

34010-443

WARREN COUNTY, IOWA
FILED FOR RECORD

00 JUN 29 PM 2:44

BOOK 2000 PAGE 6002
JUDICIAL LATHROP RECORDER

DEDICATION AND CONSENT TO PLAT OF PROPR

DEPUTY
John Telle 71⁰⁰ *ckg*

KNOW ALL MEN BY THESE PRESENTS:

That Colonial Meadows, L.C., a limited liability company, does hereby acknowledge and declare that the platting of the following described real estate, situated in Warren County, Iowa, to-wit:

See Exhibit "A" attached hereto and made a part hereof

into lots, as shown by the accompanying plat, to be known as Colonial Meadows Plat 5, Warren County, Iowa, is with its free consent and in accordance with its desires and wishes. The undersigned dedicates to the public all streets and public easements as shown on said plat.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 28th day of June, 2000.

COLONIAL MEADOWS, L.C.

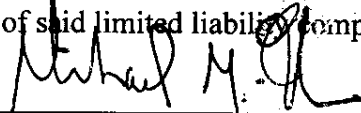
By: *John H. Ghrist II*
John H. Ghrist II, Manager

By: *Suzanne L. Ghrist-Priebe*
Suzanne L. Ghrist-Priebe, Manager

ACKNOWLEDGMENT

STATE OF IOWA)
) ss.
COUNTY OF Warren)

On this ²⁸28 day of June, 2000, before me personally appeared John H. Ghrist II and Suzanne L. Ghrist-Priebe, to me personally known, who, being by me duly sworn did say that they are managers of COLONIAL MEADOWS, L.C., a limited liability of the State of Iowa, and that said instrument was signed and sealed in behalf of said limited liability company by authority of its members, and said John H. Ghrist II and Suzanne L. Ghrist-Priebe, acknowledged the execution of said instrument to be the free act and deed of said limited liability company.



Notary Public, in and for the State of Iowa
My commission expires: 1/22/2003

EXHIBIT "A"

Outlot X of Colonial Meadows Plat 4 to the City of Norwalk, Warren County, Iowa.

AND EXCEPT:

That part of Outlot X, Colonial Meadows Plat 4, City of Norwalk, Warren County, Iowa described as follows:

Commencing at the East 1/4 Corner of Section 12, Township 77 North, Range 25 West of the Fifth Principal Meridian;

Thence N 88° 00' 41" W 455.76 feet along the North line of the Southeast 1/4 of said Section 12-77-25, to the Point of Beginning;

Thence S 00° 40' 32" E 21.06 feet;

Thence Northwesterly 22.58 feet along a 710.00 foot radius curve concave Southwesterly, having a central angle of 01° 49' 19" and a chord bearing of N 19° 18' 05" W 22.58 feet, to the North Line of the Southeast 1/4 of said Section 12-77-25;

Thence continuing Northwesterly 90.54 feet along a 710.00 foot radius curve concave Southwesterly, having a central angle of 07° 18' 24" and a chord bearing of N 23° 51' 57" W 90.48 feet;

Thence N 62° 28' 52" E 48.01 feet;

Thence S 00° 40' 32" E 105.19 feet to the Point of Beginning.

Sold parcel contains a 0.0581 acres and is subject to road right of ways and existing easements.

AND INCLUDING

That part of the NE 1/4 of the SE 1/4 of Section 12, Township 77 North, Range 25 West of the 5th P.M., City of Norwalk, Warren County, Iowa described as follows:

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Thence S 00° 40' 32" E 235.98 feet;

Thence N 89° 54' 36" E 33.38 feet;

Thence Northwesterly 239.81 feet along a 710.00 foot radius curve concave Southwesterly, having a central angle of 19° 21' 07" and a chord bearing of N 08° 42' 52" W 238.67 feet, to the Point of beginning.

Said parcel contains 0.1274 acres and is subject to road right of ways and existing easements.

DAVIS, BROWN, KOEHN, SHORS & ROBERTS, P.C.

Attorneys and Counselors at Law

The Financial Center • 666 Walnut Street, Suite 2500 • Des Moines, Iowa 50309-3993
Telephone: (515) 288-2500 • Fax: (515) 243-0654 • Web: www.lawiowa.com

David D. Nelson
Direct Dial (515) 246-7861
E mail: ddn@lawiowa.com

June 26, 2000

City of Norwalk
705 North Ave.
Norwalk, IA 50211

Ladies and Gentlemen:

As your attorney, we have examined an Abstract of Title commencing with the date of government entry and ending with Abstract No.34010 prepared by Iowa Title Company. Those who prepared the last continuation of this Abstract of Title have certified that it reflects all matters up to June 21, 2000, at 7:00 a.m. and relating to the following property:

SEE EXHIBIT "A" ATTACHED HERETO

To become known as:

Colonial Meadows Plat 5, City of Norwalk, Warren County, Iowa.

As of that date and time, we find from our examination that good and marketable title to the property described above is held by:

Colonial Meadows, L.C., an Iowa limited liability company


subject to the following liens, limitations and exceptions:

1. Real Estate Taxes. The Abstracter states that the real estate taxes are paid in full including the 1998/99 taxes.

This opinion is given for platting purposes pursuant to Iowa Code Section 354.11(3).

Respectfully submitted,

DAVIS, BROWN, KOEHN, SHORS & ROBERTS, P.C.



David D. Nelson

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RESOLUTION NO. 0518-00-14

A RESOLUTION APPROVING THE FINAL PLAT FOR COLONIAL MEADOWS PLAT 5.

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting and recommends approval of Colonial Meadows Plat 5, PZ Case No. 00-10, now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA, that:

The final plat be approved subject to the following conditions:

1. Submission of final documentation to the satisfaction of city staff and attorney.

PASSED AND APPROVED this 18th day of May, 2000.


JERRY STARKWEATHER, MAYOR

ATTEST:


JOYCE CORTUM, CITY CLERK

ROLL CALL VOTE:

	<u>Aye</u>	<u>Nay</u>
Wahl	✓	—
Greteman	Absent	—
Hixenbaugh	✓	—
Coffelt	✓	—
Whitmore	✓	—

CERTIFICATE OF THE TREASURER OF WARREN COUNTY, IOWA

STATE OF IOWA)
) ss:
COUNTY OF WARREN)
 Daugherty

I, Julie ~~Miers~~, Treasurer of Warren County, having examined the records of my office, in accordance with the provisions of Section 354.5 of the Code of Iowa pertaining to real properties as specifically described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

to be designated as:

Colonial Meadows Plat 5, City of Norwalk, Warren County, Iowa

do hereby certify that the same is free from all certified taxes, special assessments and special rates and charges.

I further certify there are no taxes due for Moneys and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment, Utilities or Buildings on leased Land against:

Colonial Meadows, L.C.

who is the record titleholder of said real estate.

Dated at Indianola, Iowa, this 29 day of June, 2000.

JULIE ~~MIERS~~ *Daugherty*
WARREN COUNTY TREASURER

By: *Julie Daugherty*
Treasurer

Subscribed and sworn to before me this 29th day of June, 2000.

Frank VanderLind
Notary Public in and for the State
of Iowa

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JUDITH K. LATHROP, RECORDER

DEPUTY

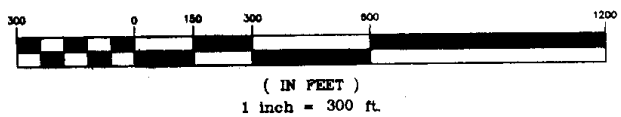
NW COR. NE 1/4 NW 1/4
SEC. 12-77-25
SET CUT "X"

N 1/4
SEC. 1
FND. F
S8

- LEGEND**
- BUILDING SETBACK
 - PROPERTY LINE / LOT LINE
 - SECTION LINE
 - EASEMENT
 - △ SECTION CORNER
 - IRON PIN SET
 - IRON PIN FOUND
 - P.O.B. POINT OF BEGINNING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - (2959) STREET ADDRESS



GRAPHIC SCALE



LEGAL DESCRIPTION

Outlot X of Colonial Meadows Plat 4 to the City of Norwalk, Warren County, Iowa.

