



Doc ID: 021025010002 Type: PLT  
 Recorded: 04/11/2008 at 01:34:37 PM  
 Fee Amt: \$22.00 Page 1 of 2  
 Polk County Iowa  
 JULIE M. HAGGERTY RECORDER  
 File# 2008-00076605

22.00  
 LMT  
 110.00  
 198.00  
 198.00  
 198.00

BK 12613 PG 296-297

**PLAT OF SURVEY**

Approved  w/conditions

By: *[Signature]*  
 Permit and Development Administrator

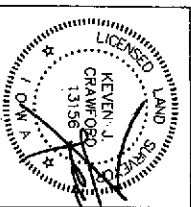
Date: 04-07-2008

City of Des Moines  
 Permit & Development Center

**SURVEYOR NOTES**

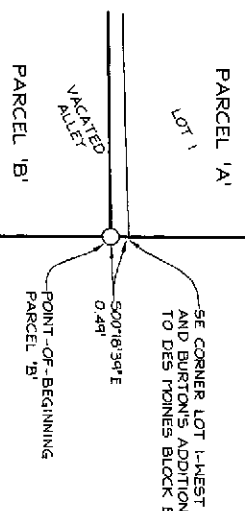
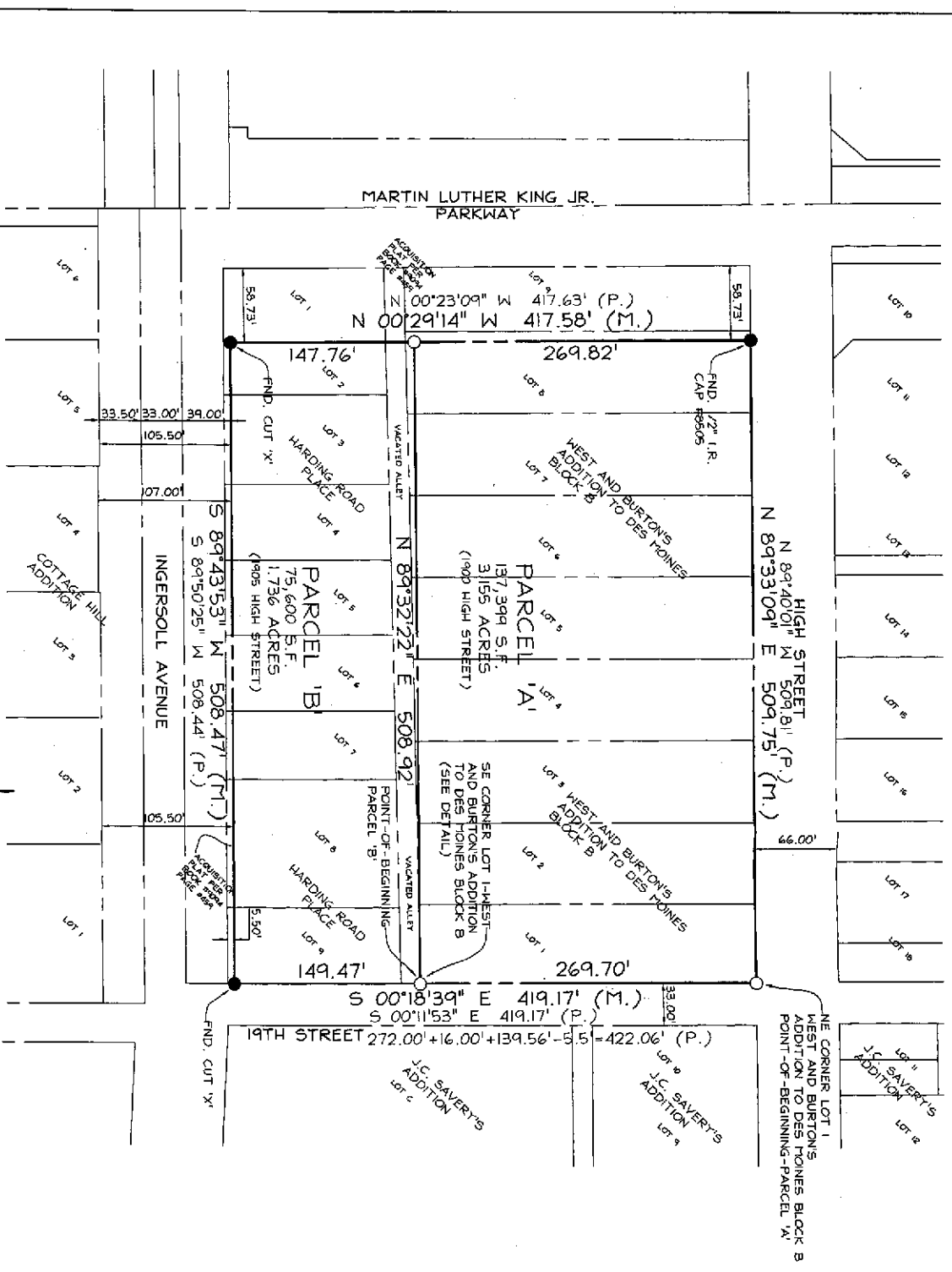
1. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
2. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
4. FIELD WORK COMPLETED ON 4-14-2008.

