

BK 14524 PG 879

PREPARED BY: KEVEN J. CRAWFORD, 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265



I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DUTY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

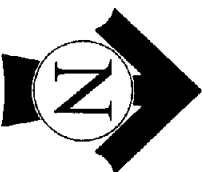
30 2012
KAREN J. CRAMOND, P.L.C. IOWA LICENSE NO 71316
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012
PAGES OR SHEETS COVERED BY THIS SEAL:

~~THIS SHEET ONLY~~

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	17°58'53"	100.36	31.50	15.88	31.37	N61°40'35"W

Parcel Letter Designation
Approved by Polk County Auditor
JAMIE FITZGERALD
Dated This 14 Day of September, 2018
JAMIE FITZGERALD, POLK COUNTY AUDITOR

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER AS NOTED
- SET CORNER 5/8" IR W/
YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- S.U.E. PUBLIC UTILITY EASEMENT



COOPER CRAWFORD
& ASSOCIATES, L.L.C.
 CIVIL ENGINEERS
 475 S. 50th Street, Suite 800, West Des Moines, IA 50265
 Phone: (515) 224-1344 Fax: (515) 224-1345

0 50 100
SCALE: 1"=100'
DATE: 10-30-2012

PLAT OF SURVEY

OWNER/DEVELOPER

INGERSOLL SQUARE II INVESTMENTS, LLC
1906 INGERSOLL AVENUE SUITE 5
DES MOINES, IA 50309

(515) 440-6257

ZONING
EXISTING: NEIGHBORHOOD PEDESTRIAN COMMERCIAL
PROPOSED: NEIGHBORHOOD PEDESTRIAN COMMERCIAL

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF PARCEL 'A' OF THE PLAT OF SURVEY OF A PART OF LOTS 1 - 8 OF WEST AND BURTON'S ADDITION, RECORDED AT BOOK 12613 PAGE 246 IN THE OFFICE OF POLK COUNTY RECORDER. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 'A', THENCE N89°33'09"E, 242.15 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A', THENCE S89°33'09"E, 145.44 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF HIGH STREET AS IT IS PRESENTLY ESTABLISHED, THENCE S00°26'31"E, 76.85 FEET, THENCE S89°33'29"E, 9.00 FEET, THENCE S00°26'31"E, 145.44 FEET TO A NON-TANGENT 100.38 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY, 31.50 FEET ALONG SAID CURVE, SAID CURVE HAVING A CHORD LENGTH OF 31.37 FEET AND A CHORD BEARING OF N81°40'35"E, THENCE S89°33'22"E, 201.97 FEET TO THE WEST LINE OF SAID PARCEL 'A' AND TO THE EAST RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. PARKWAY AS IT IS PRESENTLY ESTABLISHED; THENCE N00°29'14"E, 217.58 FEET ALONG SAID WEST LINE AND EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF SAID PARCEL 'A' AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD

SAID TRACT OF LAND CONTAINS 1.81 ACRES MORE OR LESS

NOTES

1. THE INTENT OF THIS PLAT IS TO CREATE A PARCEL TO TRANSFER OWNERSHIP TO ANOTHER PARTY.
2. NO BUILDING PERMITS OTHER THAN THE FOOTING AND FOUNDATION PERMIT SHALL BE ISSUED ON PARCEL 'E' UNTIL SUCH TIME THAT APPROPRIATE DECLARATION OF COVENANTS AND A NO-BUILD EASEMENT HAVE BEEN FILED AND RECORDED ON THE PROPERTY.

SURVEYOR NOTES

1. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
2. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
4. FIELD WORK COMPLETED 4-14-2005.

LEGEND

PLAT BOUNDARY

SECTION CORNER

FOUND CORNER AS NOTED

SEE CORNER 3/2
YELL ON CAB #13156

IRON ROLLS

GAS PIPE

DEEDED DISTANCE

LEADERED DISMISSED

LIBRARY UTILITY ENGAGEMENT
