

WALNUT CREEK HILLS PLAT 5

FINAL PLAT

PLAT DESCRIPTION WALNUT CREEK HILLS PLAT 5 FINAL PLAT DESCRIPTION

A PART OF OUTLOT "N" OF WALNUT CREEK HILLS PLAT 1, BEING AN OFFICIAL PLAT, AND THE NORTH 7/4 OF THE SOUTH 7/4 OF SECTION 23, TOWNSHIP 75 NORTH, RANGE 22 WEST, COUNTY OF CLIVE, IN THE CITY OF URBANDALE, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 23; THENCE NORTH 00°15'05" WEST 150.00 FEET TO THE POINT OF BEGINNING OF WALNUT CREEK HILLS PLAT 1, BEING AN OFFICIAL PLAT, ALONG THE NORTH LINE OF SAID OUTLOT "N", 485.72 FEET; THENCE NORTH 35°54'23" EAST 106.32 FEET TO THE WESTERLY MOST CORNER OF LOT 22 OF WALNUT CREEK HILLS PLAT 4, BEING AN OFFICIAL PLAT; THENCE SOUTH 54°11'27" WEST 150.00 FEET TO THE POINT OF BEGINNING OF WALNUT CREEK HILLS PLAT 4; A DISTANCE OF 135.00 FEET TO THE WESTERLY MOST CORNER OF SAID SECTION 23; THENCE SOUTH 57°15'18" WEST 150.00 FEET TO THE WESTERLY MOST CORNER OF WALNUT CREEK HILLS PLAT 3, BEING AN OFFICIAL PLAT; THENCE SOUTH 54°11'27" WEST 150.00 FEET TO THE WESTERLY MOST CORNER OF WALNUT CREEK HILLS PLAT 3; A DISTANCE OF 25.00 FEET TO THE WESTERLY MOST CORNER OF SAID SECTION 23; THENCE SOUTH 38°14'18" EAST CONTINUING ALONG SAID WESTERLY LINE, 47.01 FEET; THENCE SOUTH 43°35'40" WEST CONTINUING ALONG SAID WESTERLY LINE, 138.34 FEET TO THE POINT OF BEGINNING OF WALNUT CREEK HILLS PLAT 3; THENCE SOUTH 00°41'11" WEST CONTINUING ALONG SAID WESTERLY LINE, 190.00 FEET TO THE SOUTHWEST CORNER OF SAID WALNUT CREEK HILLS PLAT 3; THENCE NORTH 89°18'48" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "N", 305.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.44 ACRES (629,141 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER
WALNUT HILLS, L.L.C.
1350 NW 138TH STREET, SUITE 500
CLIVE, IA 50325

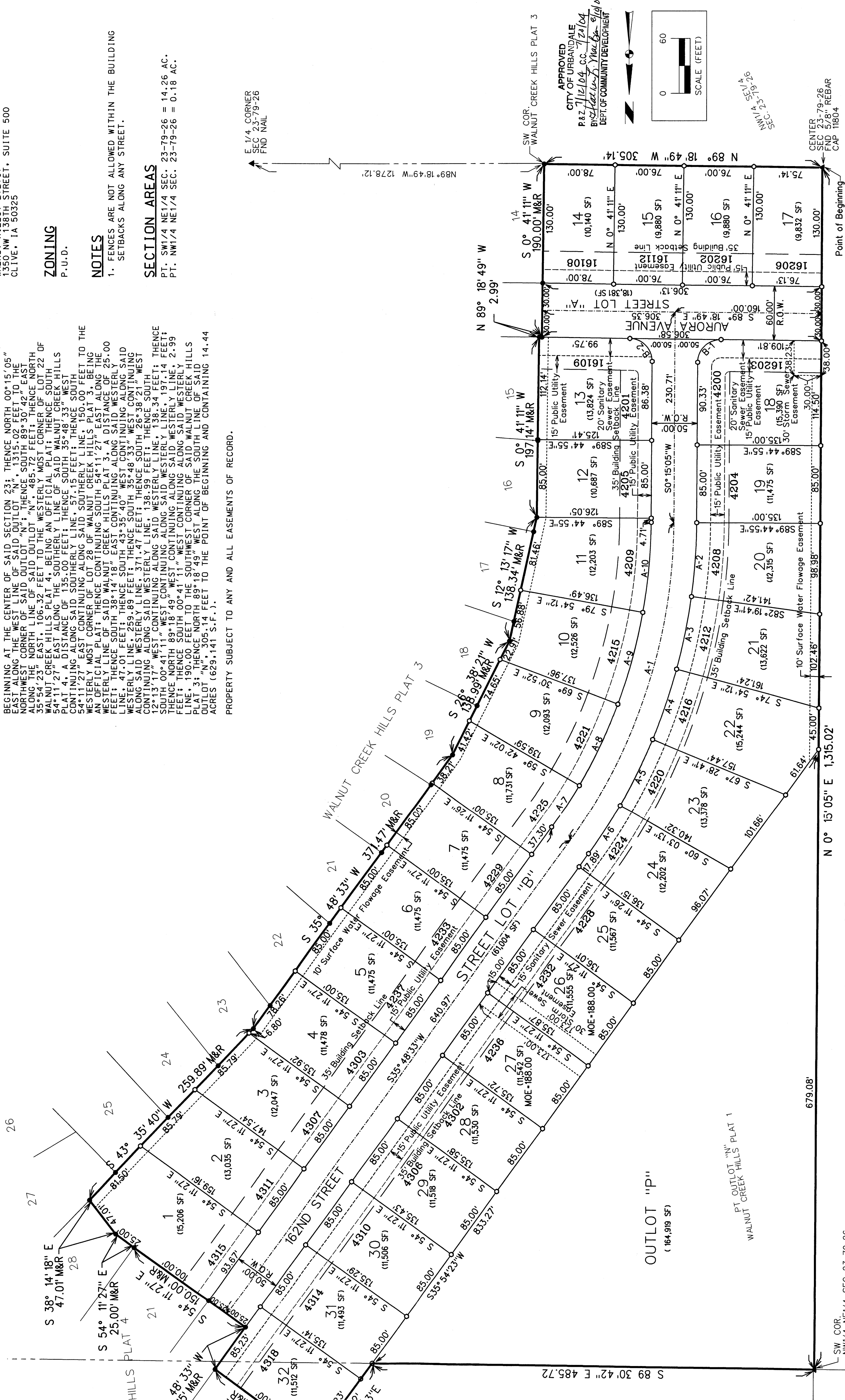
ZONING
P.U.D.