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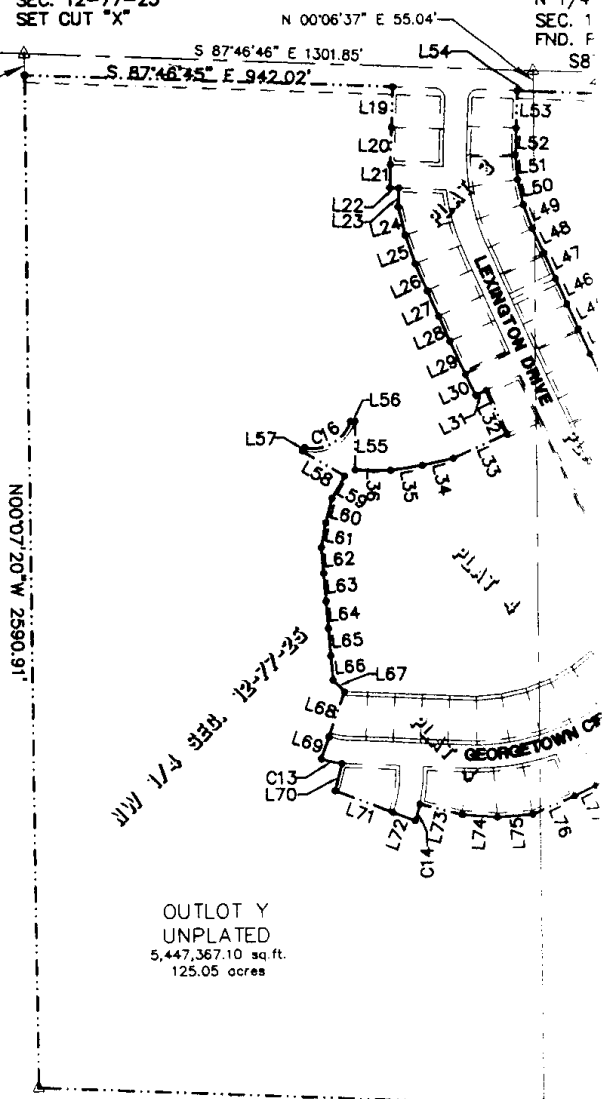
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N00°07'20"W 2590.91'

OUTLOT Y
UNPLATED
5,447,367.10 sq. ft.
125.05 acres

N87°30'07"W 1291.36'

ZONING:

- LOT 1 R-4
- LOT 2 TC
- LOT 3 TC
- LOT 4 TC

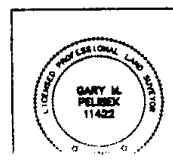
PUBLIC RIGHT OF WAY DEDICATED
TO
CITY OF NORWALK:

- LOT A
LEXINGTON DRIVE / COLONIAL CIRCLE
2.72 AC.
- LOT B
COLONIAL CIRCLE / CEDAR STREET
1.64 AC.

N 00°05'36" E 1330.62'

127.99'

S8F



I HEREBY CERTIFY THAT
ON UNDER MY OMBODY I AM
LICENSED PROFESSIONAL
IOWA.

SIGNATURE: GARY H. P.
NAME: GARY H. P.

MY LICENSE RENEWAL D:
PAGE 05 06-2018 COV

NW COR. NE 1/4 NW 1/4
 SEC. 12-77-25
 SET CUT "X"

N 1/4 COR.
 SEC. 12-77-25
 FND. P.K. IN LEAD PLUG

NG SETBACK
 RTY LINE / LOT LINE
 N LINE
 ENT
 N CORNER
 N SET
 N FOUND
 OF BEGINNING
 UTILITY EASEMENT
 ADDRESS

SCALE



ft.

City of Norwalk, Warren County,

City of Norwalk, Warren

Section 12, Township 77 North,

the North Line of the Southeast
 of Beginning;

70.00 foot radius curve concave
 49° 19" and a chord bearing
 Line of the Southeast 1/4 of

along a 710.00 foot radius
 al angle of 07° 18' 24" and a
 et;

Point of Beginning.

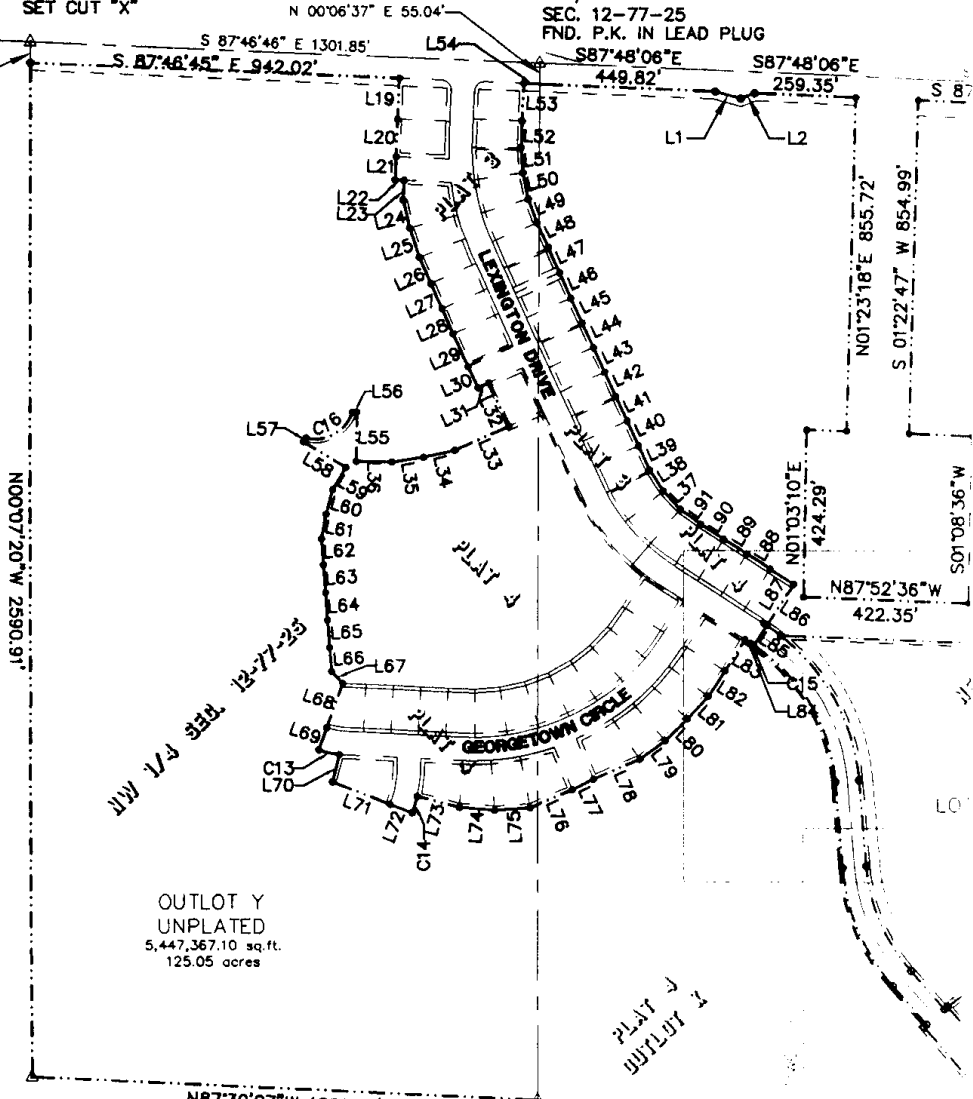
subject to road right of ways and

Section 12, Township 77 North,
 Norwalk, Warren County, Iowa

id Section 12, thence
 th Line of the NE 1/4 of the

Point of Beginning;

710.00 foot radius curve concave
 21° 07" and a chord bearing
 Point of beginning.



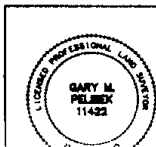
OUTLOT Y
 UNPLATED
 5,447,367.10 sq.ft.
 125.05 acres

ZONING:

