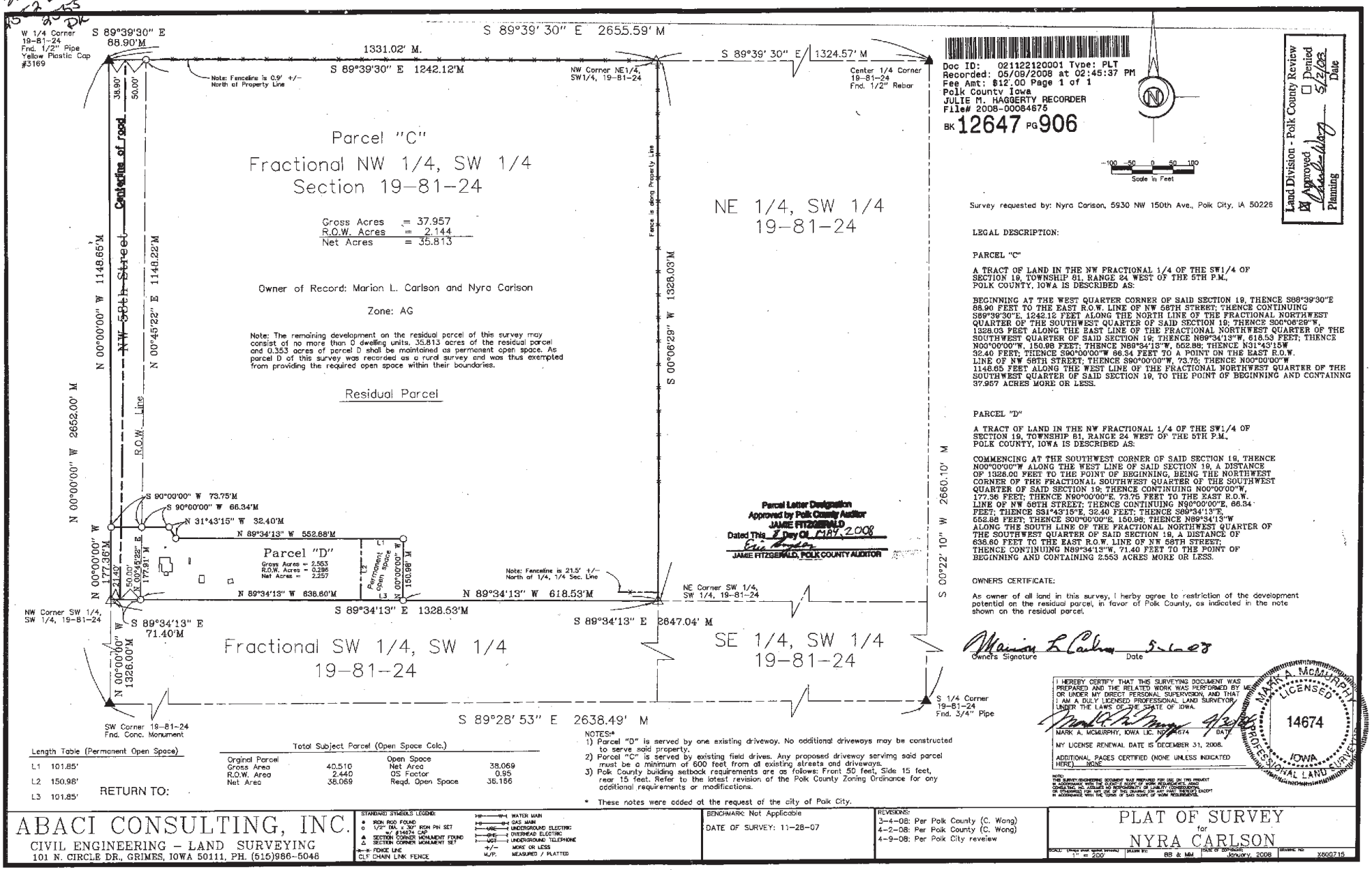


Doc ID: 021122120001 Type: PLT
Recorded: 05/09/2008 at 02:45:37 PM
Fee Amt: $12.00 Page 1 of 1
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2008-00084675
BK 12647 PG 906

Land Division - Polk County Review
☐ Denied
☒ Approved
Planning
5/2/08
Date

-100 -50 0 50 100
Scale in Feet

Survey requested by: Nyra Carlson, 5930 NW 150th Ave., Polk City, IA 50226

Parcel Letter Designation
Approved by Polk County Auditor
JAMIE FITZGERALD
Dated This 7 Day Of MAY, 2008
JAMIE FITZGERALD, POLK COUNTY AUDITOR

LEGAL DESCRIPTION:

PARCEL "C"

