

Vicinity Map

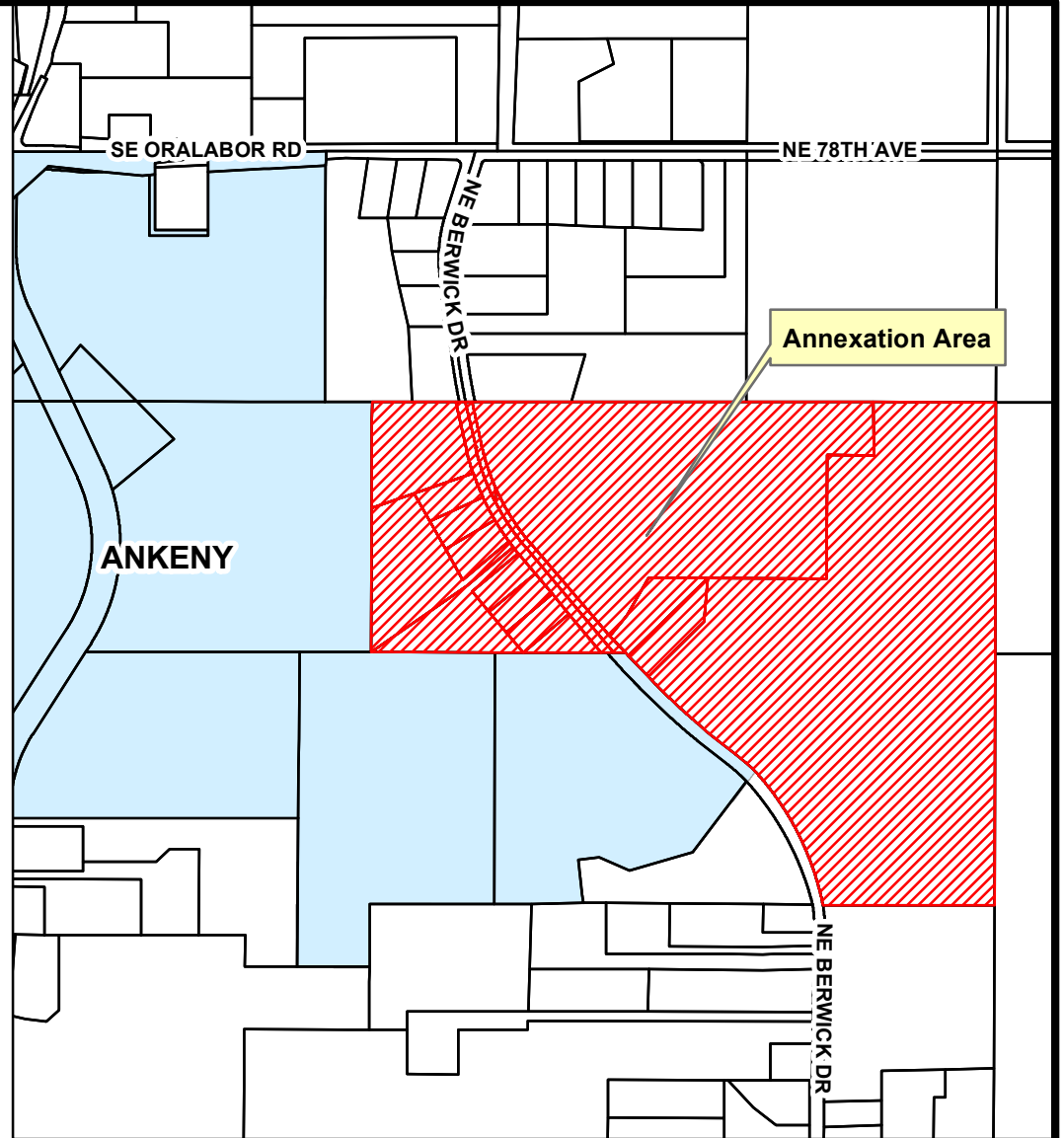
Legal Description:

THAT PART OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, INCLUDING THE ENTIRETY OF DRA ACRES PLAT 1, AN OFFICIAL PLAT, AS SHOWN ON THE ON THE PLAT RECORDED IN BOOK 15393, PAGES 121 THROUGH 134 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA, AND THE ENTIRETY OF PARCEL 'O', AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15089, PAGE 430 IN SAID OFFICE OF THE RECORDER, AND THE ENTIRETY OAKWOOD HEIGHTS, AN OFFICIAL PLAT, AS SHOWN ON THE PLAT RECORDED IN BOOK 6794, PAGES 411 THROUGH 419 IN SAID OFFICE OF THE RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE S00°02'07"W ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1325.24 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE S00°07'49"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1316.81 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S89°58'34"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 894.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NE BERWICK DRIVE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1594.16 FEET, WHOSE ARC LENGTH IS 797.86 FEET AND WHOSE CHORD BEARS N28°04'03"W, 789.56 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A CURVE CONCAVE SOUTHWESTERLY, WHOSE RADIUS IS 283.00 FEET, WHOSE ARC LENGTH IS 38.49 FEET AND WHOSE CHORD BEARS N46°18'08"W, 38.46 FEET; THENCE NORTH 59°11'56"W WEST ALONG SAID EASTERLY RIGHT-OF-WAY, 39.91 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 2033.00 FEET, WHOSE ARC LENGTH IS 67.37 FEET AND WHOSE CHORD BEARS N51°08'54"W, 67.37 FEET; THENCE N52°05'51"W ALONG SAID EASTERLY RIGHT-OF-WAY, 130.63 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A CURVE CONCAVE NORTHEASTERLY, WHOSE RADIUS IS 1907.00 FEET, WHOSE ARC LENGTH IS 65.14 FEET AND WHOSE CHORD BEARS N51°08'56"W, 65.14 FEET; THENCE N50°12'09"W CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 58.84 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2967.00 FEET, WHOSE ARC LENGTH IS 309.64 FEET AND WHOSE CHORD BEARS N47°12'37"W, 309.50 FEET; THENCE N44°13'14"W CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 227.740 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE N89°46'55"W ALONG SAID SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 54.10 FEET TO THE SOUTHEAST PLAT CORNER OF AFORESAID OAKWOOD HEIGHTS; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, BEING THE SOUTH PLAT LINE OF SAID OAKWOOD HEIGHTS, N89°46'55"W, A DISTANCE OF 626.51 FEET TO THE CENTER OF SAID SECTION 32; THENCE N89°53'33"W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, BEING THE SOUTH PLAT LINE OF SAID OAKWOOD HEIGHTS, A DISTANCE OF 654.27 FEET TO THE SOUTHWEST PLAT CORNER OF SAID OAKWOOD HEIGHTS; THENCE N00°18'17"E ALONG THE WEST PLAT LINE OF SAID OAKWOOD HEIGHTS, A DISTANCE OF 1322.32 FEET TO THE NORTHWEST PLAT CORNER OF SAID OAKWOOD HEIGHTS; THENCE S89°57'28"E ALONG THE NORTH PLAT LINE OF SAID OAKWOOD HEIGHTS, BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 493.57 FEET TO THE NORTHEAST PLAT CORNER OF SAID OAKWOOD HEIGHTS, ALSO BEING THE NORTHWEST CORNER OF AFORESAID PARCEL 'O'; THENCE S89°57'28"E ALONG THE NORTH LINE OF SAID PARCEL 'O', BEING THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 160.30 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE S89°51'29"E ALONG THE NORTH LINE OF SAID PARCEL 'O' AND THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 2,639.84 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 140.4 ACRES +/- . THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD.

Property Owners:

Hope K. Farms, LLC., Clayton Mitchell Living Trust, Richard H. Backus, Marlis J. Backus, Robert L. Stephenson, Shelli R. Stephenson, Bradley O. Johnson, Brian C. Johnson, Harold C. Tyler, Thomas L. Tyler, Wayne W. Biehl, Robyn R. Biehl, Derek Peterson, Elizabeth Peterson, Andrew W. Swanson, Rhonda L. Swanson



1 inch = 1,000 feet

Annexation Map



BERWICK-ATI GROUP ANNEXATION



Sheet No.
1 of 15

Community Development
Department

Drawn By: DS

Checked By: EB

Date: March 20, 2023