

WARREN COUNTY, IOWA
FILED FOR RECORD

99 JUL 22 PM 2:33

DEDICATION AND CONSENT TO PLAT OF PROPRIETOR BOOK 1999 PAGE 7534
JUDITH K. LATHROP, RECORDER

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:

DEPUTY
106
CNY
JLT

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 1, 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 20th day of June, 1999.

Colonial Meadows, L.C.

By: Joe W. DeWitt II
Title: manager

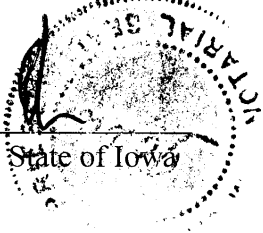
By: Sharon S. M. DeWitt
Title: manager

ACKNOWLEDGMENT

STATE OF IOWA)
) SS:
COUNTY OF WARREN)

This instrument acknowledged before me on the 28th day of June, 1999
by John H. Grist II as manager of Colonial Meadows, L.C.

Michael M. [Signature]
Notary Public in and for the State of Iowa



STATE OF IOWA)
) SS:
COUNTY OF WARREN)

This instrument acknowledged before me on the 28th day of June, 1999
by Suzanne Grist-Friede as manager of Colonial Meadows, L.C.

Michael M. [Signature]
Notary Public in and for the State of Iowa




Exhibit "A"

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

Commencing at the North 1/4 corner of said Section 12, Thence South 0°06'37" West 55.04 feet along the West line of the NE 1/4 of said Section 12 to the Point of Beginning,
Thence South 87°48'06" East 449.82 feet along the South right-of-way line of Beardsley Avenue,
Thence South 74°30'52" East 66.71 feet along the South right-of-way line of Beardsley Avenue,
Thence North 68°27'22" East 38.08 feet along the South right-of-way line of Beardsley Avenue,
Thence South 87°48'06" East 259.35 feet along the South right-of-way line of Beardsley Avenue,
Thence South 1°23'18" West 855.72 feet along the West line of the "Priebe Tract",
Thence North 88°14'34" West 102.78 feet along the North line of the "Priebe Tract",
Thence South 1°03'10" West 424.29 feet along the West line of the "Priebe Tract",
Thence South 87°52'36" East 422.35 feet along the South line of the "Priebe Tract",
Thence North 1°08'36" East 424.69 feet along the East line of the "Priebe Tract",
Thence North 87°40'37" West 160.23 feet along the North line of the "Priebe Tract",
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Thence South 87°46'37" East 581.30 feet along the South right-of-way line of Beardsley Avenue,
Thence South 81°37'35" East 140.92 feet along the South right-of-way line of Beardsley Avenue,
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Thence North 2°13'39" East 15.00 feet along the South right-of-way line of Beardsley Avenue,
Thence South 87°46'35" East 779.41 feet along the South right-of-way line of Beardsley Avenue,
Thence South 0°07'14" East 391.60 feet along the West right-of-way line of Iowa Highway 28,
Thence South 14°56'00" West 155.20 feet along the West right-of-way line of Iowa Highway 28,
Thence South 0°10'29" East 100.09 feet along the West right-of-way line of Iowa Highway 28,
Thence South 16°41'14" East 52.20 feet along the West right-of-way line of Iowa Highway 28, Thence South 0°05'23" East 1,776.18 feet along the West right-of-way line of Iowa Highway 28,
Thence South 89°54'24" West 356.49 feet along the North line of the "Christ Tract",
Thence South 0°40'32" East 362.23 feet along the West line of the "Christ Tract",
Thence North 89°54'36" East 352.84 feet along the South line of the "Christ Tract",

To be platted as Colonial Meadows Plat 1, City of Norwalk, Warren County, Iowa.

Thence South 00°06'39" East 886.28 feet along the West right-of-way line of Iowa Highway 28,
Thence South 10°28'06" East 194.54 feet along the West right-of-way line of Iowa Highway 28,
Thence North 88°14'33" West 2,552.75 feet along the South line of the N 1/2 of the SE 1/4 of said Section 12,
Thence North 0°05'36" East 1,330.62 feet along the West line of the N 1/2 of the SE 1/4 of said Section 12,
Thence North 87°30'07" West 1,291.36 feet along the South line of the E 1/2 of the NW 1/4 of said Section 12,
Thence North 0°07'20" West 2,590.91 feet along the West line of the E 1/2 of the NW 1/4 of said Section 12,
Thence South 87°46'45" East 1,301.63 feet along the South right-of-way line of Beardsley Avenue to the Point of Beginning.

Said parcel contains 292.8417 acres and is subject to road right-of-ways and existing easements. The North line of the NE 1/4 of said Section 12 is assumed to bear South 87°46'35" East.

PREVIOUSLY DESCRIBED AS:

The Northeast Quarter (NE 1/4), and the North one-half of the Southeast Quarter (N 1/2 SE 1/4), and the East one-half of the Northwest Quarter (E 1/2 NW 1/4) of Section Twelve (12), Township Seventy-seven North (T77N), Range Twenty-Five West (R25W) of the 5th P.M. in Linn township, Warren County, Iowa

EXCEPT the Priebe Tract described as:

A parcel of land in the NE 1/4 of Section 12, Township 77 North, Range 25 West of the 5th P.M., now being in and forming a part of Linn Township, Warren County, Iowa described as follows: Commencing at the NE corner of said NE 1/4 of Section 12; thence S 90°00' W (assumed for this description) along the North line of said NE 1/4 for a distance of 1,634.63 feet; thence S 1°00' E for a distance of 55.00 feet to the point of beginning; thence continuing S 1°00' E 857.00 feet; thence S 90°00' E 160.00 feet; thence S 0°44' W 425.00 feet; thence S 90°00' W 423.00 feet; thence N 0°44' E 425.00 feet; thence N 90°00' E 103.00 feet; thence N 1°00' W 857.00 feet; thence N 90°00' E for a distance of 160.00 feet to the point of beginning; said real estate containing 7.275 acres exclusive of the presently established road right-of-way.

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as it now exists and the point of beginning; thence S 00°00'25" E, along said right-of-way line and 100.00 feet West of and parallel with the East line of said SE 1/4, 240.57 feet; thence S 89°59'35" W, 352.80 feet; thence N 00°35'22" W, 362.45 feet; thence N 90°00' E, 356.50 feet to a point on said West right-of-way line; thence S 00°00' E, 121.82 feet to the point of beginning and containing 2.95 acres, more or less.

AND EXCEPT public highways and streets.

