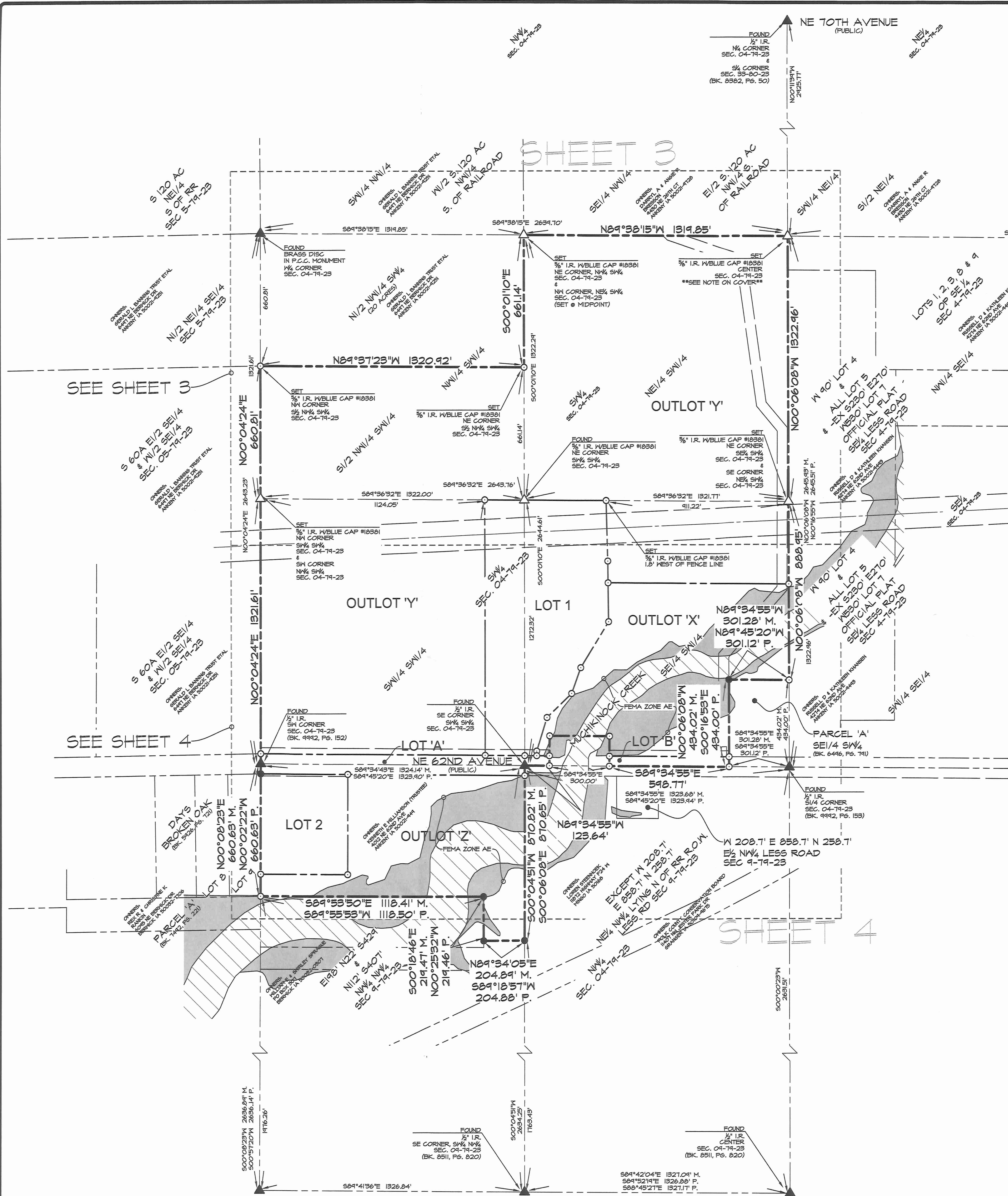




LEGAL DESCRIPTION - ORIGINAL PROPERTY

WARRANTY DEED - BOOK 18834, PAGE 243

THE SOUTH SIXTY (60) ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 14, RANGE 23, WEST OF THE 5TH P. M., POLK COUNTY, IOWA

THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), THE NORTH 231 FEET OF THE EAST 148 FEET OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); AND THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) LYING NORTH OF THE RIGHT-OF-WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD (EXCEPT A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4); THENCE WEST, ON THE NORTH LINE THEREOF, 650.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 258.7 FEET; THENCE WEST 208.7 FEET; THENCE NORTH 258.7 FEET; THENCE EAST ON SAID NORTH LINE 208.7 FEET TO THE POINT OF BEGINNING), ALL IN SECTION NINE (9), TOWNSHIP 14 NORTH, RANGE 23 WEST OF THE 5 P.M., POLK COUNTY, IOWA, SUBJECT TO EASEMENTS OF RECORD.