A TRACT OF LAND IN THE NW FRACTIONAL 1/4 OF THE SW1/4 OF SECTION 19, TOWNSHIP 81, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA IS DESCRIBED AS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 19, THENCE S89°39'30"E 88.90 FEET TO THE EAST R.O.W. LINE OF NW 56TH STREET; THENCE CONTINUING S89°39'30"E, 1242.12 FEET ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE S00°06'29"W, 1328.03 FEET ALONG THE EAST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE N89°34'13"W, 618.53 FEET; THENCE N00°00'00"W, 150.98 FEET; THENCE N89°34'13"W, 552.88; THENCE N31°43'15"W 32.40 FEET; THENCE S90°00'00"W 66.34 FEET TO A POINT ON THE EAST R.O.W. LINE OF NW 56TH STREET; THENCE S90°00'00"W, 73.75; THENCE N00°00'00"W 1148.65 FEET ALONG THE WEST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, TO THE POINT OF BEGINNING AND CONTAINNG 37.957 ACRES MORE OR LESS.

PARCEL "D"

A TRACT OF LAND IN THE NW FRACTIONAL 1/4 OF THE SW1/4 OF SECTION 19, TOWNSHIP 81, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA IS DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, THENCE N00°00'00"W ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 1326.00 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE CONTINUING N00°00'00"W, 177.36 FEET; THENCE N90°00'00"E, 73.75 FEET TO THE EAST R.O.W. LINE OF NW 56TH STREET; THENCE CONTINUING N90°00'00"E, 66.34 FEET; THENCE S31°43'15"E, 32.40 FEET; THENCE S89°34'13"E, 552.88 FEET; THENCE S00°00'00"E, 150.98; THENCE N89°34'13"W ALONG THE SOUTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 638.60 FEET TO THE EAST R.O.W. LINE OF NW 56TH STREET; THENCE CONTINUING N89°34'13"W, 71.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.553 ACRES MORE OR LESS.

OWNERS CERTIFICATE:

As owner of all land in this survey, I herby agree to restriction of the development potential on the residual parcel, in favor of Polk County, as indicated in the note shown on the residual parcel.

Marion L Carlson 5-1-08
Owners Signature Date

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

MARK A. McMURPHY, IOWA LIC. NO. 14674 DATE 4/24/08

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) NONE

MARK A. McMURPHY LICENSED 14674 PROFESSIONAL LAND SURVEYOR IOWA

NOTE: THIS SURVEY/ENGINEERING DOCUMENT WAS PREPARED FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE CLIENT'S SCOPE OF WORK AGREEMENT. ANY CONSULTING USE OR REUSE OF THIS DOCUMENT BY ANY PARTY FOR EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT IS PROHIBITED EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID SCOPE OF WORK AGREEMENT.

Length Table (Permanent Open Space)

L1	101.85'
L2	150.98'
L3	101.85'

RETURN TO:

Total Subject Parcel (Open Space Calc.)

Orginal Parcel		Open Space	
Gross Area	40.510	Net Area	38.069
R.O.W. Area	2.440	OS Factor	0.95
Net Area	38.069	Reqd. Open Space	36.166

NOTES:*
1) Parcel "D" is served by one existing driveway. No additional driveways may be constructed to serve said property.
2) Parcel "C" is served by existing field drives. Any proposed driveway serving said parcel must be a minimum of 600 feet from all existing streets and driveways.
3) Polk County building setback requirements are as follows: Front 50 feet, Side 15 feet, rear 15 feet. Refer to the latest revision of the Polk County Zoning Ordinance for any additional requirements or modifications.

* These notes were added at the request of the city of Polk City.

STANDARD SYMBOLS LEGEND:
● IRON ROD FOUND
○ 1/2" DIA. x 30" IRON PIN SET w/ #14674 CAP
▲ SECTION CORNER MONUMENT FOUND
△ SECTION CORNER MONUMENT SET
-x- FENCE LINE
CLF CHAIN LINK FENCE
WM WATER MAIN
GAS GAS MAIN
UGE UNDERGROUND ELECTRIC
OHE OVERHEAD ELECTRIC
UGT UNDERGROUND TELEPHONE
+/- MORE OR LESS
M/P MEASURED / PLATTED

ABACI CONSULTING, INC.
CIVIL ENGINEERING – LAND SURVEYING
101 N. CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

BENCHMARK: Not Applicable
DATE OF SURVEY: 11-28-07

REVISIONS:
3-4-08: Per Polk County (C. Wong)
4-2-08: Per Polk County (C. Wong)
4-9-08: Per Polk City reveiew

PLAT OF SURVEY
for
NYRA CARLSON

SCALE: 1" = 200' | DRAWN BY: BS & MM | DATE OF SURVEY: January, 2008 | DRAWING NO: X600715