NOTES
1. FENCES ARE NOT ALLOWED WITHIN THE BUILDING SETBACKS ALONG ANY STREET.

SECTION AREAS
PT. SW1/4 NE1/4 SEC. 23-79-26 = 14.26 AC.
PT. NW1/4 NE1/4 SEC. 23-79-26 = 0.18 AC.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Cap • 11579	●	○
1/2" Rebar, Cap • 15980	●	○
ROW Marker	■	□
Control Point	●	○
Bench Mark	●	○
Platted Distance	—	—
Measured Bearing & Distance	—	—
Dead Distance	—	—
Calculated Distance	—	—
Minimum Opening Elevation	—	—
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
Easement Line	—	—



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	35° 33' 28" RT	600.00'	372.36'	192.39'	N 18° 01' 49" E 366.41'
A-2	7° 43' 48" RT	600.00'	80.95'	40.54'	N 3° 57' 42" E 80.89'
A-3	7° 44' 05" RT	600.00'	81.00'	40.56'	N 11° 23' 03" E 80.94'
A-4	7° 44' 05" RT	600.00'	81.00'	40.56'	N 18° 48' 33" E 80.94'
A-5	7° 44' 05" RT	600.00'	81.00'	40.56'	N 26° 14' 03" E 80.94'
A-6	6° 06' 26" RT	600.00'	63.95'	32.01'	N 32° 52' 40" E 63.92'
A-7	5° 16' 47" RT	600.00'	55.29'	27.66'	N 33° 03' 16" E 55.27'
A-8	9° 24' 17" RT	600.00'	98.49'	49.35'	N 25° 23' 33" E 98.37'
A-9	9° 57' 17" RT	600.00'	104.25'	52.25'	N 15° 17' 27" E 104.12'
A-10	9° 26' 02" RT	600.00'	98.79'	49.51'	N 5° 10' 26" E 98.68'
B-1	89° 26' 05" RT	25.00'	39.46'	25.19'	S 45° 28' 08" W 35.49'
B-2	89° 33' 55" RT	25.00'	39.08'	24.81'	N 44° 31' 52" W 35.22'

CITY OF CLIVE
SEC. 23-79-26

NE1/4 NW1/4
SEC. 23-79-26

SW COR.
NW1/4 NE1/4 SEC. 23-79-26
& NW COR. OUTLOT "N"

N 0° 15' 05" E 1,315.02'

Point of Beginning

I hereby certify that this Engineering or Land Surveying was done by me or under my direct supervision and that I am a duly licensed Professional Engineer and Land Surveyor under the Laws of the State of Iowa.

My license renewal date is _____
Pages or sheets covered by this seal: _____
SHEET 1 OF 1

DOVE L. JOHNS
11579
IOWA PROFESSIONAL ENGINEER & LAND SURVEYOR
LICENSE NO. 11579

Dove L. Johns
Date: 8/10/2004
Date: _____

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Date of Recording: 8/10/2004
Time: 8:59 AM
Recorder: J. B. ...

Carol, Cindy, Hal, Recorder
Dallas County, Iowa