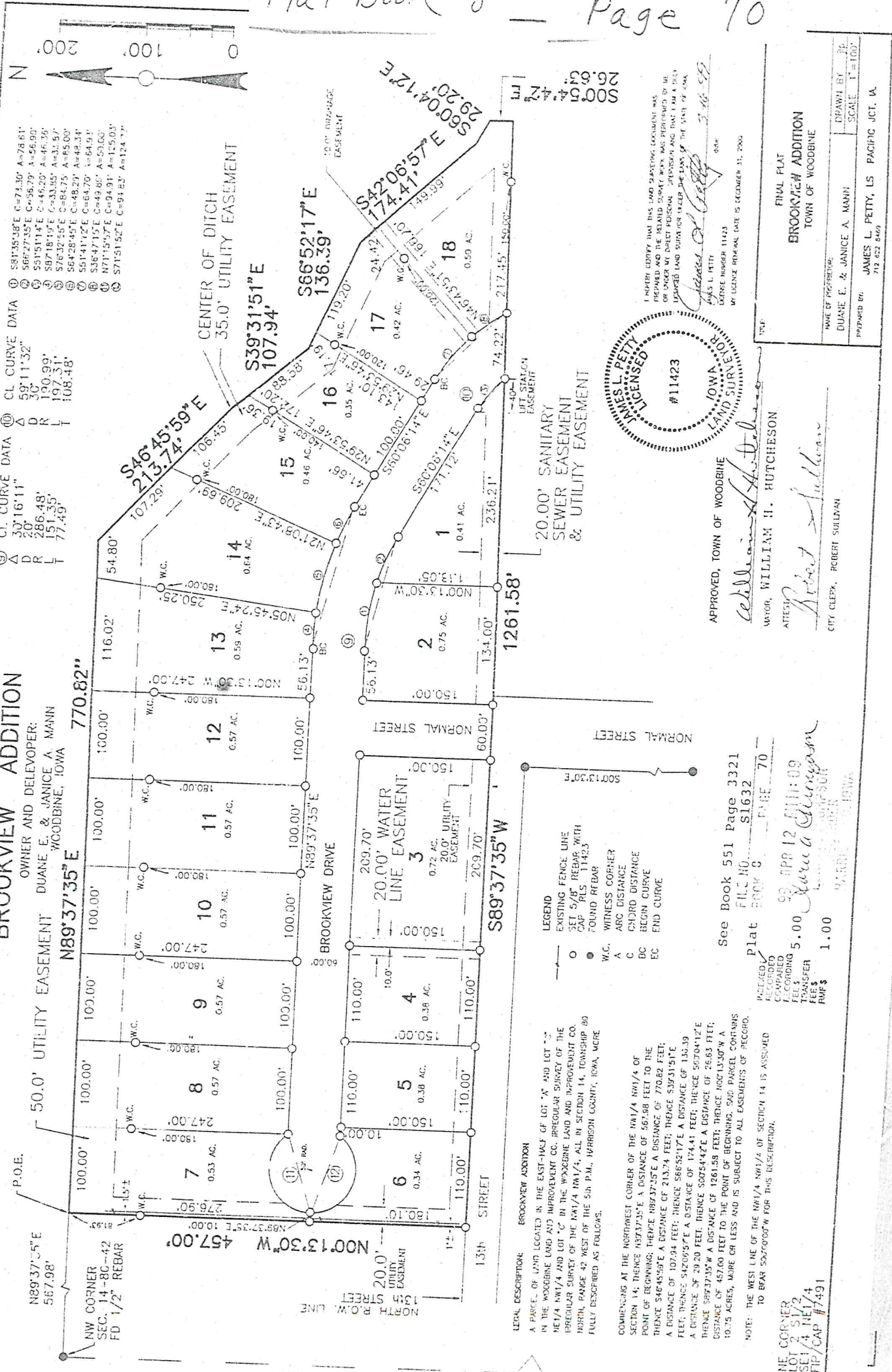


**FINAL PLAT
BROOKVIEW ADDITION**

OWNER AND DEVELOPER:
DUANE E. & JANICE A. MANN
WOODBINE, IOWA



CL CURVE DATA

①	S81°35'38"E	C=71.30'	A=78.61'
②	S66°27'35"E	C=56.79'	A=56.90'
③	S51°51'14"E	C=44.20'	A=46.26'
④	S7°18'19"E	C=33.55'	A=33.57'
⑤	S76°39'55"E	C=84.75'	A=85.00'
⑥	S64°28'45"E	C=48.23'	A=49.34'
⑦	S51°41'12"E	C=64.70'	A=64.91'
⑧	S36°47'15"E	C=49.86'	A=50.00'
⑨	N71°59'57"E	C=94.91'	A=125.03'
⑩	S71°51'52"E	C=91.83'	A=124.77'

CL CURVE DATA

①	30°16'11"	D	190.99'	L	108.48'
②	20°	R	151.35'	L	77.49'
③	20°	R	286.48'	L	151.35'
④	59°11'32"	D	190.99'	L	108.48'

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③	20°	R	286.48'	L	151.35'
④	59°11'32"	D	190.99'	L	108.48'



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

James L. Petty
George Ringer 11423
BY LICENSE EXPIRES DATE IS DECEMBER 31, 2000

APPROVED, TOWN OF WOODBINE

WILLIAM H. HUTCHESON
MAYOR, TOWN OF WOODBINE

ROBERT SULLIVAN
CITY CLERK, TOWN OF WOODBINE

FINAL PLAT

BROOKVIEW ADDITION
TOWN OF WOODBINE

NAME OF PROPRIETOR:	DUANE E. & JANICE A. MANN	DRAWN BY:	JLP
PREPARED BY:	JAMES L. PETTY, LS	SCALE:	1" = 100'
	712 E22 RD		PACIFIC JCT. IA

- LEGEND
- EXISTING FENCE LINE
 - SET 5/8" REBAR WITH CAP PLS #11423
 - FOUND REBAR
 - W.C. WITNESS CORNER
 - A ARC DISTANCE
 - C CHORD DISTANCE
 - BC BEGIN CURVE
 - EC END CURVE

