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BOOK 821 PAGE 489-501
96 OCT -1 AM 11: 42
[illegible]
COUNTY RECORDER
DALLAS CO. IOWA
65.00/1.00

FINAL PLAT OF SNYDER CORNER

DEDICATION STATEMENT

Know all men by these presents: That we, Bruce C. Snyder and Sharon E. Snyder , the undersigned, have caused to be subdivided into lots the real estate as described and shown on this plat. Said subdivision so made and the Plat thereof is with the free consent and in accordance with the desires of the undersigned owners and proprietors, and we do hereby dedicate to Dallas County for public use the streets, alleys and public grounds shown on said plat and described as Lots "A", "B", "C" and "D".
Witness our hands this 20th day of June, 1996.

Bruce C. Snyder

Bruce C. Snyder

Sharon E. Snyder

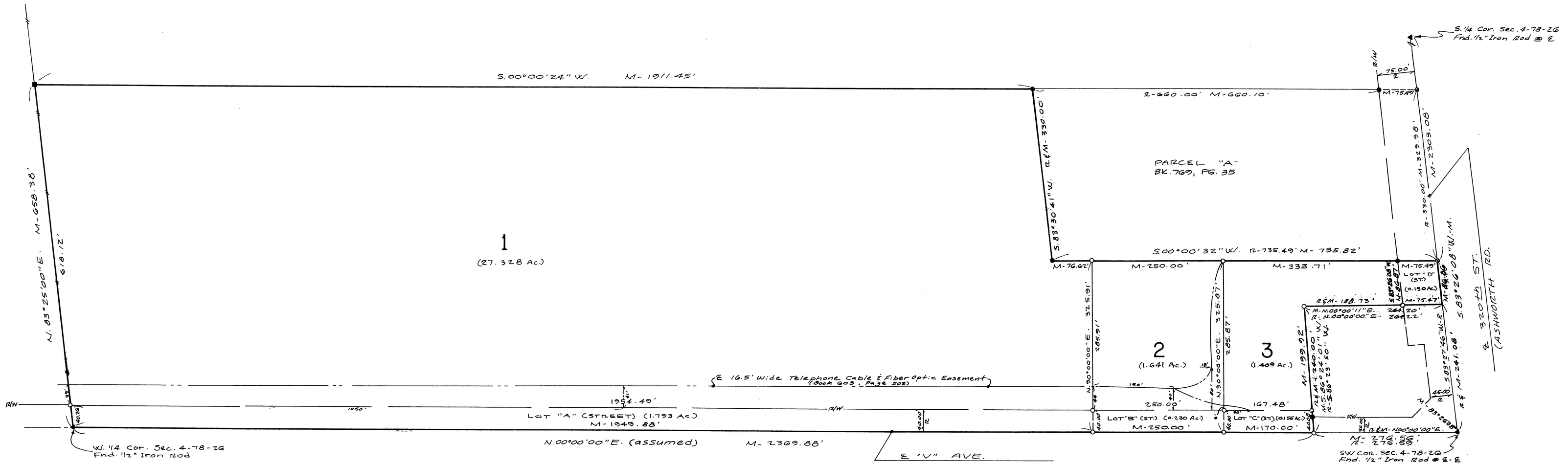
On this 20th day of June, 1996, before me personally appeared Bruce C. Snyder and Sharon E. Snyder, to me known to be the identical persons who executed the foregoing statement and acknowledged that they executed the same as their voluntary act and deed.

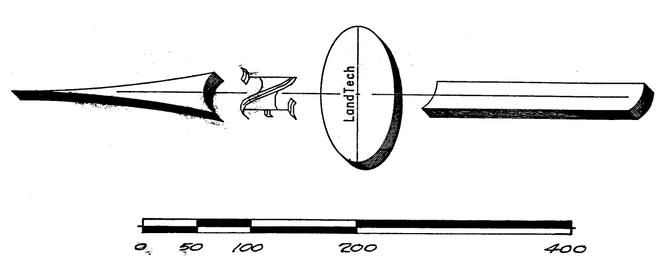
RICHARD D. ODENBACH
MY COMMISSION EXPIRES
12-2-97

Notary Public in and for the State of Iowa

NOTE: There is a water pipeline easement to Xenia Rural Water District recorded in Book 769 at Page 1013. The water pipeline is located on the South side of 320th Street (Ashworth Road).

LEGAL DESCRIPTION:
The West 1/2 of the West 1/2 of the SW 1/4 of Section 4, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, EXCEPT the East 330.00 feet of the South 735.49 feet thereof (hereinafter to be known as Parcel "A" in said SW 1/4 and also EXCEPT that part described as follows: Beginning at the SW corner of said Section 4; thence N.00°00'00"E. (bearing assumed for the purpose of this description only) along the West line of said SW 1/4, 276.59 feet; thence N.86°23'50"E., 240.00 feet; thence S.00°00'00"E., 264.22 feet to the South line of said SW 1/4; thence S.83°27'46"W. along said South line, 241.08 feet to the point of beginning; Said tract contains 32.706 acres, more or less, including 2.328 acres for road right-of-way over the West 40.00 feet and the South 75.00 feet thereof.
Note: Measured bearings and distances must be used to compute horizontal closure and area.





LEGEND:

- ▲ Section Corner Monument Found
- ● Found 1/2" Iron Rod with #8105 Cap
- ● Found 5/8" Iron Rod with #7995 Cap
- ⊗ Found PK Nail in Highway
- ■ Found 10" Diameter Wood Post
- O Set 1/2" Iron Rod with #8105 Cap
- R Recorded Bearing or Distance
- M Measured Bearing or Distance
- —— Fence 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 8-20-96

REGISTERED LAND SURVEYOR — RICHARD D. ODENBACH 8105 — IOWA

Certificate
I hereby certify that this plat, map, survey or report was prepared 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.
Richard D. Odenbach 7-29 1996
Richard D. Odenbach, L.S. #8105 – Iowa Date
My registration renewal date is December 31, 1997

Rev.	Date	Description	By	Appr.

LandTech Services, Inc.
8560 Alice Avenue - Suite A, Des Moines, Iowa 50325 Phone (515)270-9537

Date: May, 96	**FINAL PLAT OF SNYDER CORNER** **W 1/2 W 1/2 SW 1/4 Sec. 4-78-26** **"V" Ave. @ 320th St. (Ashworth Rd.)** **Dallas County, Iowa**	Drawing No. D-3687-01
Scale: 1"=100'		
Drawn by: JLJ		Sheet No. 1of1
Apprvd by: RDO		

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