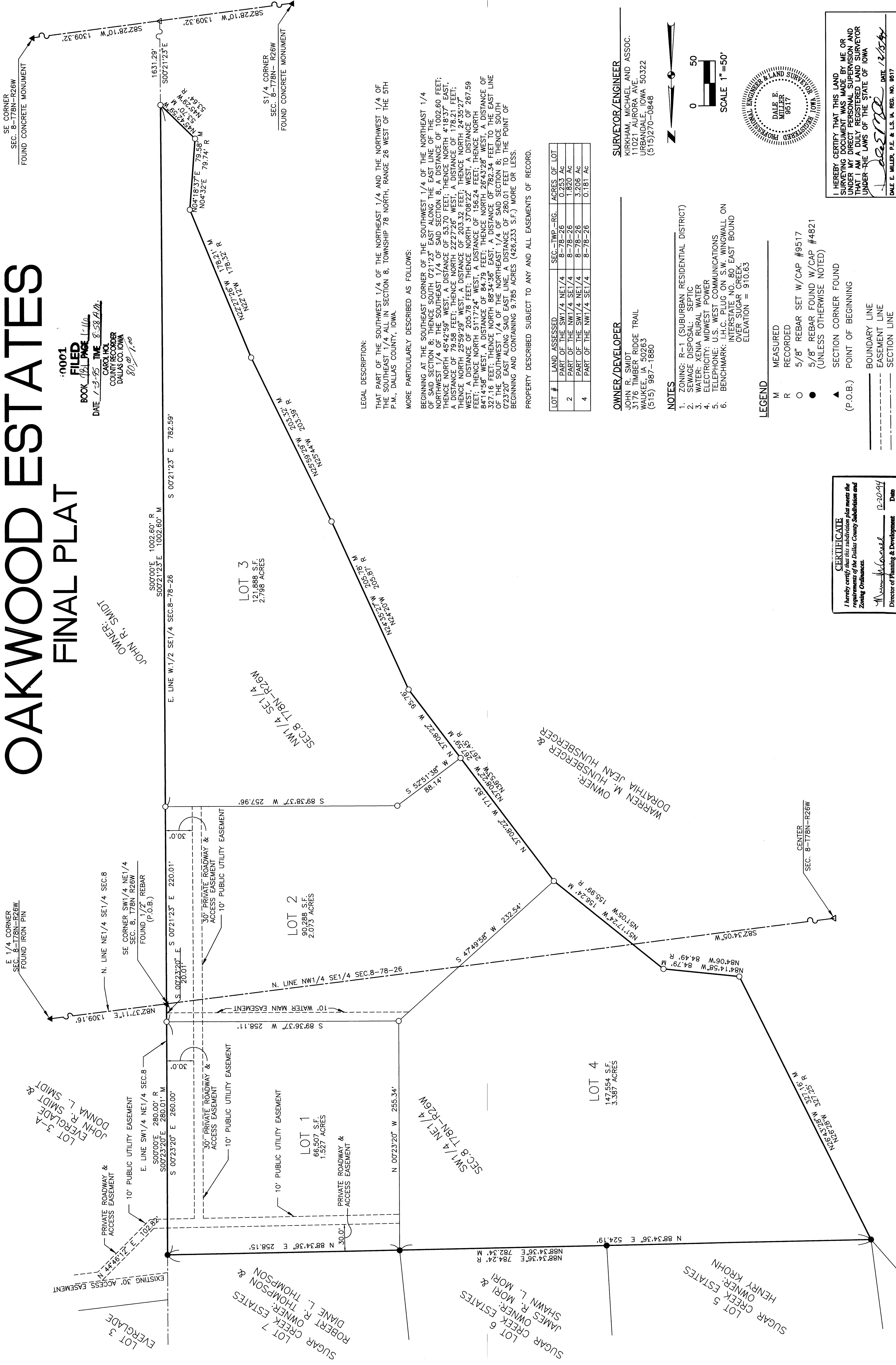
LOT 6  
SUGAR CREEK ESTATES  
JAMES R. MORI &  
SHAWN L. MORI

LOT 5  
SUGAR CREEK ESTATES  
HENRY KROHN

LOT 2  
90,288 S.F.  
2,075 ACRES

LOT 3  
121,888 S.F.  
2,798 ACRES

LOT 4  
147,554 S.F.  
3,387 ACRES



**LEGAL DESCRIPTION:**

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

**MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE SOUTH 0°21'23" EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 1002.80 FEET; THENCE NORTH 43°42'59" WEST; A DISTANCE OF 53.70 FEET; THENCE NORTH 4°18'37" EAST, A DISTANCE OF 79.58 FEET; THENCE NORTH 22°27'26" WEST, A DISTANCE OF 78.42 FEET; THENCE NORTH 23°58'29" WEST; A DISTANCE OF 203.32 FEET; THENCE NORTH 78°42'57" WEST, A DISTANCE OF 205.36 FEET; THENCE NORTH 37°08'57" WEST, A DISTANCE OF 287.59 FEET; THENCE NORTH 5°11'72" WEST, A DISTANCE OF 156.24 FEET; THENCE NORTH 84°14'58" WEST, A DISTANCE OF 84.79 FEET; THENCE NORTH 25°43'28" WEST, A DISTANCE OF 327.16 FEET; THENCE NORTH 88°34'36" EAST, A DISTANCE OF 782.34 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE SOUTH 0°23'20" EAST ALONG SAID EAST LINE, A DISTANCE OF 280.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,785 ACRES (426,233 S.F.), MORE OR LESS.

PROPERTY DESCRIBED SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LOT #	LAND ASSESSED	SEC.-TWP.-RC.	ACRES OF LOT
2	PART OF THE SW1/4 NE1/4	8-78-26	0.253 AC
