



Doc ID: 035842400009 Type: GEN
 Kind: EASEMENT
 Recorded: 11/10/2020 at 11:56:11 AM
 Fee Amt: \$47.00 Page 1 of 9
 Revenue Tax: \$0.00
 Polk County Iowa
 JULIE M. HAGGERTY RECORDER
 File# 2020-00054013

BK **18184** PG **234-242**

RETURN

Prepared By: David L. Wetsch, Dickinson, Mackaman, Tyler, and Hagen, P.C., 1600 Hub Tower, Des Moines, IA 50309, 515-246-4555
 When Recorded, Return to: City of Pleasant Hill, City Hall, 5160 Maple Drive, Suite A, Pleasant Hill, IA 50327

STORM WATER DETENTION EASEMENT

That **Yellowbanks, L.L.C.** (hereinafter called "Grantor"), in consideration of the sum of One Dollar (\$1.00) to be paid by the City of **Pleasant Hill, Iowa**, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor, does hereby sell, grant and convey unto the **City of Pleasant Hill, Iowa**, a municipal corporation (hereinafter called "City"), a perpetual **Storm Water Detention Easement** for **storm water detention purposes**, as from time to time determined by the City, over, under, on, through and across the properties described in Detention Easements 1 through 8, inclusive, as described on Exhibit "A" to the Official Plat Map, incorporated herein by this reference (hereinafter called "Easement Area"), for the purposes of installing any **Storm Water Detention facilities**, together with necessary appurtenances thereto, as well as constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the **Storm Water Detention facilities** and any appurtenances thereto, under, over, on, through and across said Easement Area.

This Easement shall be subject to the following terms and conditions:

1. **ERECTION OF STRUCTURES PROHIBITED.** Grantor and its successors and assigns shall not erect any structure, building, or fence over or within the Easement Areas without obtaining the prior written approval of the City Administrator or his designee.
2. **MAINTENANCE OF EASEMENT.** The owner or occupant of the Lot shall keep and preserve that portion of the easement within his property in good repair and condition at all times, and shall not plant nor permit to grow any trees or other vegetative growth within the Easement Area which might reasonably be expected to obstruct or impair the **Storm Water Detention facilities**.
3. **CHANGE IN GRADE PROHIBITED.** Grantor and its successors and assigns shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City Administrator or his designee.
4. **RIGHT OF ACCESS.** City shall have the right of access to the Easement Areas from property adjacent to the Easement Areas and have all rights of ingress and egress reasonably

necessary for the use and enjoyment of the Easement Area as herein described, including, but not limited to, the right to remove any unauthorized obstructions or structures placed or erected on the Easement Areas and the right to improve, repair, and maintain the Easement Areas in whatever manner necessary consistent with its purpose.

- 5. **EASEMENT RUNS WITH LAND.** This Easement shall be perpetual, permanent and runs with the land and shall be binding on Grantor and on Grantor's successors and assigns.
- 6. **PROPERTY TO BE RESTORED.** Upon completion of any construction, reconstruction, repair, enlargement or maintenance of any improvements in any Easement Area, the City shall restore the easement area in good and workmanlike manner to a condition comparable to its condition before construction, reconstruction or alteration.

Grantor does **HEREBY COVENANT** with the City that Grantor holds said real estate described in this Easement by title in fee simple; that Grantor has good and lawful authority to convey the same; and said Grantor covenants to **WARRANT AND DEFEND** the said premises against the lawful claims of all persons whomsoever.

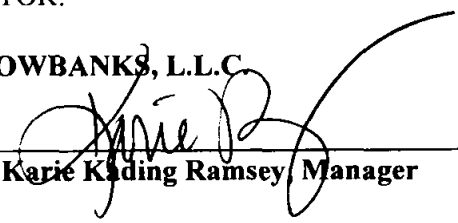
The undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 30th day of October, 2020.

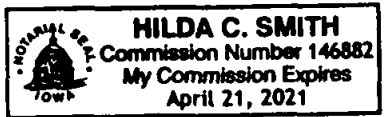
GRANTOR:

YELLOWBANKS, L.L.C.

By: 
Karie Kading Ramsey, Manager

STATE OF IOWA)
)ss
COUNTY OF POLK)

This record was acknowledged before me on the 30th day of October, 2020, by Karie Kading Ramsey, to me personally known, who being by me duly sworn, did say that she is the Manager of the Limited Liability Company executing the within and foregoing instrument; that no seal has been procured by said Limited Liability Company; that said instrument was signed on behalf of the Limited Liability Company by authority of the Limited Liability Company; and that Karie Kading Ramsey as Manager, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Limited Liability Company, by it and by her voluntarily executed.