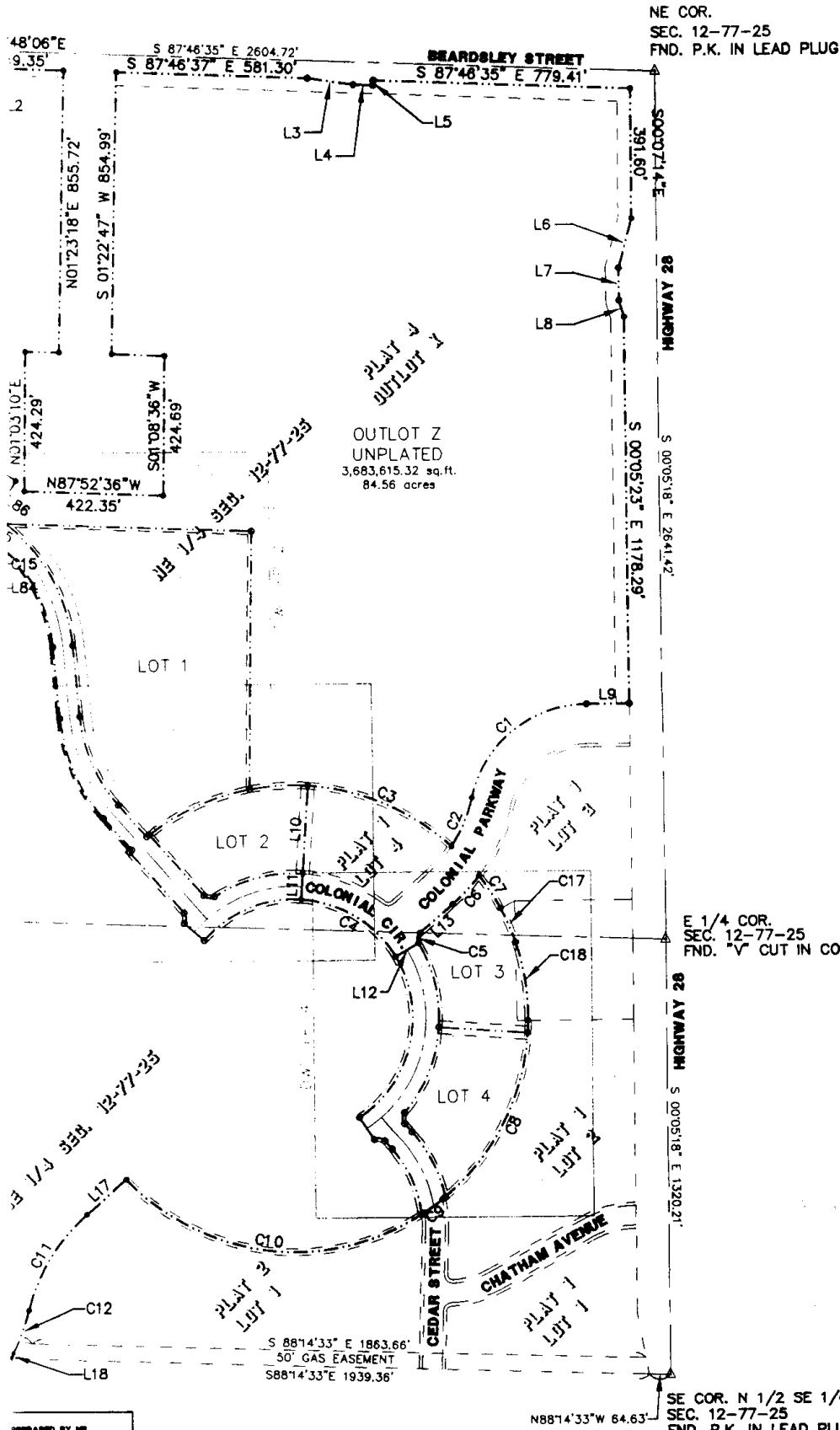
- LOT 1 R-4
- LOT 2 TC
- LOT 3 TC
- LOT 4 TC

PUBLIC RIGHT OF WAY DEDICATED
 TO
 CITY OF NORWALK:

- LOT A
 LEXINGTON DRIVE / COLONIAL CIRCLE
 2.72 AC.
- LOT B
 COLONIAL CIRCLE / CEDAR STREET
 1.64 AC.



I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY ME
 OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY
 LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF
 IOWA.
 SIGNATURE: *Gary M. Peltek* 5-25-2000 DATE
 NAME: GARY M. PELTEK, L.S. NO. 11422
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000
 PAGES OR SHEETS COVERED BY THIS SEAL:



NE COR.
SEC. 12-77-25
FND. P.K. IN LEAD PLUG

E 1/4 COR.
SEC. 12-77-25
FND. "V" CUT IN CONC.

SE COR. N 1/2 SE 1/4
SEC. 12-77-25
FND. P.K. IN LEAD PLUG

PREPARED BY ME
AS A DUTY
TO THE STATE OF
IOWA
DATE
5-25-2000

APPROVED BY WARREN COUNTY AUDITOR
DATE THIR 29 DAY OF June 20 00
Traci Baden Jordan AUDITOR
Chanda Green DEPUTY

270 S.E. CONFORMANCE BLVD. SUITE 1
DES MOINES, IOWA 50319
PHONE (515) 281-1220
FAX (515) 281-1220
200 1st AVE. NORTH
PORT HARBOR, IOWA 50425
PHONE (515) 374-5200
FAX (515) 374-5200

1348 S.W. 11TH AVE.
MIAMI, FL 33135
PHONE (305) 444-3370
FAX (305) 444-3370

McCLURE ENGINEERING COMPANY
CONSULTING ENGINEERS

FOR
COLONIAL MEADOWS, L.C.
COLONIAL PROPERTIES MANAGEMENT
P.O. BOX 219
NORMAL, IOWA 52156-0219

PROJECT
COLONIAL MEADOWS PLAT 5
NORMAL, IOWA

THIS PLAN, INCLUDING DIMENSIONS, BEARINGS, SET AND ALL REPRESENTATIONS AND QUALITY FOR THE PROJECT, WHICH ARE THE PROPERTY OF THE ENGINEER, SHALL BE VALID ONLY IF THE ENGINEER HAS BEEN PAID IN FULL FOR HIS SERVICES AND IF THE ENGINEER HAS NOT BEEN ADVISED IN WRITING OF ANY CHANGES, OMISSIONS, ADDITIONS OR CORRECTIONS TO THE PLAN. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICE PROVIDED BY HIM OR HER AND HE OR SHE SHALL NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR FOR ANY OTHER DEFECTS OR FOR ANY OTHER DAMAGES OR LOSSES, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS PLAN. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICE PROVIDED BY HIM OR HER AND HE OR SHE SHALL NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR FOR ANY OTHER DEFECTS OR FOR ANY OTHER DAMAGES OR LOSSES, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS PLAN.














DATE

SCALE

DRAWN BY:	JSS
CHECKED BY:	OMP
DATE:	MAR. 00
PROJECT NO.:	1870
DRAWING NO.:	FP-1
SHEET:	1/5

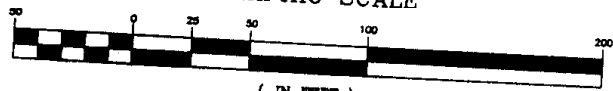
NOTE: BIKE PATH SHALL BE PLACED ALONG LEXINGTON DRIVE OUTLOT Y SEE LOCATION DETAIL SHEET 5/5 FOR BIKE PATH PLACEMENT.

LEGEND

-  BUILDING SETBACK
-  PROPERTY LINE / LOT LINE
-  SECTION LINE
-  EASEMENT
-  SECTION CORNER
-  IRON PIN SET
-  IRON PIN FOUND
-  P.O.B.
-  P.U.E.
-  2959
-  POINT OF BEGINNING
-  PUBLIC UTILITY EASEMENT
-  STREET ADDRESS



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

OUTLOT Y
5,447,367.10 sq.ft.
125.05 acres

10' PUBLIC UTILITY EASEMENT

5' BIKE PATH EASEMENT

LOT A
118,286.58 sq.ft.
2.72 acres

LEXINGTON DRIVE

Chord = 150° 59' 02" W 409.67
Del. to = 51° 40' 28" E 409.67
P.L. = 210° 00'
T.L. = 42° 55' 39" S
Ton = 571.58

