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1780
1007 JM



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Kind: SURVEY
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Fee Amt: \$17.00 Page 1 of 2
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2017-00030086

BK **16677** PG **209-210**

COVER SHEET
for
PLAT OF SURVEY – PARCEL “2017-181”

INDEX LEGEND

LOCATION: PART OF PARCEL “F” OF THE W1/2
SECTION 3-78-23, PLEASANT HILL, POLK COUNTY, IOWA

REQUESTOR: PRAIRIE CREEK ENTERPRISES, LLC

PROPRIETOR: SUNRISE DEVELOPING COMPANY

SURVEYOR: MARK L. LEE

SURVEY COMPANY: LEE CHAMBERLIN CONSULTANT ENGINEERS, PLLC

RETURN TO: MARK LEE
RETURN TO: 3117 115TH STREET, VAN METER, IOWA 50261
mark.lee@lee-engineers.net
515-669-4188

PLAT OF SURVEY - PARCEL "2017-181", PT. PARCEL "F", W1/2 SEC. 3, T78N, R23W, PLEASANT HILL, POLK COUNTY, IOWA

PREPARED BY: MARK L. LEE, P.E., PLS., LEE CHAMBERLIN CONSULTANT ENGINEERS, PLLC, 3117 115TH STREET, VAN METER, IOWA 50261, 515-669-4188

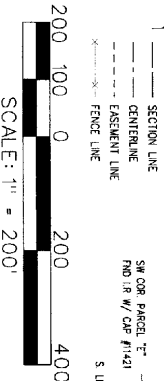
LEGAL DESCRIPTION (PARCEL "2017-181"):
 PARCEL "F", AS RECORDED IN BOOK 15025 PAGE 746 OF THE POLK COUNTY, IOWA, RECORDER'S OFFICE. EXCEPT PARCEL "2017-181" AS RECORDED IN BOOK 14680 PAGE 64-6434 OF THE POLK COUNTY RECORDER'S OFFICE. THE SURVEY BEING MADE FOR THE EASEMENT OF THE 5TH P.M. PLEASANT HILL, POLK COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "2017-155", THENCE S29°07'44"E ALONG THE EAST LINE OF SAID PARCEL "2017-155" A DISTANCE OF 1130.71 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "2017-155", THENCE N00°43'54"W ALONG THE SOUTH LINE OF SAID PARCEL "2017-155" A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "2017-153", THENCE N29°00'46"E ALONG THE WEST LINE OF SAID PARCEL "2017-153" A DISTANCE OF 142.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "2017-153", THENCE S86°50'46"E ALONG THE SOUTH LINE OF SAID PARCEL "2017-153" A DISTANCE OF 421.43 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "2017-181", THENCE S03°07'44"E ALONG THE WEST LINE OF SAID PARCEL "2017-181" A DISTANCE OF 538.77 FEET TO A POINT OF BEGINNING. BEING THE EAST CORNER OF SAID PARCEL "2017-181".

OR, BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "2017-155", THENCE S29°07'44"E ALONG THE EAST LINE OF SAID PARCEL "2017-155" A DISTANCE OF 1130.71 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "2017-155", THENCE N00°43'54"W ALONG THE SOUTH LINE OF SAID PARCEL "2017-155" A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "2017-153", THENCE N29°00'46"E ALONG THE WEST LINE OF SAID PARCEL "2017-153" A DISTANCE OF 142.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "2017-153", THENCE S86°50'46"E ALONG THE SOUTH LINE OF SAID PARCEL "2017-153" A DISTANCE OF 421.43 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "2017-181", THENCE S03°07'44"E ALONG THE WEST LINE OF SAID PARCEL "2017-181" A DISTANCE OF 538.77 FEET TO A POINT OF BEGINNING. BEING THE EAST CORNER OF SAID PARCEL "2017-181".