NOTARY PUBLIC – STATE OF IOWA

**EXHIBIT "A" - DETENTION EASEMENTS, LOTS 25, 1, 2, 15, 16, 17 AND 18 PRAIRIE CREEK PLAT 2
FINAL PLAT, PLEASANT HILL, POLK COUNTY, IOWA.**

DETENTION EASEMENT #1

A Detention Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of said LOT 25; thence S85°55'02"E along the South line of Said LOT 25, a distance of 208.44 feet; thence N04°04'58"E a distance of 23.00 feet to the Point of the Beginning; thence N65°28'22"W, a distance of 54.67 feet; thence N41°56'32"W, a distance of 39.35 feet; thence along a non-tangent curve to the right having a length of 46.67 feet, a radius of 59.00 feet, a chord bearing of N04°14'20"W and a chord distance of 45.47 feet; thence N51°02'34"E, a distance of 171.52 feet; thence S59°00'00"E, a distance of 27.46 feet; thence S03°21'36"W, a distance of 63.02 feet; thence along a tangent curve to the left having a length of 6.28 feet, a radius of 4.00 feet, a chord bearing of S41°38'24"E and a chord distance of 5.66 feet; thence S86°38'24"E, a distance of 76.93 feet; thence along a tangent curve to the right having a length of 11.44 feet, a radius of 6.00 feet, a chord bearing of S32°00'47"E and a chord distance of 9.78 feet; thence S22°36'50"W, a distance of 83.36 feet; thence along a non-tangent curve to the left having a length of 38.07 feet, a radius of 64.00 feet, a chord bearing of S84°28'32"W and a chord distance of 37.51 feet; thence S61°19'36"W, a distance of 68.09 feet; thence N85°55'02"W, a distance of 30.51 feet to the Point of the Beginning, containing 0.656 acres more or less.

DETENTION EASEMENT #2

A Detention Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 68.89 feet; thence S65°14'29"W, a distance of 8.58 feet to the Point of the Beginning; thence along a tangent curve to the right having a length of 8.30 feet, a radius of 6.00 feet, a chord bearing of S26°28'46"W and a chord distance of 7.65 feet; thence S66°05'20"W, a distance of 67.71 feet; thence N84°09'38"W, a distance of 126.53 feet; thence N65°00'00"W, a distance of 36.59 feet; thence along a tangent curve to the right having a length of 13.60 feet, a radius of 11.00 feet, a chord bearing of N29°34'49"W and a chord distance of 12.75 feet; thence N05°50'22"E, a distance of 84.21 feet; thence S86°59'55"E, a distance of 22.90 feet; thence along a tangent curve to the left having a length of 6.28 feet, a radius of 4.00 feet, a chord bearing of N48°00'05"E and a chord distance of 5.66 feet; thence N03°00'05"E, a distance of 68.32 feet; thence along a tangent curve to the right having a length of 16.48 feet, a radius of 11.00 feet, a chord bearing of N45°55'32"E, and a chord distance of 14.98 feet; thence S89°54'47"E a distance, of 33.58 feet; thence S86°59'55"E, a distance of 71.66 feet; thence along a tangent curve to the right having a length of 12.62 feet, a radius of 11.00 feet, a chord bearing of S54°07'22"E and a chord distance of 11.94 feet; thence S21°14'50"E a distance of 110.96 feet; thence S29°10'26"E, a distance of 44.32 feet; thence S13°07'47"E, a distance of 17.68 feet to the Point of the Beginning, containing 0.799 acres more or less.