C26

Chord = 150° 59' 02" W 409.67

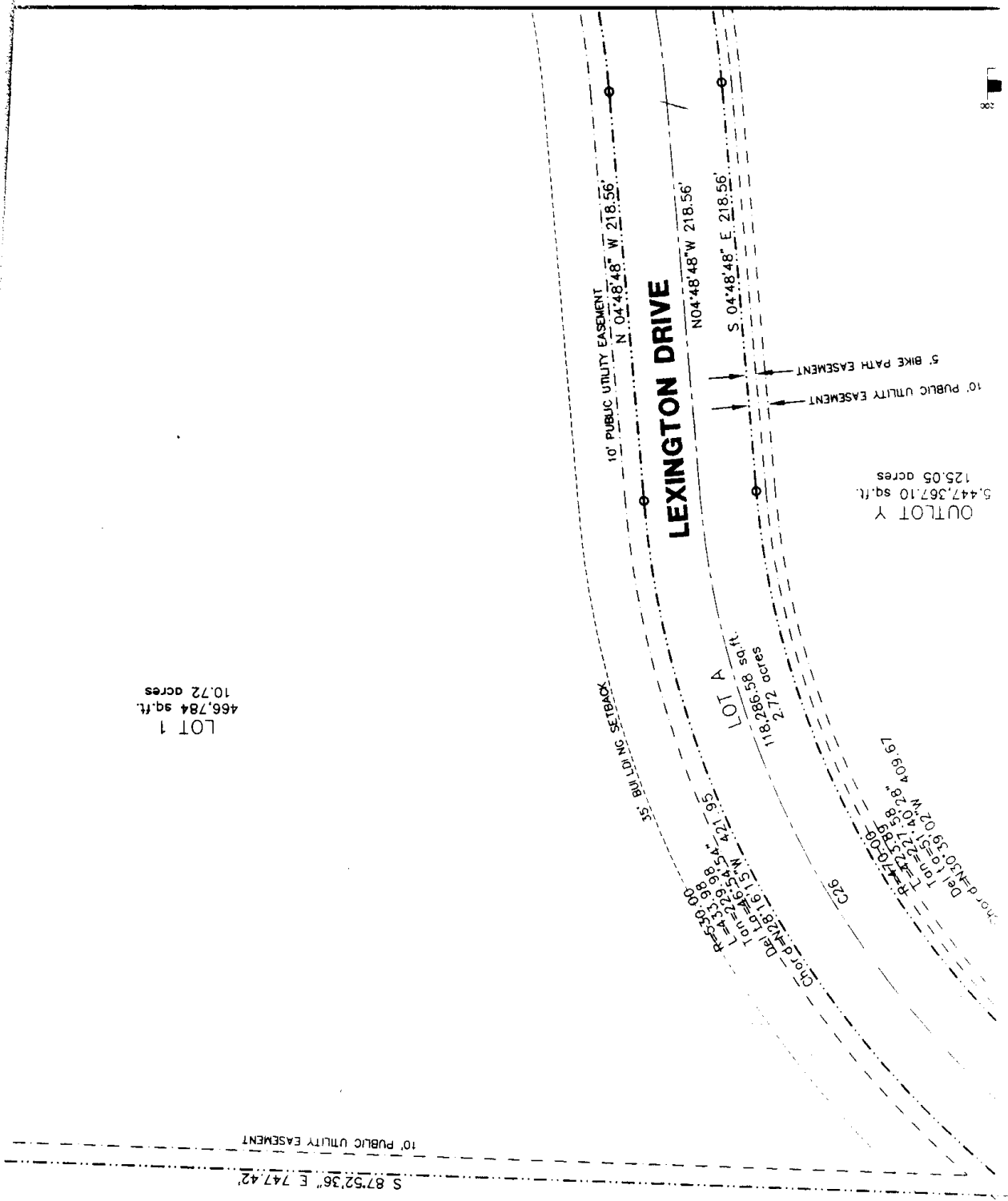
Del. to = 51° 40' 28" E 409.67
P.L. = 210° 00'
T.L. = 42° 55' 39" S
Ton = 571.58
R = 330.00
L.A. = 59.96
Lot = 255.54
Total = 161.15 W 119.5
W 119.5

35' BUILDING SETBACK

10' PUBLIC UTILITY EASEMENT

N 04° 48' 48" W 218.56'

S 04° 48' 48" E 218.56'



LOT 1
466,784 sq. ft.
10.72 acres

OUTLOT Y
5,447,367.10 sq. ft.
125.05 acres

LEXINGTON DRIVE

10' PUBLIC UTILITY EASEMENT
N 04°48'48" W 218.56'

N04°48'48" W 218.56'

S 04°48'48" E 218.56'

35' BUILDING SETBACK

LOT A

11,272 sq. ft.

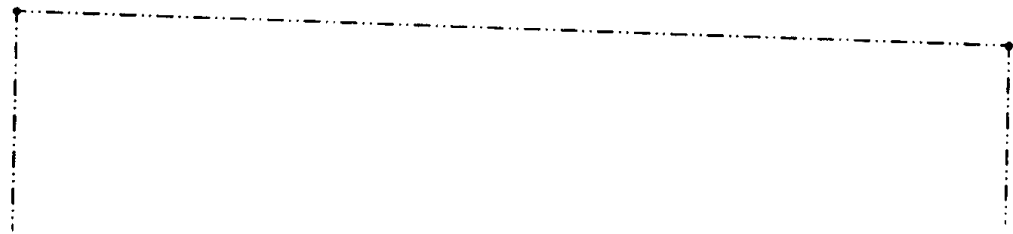
11,272 sq. ft.

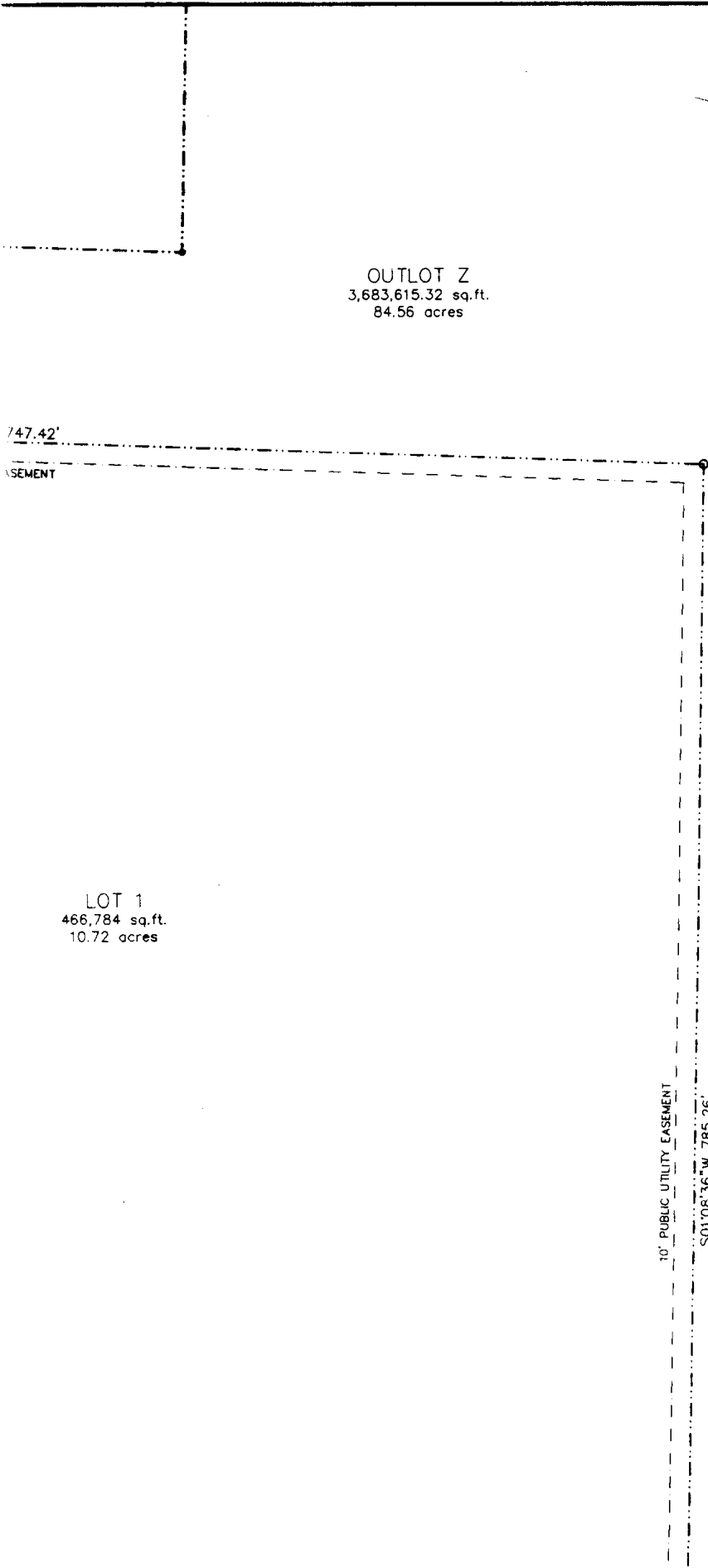
DEL. D. 410.59.02 N 40° 28' 11" E 409.67'
T = 27,215.99
P = 27,215.99

10' PUBLIC UTILITY EASEMENT
S 87°52'36" E 747.42'