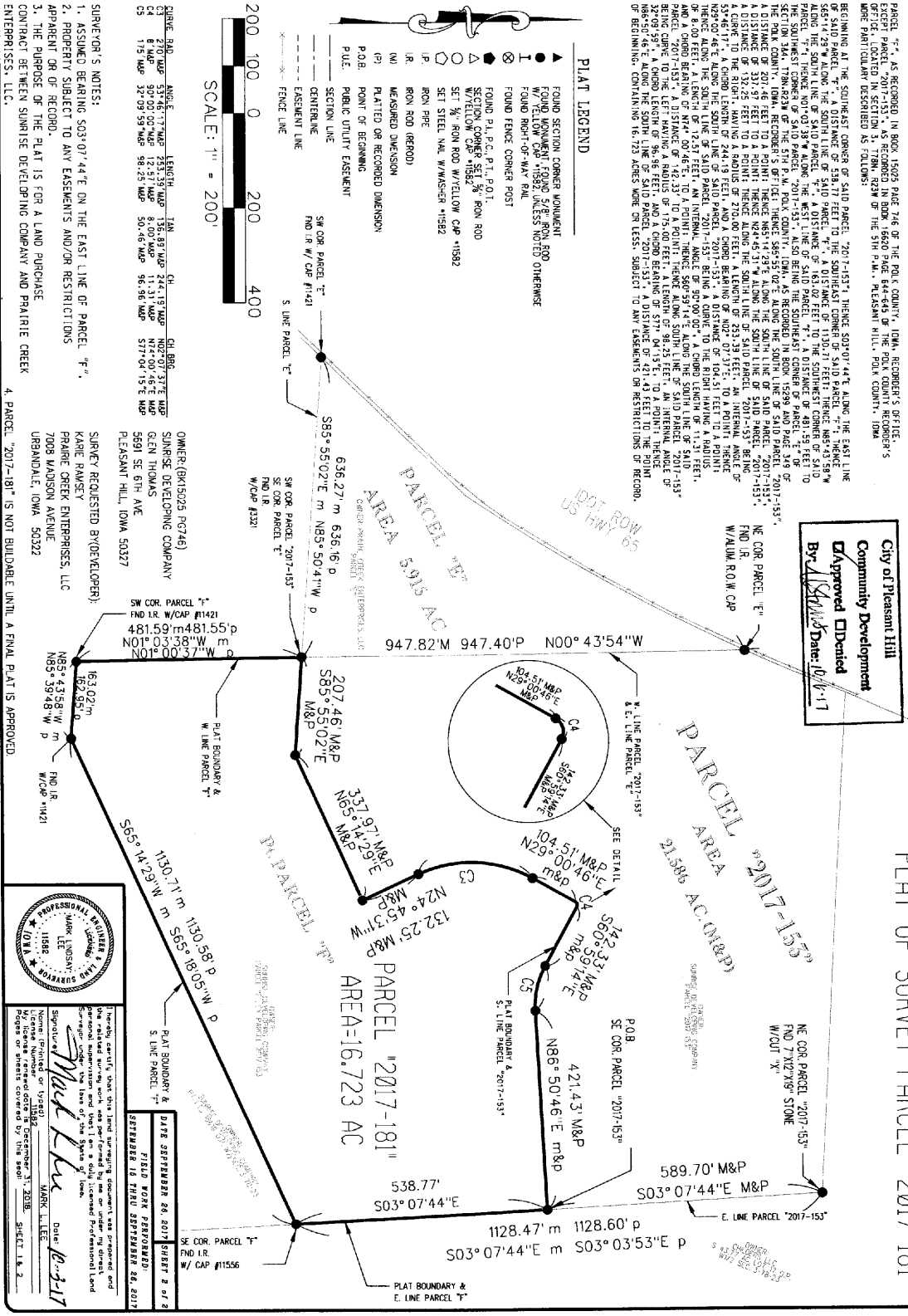
PLAT LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- FOUND MONUMENT FOUND 5/8" IRON ROD W/YELLOW CAP #1582; UNLESS NOTED OTHERWISE
- FOUND RIGHT-OF-WAY RAIL
- ⊗ FOUND FENCE CORNER POST
- ⊕ FOUND P.L.B.C. P.T. P.O.I.
- △ SECTION CORNER SET 5/8" IRON ROD W/YELLOW CAP #1582
- SET 3/4" IRON ROD W/YELLOW CAP #1582
- ⊖ SET STEEL NAIL W/WASHER #1582
- P IRON PIPE
- IR IRON ROD (REFROD)
- M MEASURED DIMENSION
- (M) PLATTED OR RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- SECTION LINE
- - - - EASEMENT LINE
- - - - FENCE LINE



City of Pleasant Hill
 Community Development
 Approved & Dated
 By: *[Signature]* Date: 10/11/17

PLAT OF SURVEY PARCEL "2017-181"



CURVE	RAD.	ANG. E.	LENTH	TAN.	CH.	CH. BRG.
C1	270'	45°16'17"	103.39'	135.89'	244.18'	102°07'37"E
C2	8.16'	90°20'00"	12.51'	8.00'	11.31'	N17°00'46"E
C3	115.16'	32°09'59"	98.125'	50.46'	96.98'	57°04'15"E

SURVEYOR'S NOTES:
 1. ASSUMED BEARING S03°07'44"E ON THE EAST LINE OF PARCEL "F".
 2. PROPERTY SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS APPARENT ON RECORD.
 3. THE PURPOSE OF THE PLAT IS FOR A LAND PURCHASE CONTRACT BETWEEN SUNNISE DEVELOPING COMPANY AND PRAIRIE CREEK ENTERPRISES, LLC.
 4. PARCEL "2017-181" IS NOT BUILDABLE UNTIL A FINAL PLAT IS APPROVED.

OWNER (BK15025 PG746):
 SUNNISE DEVELOPING COMPANY
 GLEN THOMAS
 5691 SE 6TH AVE
 PLEASANT HILL, IOWA 50227

SURVEY REQUESTED BY (DEVELOPER):
 KARYE RAMSEY
 PRAIRIE CREEK ENTERPRISES, LLC
 7008 WANDSON AVENUE
 URBANDALE, IOWA 50222

PROFESSIONAL SEAL:
 Mark L. Lee
 License Number 11588
 State of Iowa
 Date: 10-11-17

PLAT WORK PERFORMED:
 DATE: SEPTEMBER 28, 2017
 SHEET 2 OF 2
 PREPARED BY: MARK L. LEE
 DATE: SEPTEMBER 28, 2017