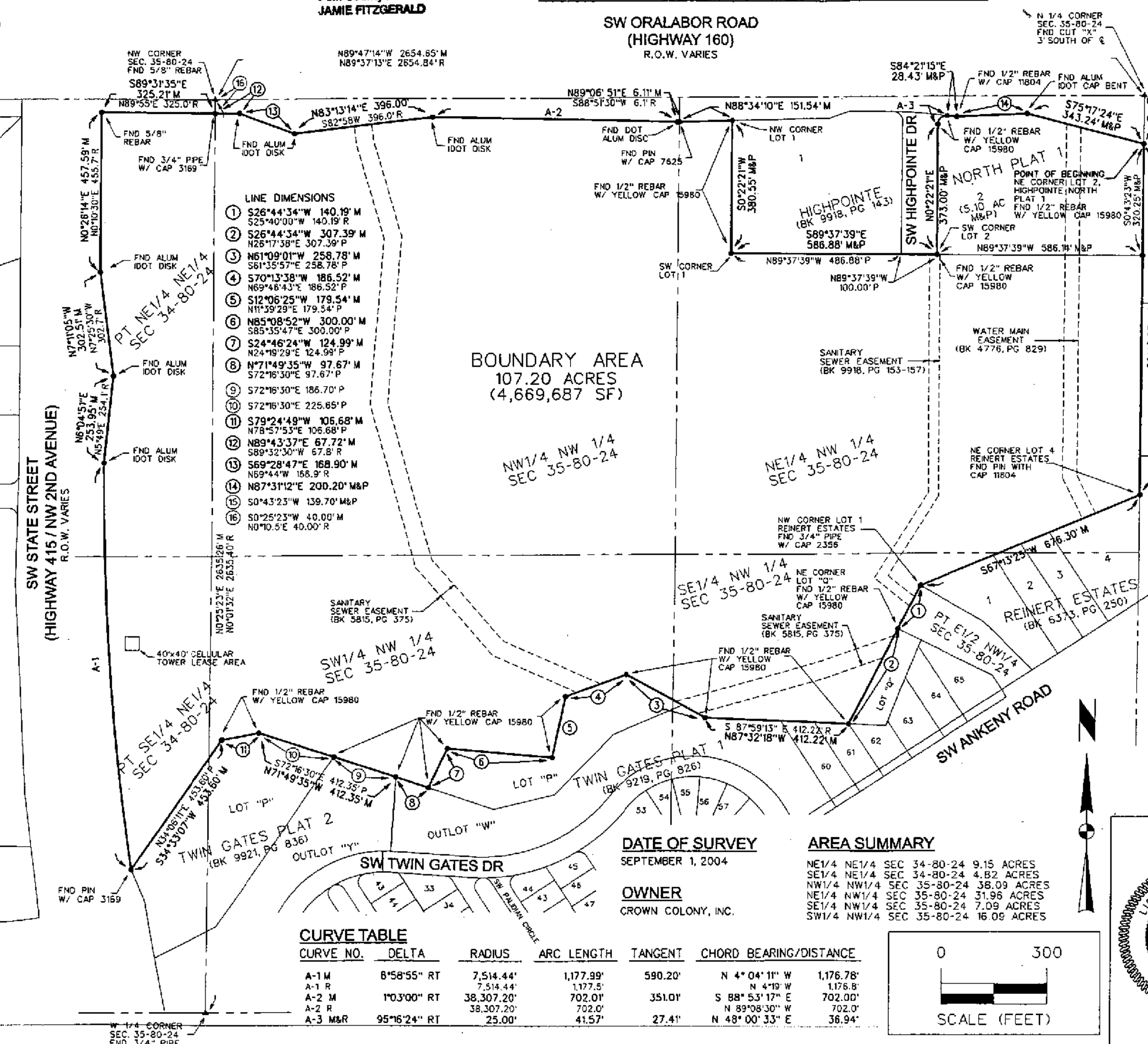
Doc ID: 019742440001 Type: PLT
Recorded: 04/03/2007 at 04:18:03 PM
Fee Amt: $12.00 Page 1 of 1
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2007-00083719
BK 12134 PG 142