10' PUBLIC UTILITY EASEMENT
5' BIKE PATH EASEMENT

10' PUBLIC UTILITY EASEMENT





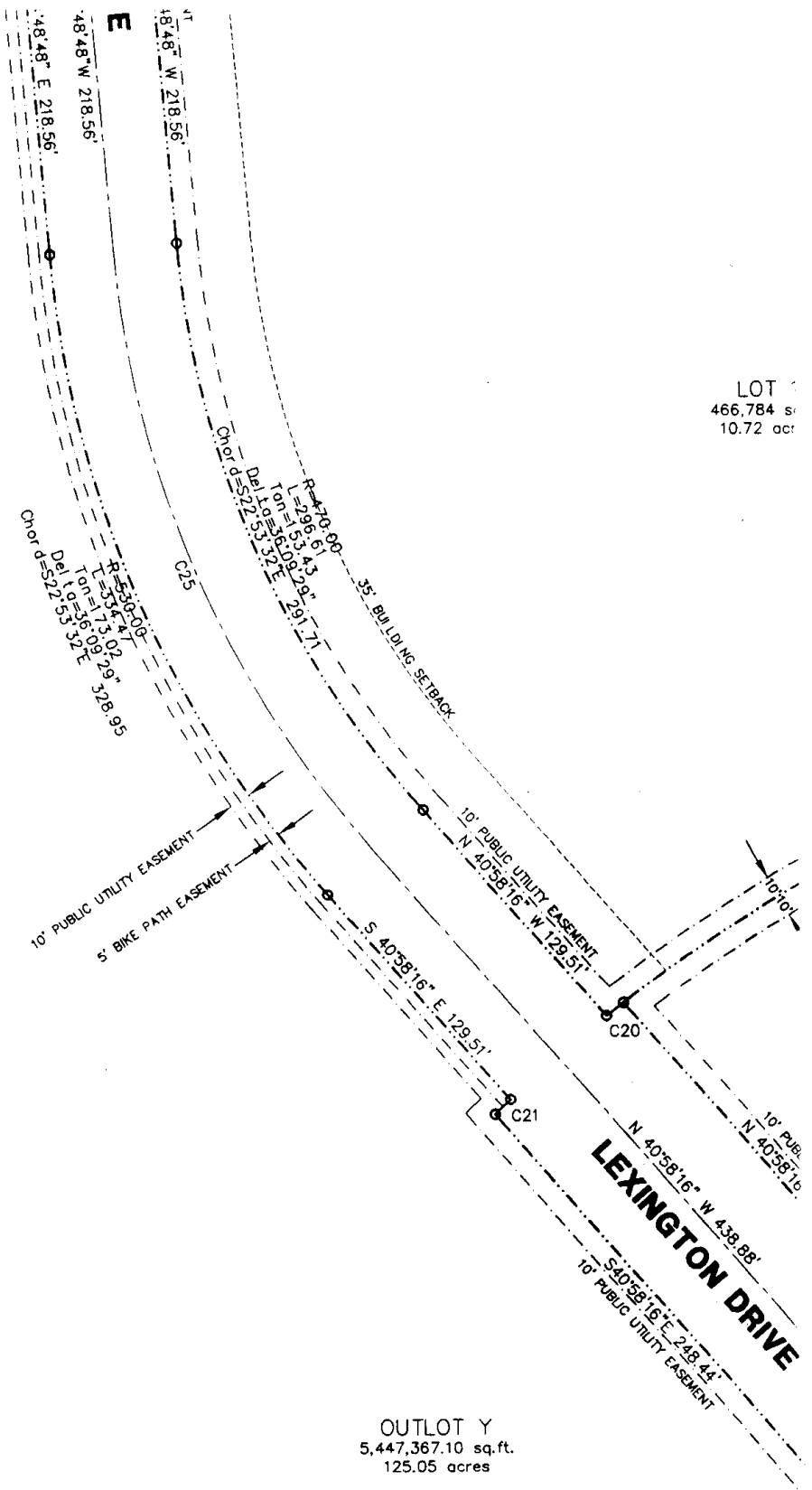
LOT 1
466,784 sq.ft.
10.72 acres

OUTLOT Z
3,683,615.32 sq.ft.
84.56 acres

10' PUBLIC UTILITY EASEMENT
S01 08' 36" W 785.26'

<p>2700 S.E. CONFORMANCE BLVD SUITE 1 ANN ARBOR, MI 48106 (313) 964-2200 FAX (313) 964-2370</p> <p>1446 S. 14 AVENUE DOW CITY, IOWA 52520 (319) 341-0044</p> <p>McCLURE ENGINEERING COMPANY CONSULTING ENGINEERS</p>	
<p>700 14TH AVENUE, NORTH FORT DOBBS, IOWA 50086 (319) 374-7435 FAX (319) 374-4233</p>	<p>McCLURE ENGINEERING COMPANY CONSULTING ENGINEERS</p>
<p>COLONIAL MEADOWS, L.C. COLONIAL PROPERTIES MANAGEMENT P.O. BOX 719 NORWALK, IOWA 52451-0719</p>	<p>COLONIAL MEADOWS PLAT 5 NORWALK, IOWA</p>
<p>DESIGN, INCLUDING ENGINEERING SERVICES AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE CONDITIONS AND LIMITS OF CONTRACT, SHALL BE THE SOLE RESPONSIBILITY OF THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, INADEQUACIES, OR CONFLICTS WHICH MAY ARISE FROM ANY INFORMATION, DATA, RECORDS, INSTRUMENTS, SURVEYS OR CONFLICTS WHICH ARE ALLEGIED. THE ENGINEER'S OBLIGATION AND LIABILITY SHALL BE LIMITED TO THE WORK AND SERVICES SPECIFICALLY IDENTIFIED IN THESE DOCUMENTS AND SHALL NOT BE EXTENDED TO ANY OTHER WORK OR SERVICES. NO PART OF THESE DOCUMENTS SHALL BE MADE WITHOUT OBTAINING PRIOR WRITTEN CONSENT FROM THE ENGINEERING COMPANY.</p>	<p>FINAL PLAT</p>
<p>DATE: MAR. 00</p>	<p>PROJECT NO: 1R70</p>

LOT 1
 466,784 sq. ft.
 10.72 acres



OUTLOT Y
 5,447,367.10 sq. ft.
 125.05 acres

NOTE: BIKE PATH SHALL BE PLACED
 ALONG LEXINGTON DRIVE OUTLOT Y
 SEE LOCATION DETAIL SHEET 5/5
 FOR BIKE PATH PLACEMENT.



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND

- BUILDING SETBACK
- - - PROPERTY LINE / LOT LINE
- SECTION LINE
- - - EASEMENT
- △ SECTION CORNER
- IRON PIN SET
- IRON PIN FOUND
- P.O.B POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- (2959) STREET ADDRESS

1 sq.ft.
ores

10' PUBLIC UTILITY EASEMENT

OUTLOT Z
3,683,615.32 sq.ft.
84.56 acres

R=710.00
L=178.44
Tan=89.69
Delta=14°23'58"
Chord=586°49'45"W 177.97

R=710.00
L=339.18
Tan=172.89
Delta=27°22'15"
Chord=665°58'38"W 335.96

LOT 2
111,024 sq.ft.
2.55 acres

20' INGRESS / EGRESS EASEMENT

N 04°01'44" E 270.00'

20' INGRESS / EGRESS EASEMENT

20' PUBLIC UTILITY EASEMENT

10' PUBLIC UTILITY EASEMENT

R=440.00
L=283.87
Tan=147.07
Delta=36°57'53"
Chord=575°32'47"W 278.97

10' PUBLIC UTILITY EASEMENT

LOT A
118,286.58 sq.ft.
2.72 acres

COLONIAL CIRCLE

R=360.00
L=335.25
Tan=79.63
Delta=53°02'07"
Chord=567°30'40"W 321.46

10' PUBLIC UTILITY EASEMENT

OUTLOT Y
5,447,367.10 sq.ft.
125.05 acres

R=710.00
L=339.18
Tan=172.89
Delta=27°22'15"
Chord=665°58'38"W 335.96



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND

- BUILDING SETBACK
- PROPERTY LINE / LOT LINE
- SECTION LINE
- EASEMENT
- △ SECTION CORNER
- IRON PIN SET
- IRON PIN FOUND
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- 2959 STREET ADDRESS

10' PUBLIC UTILITY EASEMENT

OUTLOT Z
3,683,615.32 sq.ft.
84.56 acres

R=710.00
L=178.44
Tan=89.69
Delta=142°23'58"
Chord=S86°49'45"W 177.97

1/2
4 sq.ft.
acres

20' INGRESS / EGRESS EASEMENT
N 04°01'44" E 270.00'
20' INGRESS / EGRESS EASEMENT

R=440.00
L=283.87
Tan=147.07
Delta=36°57'53"
Chord=S75°32'47"W 278.97

FINAL CIRCLE

R=360.00
L=335.25
Tan=179.63
Delta=53°02'07"
Chord=S67°30'40"W 321.46

OUTLOT Y
5,447,367.10 sq.ft.
125.05 acres

R=360.00
L=348.92
Tan=169.54
Delta=55°31'58"
Chord=N58°12'18"W 335.42

10' PUBLIC UTILITY EASEMENT

3701 S.E. CONVENT ROAD
PORT CHARLOTTE, FLORIDA 33681
PHONE (813) 944-1228
FAX (813) 944-1270

MCCLURE
ENGINEERING
CONSULTING ENGINEERS

1000
1000
1000
1000

705 14th AVE. NORTH
PORT CHARLOTTE, FLORIDA 33681
PHONE (813) 374-3235
FAX (813) 374-3235

FOR
COLONIAL MEADOWS L.C.

