

# FINAL PLAT WINDFIELD MULTI-FAMILY PLAT 1

## LEGAL DESCRIPTION

WINDFIELD MULTI-FAMILY, PLAT 1 IS PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NW CORNER OF SAID SECTION 34;

THENCE S 00°00'00" E ALONG THE WEST LINE OF SAID SECTION 34, 497.24 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING THE SW CORNER OF LOT 'D' WINDFIELD COMMERCIAL, PLAT 1 (FOR THE PURPOSE OF THIS LEGAL DESCRIPTION THE WEST LINE OF THE NW 1/4 IS ASSUMED TO BEAR S 00°00'00" E);  
THENCE N 90°00'00" E ALONG THE SOUTH RIGHT OF WAY OF LAUREL STREET, 200.03 FEET TO A CURVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY AND ALONG A 335.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, WHOSE LENGTH IS 50.01 FEET, WHOSE CHORD BEARS N 85°43'19" E AND WHOSE CHORD DISTANCE IS 49.96 FEET TO THE NW CORNER OF LOT 10 WINDFIELD COMMERCIAL, PLAT 1;

THENCE S 00°00'00" W ALONG THE WESTERLY LINE OF SAID LOT 10, 219.43 FEET;  
THENCE S 84°31'08" E ALONG A SOUTHERLY LINE OF SAID LOT 10, 560.00 FEET;

THENCE S 39°55'53" E ALONG A SOUTHWESTERLY LINE OF SAID LOT 10, 268.13 FEET TO A POINT ON THE NORTH LINE OF WINDFIELD II, PLAT 1 EXTENDED EAST;

THENCE N 90°00'00" W ALONG THE NORTH LINE AND THE NORTH LINE EXTENDED EAST OF SAID WINDFIELD II, PLAT 1, 769.69 FEET;

THENCE N 83°53'37" W ALONG SAID NORTH LINE OF WINDFIELD II, PLAT 1, 47.00 FEET;

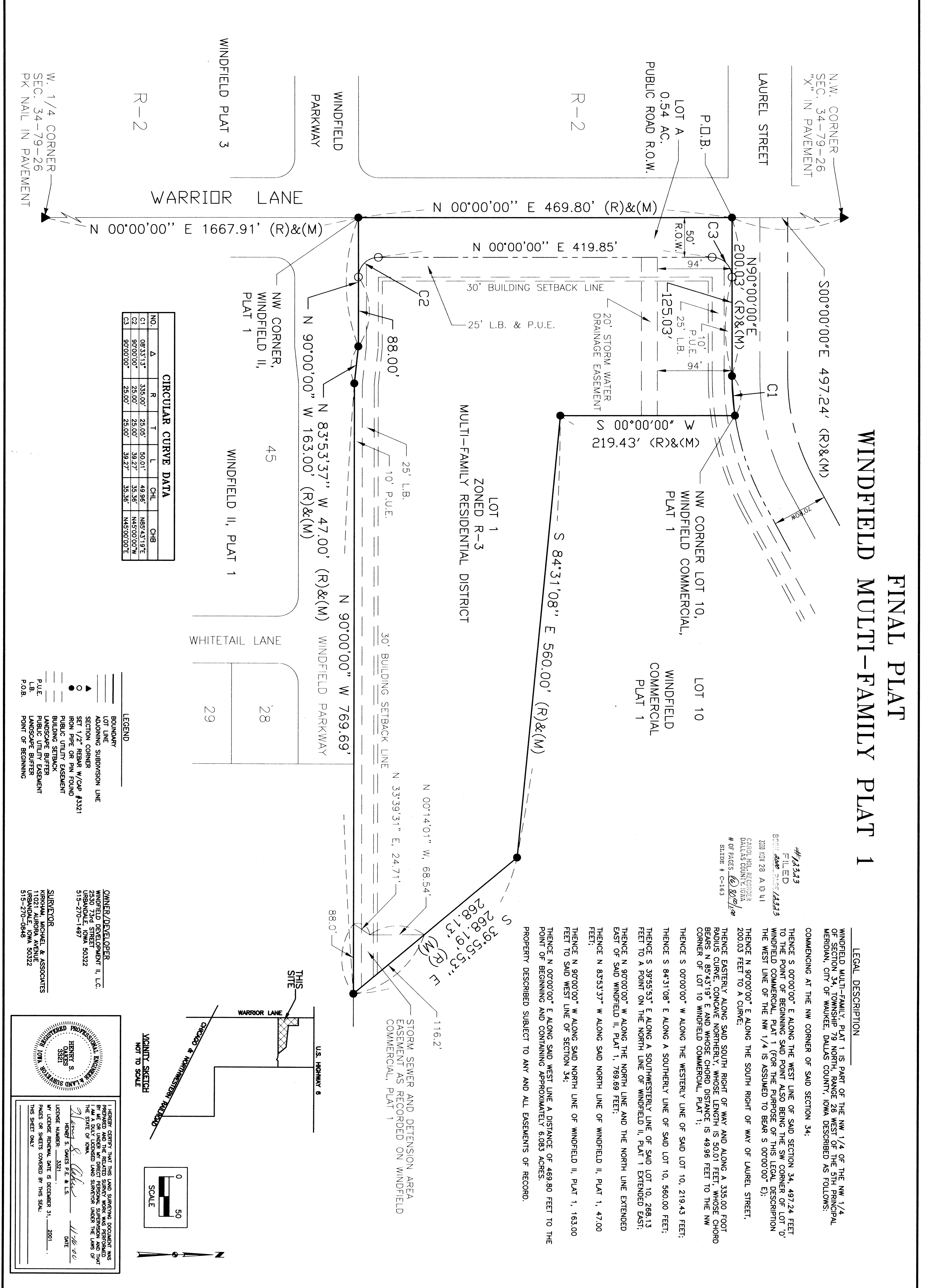
THENCE N 90°00'00" W ALONG SAID NORTH LINE OF WINDFIELD II, PLAT 1, 163.00 FEET TO SAID WEST LINE OF SECTION 34;