**CERTIFICATION**



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

*[Signature]*  
 KEVEN J. CRAWFORD, LICENSED LAND SURVEYOR, IOWA LICENSE NO. 13156  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008  
 PAGES AND SHEETS COMPLETED BY THIS SEAL:  
 SHEETS 1-2



**NOTE**  
 THE INTENT OF THIS PLAT IS TO SUBDIVIDE THE RETAIL PARCEL FROM THE EXISTING RESIDENTIAL DEVELOPMENT TO THE NORTH.

Approved by Polk County Auditor  
 JAMIE FITZGERALD  
 Dated This 7th Day of April 2008  
 JAMIE FITZGERALD POLK COUNTY AUDITOR

LOT CORNER DETAIL  
 NO SCALE

**PLAT OF SURVEY**  
**SHEET 1 OF 2**

OWNER/DEVELOPER  
 HIGH LAND CO., INC.  
 2171 GRAND AVENUE  
 WEST DES MOINES, IOWA 50265  
 (515) 440-6257

**ZONING**  
 EXISTING: NEIGHBORHOOD PEDESTRIAN COMMERCIAL  
 PROPOSED: NEIGHBORHOOD PEDESTRIAN COMMERCIAL

**LEGAL DESCRIPTION - PARCEL 'A'**  
 A PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 OF HARDING ROAD PLACE, AN OFFICIAL PLAT, AND A PART OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 OF BLOCK WEST AND BURTON'S ADDITION, AN OFFICIAL PLAT, INCLUDING A PART OF THE VACATED ALLEY LING BETWEEN SAID WEST AND BURTON'S ADDITION AND SAID HARDING ROAD PLACE, CITY OF DES MOINES, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, WEST AND BURTON'S ADDITION, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 19TH STREET AS IT IS PRESENTLY ESTABLISHED AND ON THE SOUTH RIGHT-OF-WAY LINE OF HIGH STREET AS IT IS PRESENTLY ESTABLISHED, THENCE S00°18'39"E, 269.70 FEET ALONG EAST LINE OF SAID LOT 1 AND THE SAID WEST RIGHT-OF-WAY LINE, THENCE S89°32'22"W, 508.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. PARKWAY, AS IT IS PRESENTLY ESTABLISHED, THENCE N00°29'14"W, 269.82 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SAID HIGH STREET SOUTH RIGHT-OF-WAY LINE, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID LOT 8; THENCE N89°33'09"E, 509.75 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.155 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

**LEGAL DESCRIPTION - PARCEL 'B'**  
 A PART OF LOTS 2, 3, 4, 5, 6, 7, 8 AND 9 OF HARDING ROAD PLACE, AN OFFICIAL PLAT, AND A PART OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 OF BLOCK WEST AND BURTON'S ADDITION, AN OFFICIAL PLAT, INCLUDING A PART OF THE VACATED ALLEY LING BETWEEN SAID WEST AND BURTON'S ADDITION AND SAID HARDING ROAD PLACE, CITY OF DES MOINES, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, WEST AND BURTON'S ADDITION, THENCE S00°18'39"E, 0.49 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF 19TH STREET AS IT IS PRESENTLY ESTABLISHED TO THE POINT OF BEGINNING, THENCE CONTINUING S00°18'39"E, 149.47 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH, RIGHT-OF-WAY LINE OF INGERSOLL AVENUE AS IT IS PRESENTLY ESTABLISHED, THENCE S89°43'53"W, 508.47 FEET ALONG THE SAID NORTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JUNIOR PARKWAY AS IT IS PRESENTLY ESTABLISHED; THENCE N00°29'14"W, 147.76 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE N89°32'22"E, 508.92 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.736 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

- LEGEND**
- ▲ PLAT BOUNDARY
  - SECTION CORNER
  - FOUND CORNER AS NOTED
  - SET CORNER S/87° IR W/ YELLOW CAP #13156
  - IR IRON ROD
  - GAS PIPE
  - D. DEEDED DISTANCE
  - H. MEASURED DISTANCE
  - P. PREVIOUSLY RECORDED DISTANCE
  - P.U.E. PUBLIC UTILITY EASEMENT