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

ATTORNEYS AND COUNSELORS AT LAW

DONALD J. BROWN
WILLIAM J. KOEHN
JOHN D. SHORS
STEPHEN W. ROBERTS
WILLIAM R. KING
ROBERT F. HOLZ, JR.
DENNIS D. JERDE
ROBERT A. CAMBLE
MICHAEL G. KULIK
RICHARD E. RAMSAY
F. RICHARD THORNTON
THOMAS E. SALSBERY
FRANK J. CARROLL
BRUCE I. CAMPBELL
JONATHAN C. WILSON
PATRICIA A. SHOFF
STEVEN L. NELSON
DAVID B. VANSICKEL

GENE R. LASUER
DEBORAH M. THARNISH
BRIAN L. WIRT
KENT A. HERINK
ROBERT J. DOUGLAS, JR.
NICHOLAS H. ROBY
MARK D. WALZ
GARY M. MYERS
STANLEY J. THOMPSON
DAVID A. TANK
DAVID M. ERICKSON
LORI TORGERSON CHESSE
JO ELLEN WHITNEY
BECKY S. KNUTSON
JULIE JOHNSON McLEAN
DAVID D. NELSON
BEVERLY EVANS
M. DANIEL WATERS

CHRISTOPHER P. JANNES
SHARON K. MALHEIRO
KRIS HOLUB SMITH
WILLIAM A. BOATWRIGHT
THOMAS J. HOUSER
KENDALL R. WATKINS
SCOTT M. BRENNAN
DEBRA RECTENBAUGH PETTIT
DENISE R. CLATON
MATTHEW E. LAUGHLIN
MARK L. STEMBER
JUDITH R. LYNN BOES
DANIEL A. ROSENBERG
PATRICIA L. ADES
ALLA R. ZAPRUDSKY
AMY C. CHURCHILL

KENT A. HERINK
DANIEL A. ROSENBERG
PATENTS

NEAL SMITH
DONALD A. WINE
A. J. GREFFENIUS
C. CARLETON FREDERICI
SALLY A. REAVELY
WILLIAM D. THOMAS
DAVID W. DUNN
JEAN MCNEIL DUNN
OF COUNSEL

HARLAN J. THOMA
1902-1991
A. ARTHUR DAVIS
1928-1997

THE FINANCIAL CENTER
666 WALNUT STREET, SUITE 2500
DES MOINES, IOWA 50309-3993
TELEPHONE (515) 288-2500
FACSIMILE (515) 243-0654
CABLE: DAVIS LAW
WEB: www.lawiowa.com

June 24, 1999

City of Norwalk
705 North Ave.
Norwalk, IA 50211

Ladies and Gentlemen:

This is to certify that I have examined an Abstract of Title, in Pencil Notes form (Pencil Notes No. 30508) commencing with the Root of Title Entry and ending with Entry No. 99 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 April 28, 1999 at 7:00 a.m. and relating to the following property:

See Attached Exhibit "A"

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.

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 taxes for the fiscal year 1997-98. Assessed in District 15657.
2. Surveyor's Affidavit. This Examiner has relied upon the Surveyor's Affidavits executed by G. Mike Pelisek dated the 18th day of June, 1999.

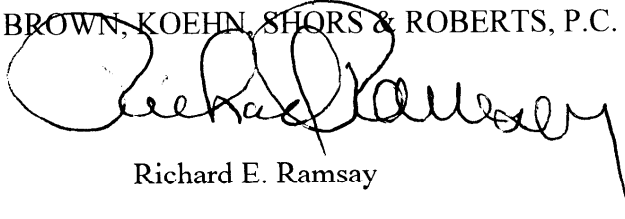
June 24, 1999

Page 2

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

Respectfully submitted,

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

A handwritten signature in black ink, appearing to read "Richard E. Ramsay". The signature is written in a cursive style with a large initial "R" and a long, sweeping tail.

Richard E. Ramsay

RER/tmb

Enc.

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**RESOLUTION NO. 99-124 OF APPROVAL AND
ACCEPTANCE OF THE FINAL PLAT OF
Colonial Meadows, Plat 1
NORWALK, WARREN COUNTY, IOWA**

WHEREAS, a subdivision plat known as Colonial Meadows, Plat 1, to Norwalk, Warren County, Iowa, more specifically described as:

See Exhibit "A" attached hereto has been submitted to the City Council of the City of Norwalk, Iowa; and

WHEREAS, the proprietors of said real estate, Colonial Meadows L.L.C., desire to have the final subdivision plat thereof approved by the City of Norwalk, Iowa; and

WHEREAS, the said final subdivision plat meets the subdivision requirements of the City of Norwalk, Iowa, and Chapters 354 and 355, Iowa Code; and

WHEREAS, the said final subdivision plat conforms to the comprehensive plan for the City of Norwalk, Iowa; and

WHEREAS, a recommendation has been received from the Norwalk Planning and Zoning Commission for approval of said final subdivision plat.

NOW, THEREFORE BE IT RESOLVED that the City Clerk of the City of Norwalk, Iowa, is hereby directed to deliver a certified copy of this resolution to the Recorder of Warren County, Iowa, as provided by law.

Dated this 6th day of May, 1999

Attest:

Jayne A. Cortum
City Clerk

Mayor

Jerry L. Starkweather

Exhibit "A"

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AND EXCEPT public highways and streets.

CERTIFICATE OF THE TREASURER OF WARREN COUNTY, IOWA

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

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 set forth in Exhibit "A" attached hereto and made a part hereof, to be designated as:

COLONIAL MEADOWS PLAT 1, 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 22 day of July, 1999.

JULIE MIERS
WARREN COUNTY TREASURER

By: Barb Okeeman, Deputy Treas
Treasurer

Subscribed and sworn to before me this 22 day of July, 1999.

Rhonda Green
Notary Public in and for the State
of Iowa



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Thence North 88°14'34" West 102.78 feet along the North line of the "Priebe Tract",
Thence South 1°03'10" West 424.29 feet along the West line of the "Priebe Tract",
Thence South 87°52'36" East 422.35 feet along the South line of the "Priebe Tract",
Thence North 1°08'36" East 424.69 feet along the East line of the "Priebe Tract",
Thence North 87°40'37" West 160.23 feet along the North line of the "Priebe Tract",
Thence North 1°22'47" East 854.99 feet along the East line of the "Priebe Tract",
Thence South 87°46'37" East 581.30 feet along the South right-of-way line of Beardsley Avenue,
Thence South 81°37'35" East 140.92 feet along the South right-of-way line of Beardsley Avenue,
Thence South 87°46'35" East 60.05 feet along the South right-of-way line of Beardsley Avenue,
Thence North 2°13'39" East 15.00 feet along the South right-of-way line of Beardsley Avenue,
Thence South 87°46'35" East 779.41 feet along the South right-of-way line of Beardsley Avenue,
Thence South 0°07'14" East 391.60 feet along the West right-of-way line of Iowa Highway 28,
Thence South 14°56'00" West 155.20 feet along the West right-of-way line of Iowa Highway 28,
Thence South 0°10'29" East 100.09 feet along the West right-of-way line of Iowa Highway 28,
Thence South 16°41'14" East 52.20 feet along the West right-of-way line of Iowa Highway 28, Thence South 0°05'23" East 1,776.18 feet along the West right-of-way line of Iowa Highway 28,
Thence South 89°54'24" West 356.49 feet along the North line of the "Ghrist Tract",
Thence South 0°40'32" East 362.23 feet along the West line of the "Ghrist Tract",
Thence North 89°54'36" East 352.84 feet along the South line of the "Ghrist Tract",

To be platted as Colonial Meadows Plat 1, City of Norwalk, Warren County, Iowa.

Thence South 00°06'39" East 886.28 feet along the West right-of-way line of Iowa Highway 28,
Thence South 10°28'06" East 194.54 feet along the West right-of-way line of Iowa Highway 28,
Thence North 88°14'33" West 2,552.75 feet along the South line of the N 1/2 of the SE 1/4 of said Section 12,
Thence North 0°05'36" East 1,330.62 feet along the West line of the N 1/2 of the SE 1/4 of said Section 12,
Thence North 87°30'07" West 1,291.36 feet along the South line of the E 1/2 of the NW 1/4 of said Section 12,
Thence North 0°07'20" West 2,590.91 feet along the West line of the E 1/2 of the NW 1/4 of said Section 12,
Thence South 87°46'45" East 1,301.63 feet along the South right-of-way line of Beardsley Avenue to the Point of Beginning.

