

FINAL PLAT OF CARPER'S RIDGE SUBDIVISION

LEGEND

- Set 1/2" Rebar w/ cap #11078
- Found 1/2" Rebar w/ cap #11078
- Found 5/8" Rebar w/ no cap
- Boundary line fence

GENERAL NOTES

1. Lot width and size are adequate for private sewage disposal.
2. Water supply is by City of Waukeke

LEGAL DESCRIPTION

A parcel of land located in the SW1/4 of the SW1/4 of Section 23, Township 79 North, Range 26 West, of the 5th Principal Meridian, City of Waukeke, Dallas County, Iowa more particularly described as follows:

Commencing at the SW Corner of said SW1/4 SW1/4 thence along the South line of said SW1/4 SW1/4 S89°30'27"E, a distance of 294.63 feet to the Point of Beginning thence N00°08'36"W, a distance of 385.56 feet to a point on the North line of a former railroad Right-of-Way extended thence along said North line and a boundary line fence the following three courses:

1. N47°34'03"E, a distance of 519.08 feet;
2. along a clockwise curve having a radius of 670.30 feet, a delta of 27°07'55", an arc length of 317.41 feet;
3. N74°41'56"E, a distance of 389.79 feet to a corner post on the East line of said SW1/4 SW1/4 thence along said East line S00°23'26"W, a distance of 997.61 feet to a point on the South line of said SW1/4 SW1/4 thence along said South line N89°30'27"W, a distance of 1024.90 feet to the Point of Beginning. Said parcel contains 18.22 acres, more or less, including 1.18 acres Public Road Right-of-Way easements.

Said parcel is subject to all easements of record.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed:

Bradley J. Skinner
Bradley J. Skinner, P.E. & L.S. Iowa License No. 11078

July 10, 1997
Date:

My license renewal date is December 31, 1998.

Date of Completed Field Survey: April, 1997

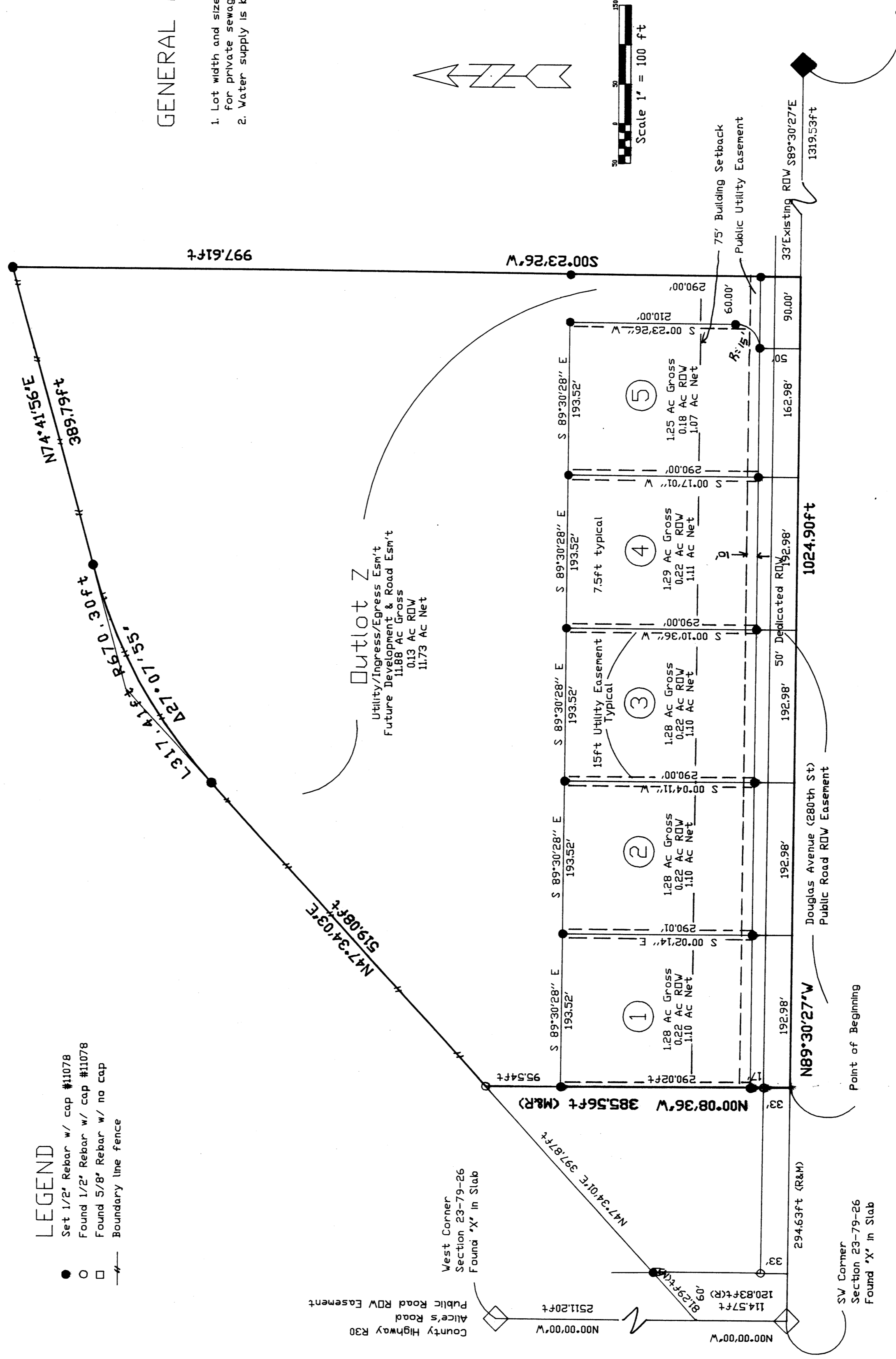
Note: The West line of said SW1/4 SW1/4 bears N00°00'00"W for the purposes of this survey.

Owner: Leland Carper
3203 280th Street
Waukeke, Iowa 50263
515-987-5846

5422
FILED
BOOK 241 PAGE 282-544
DATE JUL 14 1997 AM 11:55 AM
CAROL HOE
COUNTY RECORDER
DALLAS CO. IOWA

FINAL PLAT OF
CARPER'S RIDGE SUBDIVISION

Job No. 0161D
Bradley J. Skinner, P.E. & L.S.
2962 Puckerbrush Road
Adel, Iowa 50003
515-993-4030



South Corner
Section 23-79-26
Set Rebar w/ cap #11078 as
replacement for disturbed monument

Final Plat Notes

1. Any lot sold or transferred will have a minimum width and area equal to that shown on the plat.