



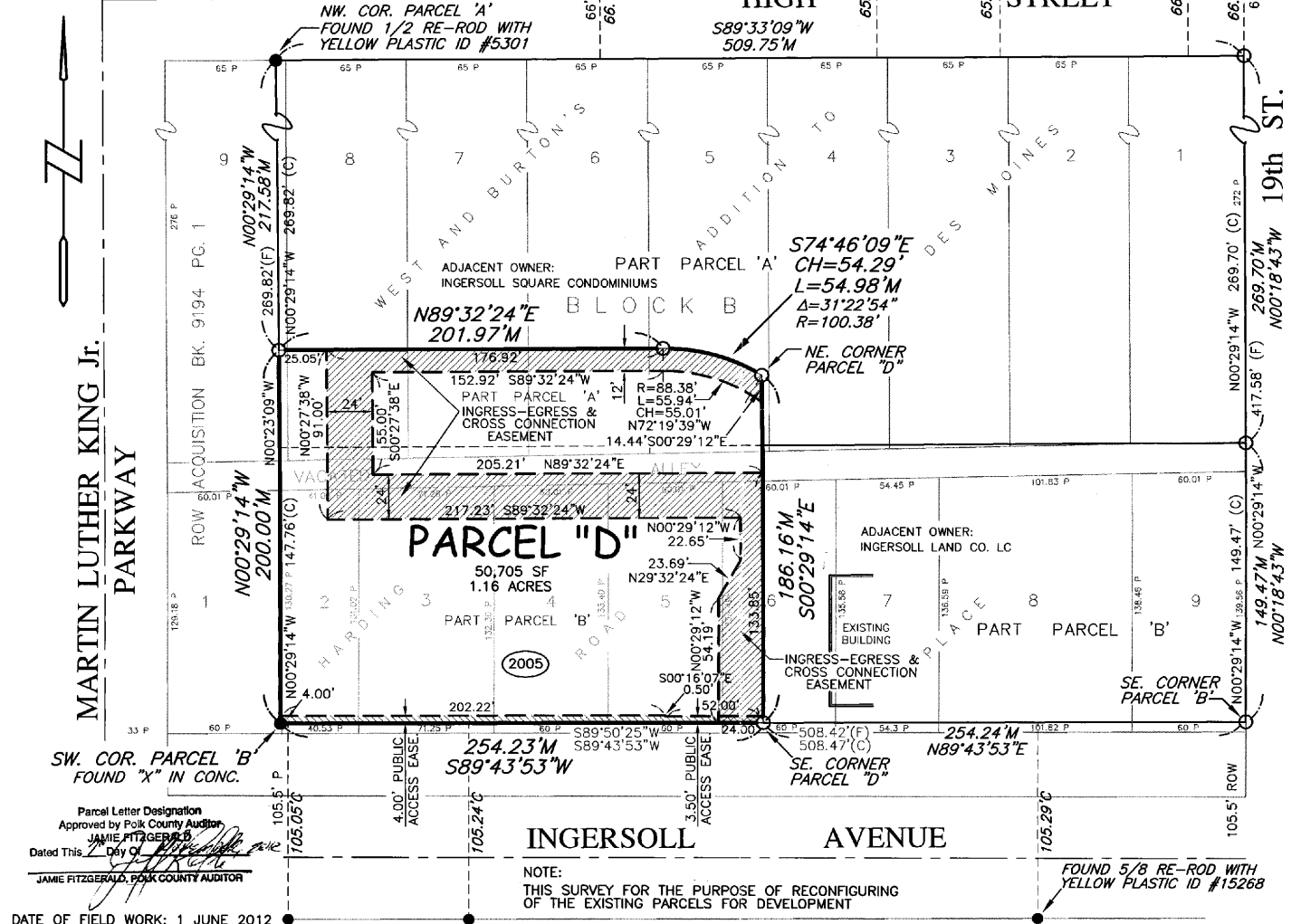
Doc ID: 02666810002 Type: PLT  
 Kind: PLAT  
 Recorded: 11/13/2012 at 02:20:58 PM  
 File#: 2013-00044754  
 Polk County, Iowa  
 JULIE M. HAGGERTY RECORDER  
 File# 2013-00044755  
**BK 14528 pg 338-339**