Said parcel contains 292.8417 acres and is subject to road right-of-ways and existing easements. The North line of the NE 1/4 of said Section 12 is assumed to bear South 87°46'35" East.

PREVIOUSLY DESCRIBED AS:

The Northeast Quarter (NE 1/4), and the North one-half of the Southeast Quarter (N 1/2 SE 1/4), and the East one-half of the Northwest Quarter (E 1/2 NW 1/4) of Section Twelve (12), Township Seventy-seven North (T77N), Range Twenty-Five West (R25W) of the 5th P.M. in Linn township, Warren County, Iowa

EXCEPT the Priebe Tract described as:

A parcel of land in the NE 1/4 of Section 12, Township 77 North, Range 25 West of the 5th P.M., now being in and forming a part of Linn Township, Warren County, Iowa described as follows: Commencing at the NE corner of said NE 1/4 of Section 12; thence S 90°00' W (assumed for this description) along the North line of said NE 1/4 for a distance of 1,634.63 feet; thence S 1°00' E for a distance of 55.00 feet to the point of beginning; thence continuing S 1°00' E 857.00 feet; thence S 90°00' E 160.00 feet; thence S 0°44' W 425.00 feet; thence S 90°00' W 423.00 feet; thence N 0°44' E 425.00 feet; thence N 90°00' E 103.00 feet; thence N 1°00' W 857.00 feet; thence N 90°00' E for a distance of 160.00 feet to the point of beginning; said real estate containing 7.275 acres exclusive of the presently established road right-of-way.

AND EXCEPT the Grist Tract described as:

That part of the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 12, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows: Commencing at a point of reference at the East 1/4 corner of said Section 12; thence N 90°00' W (the East line of said NE 1/4 is assumed to bear S 00°00' E for the purpose of this description only), 100.00 feet to the West right-of-way line of Iowa Highway #28

as it now exists and the point of beginning; thence S 00°00'25" E, along said right-of-way line and 100.00 feet West of and parallel with the East line of said SE 1/4, 240.57 feet; thence S 89°59'35" W, 352.80 feet; thence N 00°35'22" W, 362.45 feet; thence N 90°00' E, 356.50 feet to a point on said West right-of-way line; thence S 00°00' E, 121.82 feet to the point of beginning and containing 2.95 acres, more or less.

AND EXCEPT public highways and streets.

YARREN COR. NE 1/4 NW 1/4
FILED FOR RECORD

95-22-24-11-1

DATE: 07/20/99
BY: [Signature]

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

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

N 00°07'20" W 259.05'

S 00°06'37" W 55.04'

S 87°48'48" E 1301.85'
S 87°48'45" E 1301.63'

S 87°48'06" E 449.82'

P.O.B.

S 74°30'52" E 66.7
N 68°27'

N 88°14'

N 00°07'20" W 259.91'

NW 1/4 SEC. 12-77-25

N 87°30'07" W 1291.38'

N 00°05'36" E 1330.82'

S 77°32'44"
S 77°32'44" E

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



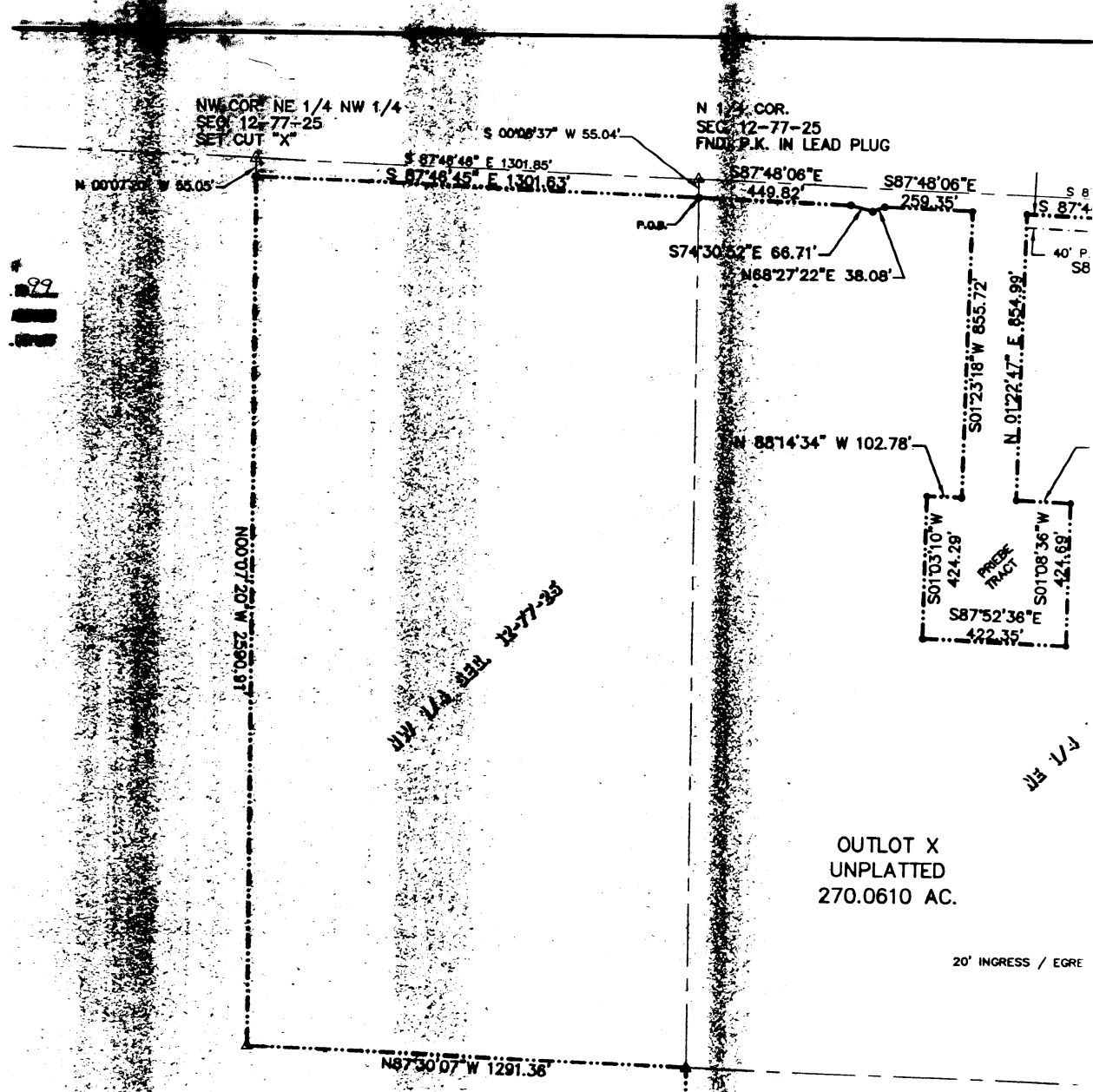
NORTH

GRAPHIC SCALE

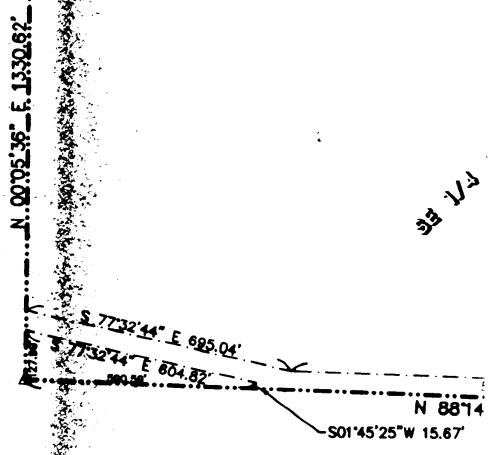
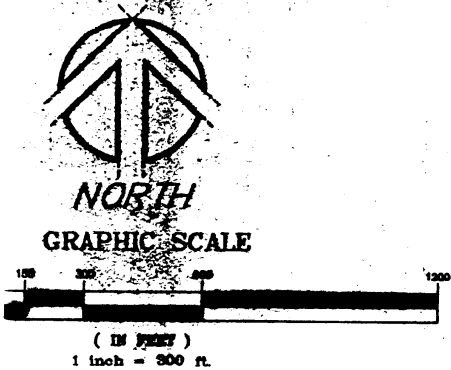


