

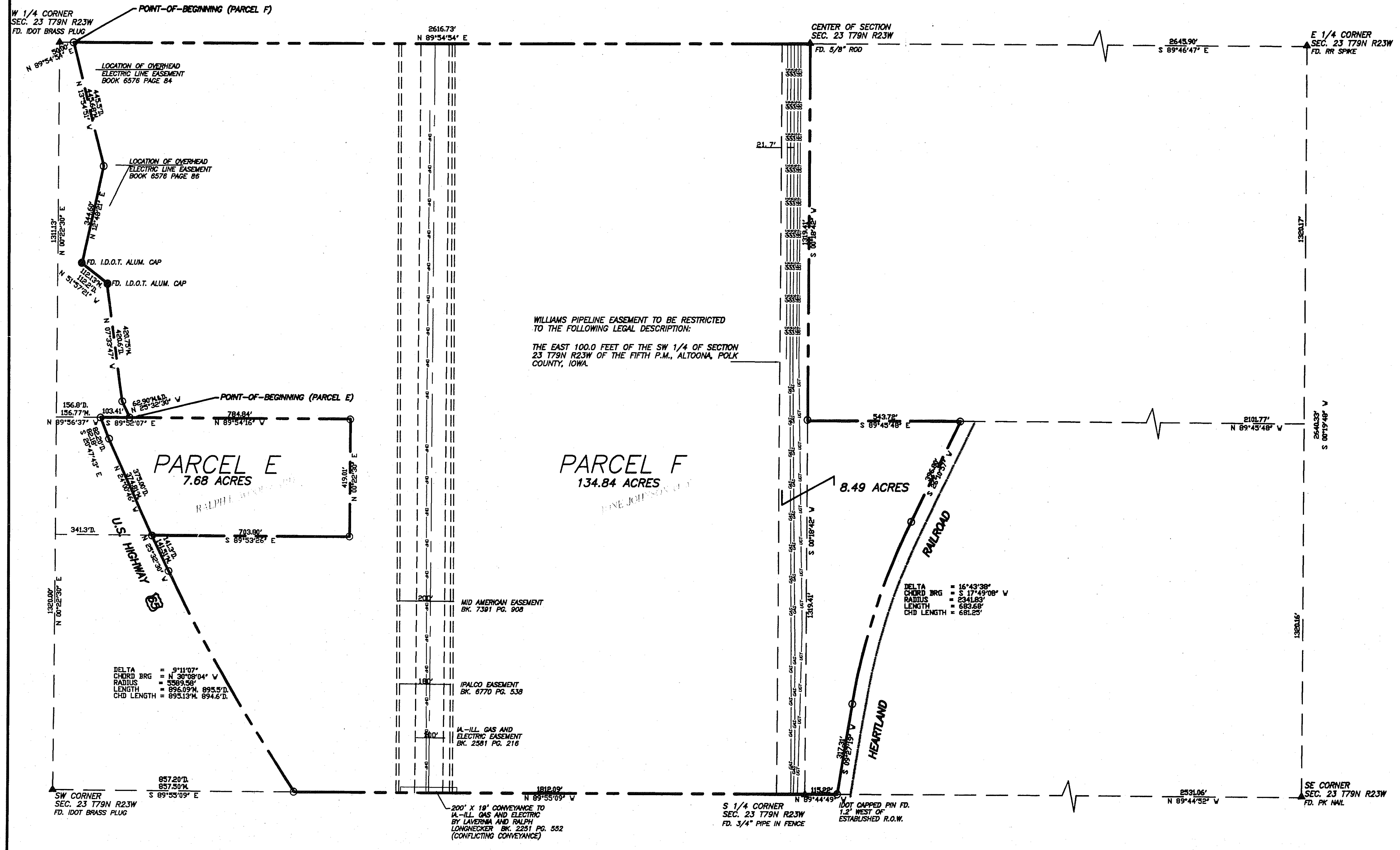
WOODWARD PROPERTY

PLAT OF SURVEY - SECTION 23 T79N R23W

FILED FOR RECORD
POLK COUNTY, IOWA
99 DEC 13 P 2:31.8
TIMOTHY J. BRIEN
RECORDER

INST# 048562
RECORDING FEE 3100
AUDITOR FEE

Doc ID: 05531780001 Type: PLT
Recorded: 12/13/1999 at 12:00:00 AM
Page 1 of 1
Polk County Iowa
TIMOTHY J. BRIEN RECORDER
BK 8388 PG 600