DETENTION EASEMENT #3

A Detention Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 132.25 feet; thence along a tangent curve to the right having a length of 309.70 feet, a radius of 330.00 feet, a chord bearing of N02°07'37"E and a chord distance of 298.46 feet to the Point of the Beginning; thence N29°00'46"E along the East line of Said LOT 25 being also the West line of LOT "C", a distance of 23.96 feet; thence N77°22'53"W, a distance of 56.11 feet; thence along a tangent curve to the left having a length of 10.43 feet, a radius of 6.00 feet, a chord bearing of S52°48'36"W and a chord distance of 9.17 feet; thence S03°00'05"W, a distance of 72.45 feet; thence along a tangent curve to the right having a length of 6.28 feet, a radius of 4.00 feet, a chord bearing of S48°00'05"W and a chord distance of 5.66 feet; thence N86°59'55"W, a distance of 42.15 feet; thence along a tangent curve to the left having a length of 9.42 feet, a radius of 6.00 feet, a chord bearing of S48°00'05"W and a chord distance of 8.49 feet; thence S03°00'05"W, a distance of 89.88 feet; thence S86°59'55"E, a distance of 66.55 feet; thence along a tangent curve to the left having a length of 4.62 feet, a radius of 5.00 feet, a chord bearing of N66°30'42"E and a chord distance of 4.46 feet; thence along a non-tangent curve to the right along the East line of Said LOT 25 also being the West line of LOT "C" having a length of 150.44 feet, a radius of 330.30 feet, a chord bearing of N15°57'09"E, and a chord distance of 149.14 feet to the Point of the Beginning, containing 0.249 acres more or less.

DETENTION EASEMENT #4

A Detention Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 132.25 feet; thence along a tangent curve to the right having a length of 309.70 feet, a radius of 330.00 feet, a chord bearing of N02°07'37"E and a chord distance of 298.46 feet; thence N29°00'46"E along the East line of Said LOT 25 being also the West line of LOT "C", a distance of 89.25 feet to the Point of the Beginning; thence N29°00'46"E along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 179.23 feet; thence N80°00'00"W, a distance of 57.17 feet; thence S03°00'05"W, a distance of 72.59 feet; thence N86°59'55"W, a distance of 87.44 feet; thence S10°00'00"W, a distance of 96.72 feet; thence S86°59'55"E, a distance of 75.09 feet; thence along a tangent curve to the left having a length of 2.37 feet, a radius of 5.00 feet, a chord bearing of N79°26'31"E and a chord distance of 2.34 feet to the Point of the Beginning, containing 0.274 acres more or less.

DETENTION EASEMENT #5

A Detention Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of said LOT 25 also being Northwest Corner of LOT "C"; thence S03°00'02"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 130.01 feet to the Point of the Beginning; thence along a non-tangent curve to the left having a length of 4.64 feet, a radius of 5.00 feet, a chord bearing of N60°26'03"W and a chord distance of 4.47 feet; thence

N86°59'55"W, a distance of 49.50 feet; thence S02°13'12"E, a distance of 40.21 feet; thence S03°00'05"W, a distance of 43.95 feet; thence N86°59'55"W, a distance of 27.33 feet; thence S03°00'05"W, a distance of 63.01 feet; thence S25°00'00"E, a distance of 47.56 feet; thence S86°59'55"E, a distance of 23.47 feet; thence along a tangent curve to the left having a length of 2.37 feet, a radius of 5.00 feet, a chord bearing of N79°25'30"E and a chord distance of 2.35 feet; thence N29°00'46"E, a distance of 3.97 feet; thence along a tangent curve to the left along the East line of Said LOT 25 also being the West line of LOT "C", having a length of 122.58 feet, a radius of 270.00 feet, a chord bearing of N16°00'24"E and a chord distance of 121.53 feet; thence N03°00'02"E along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 64.47 feet to the Point of the Beginning, containing 0.246 acres more or less.

DETENTION EASEMENT #6

A Detention Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of said LOT 25; thence S86°59'58"E along the North line of said LOT 25, a distance of 69.19 feet; thence S03°00'02"W, a distance 8.99 feet to the Point of the Beginning; thence N83°00'00"E, a distance of 11.44 feet; thence S86°59'58"E, a distance of 94.15 feet; thence S72°32'24"E, a distance of 11.57 feet; thence along a tangent curve to the right having a length of 19.40 feet, a radius of 11.00 feet, a chord bearing of S22°01'12"E and a chord distance of 16.98 feet; thence S28°30'00"W, a distance of 26.14 feet; thence S03°00'05"W, a distance of 41.13 feet; thence N86°59'55"W, a distance of 33.90 feet; thence along a tangent curve to the left having a length of 25.88 feet, a radius of 69.00 feet, a chord bearing of S82°15'24"W and a chord distance of 25.73 feet; thence N40°37'23"W, a distance of 82.49 feet; thence N20°05'21"W, a distance of 11.90 feet; thence along a tangent curve to the right having a length of 19.79 feet, a radius of 11.00 feet, a chord bearing of N31°27'19"E and a chord distance of 17.23 feet to the Point of the Beginning, containing 0.198 acres more or less.