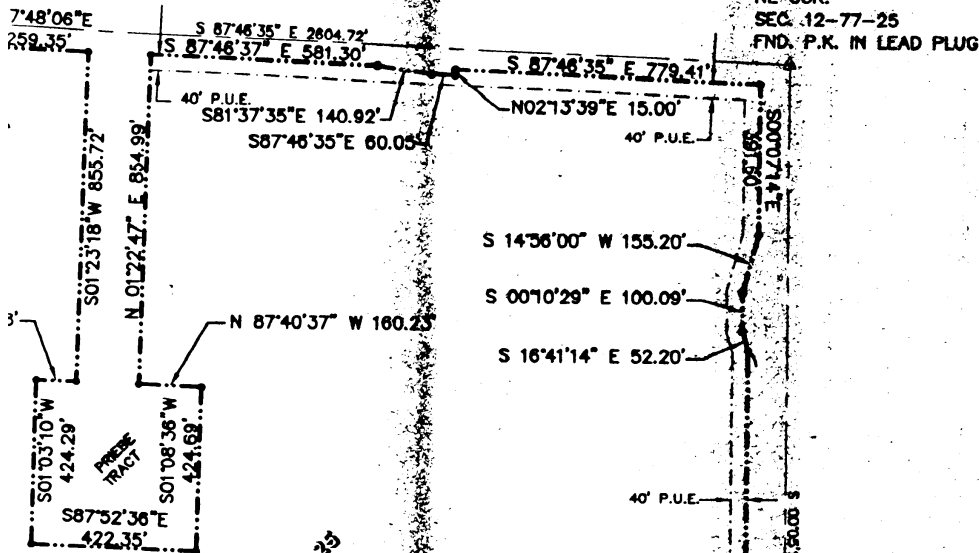
(IN FEET)

1 inch = 300 ft.



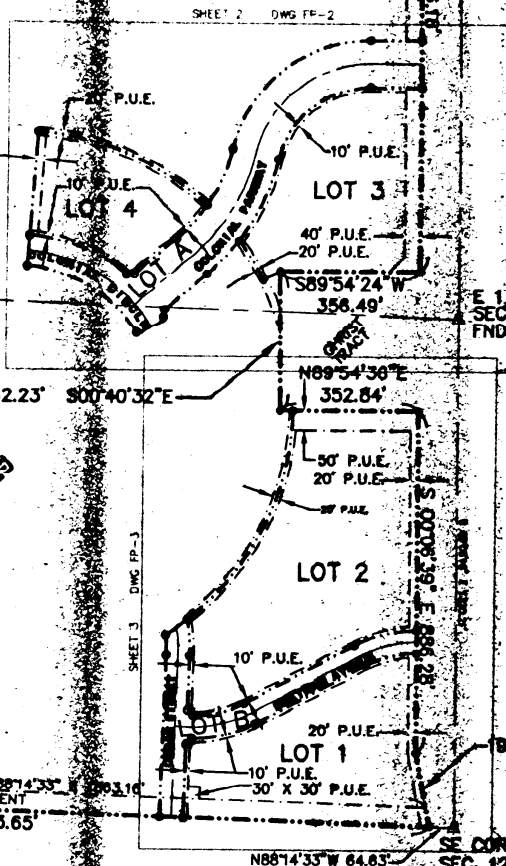
- LEGEND
- BUILDING SETBACK
 - PROPERTY LINE / LOT LINE
 - SECTION LINE
 - EASEMENT
 - △ SECTION CORNER
 - IRON PIN SET
 - IRON PIN FOUND
 - P.O.B. POINT OF BEGINNING
 - P.U.E. PUBLIC UTILITY EASEMENT





T X
ITED
J AC.

20' INGRESS / EGRESS EASEMENT



38 1/4 388, 12-77-23

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

E 1/4 COR.
SEC. 12-77-25
FND. 'Y' CUT IN CONG.

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



205 W. 14th Street
Des Moines, Iowa 50319
515-281-1100
FAX 515-281-1101

COLONIAL MEADOWS L.C.
COLONIAL PROPERTIES MANAGEMENT
NORWALK, IOWA 50301
515-263-7830

COLONIAL MEADOWS PLAT 1
NORWALK, IOWA

FINAL PLAT

THIS PLAT IS THE RESULT OF A SURVEY MADE BY THE UNDERSIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA SURVEYING ACT AND THE IOWA PLAT ACT. THE UNDERSIGNED HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF IOWA. THE UNDERSIGNED HAS BEEN DULY LICENSED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF IOWA. THE UNDERSIGNED HAS BEEN DULY REGISTERED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF IOWA. THE UNDERSIGNED HAS BEEN DULY BONDED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF IOWA. THE UNDERSIGNED HAS BEEN DULY INSURED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF IOWA. THE UNDERSIGNED HAS BEEN DULY REGISTERED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF IOWA. THE UNDERSIGNED HAS BEEN DULY BONDED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF IOWA. THE UNDERSIGNED HAS BEEN DULY INSURED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF IOWA.

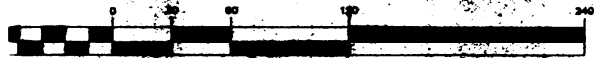
DATE	JUN 89
BY	JMS
CHECKED BY	EMP
DATE	JUN 89
BY	JMS
DATE	JUNE 89
BY	JMS
DATE	1989
BY	P-1