COLONIAL PROPERTIES MANAGEMENT
100 BOYD ST. SUITE 200
NORFOLK, VIRGINIA 23510
513-263-1850

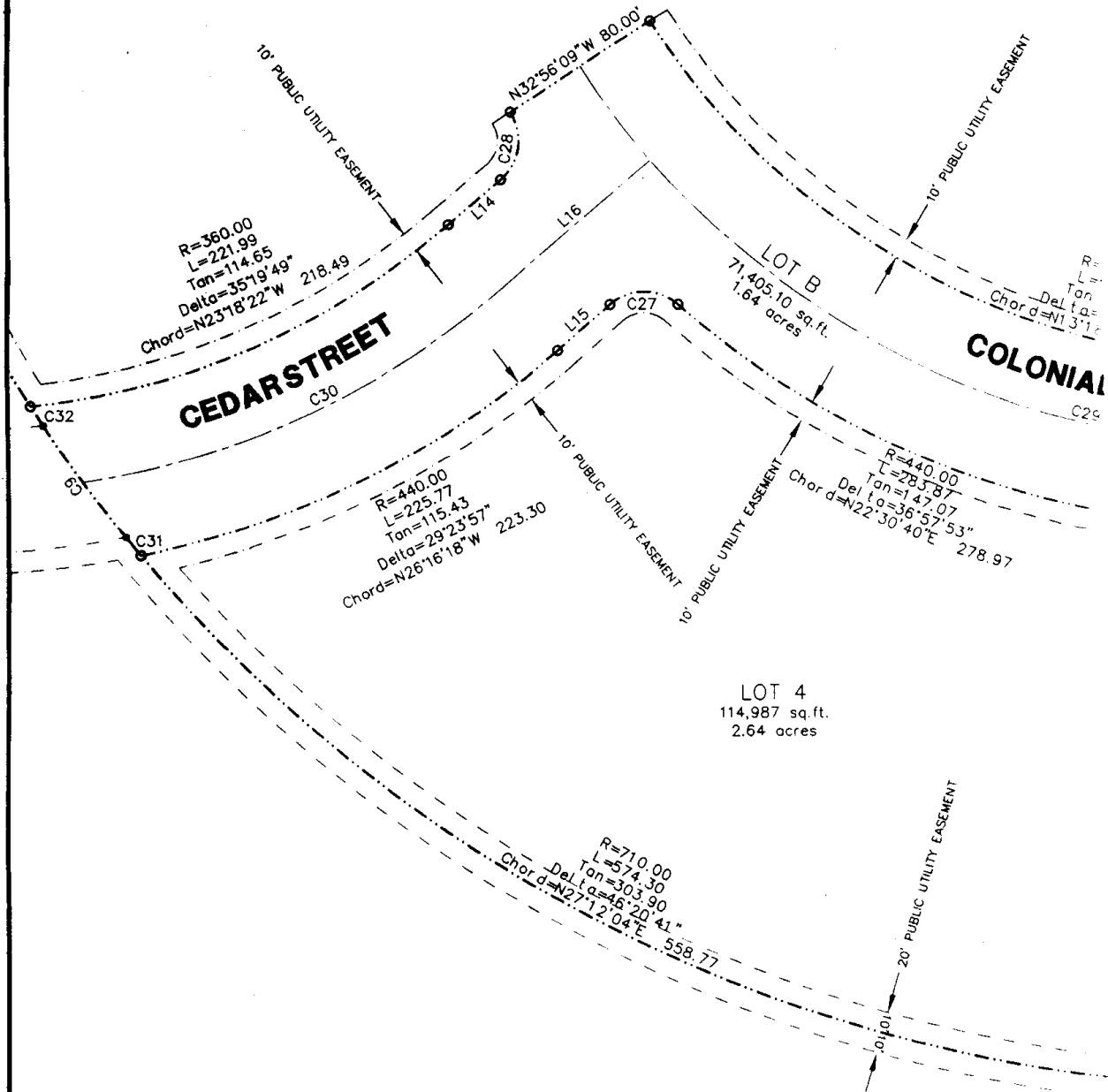
PROJECT:
COLONIAL MEADOWS PLAT 5
IOWA
NETRALK

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN HIS OFFICE FOR THE PURPOSES OF RECORD. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT OBTAINING PRIOR WRITTEN CONSENT FROM THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED BY HIM AND HE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION FURNISHED TO HIM BY OTHERS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED BY HIM AND HE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION FURNISHED TO HIM BY OTHERS.

FINAL PLAT

DATE:	JSS
BY:	QMP
DATE:	JSS
PROJECT NO.:	MAR. 00
NO.:	1870
SHEET:	FP-3
	3/5

OUTLOT Y
 5,447,367.10 sq.ft.
 125.05 acres



CEDAR STREET
 C30

COLONIAL
 C29

LOT 4
 114,987 sq.ft.
 2.64 acres

LOT B
 71,405.10 sq.ft.
 1.64 acres



GRAPHIC SCALE

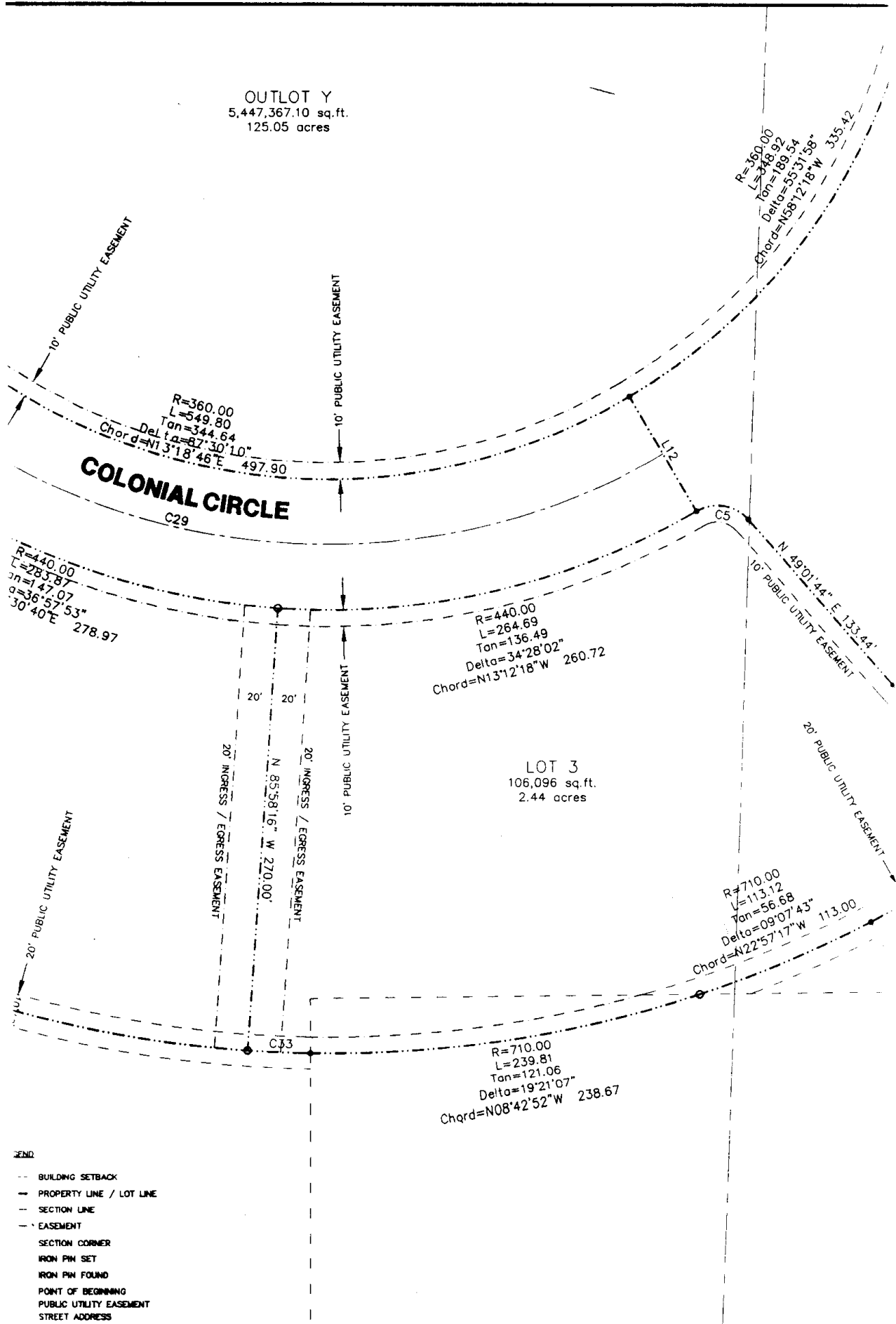


(IN FEET)