THENCE N 00°00'00" E ALONG SAID WEST LINE A DISTANCE OF 469.80 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 6.083 ACRES.

PROPERTY DESCRIBED SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

#12323  
FILED  
BOOK 2000 PAGE 12323  
2000 NOV 28 A 10:41  
CAROL HOLL, RECORDER  
DALLAS COUNTY, IOWA  
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DESIGNED BY: K.G.G.	DESIGN ENGINEER: K.G.G.			
CHECKED BY: H.S.O.	DESIGN TECHNICIAN: H.S.O.			



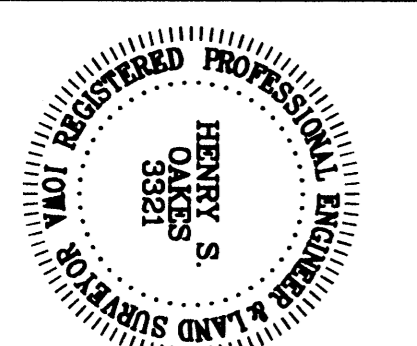
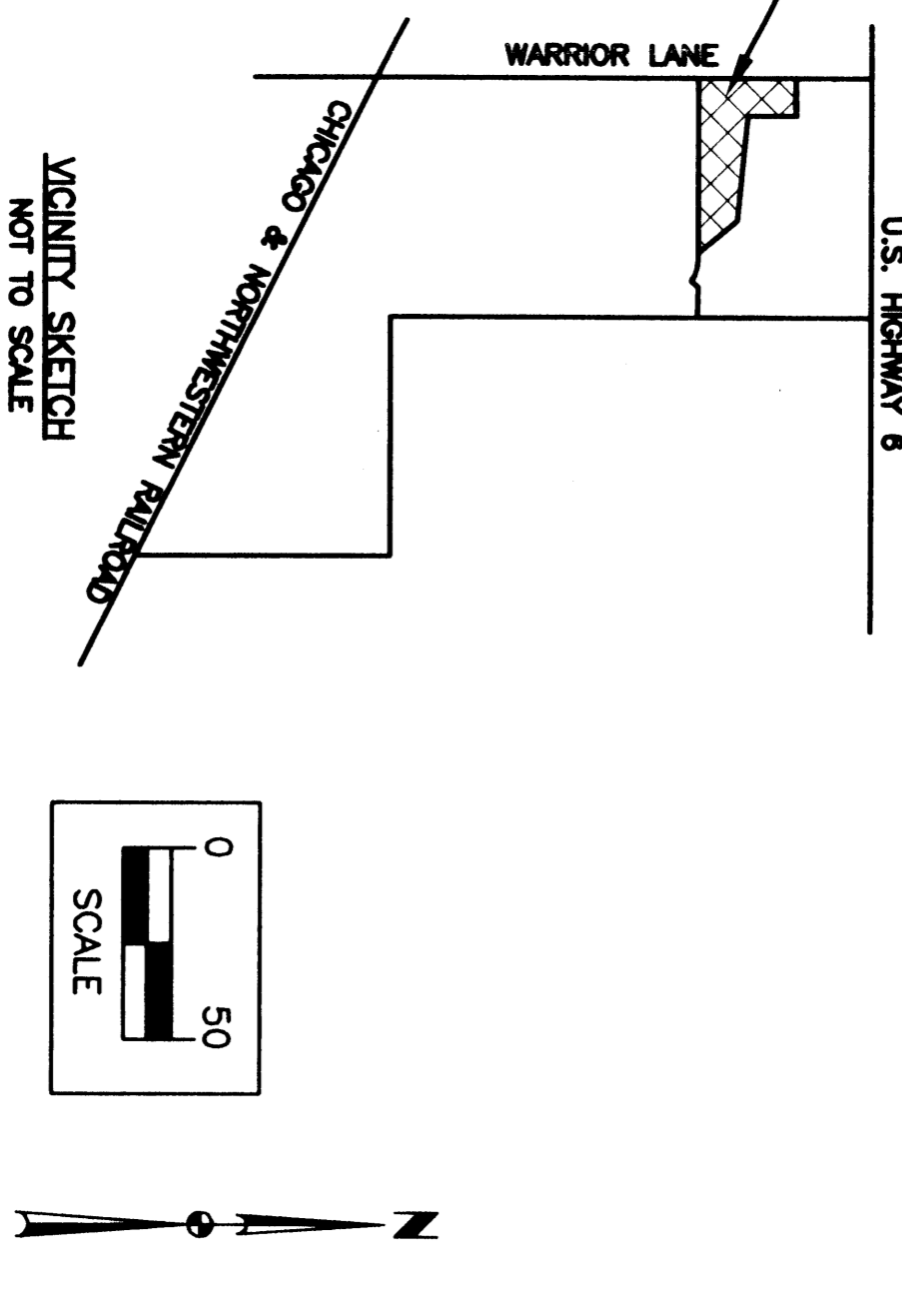
NO.	Δ	R	T	L	CHL	CHB
C1	08°33'13"	335.00'	25.05'	50.01'	49.96'	N85°43'19"E
C2	90°00'00"	25.00'	25.00'	39.27'	35.36'	N45°00'00"W
C3	90°00'00"	25.00'	25.00'	39.27'	35.36'	N45°00'00"E

### LEGEND

- BOUNDARY
- LOT LINE
- ADJOINING SUBMISSION LINE
- SECTION CORNER
- SET 1/2" REBAR W/CAP #3321
- IRON PIPE OR PIN FOUND
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PUBLIC UTILITY EASEMENT
- LANDSCAPE BUFFER
- P.O.B.

**OWNER/DEVELOPER**  
WINDFIELD DEVELOPMENT II, L.C.  
2530 73RD STREET  
URBANDALE, IOWA 50322  
515-270-1497

**SURVEYOR**  
KIRKHAM MICHAEL & ASSOCIATES  
11021 AURORA AVENUE  
URBANDALE, IOWA 50322  
515-270-0848



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Henry S. Oakes P.E. & L.S.  
LICENSE NUMBER: 3321  
DATE: 11/16/00  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2001.  
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