DETENTION EASEMENT #7

A Detention Easement in LOTS 1,2,15 and 16, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of LOT "C" also being the Northwest Corner of said LOT 1; thence S86°59'58"E along the North line of said LOT 1, a distance of 107.80 feet to the Point of the Beginning; thence S86°59'58"E along the North line of LOTS 1 and 16, a distance of 60.00 feet; thence S00°23'44"W, a distance of 150.16 feet to the South line of said LOT 15; thence N86°59'58"W along the South line of LOT 2 and 15, a distance of 60.00 feet; thence N00°23'44"E, a distance of 150.16 feet to the Point of the Beginning, containing 0.207 acres more or less.

DETENTION EASEMENT #8

A Detention Easement in LOTS 17 and 18, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of said LOT 17; thence S03°07'44"E along the East line of LOT 17 and 18, a distance of 139.76 feet to the Southeast corner of said LOT 18; thence S86°52'16"W along the

11/11/2025 10:00 AM

South line of said LOT 18, a distance of 45.00 feet; thence N03°01'37"W, a distance of 144.56 feet to the North line of said LOT 17; thence S86°59'58"E along the North line of said LOT 17, a distance of 45.00 feet to the Point of the Beginning, containing 0.146 acres more or less.

LOCATION:	PRAIRIE CREEK PLAT 2, PLEASANT HILL, POLK COUNTY, IOWA
REQUESTOR:	YELLOWBANKS, L.L.C.
PROPRIETOR:	YELLOWBANKS, L.L.C.
SURVEYOR:	MARK L. LEE
SURVEY CO.:	LEE CHAMBERLIN CONSULTANT ENGINEERS
RETURN TO:	MARK L. LEE, PE, PLS 10430 New York Ave, Ste C URBANDALE, IA 50322-3773 TELE: (515) 669-4188 mlee@leechamberlinengineers.com

SHEET 1. DETAIL SURVEY
SHEET 2. DETAIL SURVEY
SHEET 3. LEGAL DESCRIPTIONS

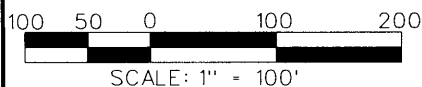
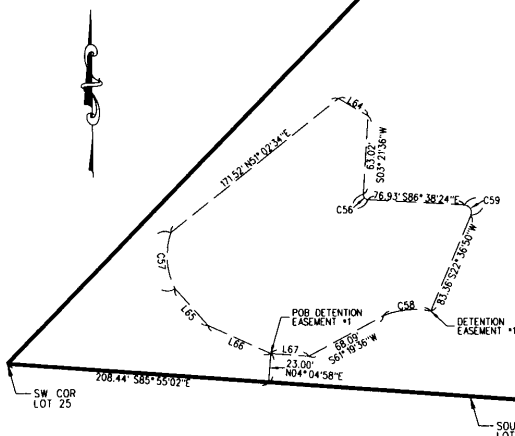
EXHIBIT "A"

PLAT LEGEND

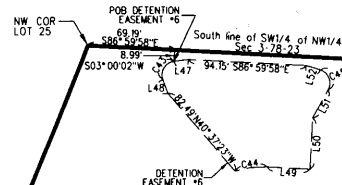
- ▲ FOUND SECTION CORNER MONUMENT
- △ FOUND MONUMENT, FOUND 5/8" IRON ROD
W/ YELLOW CAP *1582, UNLESS NOTED OTHERWISE
- I FOUND RIGHT-OF-WAY RAIL
- ⊗ FOUND FENCE CORNER POST
- FOUND P.I., P.C., P.T., P.O.T.
- △ SECTION CORNER SET ¾" IRON ROD
W/ YELLOW PLASTIC CAP *1582
- △ SET ¾" IRON ROD W/ YELLOW PLASTIC CAP *1582
- △ SET STEEL NAIL W/ WASHER *1582
- LP. IRON PIPE
- IR. IRON ROD (RE-ROD)
- (M) MEASURED DIMENSION
- (R) PLATTED OR RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- SECTION LINE
- CENTERLINE
- PERMANENT DRAINAGE EASEMENT
- EASEMENT

