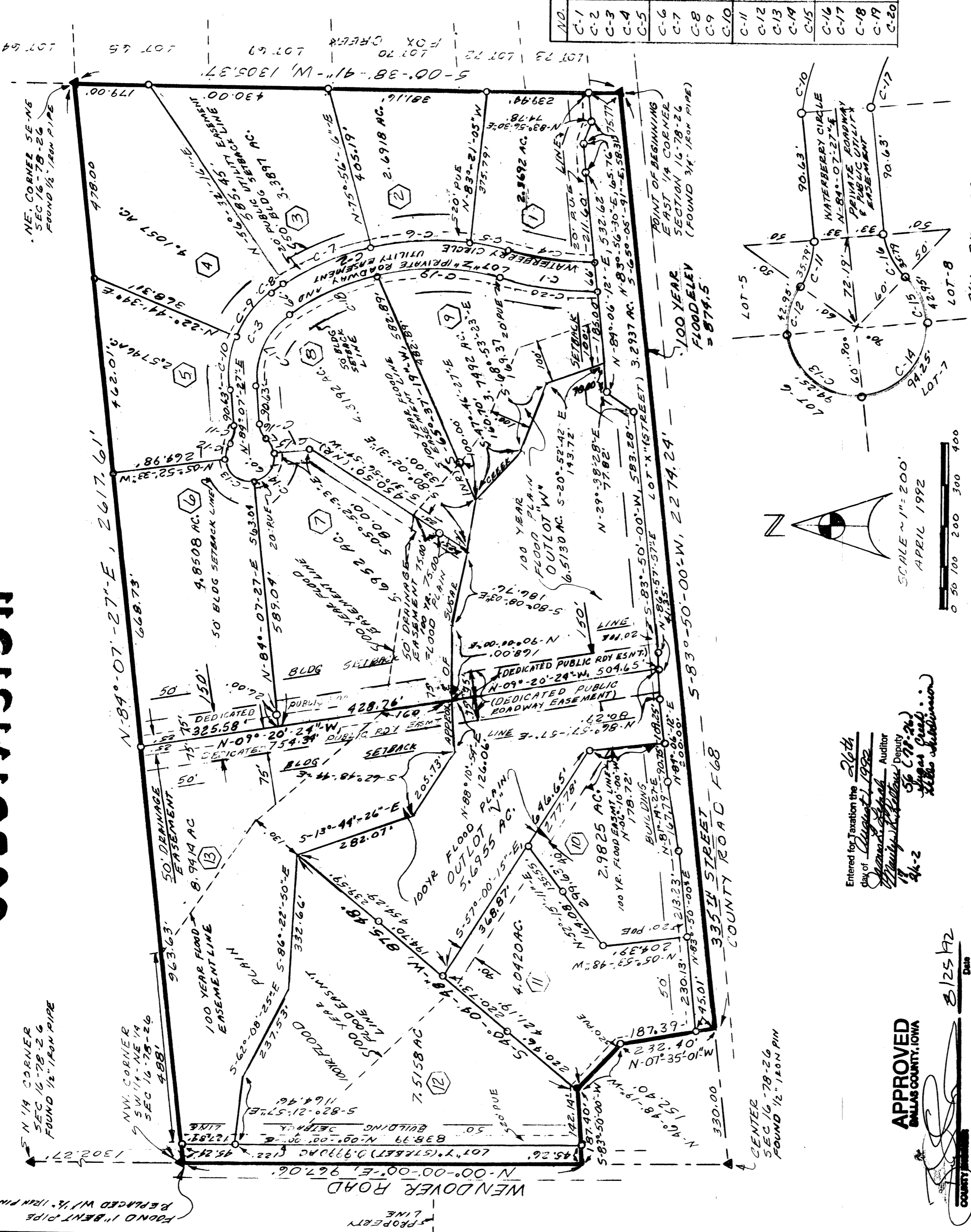


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CAROL HOL
 COUNTY RECORDER
 DALLAS CO. IOWA

SUGAR CREEK HILLS SUBDIVISION



LEGAL DESCRIPTION

Being an Official Plat of the following described real estate:
 Beginning at the East $\frac{1}{4}$ corner of Section 16, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa;
 Thence S-83°-50'-00" W, along the southerly line of the Northeast $\frac{1}{4}$ of said Section 16-78-26, 227.24 Ft.;
 Thence N-07°-35'-01" W, 232.40 Ft.;
 Thence N-46°-48'-19" W, 152.40 Ft.;
 Thence S-83°-50'-00" W, 187.40 Ft. to a point on the West line of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of said Section 16-78-26;
 Thence N-00°-00'-00" W, along the West line of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of said Section 16-78-26, 967.06 Ft. to the Northwest corner of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of said Section 16-78-26;
 Thence N-84°-07'-27" E, along the Northerly line of the South $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 16-78-26, 2,617.61 Ft. to the Northeast corner of the S.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of said Section 16-78-26;
 Thence S-00°-38'-41" W, along the East line of the S.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of said Section 16-78-26, 1,305.37 Ft. to the point of beginning.
 all of said parcel being located in the South $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 16, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa and contains approximately 73.7864 acres.
 S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ = 38.6000 Acres
 S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ = 37.1864 Acres
 Total ----- = 75.7864 acres

NOTE: Lot "2" (Private Roadway) to be owned and maintained by Sugar Creek Hills Home Owners Association.
 Lots "X" and "Y" are to be Public Roadway easements, title will be held by Sugar Creek Hills Home Owners Association.