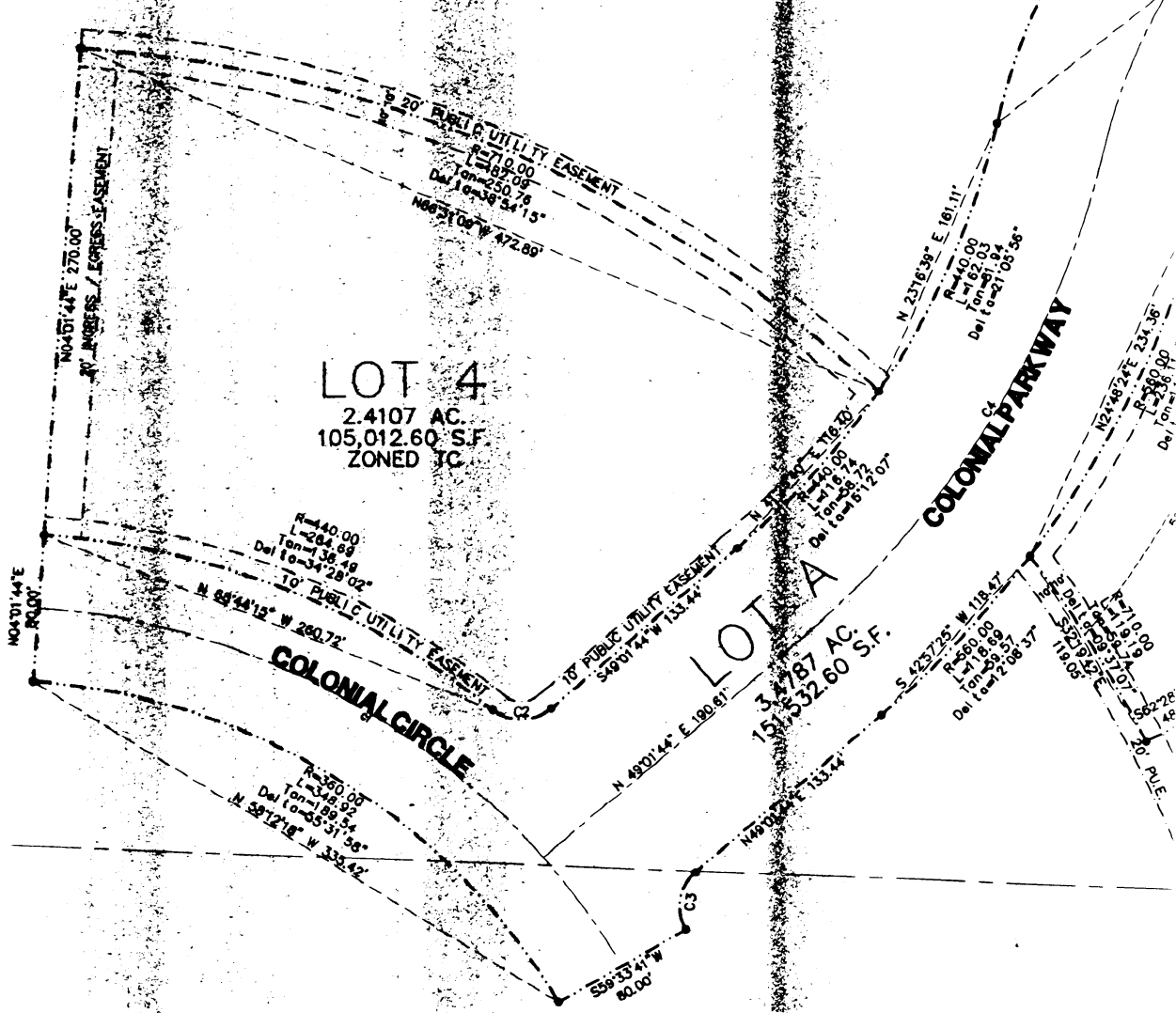
OUTLOT X UNPLATTED

270.0610 AC.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



LOT 4
2.4107 AC.
105,012.60 S.F.
ZONED TC

LOT A
3.4787 AC S.F.
151,332.60 S.F.

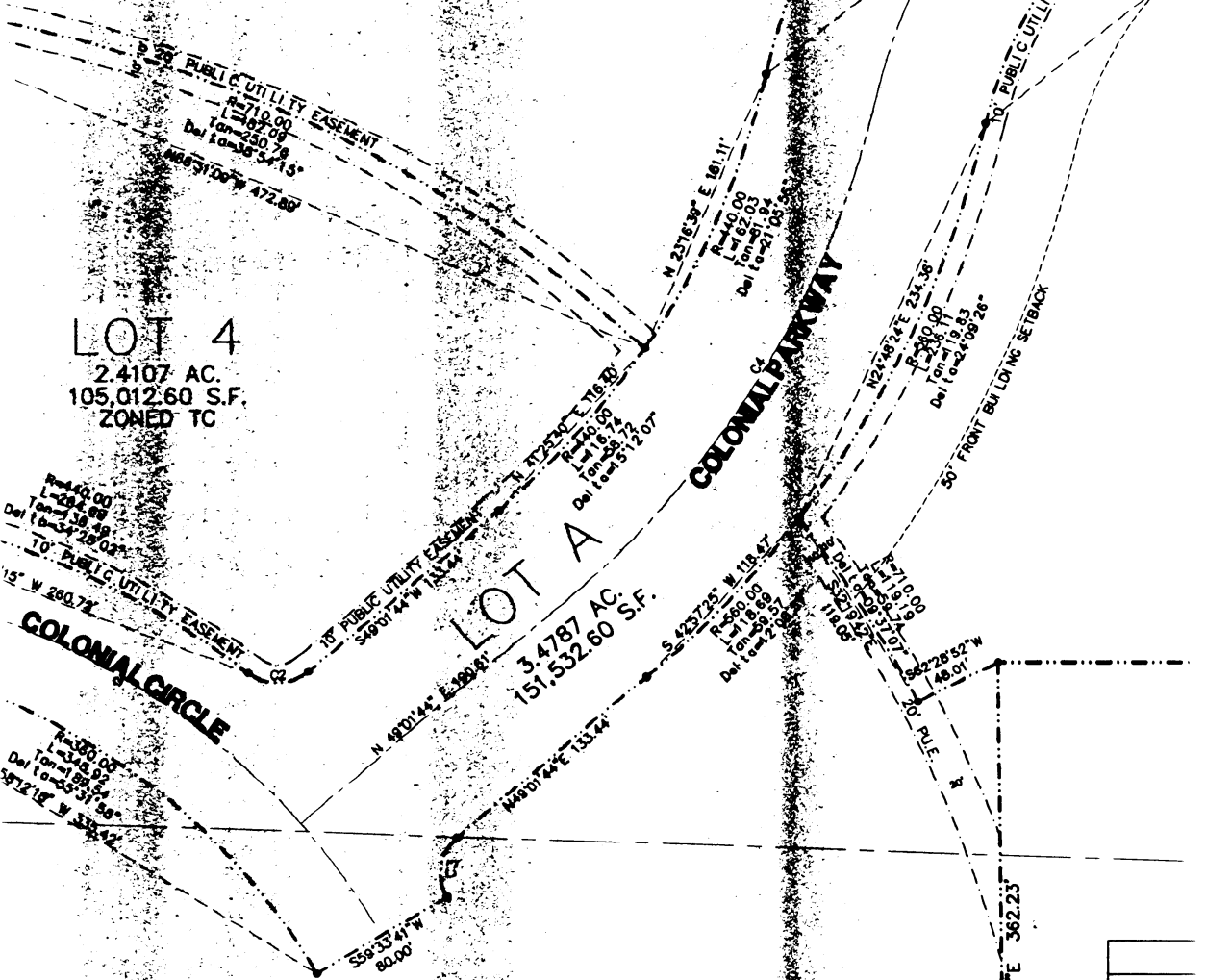
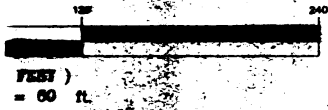
LINE TAB	
LINE	LENGTH
L1	0.87
L2	0.87
L3	0.87