22.5.09A RH  
 0001

RETURN TO: JOEL R. ROMEY BISHOP ENGINEERING CO., INC. 3501 104th STREET URBANDALE IOWA 50322 PH.(515) 276-0467

# PLAT OF SURVEY PARCEL "D"

PART LOTS 1 THRU 6 HARDING ROAD PLACE &  
 PART LOTS 5 THRU 9 BLOCK B WEST & BURTON'S  
 ADDITION TO DES MOINES



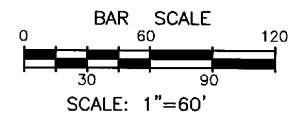
Parcel Letter Designation  
 Approved by Polk County Auditor  
**JAMIE FITZGERALD**  
 Dated This Day of \_\_\_\_\_  
**JAMIE FITZGERALD, POLK COUNTY AUDITOR**

NOTE:  
 THIS SURVEY FOR THE PURPOSE OF RECONFIGURING  
 OF THE EXISTING PARCELS FOR DEVELOPMENT

**Bishop Engineering**  
 "Planning Your Successful Development"  
 3501 104th Street  
 Des Moines, Iowa 50322-3825  
 Civil Engineering & Land Surveying Established 1959

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2013 PAGES COVERED BY THIS SEAL: PAGES 1 AND 2

SIGNED: Joel Romey DATE: 11/06/12  
 JOEL R. ROMEY P.L.S. 12971



PLAT OF SURVEY  
 Approved  w/conditions  
 By: Joel R. Romey  
 Permit and Development Administrator  
 Date: 11-07-2012  
 City of Des Moines  
 Permit & Development Center

- LEGEND:
- INDICATES LOT CORNER FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED
  - INDICATES LOT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC ID. #12971 UNLESS OTHERWISE NOTED
  - P INDICATES PLATTED DISTANCE
  - M INDICATES MEASURED DISTANCE
  - C INDICATES CALCULATED DISTANCE
  - (C) INDICATES "CRAWFORD" SURVEY DISTANCES
  - (F) INDICATES "FAGLE" SURVEY DISTANCES
  - SF SQUARE FEET
  - INDICATES PROPERTY ADDRESS

	SHEET 1 OF 2
	DRAWING NO. <b>'12-0179</b>

PH. (515) 276-0467  
URBANDALE IOWA 50322  
3501 104th STREET  
BISHOP ENGINEERING CO., INC.  
JOEL R. ROMNEY  
PREPARED BY:

# PLAT OF SURVEY PARCEL "D"

PART LOTS 1 THRU 6 HARDING ROAD PLACE &  
PART LOTS 5 THRU 9 BLOCK B WEST & BURTON'S  
ADDITION TO DES MOINES

## PROPERTY DESCRIPTION: PARCEL "D":

AN IRREGULAR SHAPED PART OF PARCEL 'A' IN A PORTION OF WEST AND BURTON'S ADDITION TO DES MOINES, AND AN IRREGULAR SHAPED PART OF PARCEL 'B' IN A PORTION OF HARDING ROAD PLACE AND IN A PORTION OF WEST AND BURTON'S ADDITION TO DES MOINES, OFFICIAL PLATS NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AS SHOWN IN BOOK 12613 AT PAGE 296 IN THE OFFICE OF THE POLK COUNTY RECORDER DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 'B'; THENCE N00°29'14"W (PREVIOUSLY RECORDED BEARING) ALONG THE WESTERLY LINE OF SAID PARCELS 'A' AND 'B', A DISTANCE OF 200.00 FEET; THENCE N89°32'24"E, A DISTANCE OF 201.97 FEET; THENCE EASTERLY ALONG A 100.38 FEET RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 54.98 FEET, SAID CURVE HAVING A CHORD BEARING OF S74°46'09"E AND A CHORD LENGTH OF 54.29 FEET; THENCE S00°29'14"E, A DISTANCE OF 186.16 FEET TO THE SOUTH LINE OF SAID PARCEL 'B'; THENCE S89°43'53"W ALONG THE SOUTH LINE OF SAID PARCEL 'B', A DISTANCE OF 254.23 FEET TO THE POINT OF BEGINNING.