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN: THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4; TOWNSHIP 14 NORTH, RANGE 23, WEST OF THE 5TH P.M., IOWA, (EXCEPT THAT PART DEEDED TO POLK COUNTY IN BOOK 5714 PAGE 434), AND LESS THE FOLLOWING DESCRIBED PARCEL, TO WIT: THE EAST 301.12 FEET OF THE SOUTH 434.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 4; TOWNSHIP 14 NORTH, RANGE 23 WEST OF THE 5 P.M., POLK COUNTY IOWA, ALSO DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 4; THENCE N00°16'55"W, 434.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE N89°45'20"W, 301.12 FEET; THENCE S00°16'55"E, 434.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE S89°45'20"W, 301.12 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES, WHICH INCLUDES 0.35 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY EASEMENT.

BOUNDARY CLOSURE TABLE

NORTH: 60°45'42.25" E, 1629.015.7480'	SEGMENT #11 : LINE	COURSE: N00°25'05"E, 150.00'	NORTH: 60°42'29.4122" E, 1630764.6150'
SW CORNER, SECTION 04-14-23	SEGMENT #1 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'
SEGMENT #2 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #3 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #4 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #5 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #6 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #7 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #8 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #9 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #10 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #11 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #12 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #13 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #14 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #15 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #16 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #17 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #18 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #19 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
SEGMENT #20 : LINE	COURSE: N00°04'24"E, 1321.61'	NORTH: 610413.8660' E, 1629017.4895'	
PERIMETER: 12628.11'	AREA: 6858061.42 SQ. FT.	ERROR CLOSURE: 0.0190'	COURSE: 548°11'30"W
ERROR NORTH: -0.01264'	ERROR EAST: -0.01418'		
PRECISION 1: 664640.53			