DETENTION LINE TABULATION		
LINE	LENGTH	LINE BRG
L47	11.44'	N83°00'00"E
L48	11.90'	N20°05'21"W
L49	33.90'	N86°59'55"W
L50	41.13'	S03°00'05"W
L51	26.14'	S28°30'00"W
L52	11.57'	S72°32'24"E
L53	49.50'	N86°59'55"W
L54	40.21'	S02°13'12"E
L55	43.95'	S03°00'05"W
L56	27.33'	N86°59'55"W
L57	23.96'	N29°00'46"E
L58	42.15'	N86°59'55"W
L59	33.58'	S89°54'47"E
L60	22.90'	S86°59'55"E
L61	36.59'	N65°00'00"W
L62	17.68'	S13°07'47"E
L63	44.32'	S29°10'26"E
L64	27.46'	S59°00'00"E
L65	39.35'	N41°56'32"W
L66	54.67'	N65°28'22"W
L67	30.51'	N85°55'02"E

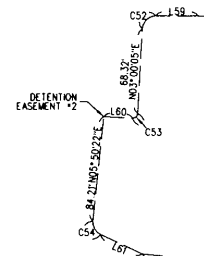
CURVE	RADIUS	LENGTH	CH BRG	CH LENGTH	53°46'17"
C3	330.00'	309.70'	S02°07'33"W	298.46'	53°46'17"
C43	11.00'	19.79'	N31°27'19"E	17.23'	103°05'21"
C44	69.00'	25.88'	S82°15'24"W	25.73'	21°29'22"
C45	11.00'	19.40'	S22°01'12"E	16.98'	101°02'24"
C46	5.00'	2.37'	N79°26'31"E	2.34'	27°07'08"
C47	6.00'	10.43'	S52°48'36"W	9.17'	99°37'02"
C47A	4.00'	6.28'	S48°00'05"W	5.66'	90°00'00"
C48	6.00'	9.42'	S48°00'05"W	8.49'	90°00'00"
C49	330.30'	150.44'	N15°57'59"E	149.14'	26°07'14"
C50	5.00'	4.62'	N66°30'42"E	4.46'	52°58'47"
C51	11.00'	12.62'	S54°07'22"E	11.94'	65°45'05"
C52	11.00'	16.48'	N45°55'32"E	14.98'	85°50'55"
C53	4.00'	6.28'	N48°00'05"E	5.66'	90°00'00"
C54	11.00'	13.60'	N29°34'49"W	12.75'	70°50'12"
C55	6.00'	8.30'	S26°28'46"W	7.65'	79°13'07"
C56	4.00'	6.28'	S41°38'24"E	5.66'	90°00'00"
C57	59.00'	46.67'	N04°14'20"W	45.47'	45°19'36"
C58	64.00'	38.07'	S84°28'32"W	37.51'	34°05'03"
C59	6.00'	11.44'	S32°00'47"E	9.78'	109°15'13"
C68	5.00'	4.64'	N60°26'03"W	4.47'	53°07'45"
C69	270.00'	122.58'	N16°00'24"E	121.53'	26°00'44"
C70	5.00'	2.37'	N79°25'30"E	2.35'	27°09'10"



PROJECT NO. 16017



LOT 25



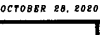
DATE OCTOBER 20, 2020	SHEET 1	FIELD WORK PERFORMED: NOVEMBER 11, 2016 THRU SEPTEMBER 15, 2020
<p>I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.</p> <p>Signature: <u><i>Michael Lee</i></u> Date: <u>10/26/20</u></p> <p>Name (Printed or typed) MARK L. LEE License Number 11582 My license renewal date is December 31, 2020 My license renewal date by this seal</p>		
		SHEET 1 THRU 3

EXHIBIT "A" - DETENTION EASEMENTS, LOTS 25, 1, 2, 15, 16, 17 AND 18 PRAIRIE CREEK PLAT 2 FINAL PLAT, PLEASANT HILL, POLK COUNTY, IOWA.
 PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, 10430 NEW YORK AVE, URBANDALE, IOWA 50322. 515-669-4188

EXHIBIT "A"