	PART OF THE NW1/4 SE1/4	8-78-26	1.820 AC
4	PART OF THE SW1/4 NE1/4	8-78-26	3.206 AC
	PART OF THE NW1/4 SE1/4	8-78-26	0.181 AC

**OWNER/DEVELOPER**

JOHN R. SMIDT  
3176 TIMBER RIDGE TRAIL  
WAUKEE, IA 50263  
(515) 987-1880

**SURVEYOR/ENGINEER**

KIRKHAM, MICHAEL AND ASSOC.  
11021 AURORA AVE.  
URBANDALE, IOWA 50322  
(515)270-0848

**NOTES**

- ZONING: R-1 (SUBURBAN RESIDENTIAL DISTRICT)
- SEWAGE DISPOSAL: SEPTIC
- WATER: XENIA RURAL WATER
- ELECTRICITY: MIDWEST POWER
- TELEPHONE: U.S. WEST COMMUNICATIONS
- BENCHMARK: I.H.C. PLUG ON S.W. WINGWALL ON INTERSTATE NO. 80 EAST BOUND OVER SUGAR CREEK. ELEVATION = 910.63

**LEGEND**

- M MEASURED
- R RECORDED
- O 5/8" REBAR SET W/CAP #9517
- 5/8" REBAR FOUND W/CAP #4821 (UNLESS OTHERWISE NOTED)
- ▲ SECTION CORNER FOUND (P.O.B.)
- POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE

**CERTIFICATE**  
I hereby certify that this subdivision plat meets the requirements of the Dallas County Subdivision and Zoning Ordinances.  
Director of Planning & Development  
Date 1-20-95

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA  
DALE E. MILLER, P.E. & L.S. IA. REG. NO. 9517  
My registration renewed date 18 December 31, 1995



OAKWOOD ESTATES  
PART OF THE NE 1/4 AND THE SE 1/4 OF SEC. 8-78N-26W  
DALLAS CO. IOWA

FINAL PLAT

SHEET 1 OF 1  
Date DBC, 94  
Checked D.E.M.  
Drawn M.P.  
Title 1840580