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

SAID TRACT OF LAND CONTAINS 1.16 ACRES.

## SURVEY FOR:

PRIMUM CONSTRUCTION  
401 8th AVENUE  
CEDAR RAPIDS, IOWA 52401

## PROPRIETORS:

INGERSOLL LAND CO., L.C.  
5607 4th STREET CT. SW.  
CEDAR RAPIDS, IOWA 52404

INGERSOLL SQUARE CONDOMINUMS  
% MICHAEL J. GREEN  
4500 WESTOWN PARKWAY, SUITE 277  
WEST DES MOINES, IA 50266

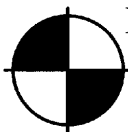
## EASEMENT DESCRIPTIONS:

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH AN IRREGULAR SHAPED INGRESS-EGRESS EASEMENT DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "D"; THENCE S89°43'53"W ALONG THE SOUTH LINE OF SAID PARCEL "D", A DISTANCE OF 24.00 FEET; THENCE N00°29'12"W ALONG A LINE PARALLEL WITH AND 24.00 FEET WEST OF THE EAST LINE OF SAID PARCEL "D", A DISTANCE OF 54.19 FEET; THENCE N29°32'24"E, A DISTANCE OF 23.69 FEET; THENCE N00°29'12"W ALONG A LINE PARALLEL WITH AND 12.00 FEET WEST OF THE EAST LINE OF SAID PARCEL "D", A DISTANCE OF 22.65 FEET; THENCE S89°32'24"W, A DISTANCE OF 217.23 FEET; THENCE N00°27'38"W, A DISTANCE OF 91.00 FEET TO THE NORTH LINE OF SAID PARCEL "D"; THENCE N89°32'24"E ALONG THE NORTH LINE OF SAID PARCEL "D", A DISTANCE OF 176.92 FEET; THENCE EASTERLY ALONG A 100.38 FEET RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 54.98 FEET, SAID CURVE HAVING A CHORD BEARING OF S74°46'09"E AND A CHORD LENGTH OF 54.29 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE S00°29'14"E ALONG THE EAST LINE OF SAID PARCEL "D", A DISTANCE OF 14.44 FEET; THENCE WESTERLY ALONG A 88.38 FEET RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 55.94 FEET, SAID CURVE HAVING A CHORD BEARING OF N72°19'39"W AND A CHORD LENGTH OF 55.01 FEET; THENCE S89°32'24"W ALONG A LINE PARALLEL WITH AND 12.00 FEET SOUTH OF THE NORTH LINE OF SAID PARCEL "D", A DISTANCE OF 152.92 FEET; THENCE S00°27'38"E, A DISTANCE OF 55.00 FEET; THENCE N89°32'24"E, A DISTANCE OF 205.21 FEET TO THE EAST LINE OF SAID PARCEL "D"; THENCE S00°29'14"E ALONG THE EAST LINE OF SAID PARCEL "D", A DISTANCE OF 133.85 FEET TO THE POINT OF BEGINNING;

AND,

AN IRREGULAR SHAPED PUBLIC ACCESS EASEMENT LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID PARCEL "D" DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "D"; THENCE S89°43'53"W ALONG THE SOUTH LINE OF SAID PARCEL "D", A DISTANCE OF 254.23 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "D"; THENCE N00°29'14"W ALONG THE WEST LINE OF SAID PARCEL "D", A DISTANCE OF 4.00 FEET; THENCE N89°43'53"E ALONG A LINE PARALLEL WITH AND 4.00 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL "D", A DISTANCE OF 202.22 FEET; THENCE S00°16'07"E, A DISTANCE OF 0.50 FEET; THENCE N89°43'53"E ALONG A LINE PARALLEL WITH AND 3.50 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL "D", A DISTANCE OF 52.00 FEET TO THE EAST LINE OF SAID PARCEL "D"; THENCE S00°29'14"E ALONG THE EAST LINE OF SAID PARCEL "D", A DISTANCE OF 3.50 FEET TO THE POINT OF BEGINNING.



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SHEET  
2 OF 2

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