LEGAL DESCRIPTION: BROOKVIEW ADDITION

A PARCEL OF LAND LOCATED IN THE EAST-HALF OF LOT "A" AND LOT "C" IN THE WOODBINE LAND AND IMPROVEMENT CO. IRREGULAR SURVEY OF THE 1/4 NW 1/4 AND LOT "C" IN THE WOODBINE LAND AND IMPROVEMENT CO. IRREGULAR SURVEY OF THE NW 1/4 NW 1/4, ALL IN SECTION 14, TOWNSHIP 80 NORTH, RANGE 42 WEST OF THE 5th P.M., HARRISON COUNTY, IOWA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 NW 1/4 OF SECTION 14; THENCE S89°37'35"E A DISTANCE OF 567.88 FEET TO THE POINT OF BEGINNING; THENCE N89°37'35"E A DISTANCE OF 770.62 FEET; THENCE S16°45'59"E A DISTANCE OF 213.74 FEET; THENCE S39°31'51"E A DISTANCE OF 107.94 FEET; THENCE S66°52'17"E A DISTANCE OF 136.39 FEET; THENCE S42°08'57"E A DISTANCE OF 174.41 FEET; THENCE S60°04'12"E A DISTANCE OF 29.20 FEET; THENCE S00°54'42"E A DISTANCE OF 26.63 FEET; THENCE S89°37'35"W A DISTANCE OF 1261.58 FEET; THENCE N00°13'30"W A DISTANCE OF 457.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.75 ACRES, MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS OF RECORD.

NOTE: THE WEST LINE OF THE NW 1/4 NW 1/4 OF SECTION 14 IS ASSUMED TO BE AN S00°00'00"W FOR THIS DESCRIPTION.

See Book 551 Page 3321
Plat Book 8 Page 70
FILE NO. SL632

RECORDED
COMPARED
FILED
5.00
FEE \$
1.00
RWF \$

APR 12 2009
Kara A. Peterson
CLERK

NE CORNER
LOT 2, SEC 14, TWP 80N, R 42W
FILED #7491

S00°00'00"W 1987.05'