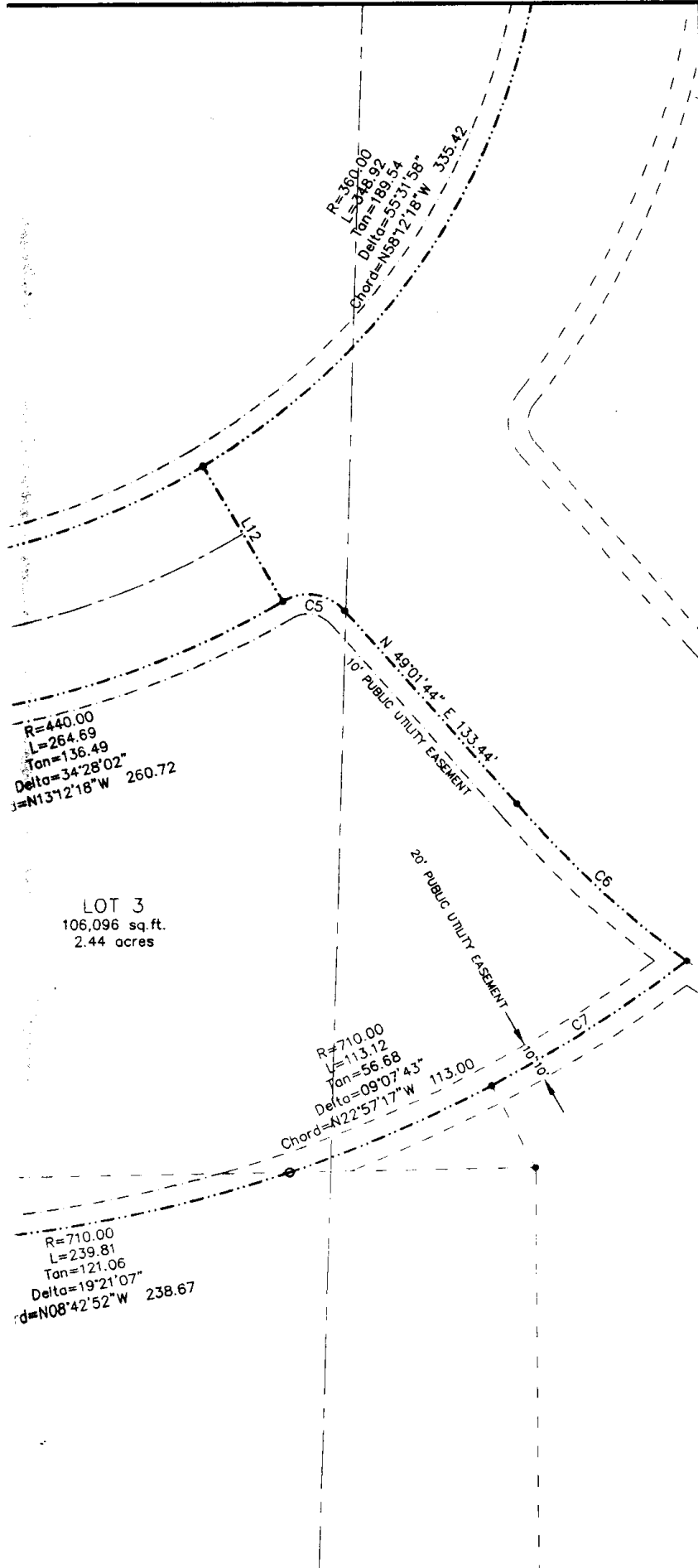
LEGEND

- BUILDING SETBACK
- - - - - PROPERTY LINE / LOT LINE
- SECTION LINE
- - - - - EASEMENT
- △ SECTION CORNER
- IRON PIN SET
- IRON PIN FOUND
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- 2959 STREET ADDRESS

OUTLOT Y
 5,447,367.10 sq.ft.
 125.05 acres



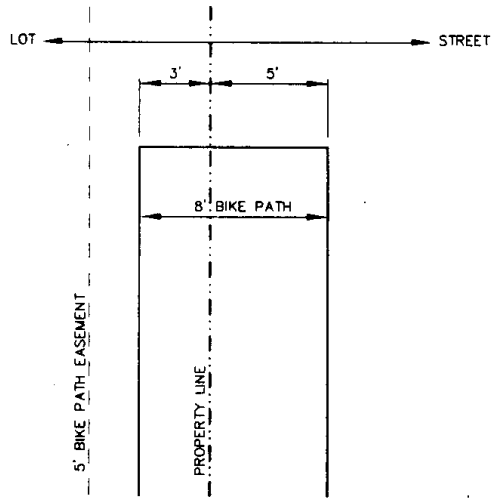
- Legend:
- BUILDING SETBACK
 - - - PROPERTY LINE / LOT LINE
 - - - SECTION LINE
 - - - EASEMENT
 - SECTION CORNER
 - IRON PIN SET
 - IRON PIN FOUND
 - POINT OF BEGINNING
 - PUBLIC UTILITY EASEMENT
 - STREET ADDRESS



<p>705 14TH AVENUE NORTH FORT DODGE, IOWA 50501 (515) 374-7115 FAX (515) 374-0225</p> <p>1485 S. 14TH AVENUE FORT DODGE, IOWA 50501 (515) 374-7115 FAX (515) 374-0225</p>	<p>2701 S.E. CONCORDANCE BLVD SUITE 100 DES MOINES, IOWA 50319 (515) 281-1290 FAX (515) 281-2370</p>	<p>McCLURE ENGINEERING COMPANY CONSULTING ENGINEERS</p>
	<p>COLONIAL MEADOWS, L.C. COLONIAL PROPERTIES MANAGEMENT P.O. BOX 278 MORGANTOWN, MO 64501 515-283-1850</p>	<p>PROJECT: COLONIAL MEADOWS PLAT 5 IOWA</p>
<p>REVISIONS</p>	<p>FINAL PLAT</p>	<p>NOTE: INCLUDE DIMENSIONS, UNLESS ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARE NOT SHOWN TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE PROVISIONS HEREIN SHALL BE THE SOLE RESPONSIBILITY OF THE CLIENT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE ORIGINAL DATA OR FOR ANY CHANGES, OMISSIONS, AMBIGUITIES OR CONFLICTS WHICH ARE NOT ALLEGED. THE ENGINEER'S OBLIGATION AND LIABILITY SHALL BE LIMITED TO THE WORK SPECIFICALLY DESCRIBED IN THIS CONTRACT AND SHALL NOT BE EXTENDED TO ANY OTHER WORK OR CONTRACT. IN ANY MARKET SHALL BE MADE WITHOUT OBTAINING PRIOR WRITTEN CONSENT FROM THE ENGINEERING COMPANY.</p>
<p>DWG: JSS</p> <p>CK. BY: QMP</p> <p>DR. BY: JSS</p> <p>DATE: MAR. 00</p> <p>PROJECT NO: 1870</p>		

FINAL PLAT	PRELIMINARY PLAT
LOT 1	LOT 290
LOT 2	LOT 293
LOT 3	LOT 295
LOT 4	LOT 296

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD	DELTA
C1	484.96	360.00	287.30	S51°19'11"W	449.11	77°11'01"
C2	162.03	440.00	81.94	N23°18'39"E	161.11	21°05'56"
C3	482.09	710.00	250.76	N66°31'09"W	472.89	38°54'15"
C4	348.92	360.00	189.54	N58°12'18"W	335.42	55°31'58"
C5	34.67	25.00	20.78	S09°17'42"W	31.96	79°28'02"
C6	118.89	560.00	59.57	N42°57'25"E	118.47	12°08'37"
C7	119.19	710.00	59.74	N32°19'42"W	119.05	09°37'07"
C8	623.63	710.00	333.54	N26°07'27"E	603.77	50°19'32"
C9	67.52	710.00	33.78	N54°00'41"E	67.49	05°26'55"
C10	989.76	710.00	594.41	S63°19'43"E	911.54	79°52'18"
C11	340.72	570.00	175.62	S31°54'18"W	335.87	34°14'56"
C12	141.91	830.00	71.13	N19°40'41"E	141.74	09°47'46"
C13	54.15	230.00	27.20	S77°20'18"E	54.03	13°29'22"
C14	43.47	330.00	21.77	N17°09'21"E	43.44	07°32'52"
C15	9.10	470.00	4.55	N57°02'33"W	9.10	01°06'34"
C16	148.50	100.00	91.77	N60°49'06"E	135.23	85°05'05"
C17	113.12	710.00	56.68	N22°57'17"W	113.00	09°07'43"
C18	239.81	710.00	121.06	N08°42'52"W	238.67	19°21'07"
C19	44.03	530.00	22.03	N54°06'29"W	44.01	04°45'34"
C20	10.01	710.00	5.01	S51°51'16"W	10.01	00°48'29"
C21	10.01	710.00	5.01	S46°12'11"W	10.01	00°48'29"
C22	35.76	25.00	21.72	N00°00'40"E	32.79	81°57'53"
C23	35.76	25.00	21.72	S81°57'13"E	32.79	81°57'53"
C24	370.26	400.00	199.59	S67°30'40"W	357.18	53°02'07"
C25	315.54	500.00	163.22	S22°53'32"E	310.33	36°09'29"
C26	450.94	500.00	242.11	N30°39'02"W	435.82	51°40'28"
C27	35.76	25.00	21.72	S00°00'40"W	32.79	81°57'53"
C28	35.76	25.00	21.72	N81°57'13"W	32.79	81°57'53"
C29	610.88	400.00	382.94	N13°18'46"E	553.22	87°30'10"
C30	225.21	400.00	115.68	N24°50'31"W	222.25	32°15'31"
C31	11.32	710.00	5.66	N50°49'49"E	11.32	00°54'49"
C32	11.20	710.00	5.60	N57°11'15"E	11.20	00°54'14"
C33	38.01	710.00	19.01	N02°29'42"E	38.01	03°04'03"