PARCEL F
LEGAL DESCRIPTION
A part of the SW 1/4 of Section 23 and all of that part of the SW 1/4 of the SE 1/4 of Section 23 lying west of the railroad right-of-way in Township 79 North, Range 23 West of the fifth P.M., Polk County, Iowa, more particularly described as follows:
Commencing at the west 1/4 corner of Section 23, Township 79 North, Range 23 West of the fifth P.M.; thence N89°54'54" (minutes) 54" (seconds) E along the north line of the SW 1/4 of said Section 23 for 50.00 feet to the easterly right-of-way line of U.S. Highway 65 and being the point-of-beginning; thence continuing N89°54'54" E along said north line for 2818.73 feet to the center of Section; thence S00°18'42" W along the east line of said SW 1/4 for 1318.41 feet to the northwest corner of the SW 1/4 of the SE 1/4 of Section 23; thence S89°43'48" E along the north line of said SW 1/4 of the SE 1/4 for 543.72 feet to the westerly right-of-way line of the Heartland Railroad; thence S28°10'57" W along said westerly right-of-way line for 306.80 feet; thence along said westerly right-of-way line along a 2341.83 foot radius curve to the left for a length of 883.88 feet, a chord of 881.25 feet and a chord bearing of S17°49'08" W; thence S09°27'19" W along said westerly railroad right-of-way for 317.31 feet to the south line of the SW 1/4 of the SE 1/4 of Section 23; thence N89°44'49" W along said south line for 115.22 feet to the south 1/4 corner of Section 23; thence N89°59'09" W along the south line of the SW 1/4 of Section 23 for 1812.09 feet to the easterly right of way line of U.S. Highway 65; thence along said easterly line along a 5589.58 foot radius curve to the right for a length of 886.09 feet, a chord of 885.13 feet and a chord bearing of N30°08'04" W; thence N25°32'30" W along said easterly line for 141.51 feet; thence S89°53'26" E for 703.80 feet; thence N00°22'30" E for 419.01 feet; thence N89°54'18" W for 784.84 feet to the easterly right-of-way line of U.S. Highway 65; thence N 25°32'30" W along said easterly line for 42.90 feet; thence N07°33'47" W along said easterly line for 420.75 feet; thence N51°57'21" W along said easterly line for 112.13 feet; thence N12°48'21" E along said easterly line for 344.80 feet; thence N13°54'51" W along said easterly line for 445.88 feet to the point-of-beginning.
This parcel contains 143.33 acres and is subject to easements of record.

PARCEL E
LEGAL DESCRIPTION
Except the west 156.8 feet on the North line and the west 341.3 feet on the South line, the North 119 feet of the 1045 feet of the S 1/2 of the SW 1/4 of Section 23, Township 79 North, Range 23 West of the fifth P.M., Polk County, Iowa, more particularly described as follows:
Commencing at the west 1/4 corner of Section 23, Township 79 North, Range 23 West of the fifth P.M.; thence N89°54'54" (minutes) 54" (seconds) E along the north line of the SW 1/4 of said Section 23 for 50.00 feet to the easterly right-of-way line of U.S. Highway 65; thence S13°34'51" E along said right-of-way line for 445.88 feet; thence S12°48'21" W for 344.80 feet; thence S51°57'21" E for 112.13 feet; thence S07°33'47" E for 420.75 feet; thence S25°32'30" E for 82.90 feet to the point-of-beginning; thence S89°54'18" E for 784.84 feet; thence S00°22'30" W for 419.01 feet; thence N89°53'26" W for 703.80 feet to said U.S. Highway 65 right-of-way; thence N24°00'42" W along said right-of-way for 374.81 feet; thence N20°47'43" W for 82.18 feet; thence S89°52'07" E for 103.41 feet to the point-of-beginning.
This parcel contains 7.68 acres and is subject to easements of record.

- LEGEND**
- ▲ GOVERNMENT MONUMENT FD.
 - PROPERTY CORNER FD.
 - PROPERTY CORNER TO BE SET
 - FD. FOUND
 - D. DEEDED
 - M. MEASURED

SURVEY FOR
RALPH L. WOODWARD
3959 56TH STREET N.E.
ALTOONA, IOWA 50009

IONE JOHNSON
1528 MATTERN
DES MOINES, IOWA 50316

STEPHEN R. GRUBB
5000 HAWTHORNE DRIVE
WEST DES MOINES, IOWA 50266
PHONE 515-327-1700

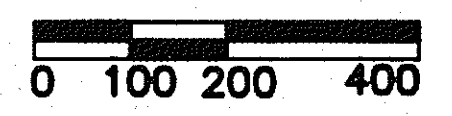
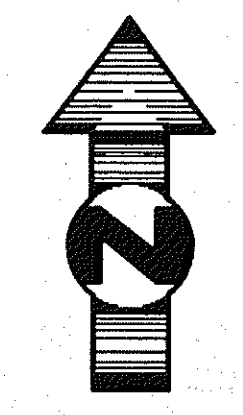
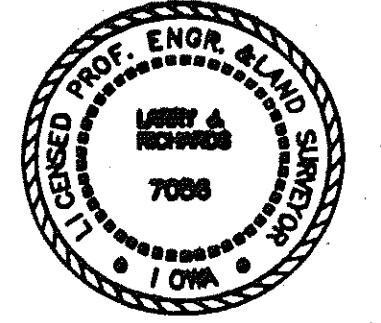
Parcel Letter Designation
Approved by Polk County Auditor
MICHAEL A. MAURO
Dated This 13th Day of Dec. 1999
MICHAEL A. MAURO, POLK COUNTY AUDITOR

- NOTES**
- 1/2" Reard w/cap (7058) shall be set at all lot corners and all other locations required by law within one year of the recording of this plat.
 - All bearings are based upon an assumed meridian for computation purposes.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: *Larry J. Richards* DATE: 12-10-99
LARRY J. RICHARDS, P.E. & L.S. IOWA REG. NO. 7056
MY REGISTRATION RENEWAL IS DECEMBER 31, 2000.



RETURN TO:

eds
ENGINEERING DESIGN SERVICES

1234 66TH ST.
DES MOINES, IOWA 50311
PH. 515-274-1322

WOODWARD PROPERTY - SECTION 23 T79N R23W

PLAT OF SURVEY

DATE:	REVISIONS	DWG. NO.
		1 of 1
		SCALE: 1" = 200'
ALTOONA, IOWA	DRAWN: LJR DATE: 09/29/99	JOB NO. 34-116