LEGEND

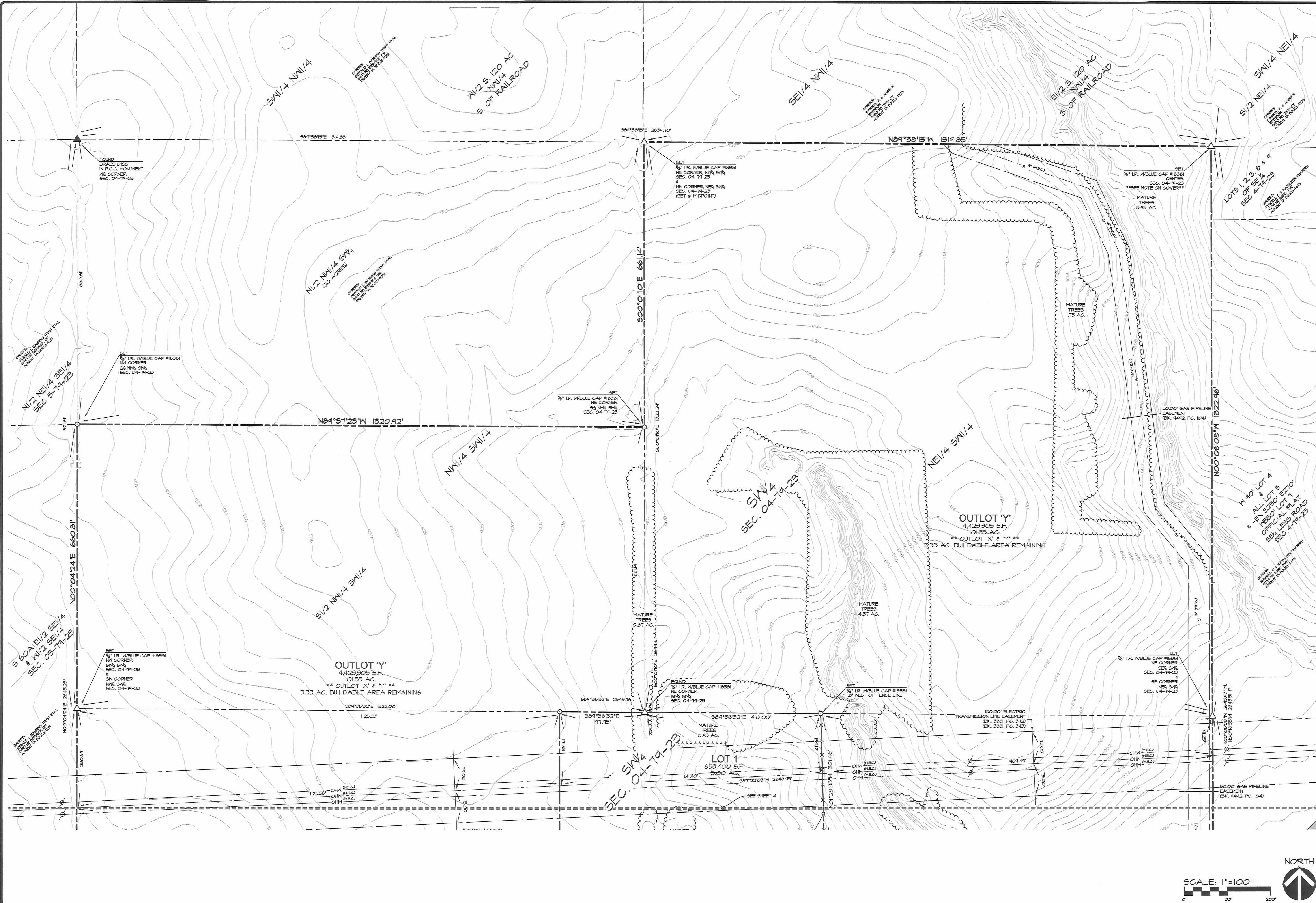
▲	FOUND SECTION CORNER	○	FOUND CORNERS
△	SET SECTION CORNER (5/8" I.R. WBLUE CAP #18381) UNLESS OTHERWISE NOTED)	○	SET SECTION CORNER (5/8" I.R. WBLUE CAP #18381) UNLESS OTHERWISE NOTED)
●	FOUND CORNERS	○	SET SECTION CORNER (5/8" I.R. WBLUE CAP #18381) UNLESS OTHERWISE NOTED)
○	SET SECTION CORNER (5/8" I.R. WBLUE CAP #18381) UNLESS OTHERWISE NOTED)	○	SET SECTION CORNER (5/8" I.R. WBLUE CAP #18381) UNLESS OTHERWISE NOTED)
---	PROPERTY BOUNDARY	---	PROPOSED LOT LINES
---	SECTION LINES	---	EASEMENT LINES
---	EXISTING PROPERTY LINES	---	EXISTING PROPERTY LINES
---	TREE LINE	---	TREE LINE
---	EDGE OF ASPHALTIC CEMENT CONCRETE (A.C.C.)	---	BACK OF PORTLAND CEMENT CONCRETE (P.C.C.)
---	CURB & EDGE OF PORTLAND CEMENT CONCRETE SLAB	---	GUTTER
---	CENTERLINE STREET	---	SIDEWALK
---	EXISTING CHAIN LINK FENCE	---	EXISTING PIPE FENCE
---	EXISTING WIRE FENCE	---	OVERHEAD WIRES (X = NUMBER OF WIRES)
---	UNDERGROUND FIBER OPTIC LINES	---	STORM SEWER AND SIZE
---	SANITARY SEWER AND SIZE	---	SANITARY SEWER AND SIZE
---	WATER MAIN AND SIZE	---	GAS MAIN AND SIZE
---	UNDERGROUND ELECTRIC	---	UNDERGROUND CABLE TELEVISION LINE
---	UNDERGROUND TELEPHONE LINE	---	RETAINING WALL
---	EXISTING BUILDING	---	UTILITY LOCATION BASED ON MAPS PROVIDED BY THE IOWA ONE CALL SERVICE (APPROXIMATE LOCATIONS ONLY)
---	EST	---	ESTIMATED LOCATION BASED ON A COMBINATION OF SURVEY DATA, UTILITY MAPS, AND THE ORIGINAL SITE PLAN.
---	PLANS	---	LOCATION BASED ON ORIGINAL CONSTRUCTION DRAWINGS PROVIDED BY THE CITY OF URBANDALE.
---	B/B	---	BACK OF CURB TO BACK OF CURB
---	CI & DIP	---	CAST IRON PIPE & DUCTILE IRON PIPE
---	VCP	---	VITRIFIED CLAY PIPE
---	RCP	---	REINFORCED CONCRETE PIPE
---	█	---	CLEAN OUT
---	M.E.C.	---	MIDAMERICAN ENERGY COMPANY

SCALE: 1"=300'



DATE:	MAY 24, 2019
2ND SUB.	JULY 03, 2019
1ST SUB.	MAY 24, 2019
DATE OF SURVEY:	MAY 20, 2019
DESIGNED BY:	JAG
DRAWN BY:	JAG

Q:\E-FILES\600018160_CDD Drawings\04 Preliminary Plats\160 NE 62ND AVE, ANKENY, IA 50021.dwg, 7/7/2019 1:20:37 PM, jgandhi, 1:1



WILLIAMSON FARM PLAT 1
4012 NE 62ND AVENUE, ANKENY, IA 50021

PRELIMINARY PLAT - NORTH HALF DETAIL

Civil Engineering Consultants, Inc.
2400 86th Street - Unit 12 - Des Moines, Iowa 50322
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

CEC

DATE: MAY 24, 2019
2ND SUB: JULY 03, 2019
1ST SUB: MAY 24, 2019
DATE OF SURVEY: MAY 20, 2019
DESIGNED BY: JAG
DRAWN BY: JAG

SHEET
OF 4
E-0166