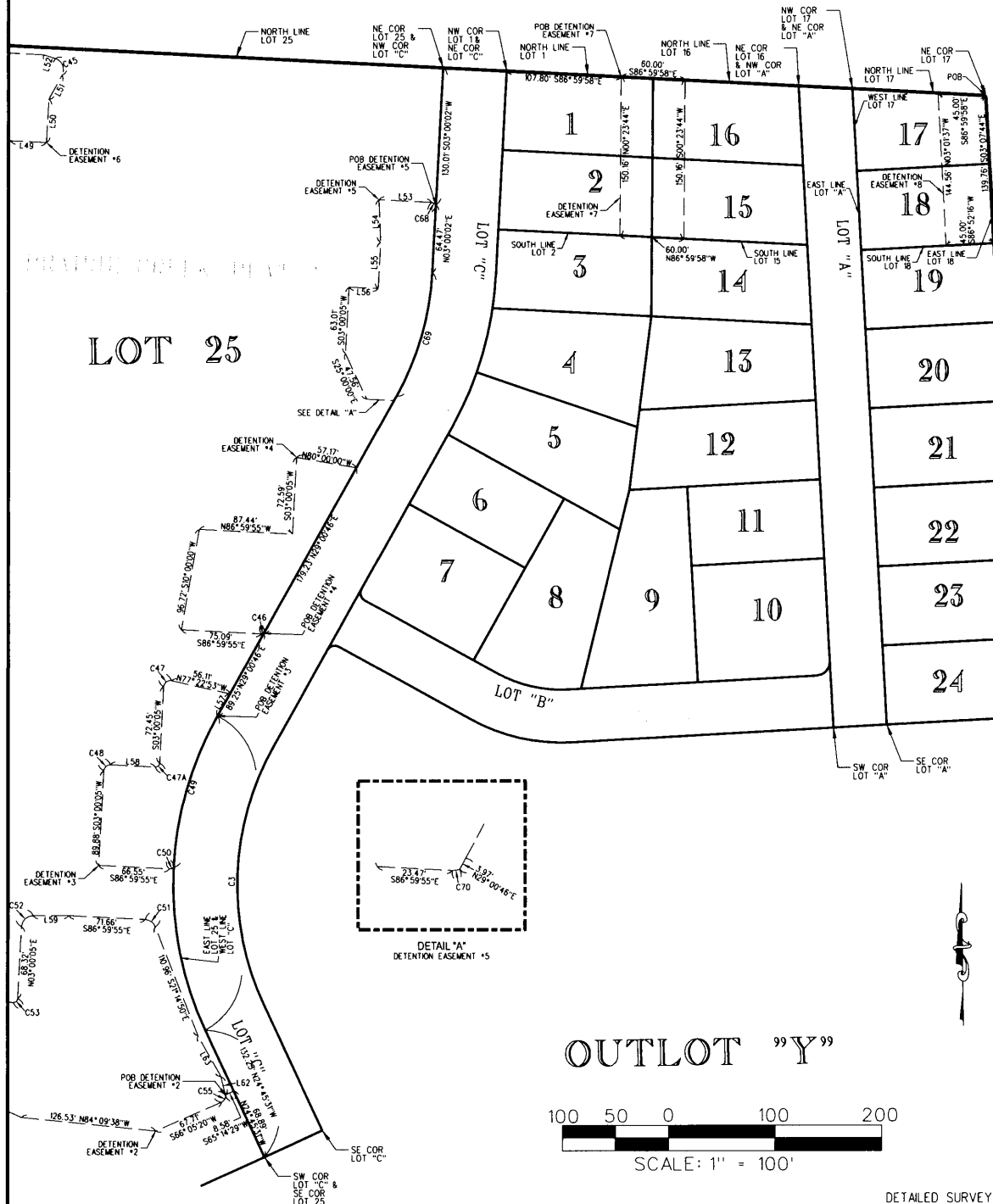


EXHIBIT "A"

DETENTION EASEMENT #1

A Detention Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of said LOT 25; thence S85°55'02"E along the South line of Said LOT 25, a distance of 208.44 feet; thence N04°04'58"E a distance of 23.00 feet to the Point of the Beginning; thence N65°28'22"W, a distance of 54.67 feet; thence N41°56'32"W, a distance of 39.35 feet; thence along a non-tangent curve to the right having a length of 46.67 feet, a radius of 59.00 feet, a chord bearing of N04°14'20"W and a chord distance of 45.47 feet; thence N51°02'34"E, a distance of 171.52 feet; thence S59°00'00"E, a distance of 27.46 feet; thence S03°21'36"W, a distance of 63.02 feet; thence along a tangent curve to the left having a length of 6.28 feet, a radius of 4.00 feet, a chord bearing of S41°38'24"E and a chord distance of 5.66 feet; thence S86°38'24"E, a distance of 76.93 feet; thence along a tangent curve to the right having a length of 11.44 feet, a radius of 6.00 feet, a chord bearing of S32°00'47"E and a chord distance of 9.78 feet; thence S22°36'50"W, a distance of 83.36 feet; thence along a non-tangent curve to the left having a length of 38.07 feet, a radius of 64.00 feet, a chord bearing of S84°28'32"W and a chord distance of 37.51 feet; thence S61°19'36"W, a distance of 68.09 feet; thence N85°55'02"W, a distance of 30.51 feet to the Point of the Beginning, containing 0.656 acres more or less.

