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Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2017-00016883

BK 16620 PG 644-645

COVER SHEET
for
PLAT OF SURVEY – PARCEL “2017-153”

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
3117 115TH STREET, VAN METER, IOWA 50261
mark.lee@lee-engineers.net
515-669-4188

RETURN TO:

PLAT OF SURVEY - PARCEL '2017-153', PT. PARCEL 'F', W1/2 SEC. 3, T78N, R23W, PLEASANT HILL, POLK COUNTY, IOWA

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

LEGAL DESCRIPTION (PARCEL '2017-153')

A PARCEL OF LAND BEING A PART OF PARCEL "F" AS RECORDED IN BOOK 15205 PAGE 246 OF THE POLK COUNTY, IOWA RECORDER'S OFFICE, LOCATED IN THE S1/2 OF SECTION 3, T78N, R23W OF THE 5TH P.M., PLEASANT HILL, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "F" ALSO BEING THE SOUTHWEST CORNER OF PARCEL "D" AS RECORDED IN BOOK 15299 PAGE 343 OF THE POLK COUNTY, IOWA RECORDER'S OFFICE; THENCE S89°38'41" E A DISTANCE OF 1060.81 FEET TO THE NORTH LINE OF SAID PARCEL "D"; A DISTANCE OF 1060.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "F" ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL "D" AND THE SOUTHWEST CORNER OF GARDENARY PARK PLAT 4, AN ORIGINAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA; THENCE S33°07'44" E ALONG THE EAST LINE OF SAID PARCEL "F" A DISTANCE OF 589.70 FEET TO A POINT; THENCE S85°02'16" W A DISTANCE OF 421.43 FEET, AN INTERNAL ANGLE OF 32°09'59", A CHORD LENGTH OF 96.96 FEET, AND A CHORD BEARING OF N77°01'15" W, TO A POINT; THENCE N60°59'14" W A DISTANCE OF 142.33 TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 8.00 FEET, A LENGTH OF 12.57 FEET, AN INTERNAL ANGLE OF 90°00'00", A CHORD LENGTH OF 11.31 FEET, AND A CHORD BEARING OF S74°00'46" W, TO A POINT; THENCE S29°00'46" W A DISTANCE OF 104.51 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 27.00 FEET, A LENGTH OF 253.59 FEET, AN INTERNAL ANGLE OF 53°46'17", A CHORD LENGTH OF 244.19 FEET, AND A CHORD BEARING OF S02°07'37" W, TO A POINT; THENCE S24°49'31" E A DISTANCE OF 132.25 FEET TO A POINT; THENCE S65°14'29" W A DISTANCE OF 337.97 FEET TO A POINT; THENCE N85°50'27" W A DISTANCE OF 207.46 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "F" ALSO BEING THE SOUTHWEST CORNER OF PARCEL "E" OF SECTION 344, T78N, R23W OF THE 5TH P.M., POLK COUNTY, IOWA, AS RECORDED IN BOOK 15289 AND PAGE 349 OF THE POLK COUNTY, IOWA RECORDER'S OFFICE; THENCE N00°43'54" W ALONG THE WEST LINE OF SAID PARCEL "F" ALSO BEING THE EAST LINE OF SAID PARCEL "E"; A DISTANCE OF 947.82 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "E"; THENCE ALONG THE EAST LINE OF THE US HIGHWAY 65 ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "E"; A DISTANCE OF 947.40 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "E"; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 420.28 FEET, A LENGTH OF 232.40 FEET, AN INTERNAL ANGLE OF 63°16'17", A CHORD LENGTH OF 232.37 FEET, AND A CHORD BEARING OF N43°38'35" E, TO THE POINT OF BEGINNING, CONTAINING 21.586 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

PLAT LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- FOUND MONUMENT
- FOUND RIGHT-OF-WAY RAIL
- ⊗ FOUND CORNER POST
- FOUND P.L.P.C., P.T., P.O.T.
- △ SECTION CORNER SET 3/4" IRON ROD W/YELLOW CAP •1582
- SET 3/4" IRON ROD W/YELLOW CAP •1582
- SET STEEL NAIL W/WASHER •1552
- IRON PIPE
- IRON ROD (PERIOD)
- MEASURED DIMENSION
- PLATTED OR RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- FENCE LINE



SURVEYOR'S NOTES:

1. ASSUMED BEARING N86°59'58" W ON THE NORTH LINE OF PARCEL "F".
2. PROPERTY SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS APPARENT OR OF RECORD.
3. THE PURPOSE OF THE PLAT IS TO FULFILL A LAND PURCHASE CONTRACT BETWEEN SUNRISE DEVELOPING COMPANY AND PRAIRIE CREEK ENTERPRISES, LLC.
4. PARCEL "2017-153" IS NOT BUILDABLE UNTIL A FINAL PLAT IS APPROVED.

SURVEY REQUESTED BY (DEVELOPER):
 KARIE RANNEY
 PRAIRIE CREEK ENTERPRISES, LLC
 7008 MADISON AVENUE
 URBANDALE, IOWA 50322

OWNER: (BK15025 PG74E)
 SUNRISE DEVELOPING COMPANY
 GLEN THOMAS
 5691 SE 6TH AVE
 PLEASANT HILL, IOWA 50327



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision under the seal of the State of Iowa.

Signature: *Mark L. Lee* Date: 8-23-17
 Name (Printed or Typed): MARK L. LEE
 License No.: 11589
 State: IOWA
 Date of Expiration: December 31, 2018
 Pages or Sheets Covered by this Seal: SHEET 1 of 2

DATE AUGUST 23, 2017 SHEET 2 of 2
 FIELD WORK PERFORMED:
 JANUARY 1 THRU AUGUST 16, 2017