BIKE PATH LOCATION DETAIL

NO SCALE


LENGTH	RADIUS	TANGENT	BEARING	CHORD	DELTA
484.96	360.00	287.30	S51°19'11"W	449.11	77°11'01"
162.03	440.00	81.94	N23°16'39"E	161.11	21°05'56"
482.09	710.00	250.76	N68°31'09"W	472.89	38°54'15"
348.92	360.00	189.54	N58°21'18"W	335.42	55°31'58"
34.67	25.00	20.78	S09°17'42"W	31.96	79°28'02"
118.69	560.00	59.57	N42°57'25"E	118.47	12°08'37"
119.19	710.00	59.74	N32°19'42"W	119.05	09°37'07"
623.63	710.00	333.54	N28°07'27"E	603.77	50°19'32"
67.52	710.00	33.78	N54°00'41"E	67.49	05°26'55"
989.76	710.00	594.41	S83°19'43"E	911.54	79°52'18"
340.72	570.00	175.62	S31°54'16"W	335.67	34°14'58"
141.91	830.00	71.13	N19°40'41"E	141.74	09°47'46"
54.15	230.00	27.20	S77°20'16"E	54.03	13°29'22"
43.47	330.00	21.77	N17°09'21"E	43.44	07°32'52"
9.10	470.00	4.55	N57°02'33"W	9.10	01°06'34"
148.50	100.00	91.77	N60°49'06"E	135.23	85°05'05"
113.12	710.00	56.68	N22°57'17"W	113.00	09°07'43"
239.81	710.00	121.06	N08°42'52"W	238.67	19°21'07"
44.03	530.00	22.03	N54°06'29"W	44.01	04°45'34"
10.01	710.00	5.01	S51°51'16"W	10.01	00°48'29"
10.01	710.00	5.01	S46°12'11"W	10.01	00°48'29"
35.76	25.00	21.72	N00°00'40"E	32.79	81°57'53"
35.76	25.00	21.72	S81°57'13"E	32.79	81°57'53"
370.26	400.00	199.59	S67°30'40"W	357.18	53°02'07"
315.54	500.00	163.22	S22°53'32"E	310.33	36°09'29"
450.94	500.00	242.11	N30°39'02"W	435.82	51°40'28"
35.76	25.00	21.72	S00°00'40"W	32.79	81°57'53"
35.76	25.00	21.72	N81°57'13"W	32.79	81°57'53"
610.88	400.00	382.94	N13°18'46"E	553.22	87°30'10"
225.21	400.00	115.68	N24°50'31"W	222.25	32°15'31"
11.32	710.00	5.66	N50°49'49"E	11.32	00°54'49"
11.20	710.00	5.60	N57°11'15"E	11.20	00°54'14"
38.01	710.00	19.01	N02°29'42"E	38.01	03°04'03"

STREET

ETAILED

LINE	LENGTH	BEARING
L1	66.71	S74°30'52"E
L2	38.08	N68°27'22"E
L3	140.92	S81°37'35"E
L4	60.05	S87°46'35"E
L5	15.00	N02°13'39"E
L6	155.20	S14°56'00"W
L7	100.09	S00°10'29"E
L8	52.20	S16°41'14"E
L9	129.93	S89°54'42"W
L10	270.00	N04°01'44"E
L11	80.00	N04°01'44"E
L12	80.00	S59°33'41"W
L13	133.44	N49°01'44"E
L14	33.38	S40°58'16"E
L15	33.38	N40°58'16"W
L16	93.81	N40°58'16"W
L17	161.83	N49°01'44"E
L18	18.95	N24°34'34"E
L19	105.00	N02°13'15"E
L20	96.50	N02°13'15"E
L21	60.00	S02°13'15"W
L22	22.86	S87°46'45"E
L23	47.23	N02°13'15"E
L24	73.20	N13°28'00"W
L25	78.03	N18°30'20"W
L26	74.40	N23°37'00"W
L27	70.00	N24°06'57"W
L28	70.00	N24°07'34"W
L29	93.41	N24°27'42"W
L30	60.00	S24°28'09"E
L31	30.55	N65°31'51"E
L32	123.33	S24°28'09"E
L33	151.10	S65°31'51"W
L34	81.90	S77°47'05"W
L35	81.79	S81°25'25"W
L36	91.15	N88°58'24"W
L37	63.39	S43°41'02"E
L38	63.40	N33°08'29"W
L39	67.88	S24°58'54"E
L40	70.00	N24°28'09"W
L41	70.00	S24°28'09"E
L42	70.00	S24°28'09"E
L43	70.00	S24°28'09"E
L44	70.00	S24°28'09"E
L45	70.00	S24°28'09"E
L46	70.00	S24°28'09"E
L47	70.00	S24°28'09"E
L48	70.00	N24°31'25"W
L49	65.06	S20°33'18"E
L50	64.85	S12°15'00"E
L51	64.86	S03°53'31"E
L52	68.82	S02°00'35"W
L53	96.48	S02°13'15"W
L54	40.99	S87°46'45"E
L55	124.88	N00°49'06"E
L56	12.00	N69°10'54"W
L57	12.00	S30°49'06"W
L58	125.31	S59°10'54"E
L59	65.97	S30°27'53"W
L60	63.54	S15°35'45"W
L61	63.55	S10°28'21"W
L62	65.81	S04°19'55"E
L63	70.00	S04°25'00"E
L64	70.00	S04°25'00"E
L65	70.00	S04°25'00"E
L66	61.97	S04°25'00"E
L67	41.75	S42°57'59"E
L68	123.01	N19°24'25"E
L69	60.00	S19°24'25"W
L70	72.93	N14°43'40"E
L71	158.04	N69°04'13"W
L72	60.00	S69°04'13"E
L73	111.68	N75°45'00"W
L74	89.85	S85°24'30"E
L75	91.31	N85°52'12"E
L76	117.34	N66°53'46"E
L77	60.12	N63°20'30"E
L78	129.43	N66°53'46"E
L79	80.02	S54°02'33"W
L80	80.01	N45°12'11"E
L81	80.02	N42°06'51"E
L82	78.62	S33°08'02"W
L83	96.24	S32°21'19"W
L84	17.45	S57°35'50"E
L85	60.00	S33°30'44"W
L86	125.12	N33°30'44"E
L87	71.84	N57°35'50"W
L88	70.00	S57°35'50"E
L89	70.00	S57°35'50"E
L90	70.00	N57°35'50"W
L91	64.64	S54°07'21"E

1408 S
PLOT 5
P&T
P&T



**McCLURE
ENGINEERING
COMPANY**
CONSULTING ENGINEERS

270 S.E. CONVERSE BLVD.
SUITE 100
NORMAN, OKLA. 73069
(405) 841-1229
FAX (405) 841-1229

700 14th AVE. NORTH
P.O. BOX 100
NORMAN, OKLA. 73069
(405) 336-3100
FAX (405) 336-4228

COLONIAL MEADOWS, L.L.C.
COLONIAL PROPERTIES MANAGEMENT
NORMAN, IOWA 52071
315-283-1850

COLONIAL MEADOWS PLAT 5
IOWA

PROJECT

FINAL PLAT

FILE

NOTES:
1. THESE PLATS ARE FOR INFORMATION AND LIABILITY FOR THE ENGINEER ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE DATA PROVIDED HEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PLATS AND THE INFORMATION PROVIDED HEREON. THE ENGINEER DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE DATA PROVIDED HEREON. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PLATS AND THE INFORMATION PROVIDED HEREON.

DATE:	JSS
DR. BY:	OMP
DR. BY:	JSS
DATE:	MAR. 00
PROJECT NO.:	1870
REV.:	FP-5
DATE:	5/5