DETENTION EASEMENT #2

A Detention Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 68.89 feet; thence S65°14'29"W, a distance of 8.58 feet to the Point of the Beginning; thence along a tangent curve to the right having a length of 8.30 feet, a radius of 6.00 feet, a chord bearing of S26°28'46"W and a chord distance of 7.65 feet; thence S66°05'20"W, a distance of 67.71 feet; thence N84°09'38"W, a distance of 126.53 feet; thence N65°00'00"W, a distance of 36.59 feet; thence along a tangent curve to the right having a length of 13.60 feet, a radius of 11.00 feet, a chord bearing of N29°34'49"W and a chord distance of 12.75 feet; thence N05°50'22"E, a distance of 84.21 feet; thence S86°59'55"E, a distance of 22.90 feet; thence along a tangent curve to the left having a length of 6.28 feet, a radius of 4.00 feet, a chord bearing of N48°00'05"E and a chord distance of 5.66 feet; thence N03°00'05"E, a distance of 68.32 feet; thence along a tangent curve to the right having a length of 16.48 feet, a radius of 11.00 feet, a chord bearing of N45°55'32"E, and a chord distance of 14.98 feet; thence S89°54'47"E a distance of 33.58 feet; thence S86°59'55"E, a distance of 71.66 feet; thence along a tangent curve to the right having a length of 12.62 feet, a radius of 11.00 feet, a chord bearing of S54°07'22"E and a chord distance of 11.94 feet; thence S21°14'50"E a distance of 110.96 feet; thence S29°10'26"E, a distance of 44.32 feet; thence S13°07'47"E, a distance of 17.68 feet to the Point of the Beginning, containing 0.799 acres more or less.

DETENTION EASEMENT #3

A Detention Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 132.25 feet; thence along a tangent curve to the right having a length of 309.70 feet, a radius of 330.00 feet, a chord bearing of N02°07'37"E and a chord distance of 298.46 feet to the Point of the Beginning; thence N29°00'46"E along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 23.96 feet; thence N77°22'53"W, a distance of 56.11 feet; thence along a tangent curve to the left having a length of 10.43 feet, a radius of 6.00 feet, a chord bearing of S52°48'36"W and a chord distance of 9.17 feet; thence S03°00'05"W, a distance of 72.45 feet; thence along a tangent curve to the right having a length of 6.28 feet, a radius of 4.00 feet, a chord bearing of S48°00'05"W and a chord distance of 5.66 feet; thence N86°59'55"W, a distance of 42.15 feet; thence along a tangent curve to the left having a length of 9.42 feet, a radius of 6.00 feet, a chord bearing of S48°00'05"W and a chord distance of 8.49 feet; thence S03°00'05"W, a distance of 89.88 feet; thence S86°59'55"E, a distance of 66.55 feet; thence along a tangent curve to the left having a length of 4.62 feet, a radius of 5.00 feet, a chord bearing of N66°30'42"E and a chord distance of 4.46 feet; thence along a non-tangent curve to the right along the East line of Said LOT 25 also being the West line of LOT "C" having a length of 150.44 feet, a radius of 330.30 feet, a chord bearing of N15°57'09"E, and a chord distance of 149.14 feet to the Point of the Beginning, containing 0.249 acres more or less.

DETENTION EASEMENT #4

A Detention Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 132.25 feet; thence along a tangent curve to the right having a length of 309.70 feet, a radius of 330.00 feet, a chord bearing of N02°07'37"E and a chord distance of 298.46 feet; thence N29°00'46"E along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 89.25 feet to the Point of the Beginning; thence N29°00'46"E along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 179.23 feet; thence N80°00'00"W, a distance of 57.17 feet; thence S03°00'05"W, a distance of 72.59 feet; thence N86°59'55"W, a distance of 87.44 feet; thence S10°00'00"W, a distance of 96.72 feet; thence S86°59'55"E, a distance of 75.09 feet; thence along a tangent curve to the left having a length of 2.37 feet, a radius of 5.00 feet, a chord bearing of N79°26'31"E and a chord distance of 2.34 feet to the Point of the Beginning, containing 0.274 acres more or less.