OUTLOT X UNPLATTED

270.0810 AC.

GRAPHIC SCALE

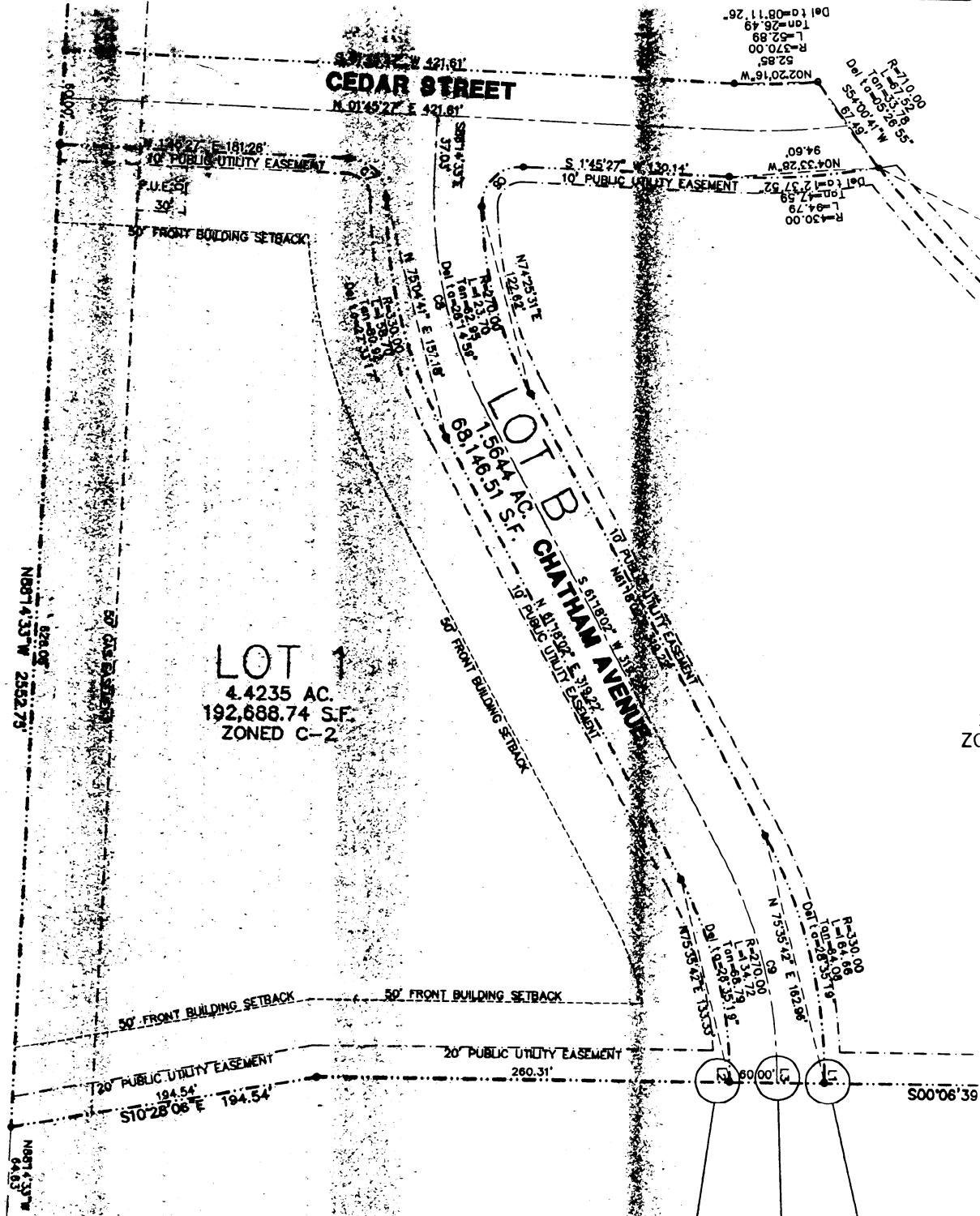


LOT 4
2.4107 AC.
105,012.60 S.F.
ZONED TC

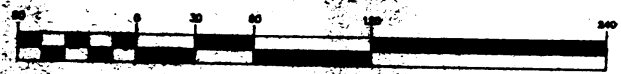
LOT A
3.4787 AC.
151,532.60 S.F.

CURVE
C1
C2
C2
C3
C4
C5
C6
C6
C7
C8
C9

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.87	N89°53'21\"E
L2	0.87	N89°53'21\"E
L3	0.87	S89°53'21\"W