Parcel Letter Designation Not Needed
Polk County Auditor
JAMIE FITZGERALD

BOUNDARY RETRACEMENT SURVEY



LINE DIMENSIONS

No.	Bearing	Distance
1	S26°44'34"W	140.19' M
	S25°40'00"W	140.19' R
2	S26°44'34"W	307.39' M
	N26°17'38"E	307.39' P
3	N61°09'01"W	258.78' M
	S61°35'57"E	258.78' P
4	S70°13'38"W	186.52' M
	N69°46'43"E	186.52' P
5	S12°06'25"W	179.54' M
	N11°39'29"E	179.54' P
6	N85°08'52"W	300.00' M
	S85°35'47"E	300.00' P
7	S24°46'24"W	124.99' M
	N24°19'29"E	124.99' P
8	N71°49'35"W	97.67' M
	S72°16'30"E	97.67' P
9	S72°16'30"E	186.70' P
10	S72°16'30"E	225.65' P
11	S79°24'49"W	106.68' M
	N78°57'53"E	106.68' P
12	N89°43'37"E	67.72' M
	S89°32'30"W	67.8' R
13	S69°28'47"E	168.90' M
	N69°44'W	168.9' R
14	N87°31'12"E	200.20' M&P
15	S0°43'23"W	139.70' M&P
16	S0°25'23"W	40.00' M
	N0°10.5'E	40.00' R

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	
A-1 M	8°58'55" RT	7,514.44'	1,177.99'	590.20'	N 4° 04' 11" W	1,176.78'
A-1 R		7,514.44'	1,177.5'		N 4°19' W	1,176.8'
A-2 M	1°03'00" RT	38,307.20'	702.01'	351.01'	S 88° 53' 17" E	702.00'
A-2 R		38,307.20'	702.0'		N 89°08'30" W	702.0'
A-3 M&R	95°16'24" RT	25.00'	41.57'	27.41'	N 48° 00' 33" E	36.94'

DATE OF SURVEY
SEPTEMBER 1, 2004

OWNER
CROWN COLONY, INC.

AREA SUMMARY

NE1/4 NE1/4 SEC 34-80-24	9.15 ACRES
SE1/4 NE1/4 SEC 34-80-24	4.82 ACRES
NW1/4 NW1/4 SEC 35-80-24	38.09 ACRES
NE1/4 NW1/4 SEC 35-80-24	31.96 ACRES
SE1/4 NW1/4 SEC 35-80-24	7.09 ACRES
SW1/4 NW1/4 SEC 35-80-24	16.09 ACRES

0 300
SCALE (FEET)