DETENTION EASEMENT #5

A Detention Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 25 also being Northwest Corner of LOT "C"; thence S03°00'02"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 130.01 feet to the Point of the Beginning; thence along a non-tangent curve to the left having a length of 4.64 feet, a radius of 5.00 feet, a chord bearing of N60°26'03"W and a chord distance of 4.47 feet; thence N86°59'55"W, a distance of 49.50 feet; thence S02°13'12"E, a distance of 40.21 feet; thence S03°00'05"W, a distance of 43.95 feet; thence N86°59'55"W, a distance of 27.33 feet; thence S03°00'05"W, a distance of 63.01 feet; thence S25°00'00"E, a distance of 47.56 feet; thence S86°59'55"E, a distance of 23.47 feet; thence along a tangent curve to the left having a length of 2.37 feet, a radius of 5.00 feet, a chord bearing of N79°25'30"E and a chord distance of 2.35 feet; thence N29°00'46"E, a distance of 3.97 feet; thence along a tangent curve to the left along the East line of Said LOT 25 also being the West line of LOT "C", having a length of 122.58 feet, a radius of 270.00 feet, a chord bearing of N16°00'24"E and a chord distance of 121.53 feet; thence N03°00'02"E along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 64.47 feet to the Point of the Beginning, containing 0.246 acres more or less.

DETENTION EASEMENT #6

A Detention Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of said LOT 25; thence S86°59'58"E along the North line of said LOT 25, a distance of 69.19 feet; thence S03°00'02"W, a distance 8.99 feet to the Point of the Beginning; thence N83°00'00"E, a distance of 11.44 feet; thence S86°59'58"E, a distance of 94.15 feet; thence S72°32'24"E, a distance of 11.57 feet; thence along a tangent curve to the right having a length of 19.40 feet, a radius of 11.00 feet, a chord bearing of S22°01'12"E and a chord distance of 16.98 feet; thence S28°30'00"W, a distance of 26.14 feet; thence S03°00'05"W, a distance of 41.13 feet; thence N86°59'55"W, a distance of 33.90 feet; thence along a tangent curve to the left having a length of 25.88 feet, a radius of 69.00 feet, a chord bearing of S82°15'24"W and a chord distance of 25.73 feet; thence N40°37'23"W, a distance of 82.49 feet; thence N20°05'21"W, a distance of 11.90 feet; thence along a tangent curve to the right having a length of 19.79 feet, a radius of 11.00 feet, a chord bearing of N31°27'19"E and a chord distance of 17.23 feet to the Point of the Beginning, containing 0.198 acres more or less.

DETENTION EASEMENT #7

A Detention Easement in LOTS 1, 2, 15 and 16, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of LOT "C" also being the Northwest Corner of said LOT 1; thence S86°59'58"E along the North line of said LOT 1, a distance of 107.80 feet to the Point of the Beginning; thence S86°59'58"E along the North line of LOTS 1 and 16, a distance of 60.00 feet; thence S00°23'44"W, a distance of 150.16 feet to the South line of said LOT 15; thence N86°59'58"W along the South line of LOT 2 and 15, a distance of 60.00 feet; thence N00°23'44"E, a distance of 150.16 feet to the Point of the Beginning, containing 0.207 acres more or less.

DETENTION EASEMENT #8

A Detention Easement in LOTS 17 and 18, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of said LOT 17; thence S03°07'44"E along the East line of LOT 17 and 18, a distance of 139.76 feet to the Southeast corner of said LOT 18; thence S86°52'16"W along the South line of said LOT 18, a distance of 45.00 feet; thence N03°01'37"W, a distance of 144.56 feet to the North line of said LOT 17; thence S86°59'58"E along the North line of said LOT 17, a distance of 45.00 feet to the Point of the Beginning, containing 0.146 acres more or less.

LEGAL DESCRIPTIONS
PROJECT NO. 16017

DATE OCTOBER 28, 2020

SHEET 3

FIELD WORK PERFORMED:
NOVEMBER 11, 2019 THRU SEPTEMBER 16, 2020