

# FINAL PLAT REPLAT OF LOT 1 GOPHER HOLLOW

## OWNER/DEVELOPER

KNAPP PROPERTIES  
5000 WESTOWN PARKWAY  
SUITE 100  
WEST DES MOINES, IOWA 50266

6417  
FILED  
BOOK 119 PAGE 852-868  
DATE 9-1-95 TIME 10:48 AM  
COUNTY CLERK  
DALLAS CO. IOWA  
70-91-02

## LEGAL DESCRIPTION

LOT 1, GOPHER HOLLOW PLAT I, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA, AND CONTAINING 64.247 ACRES MORE OR FEWER

## NOTES

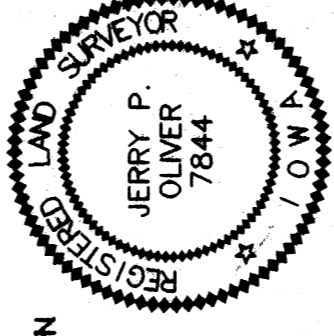
- LOTS 1-6 ARE GREATER THAN 125 FEET IN WIDTH AT THE BUILDING SETBACK LINE AND 20000 SQ. FT. IN WIDTH.
- SUGAR CREEK LANE IS A PRIVATELY OWNED AND MAINTAINED ROAD EASEMENT.
- UTILITIES: ELECTRIC, CABLE, SEWER, PRIVATE SEPTIC SYSTEMS

## CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

I HEREBY CERTIFY THAT THIS PLAT CLOSURES WITHIN THE TOLERANCES PRESCRIBED BY LAW.

BY JERRY P. OLIVER, IOWA REG. NO. 7844  
DATE: 6/2/95  
MY LICENSE EXPIRES DECEMBER 31, 1996



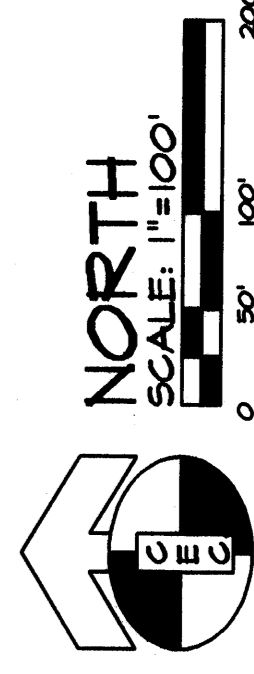
## LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER
- SET CORNER 5/8" IR. W/ CAP #1044
- IRON ROD
- G.P.
- DEEDED DISTANCE
- MEASURED DISTANCE
- RECORDED DISTANCE
- PLATTED DISTANCE
- P.U.E. (1234)
- PUBLIC UTILITY EASEMENT
- ADDRESS
- BUILDING SETBACK LINE
- B.S.L.

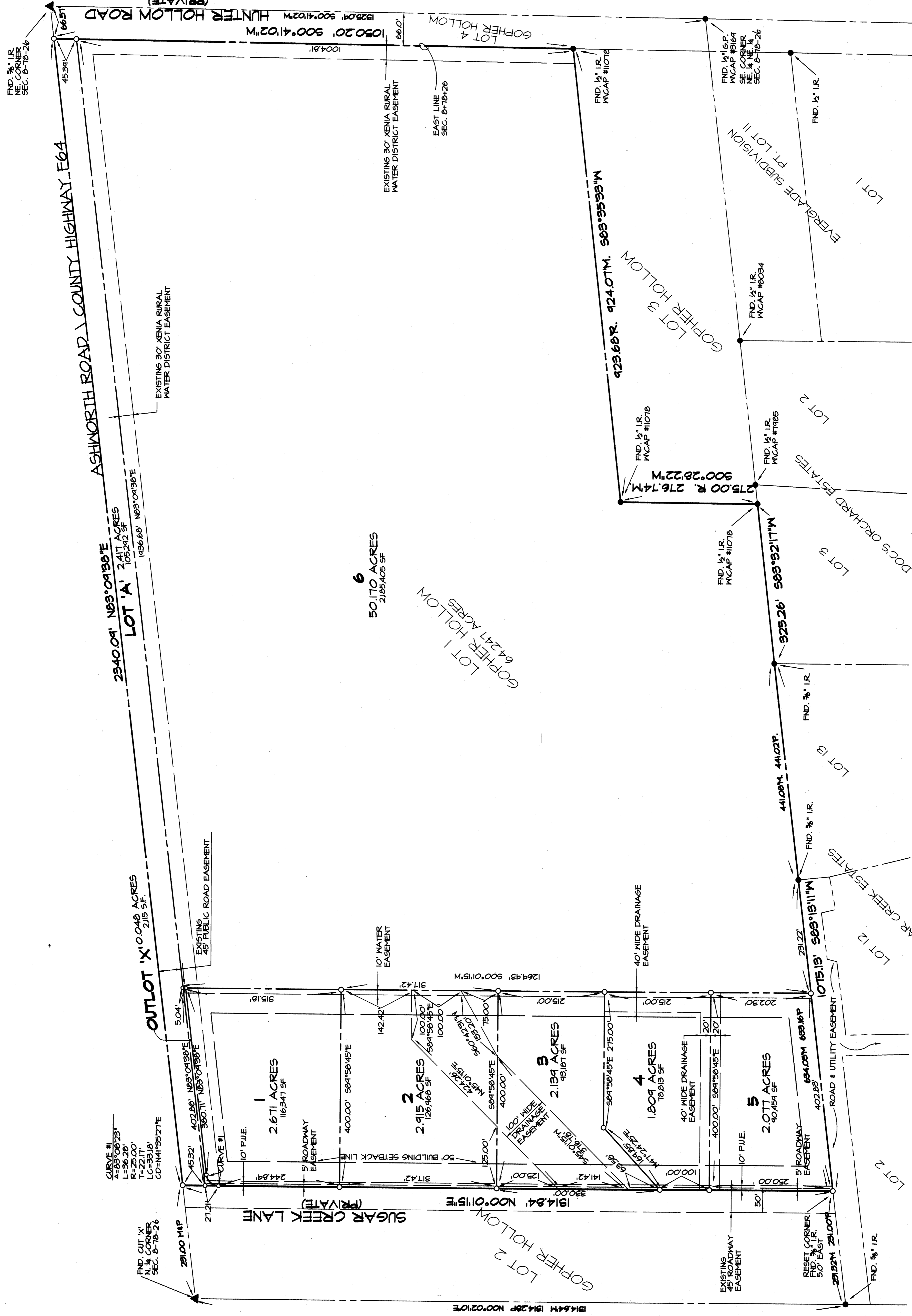
## CERTIFICATE

I hereby certify that this plat complies with the requirements of the Public County Subdivision and Zoning Ordinances.

Murray McDonald 6-27-95  
Director of Planning & Development Date



CIVIL ENGINEERING CONSULTANTS, INC.  
2400 26TH STREET #12 DES MOINES IOWA 50322 515.276.4984  
E-3065



CURVE #1  
A=83°08'23"  
L=36.20'  
R=25.00'  
T=22.17'  
LC=33.18'  
CD=141°55'27"E

FND. CUT 'X'  
1/4" IR.  
SEC. 8-18-26