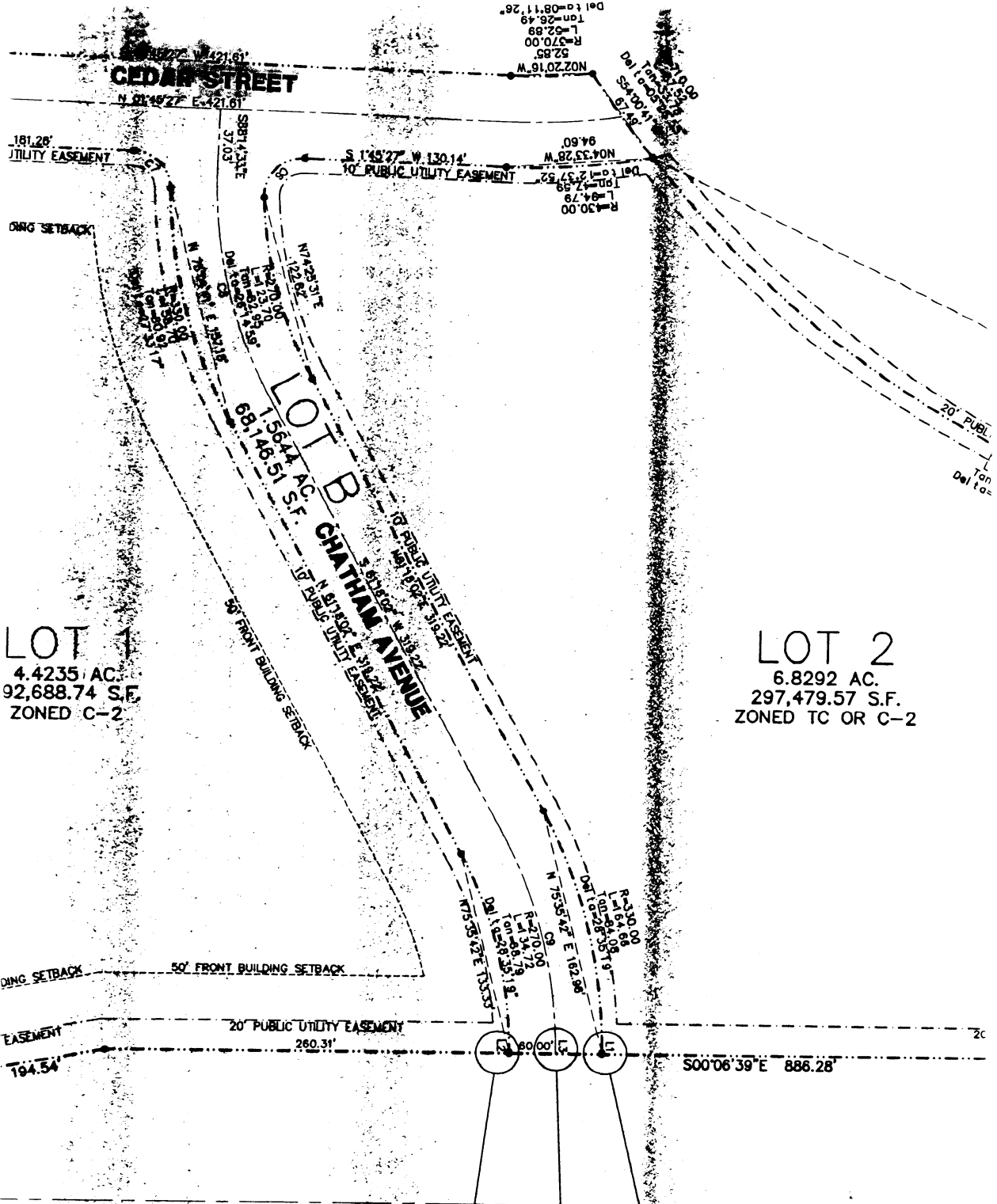


GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

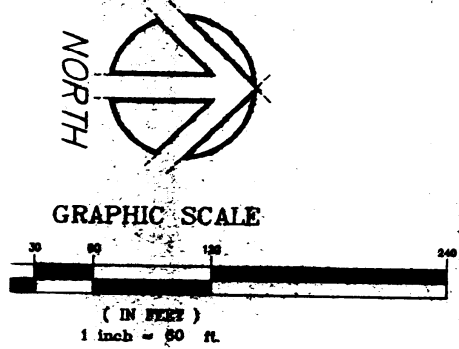
ZC



LOT 1
 4.4235 AC.
 92,688.74 S.F.
 ZONED C-2

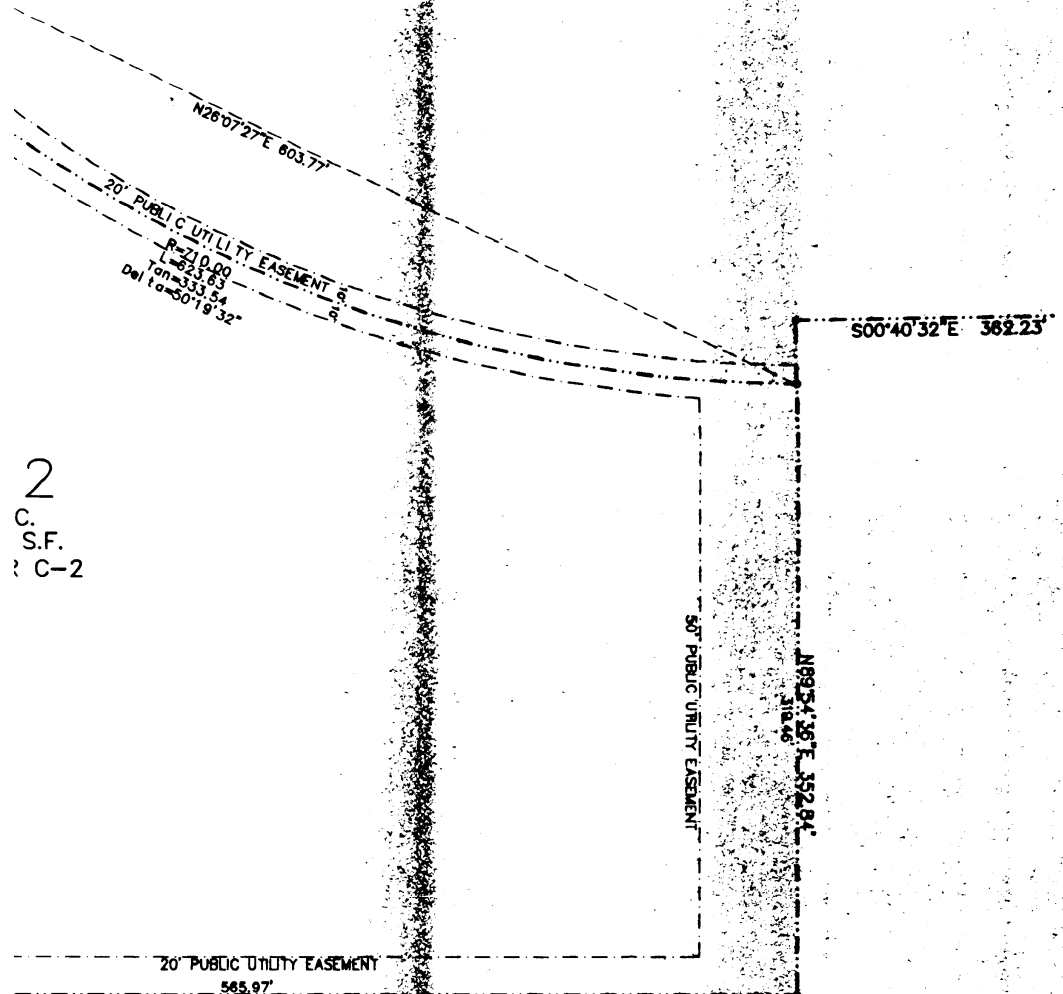
LOT 2
 6.8292 AC.
 297,479.57 S.F.
 ZONED TC OR C-2

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.87	N89°53'21"E
L2	0.87	N89°53'21"E
L3	0.87	S89°53'21"W



OUTLOT X UNPLATTED

270.0610 AC.



2
C.S.F.
C-2

1000 S. W. AVENUE
SUITE 100
ANN ARBOR, MI 48106
(313) 341-0000
FAX (313) 341-0000

MCCLURE
ENGINEERING
COMPANY
CONSULTING ENGINEERS

200 W. W. AVENUE
SUITE 100
ANN ARBOR, MI 48106
(313) 341-0000
FAX (313) 341-0000

COLONIAL MEADOWS, L.C.
COLONIAL PROPERTIES MANAGEMENT
P.O. BOX 177
ANN ARBOR, MI 48106

COLONIAL MEADOWS PLAT 1
NORMAL, IOWA

FINAL PLAT

THIS PLAT IS THE FINAL PLAT FOR THE PROJECT AND IS THE ONLY PLAT TO BE RECORDED. ANY OTHER PLATS OR RECORDS FOR THIS PROJECT ARE VOID. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE RECORD PLAT. THE ENGINEER HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE RECORD PLAT. THE ENGINEER HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE RECORD PLAT.

TH	BEARING
7	N89°53'21"E
7	N89°53'21"E
7	S89°53'21"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD	DELTA
C1	380.40	400.00	205.96	N58°43'39"W	366.22	54°29'16"
C2	20.80	15.00	12.47	N88°45'45"E	19.18	79°28'02"
C2	34.67	25.00	20.78	N88°45'45"E	31.96	79°28'02"
C3	34.67	25.00	20.78	S09°17'42"W	31.96	79°28'02"
C4	316.78	500.00	163.91	N30°52'42"E	311.51	36°18'03"
C5	404.13	300.00	239.42	S51°19'11"W	374.26	77°11'01"
C6	24.66	15.00	16.14	S45°20'46"E	21.98	94°12'26"
C6	41.11	25.00	26.91	S45°20'46"E	36.63	94°12'26"
C7	38.00	25.00	23.76	S45°18'23"W	34.45	87°05'52"
C8	159.47	300.00	81.67	N76°31'45"E	157.60	30°27'25"
C9	149.69	300.00	76.44	S75°35'42"W	148.14	28°35'19"

DATE: JUNE 20
BY: JSS
CHECKED: JSS
DATE: JUNE 20
PROJECT: 1670
SHEET: 3
TOTAL: 4/4

FINAL PLAT OF:

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

Commencing at the North 1/4 corner of said Section 12,

Thence South 0° 00' 35" West 55.04 feet along the West line of the NE 1/4 of said Section 12 to the Point of Beginning,

Thence South 87° 48' 08" East 449.82 feet along the South right-of-way line of Beardsley Avenue,

Thence South 74° 39' 52" East 66.71 feet along the South right-of-way line of Beardsley Avenue,

Thence North 68° 37' 22" East 38.08 feet along the South right-of-way line of Beardsley Avenue,