**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
 CIVIL ENGINEERS

2167 GRAND AVENUE, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

SCALE: 1"=100'  
 DATE: 10-24-07

JOB NUMBER  
 CC 0872

# PLAT OF SURVEY

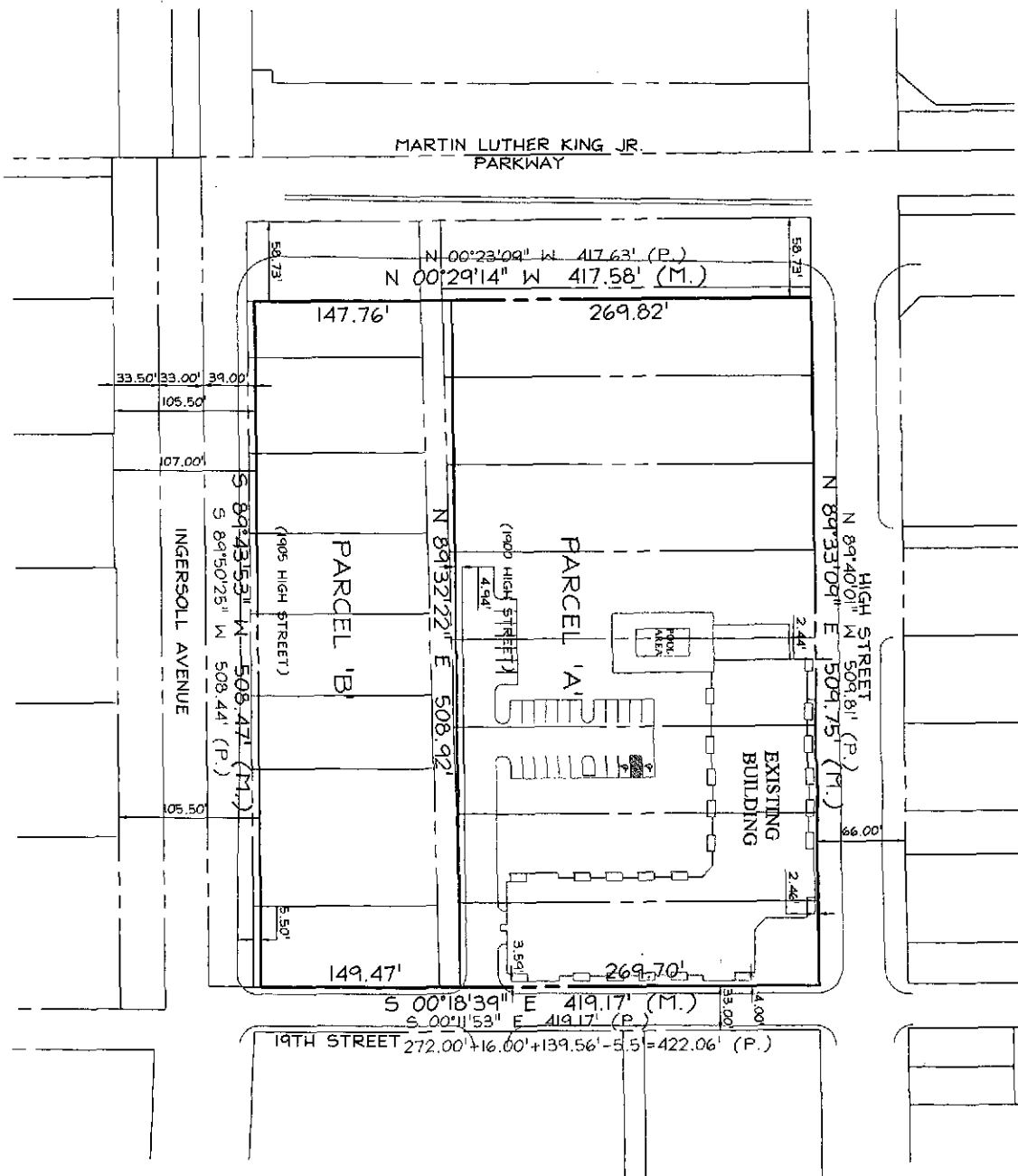
## SHEET 2 OF 2

OWNER/DEVELOPER

HIGH LAND CO., INC.  
 2171 GRAND AVENUE  
 WEST DES MOINES, IOWA 50265  
 (515) 440-6257

**NOTE**

EXISTING IMPROVEMENTS SHOWN ARE BASED ON SITE PLAN INFORMATION. NO ABSOLUTE SURVEY INFORMATION HAS BEEN OBTAINED.



**LEGEND**

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER AS NOTED
- SET CORNER 5/8" IR W/ YELLOW CAP #13156
- IR. GAS PIPE
- IRON ROD
- D. DEDED DISTANCE
- H. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT



**COOPER CRAWFORD**  
 & ASSOCIATES, L.L.C.  
 CIVIL ENGINEERS  
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