PROPERTY DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF SECTION 35 AND A PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M. AND LOT 2, HIGHPOINTE NORTH PLAT 1, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 35: THENCE SOUTH 0°43'23" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 139.70 FEET TO THE NORTHEAST OF LOT 2 OF SAID HIGHPOINTE NORTH PLAT 1 AND THE POINT OF BEGINNING: THENCE CONTINUING SOUTH 0°43'23" WEST ALONG SAID EAST LINE, 1011.78 FEET TO THE NORTHEAST CORNER OF LOT 4, REINERT ESTATES: THENCE SOUTH 67°13'25" WEST ALONG THE NORTH LINE OF SAID REINERT ESTATES, 676.30 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID REINERT ESTATES: THENCE SOUTH 26°44'34" WEST, 140.19 FEET TO THE NORTHEASTERLY CORNER OF LOT "Q", TWIN GATES PLAT 1, BEING AN OFFICIAL PLAT: THENCE CONTINUING SOUTH 26°44'34" WEST ALONG THE NORTHERLY LINE OF SAID TWIN GATES PLAT 1, A DISTANCE OF 307.39 FEET: THENCE NORTH 87°52'18" WEST CONTINUING ALONG SAID NORTHERLY LINE, 412.22 FEET: THENCE NORTH 61°09'01" WEST CONTINUING ALONG SAID NORTHERLY LINE, 258.78 FEET: THENCE SOUTH 70°13'38" WEST CONTINUING ALONG SAID NORTHERLY LINE, 186.52 FEET: THENCE SOUTH 12°06'25" WEST CONTINUING ALONG SAID NORTHERLY LINE, 179.54 FEET: THENCE NORTH 85°08'52" WEST CONTINUING ALONG SAID NORTHERLY LINE, 300.00 FEET: THENCE SOUTH 24°46'24" WEST CONTINUING ALONG SAID NORTHERLY LINE, 124.99 FEET: THENCE NORTH 71°49'35" WEST, 97.67 FEET TO THE NORTHEASTERLY CORNER OF OUTLOT "Y", TWIN GATES PLAT 2, AN OFFICIAL PLAT: THENCE CONTINUING NORTH 71°49'35" WEST ALONG THE NORTHERLY LINE OF SAID TWIN GATES PLAT 2, A DISTANCE OF 412.35 FEET: THENCE SOUTH 79°24'49" WEST ALONG SAID NORTHERLY LINE, 106.68 FEET: THENCE SOUTH 34°33'07" WEST ALONG SAID NORTHERLY LINE, 453.60 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW STATE STREET: THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY AND ALONG A CURVE CONCAVE EAST WHOSE RADIUS IS 7514.44 FEET, WHOSE ARC LENGTH IS 1177.99 FEET AND WHOSE CHORD BEARS NORTH 04°04'11" WEST, 1176.78 FEET: THENCE NORTH 06°04'51" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 253.95 FEET: THENCE NORTH 07°11'05" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 302.51 FEET: THENCE NORTH 0°26'14" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 457.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW ORALABOR ROAD: THENCE SOUTH 89°31'35" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 325.21 FEET: THENCE NORTH 89°43'37" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 67.72 FEET: THENCE SOUTH 69°28'47" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 168.90 FEET: THENCE NORTH 83°13'14" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 396.00 FEET: THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTH WHOSE RADIUS IS 38307.20 FEET, WHOSE ARC LENGTH IS 702.01 FEET AND WHOSE CHORD BEARS SOUTH 88°53'17" EAST, 702.00 FEET: THENCE NORTH 89°06'51" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 6.11 FEET: THENCE NORTH 88°34'10" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 151.54 FEET TO THE NORTHWEST CORNER OF LOT 1, HIGHPOINTE NORTH PLAT 1, AN OFFICIAL PLAT: THENCE SOUTH 0°22'21" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 380.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1: THENCE SOUTH 89°37'39" EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND STREET LOT "A" OF SAID HIGHPOINTE NORTH PLAT 1, A DISTANCE OF 586.88 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID HIGHPOINTE NORTH PLAT 1: THENCE NORTH 0°22'21" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 373.00 FEET: THENCE NORTH ALONG THE NORTH LINE OF SAID LOT 2 AND ALONG A CURVE CONCAVE EAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 41.57 FEET AND WHOSE CHORD BEARS NORTH 48°00'33" EAST, 36.94 FEET: THENCE SOUTH 84°21'15" EAST CONTINUING ALONG SAID NORTH LINE, 28.43 FEET: THENCE NORTH 87°31'12" EAST CONTINUING ALONG SAID NORTH LINE, 200.20 FEET: THENCE SOUTH 75°17'24" EAST CONTINUING ALONG SAID NORTH LINE, 343.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 107.20 ACRES (4,669,687 S.F.).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Centerline		
Section Line		
1/4 Section Line		
Easement Line		

LICENSED LAND SURVEYOR
DAVE L. JOENS
11579
IOWA

I hereby certify that this land surveying document was prepared and the related surveying work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Dave L. Joens 3/26/2007
Dave L. Joens, PLS Date

License Number 11579

My License Renewal Date is December 31, 2008

Pages or sheets covered by this seal:
SHEET 1 OF 1

HIGHPOINTE
BOUNDARY RETRACEMENT SURVEY
SNYDER & ASSOCIATES

RETURN TO:
ANKENY, IOWA

MARK	REVISION	DATE	BY
Engineer:	Checked By: TLC	Scale: 1"= 300'	
Technician: JBP	Date: 07/15/04	Field Bk	Pg

104.0696
Sheet 1 of 1