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C-1	20°-19'-24"	608.61	217.65	110.00	216.99	N-09°-20'-54"E
C-2	51°-08'-51"	633.68	565.68	303.25	547.08	S-10°-58'-49"W
C-3	59°-19'-18"	223.32	231.22	127.18	221.03	S-66°-12'-55"E
C-4	28°-29'-25"	575.61	205.85	104.09	204.75	N-09°-20'-54"E
C-5	07°-56'-40"	666.68	92.44	46.29	92.37	N-10°-37'-17"E
C-6	20°-42'-40"	666.68	240.99	121.82	239.68	N-03°-42'-25"W
C-7	19°-24'-02"	666.68	255.79	113.96	229.66	N-23°-45'-43"W
C-8	03°-05'-29"	666.68	35.97	17.99	35.77	N-35°-40'-33"W
C-9	30°-42'-16"	256.92	137.36	70.37	135.72	N-57°-59'-21"W
C-10	28°-37'-08"	256.92	128.03	65.38	126.70	N-01°-33'-58"W
C-11	41°-00'-56"	50.00	35.79	18.70	35.03	N-29°-22'-15"W
C-12	41°-00'-51"	60.00	42.95	22.44	42.09	N-75°-28'-03"W
C-13	90°-00'-00"	60.00	94.25	60.00	84.85	S-39°-07'-28"W
C-14	90°-00'-00"	60.00	94.25	60.00	84.85	S-50°-52'-32"W
C-15	41°-00'-51"	60.00	42.95	22.44	42.09	N-69°-36'-52"E
C-16	41°-00'-56"	50.00	35.79	18.70	35.03	N-68°-37'-09"E
C-17	59°-19'-19"	190.32	197.05	108.38	189.37	S-66°-12'-55"E
C-18	28°-29'-30"	600.68	235.80	119.49	234.29	S-28°-18'-29"E
C-19	28°-39'-20"	600.68	300.92	153.42	297.30	S-00°-15'-38"W
C-20	20°-29'-29"	641.61	229.45	115.96	228.23	S-09°-20'-59"W

CERTIFICATION

I hereby certify that this plat was prepared by me or under my direct personal supervision and that I am a duly Registered Professional Engineer and Land Surveyor under the laws of the state of Iowa.
 Henry S. Oakes
 P.E. & L.S. No. 3321
 Date 8-15-92



FINAL PLAT - SUGAR CREEK HILLS
 Part South $\frac{1}{4}$ of N.E. $\frac{1}{4}$ of Section 16-78-26 Dallas Co. IA.
 SCALE: 1" = 200'
 DATE: APRIL 1992
 APPROVED BY: [Signature]
 DRAWN BY: D.S.
 REV: 6-26-92
 REV: 7-15-92
 REV: 8-14-92
 OAKES ENGINEERING COMPANY
 949 - 65th Street - Des Moines, Iowa
 Tel. 515 - 255-1777
 DRAWING NUMBER: 3893-HK-290

NOTES:

- Zoning - R-1
- Setbacks - Front = 50 Ft.
 Rear = 50 Ft.
 Side = 12 Ft.
- Water - Fox Creek Water Co.
- Sewer - Private Septic System

NOTES:

- PUE DENOTES PUBLIC UTILITY EASEMENT
- ▲ DENOTES SECTION CORNER FOUND
- ▲ DENOTES SECTION CORNER SET
- DENOTES IRON PIN OR PIPE FOUND
- DENOTES IRON PIN W/SURV. CAR NO. 3321 SET
- DENOTES EXISTING FENCE LINE
- DENOTES RIGHT-OF-WAY ANGLE POINTS

OWNERS - Curtis D. Bradley
 Jon L. Larson

Lawrence B. Smith 8/24/92
 DALLAS COUNTY HEALTH DEPARTMENT
 801 COURT
 ADOL, IOWA 50003

Entered for taxation the 26th day of August 1992
 County Auditor
 State of Iowa
 44-2

APPROVED
 DALLAS COUNTY, IOWA

[Signature] 8/25/92
 [Signature] 9-15-92
 [Signature] 8/25/92
 [Signature] 09/28/92

No lot or parts of this approved and recorded subdivision may be amended or changed without being submitted to the Zoning Commission for approval as a new subdivision.