Thence South 87° 48' 08" East 259.35 feet along the South right-of-way line of Beardsley Avenue,

Thence South 1° 23' 18" West 855.72 feet along the West line of the "Priebe Tract",

Thence North 88° 14' 34" West 102.78 feet along the North line of the "Priebe Tract",

Thence South 1° 03' 10" West 424.29 feet along the West line of the "Priebe Tract",

Thence South 87° 52' 36" East 422.38 feet along the South line of the "Priebe Tract",

Thence North 1° 08' 36" East 424.89 feet along the East line of the "Priebe Tract",

Thence North 87° 18' 37" West 180.23 feet along the North line of the "Priebe Tract",

Thence North 1° 22' 47" East 854.99 feet along the East line of the "Priebe Tract",

Thence South 87° 48' 37" East 581.30 feet along the South right-of-way line of Beardsley Avenue,

Thence South 81° 32' 35" East 140.82 feet along the South right-of-way line of Beardsley Avenue,

Thence South 87° 48' 35" East 60.05 feet along the South right-of-way line of Beardsley Avenue,

Thence North 2° 13' 36" East 18.00 feet along the South right-of-way line of Beardsley Avenue,

Thence South 87° 48' 35" East 778.41 feet along the South right-of-way line of Beardsley Avenue,

Thence South 0° 00' 14" East 391.60 feet along the West right-of-way line of Iowa Highway 28,

Thence South 14° 56' 00" West 155.20 feet along the West right-of-way line of Iowa Highway 28,

Thence South 0° 10' 29" East 100.09 feet along the West right-of-way line of Iowa Highway 28,

Thence South 18° 44' 14" East 52.20 feet along the West right-of-way line of Iowa Highway 28,

Thence South 0° 00' 23" East 1,778.18 feet along the West right-of-way line of Iowa Highway 28,

Thence South 89° 54' 24" West 356.49 feet along the North line of the "Christ Tract",

Thence South 0° 40' 32" East 382.23 feet along the West line of the "Christ Tract",

Thence North 89° 54' 36" East 352.84 feet along the South line of the "Christ Tract",

Thence South 00° 08' 36" East 888.28 feet along the West right-of-way line of Iowa Highway 28,

Thence South 10° 28' 08" East 194.54 feet along the West right-of-way line of Iowa Highway 28,

Thence North 88° 14' 33" West 2,552.75 feet along the South line of the N 1/2 of the SE 1/4 of said Section 12,

Thence North 0° 08' 36" East 1,330.82 feet along the West line of the N 1/2 of the SE 1/4 of said Section 12,

Thence North 87° 39' 07" West 1,291.36 feet along the South line of the E 1/2 of the NW 1/4 of said Section 12,

Thence North 0° 07' 20" West 2,590.91 feet along the West line of the E 1/2 of the NW 1/4 of said Section 12,

Thence South 87° 48' 45" East 1,301.63 feet along the South right-of-way line of Beardsley Avenue to the Point of Beginning.

Said parcel contains 292.8417 acres and is subject to road right-of-ways and existing easements.

The North line of the NE 1/4 of said Section 12 is assumed to bear South 87° 48' 35" East.

PREVIOUSLY DESCRIBED AS:

The Northeast Quarter (NE 1/4), and the North one-half of the Southeast Quarter (N 1/2 SE 1/4), and the East one-half of the Northwest Quarter (E 1/2 NW 1/4) of Section Twelve (12), Township Seventy-seven North (T77N), Range Twenty-Five West (R25W) of the 5th P.M. in Linn Township, Warren County, Iowa.

EXCEPT the Priebe Tract described as:

A parcel of land in the NE 1/4 of Section 12, Township 77 North, Range 25 West of the 5th P.M., now being in and forming a part of Linn Township, Warren County, Iowa described as follows: Commencing at the NE corner of said NE 1/4 of Section 12; thence S 90° 00' W (assumed for this description) along the North line of said NE 1/4 for a distance of 1,634.63 feet; thence S 1° 00' E for a distance of 55.00 feet to the point of beginning; thence continuing

S 1° 00' E 867.00 feet; thence S 90° 00' E 160.00 feet; thence S 0° 44' W 425.00 feet; thence S 90° 00' W 423.00 feet; thence N 0° 44' E 425.00 feet; thence N 90° 00' E 103.00 feet; thence N 1° 00' W 857.00 feet; thence N 90° 00' E for a distance of 160.00 feet to the point of beginning; said real estate containing 7.275 acres exclusive of the presently established road right-of-way.

And EXCEPT the Christ Tract described as:

That part of the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 12, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows: Commencing at a point of reference at the East 1/4 corner of said Section 12; thence N 90° 00' W (the East line of said NE 1/4 is assumed to bear S 00° 00' E for the purpose of this description only), 100.00 feet to the West right-of-way line of Iowa Highway #28 as it now exists and the point of beginning; thence S 00° 00' 25" E, along said right-of-way line and 100.00 feet West of and parallel with the East line of said SE 1/4, 240.57 feet; thence S 89° 59' 35" W, 352.80 feet; thence N 00° 35' 22" W, 362.45 feet; thence N 90° 00' E, 356.50 feet to a point on said West right-of-way line; thence S 00° 00' E, 121.82 feet to the point of beginning and containing 2.95 acres, more or less.

And EXCEPT public highways and streets.

1400 E. 10th Avenue
 Des Moines, IA 50319
 (515) 281-1200
 FAX (515) 281-1206

2001 IA CONVENTION BLDG
 Des Moines, IA 50319
 (515) 281-1200
 FAX (515) 281-1206

McCLURE
ENGINEERING
COMPANY
 ENGINEERING AND SURVEYING

COLONIAL MEADOWS L.S.
 COLONIAL PROPERTIES MANAGEMENT
 P.O. BOX 779
 NORWALK, IA 50561
 515-382-1620

COLONIAL MEADOWS PLAT 1
 NORWALK, IOWA


FINAL PLAT

THIS PLAT, INCLUDING THE SURVEY THEREON, AND ALL INFORMATION AND DOCUMENTS PERTAINING THEREON, SHALL BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF POLK, IOWA, AT THE OFFICE OF THE CLERK OF COURTS, NORWALK, IOWA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, IOWA CODE, AND CHAPTER 177, IOWA ADMINISTRATIVE CODE, AND SHALL BE AVAILABLE FOR PUBLIC INSPECTION AND REPRODUCTION AT ANY TIME. THE CLERK OF COURTS SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF THIS PLAT IN THE PUBLIC RECORDS.

PUBLIC RIGHT OF WAY DEDICATED
 TO
 CITY OF NORWALK:

LOT A
 COLONIAL PARKWAY / COLONIAL CIRCLE
 3.4787 AC.

LOT B
 CEDAR STREET / CHATHAM AVENUE
 1.5644 AC.

	<p>I HEREBY CERTIFY THAT THIS SURVEYED DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA:</p>
	<p>SIGNATURE: <u>Gary M. Pelisek</u> DATE: <u>7-15-99</u></p> <p>NAME: <u>GARY M. PELISEK L.S. NO. 11422</u> .DATE</p> <p>MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000</p> <p>PAGES OR SHEETS COVERED BY THIS SEAL:</p> <p><u>1, 2, 3, 4</u></p>

DATE: JMS
 PL. BY: GMP
 DR. BY: JMS
 TITLE: S.W.M. 99
 PROJECT NO.: 1870
 SHEET NO.: EP-4
 4/4