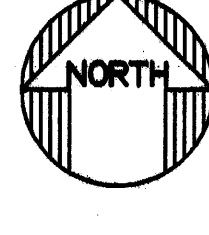


# ENTERPRISE BUSINESS PARK PLAT 1



SCALE 1" = 50'  
0 50 100'

### LEGAL DESCRIPTION

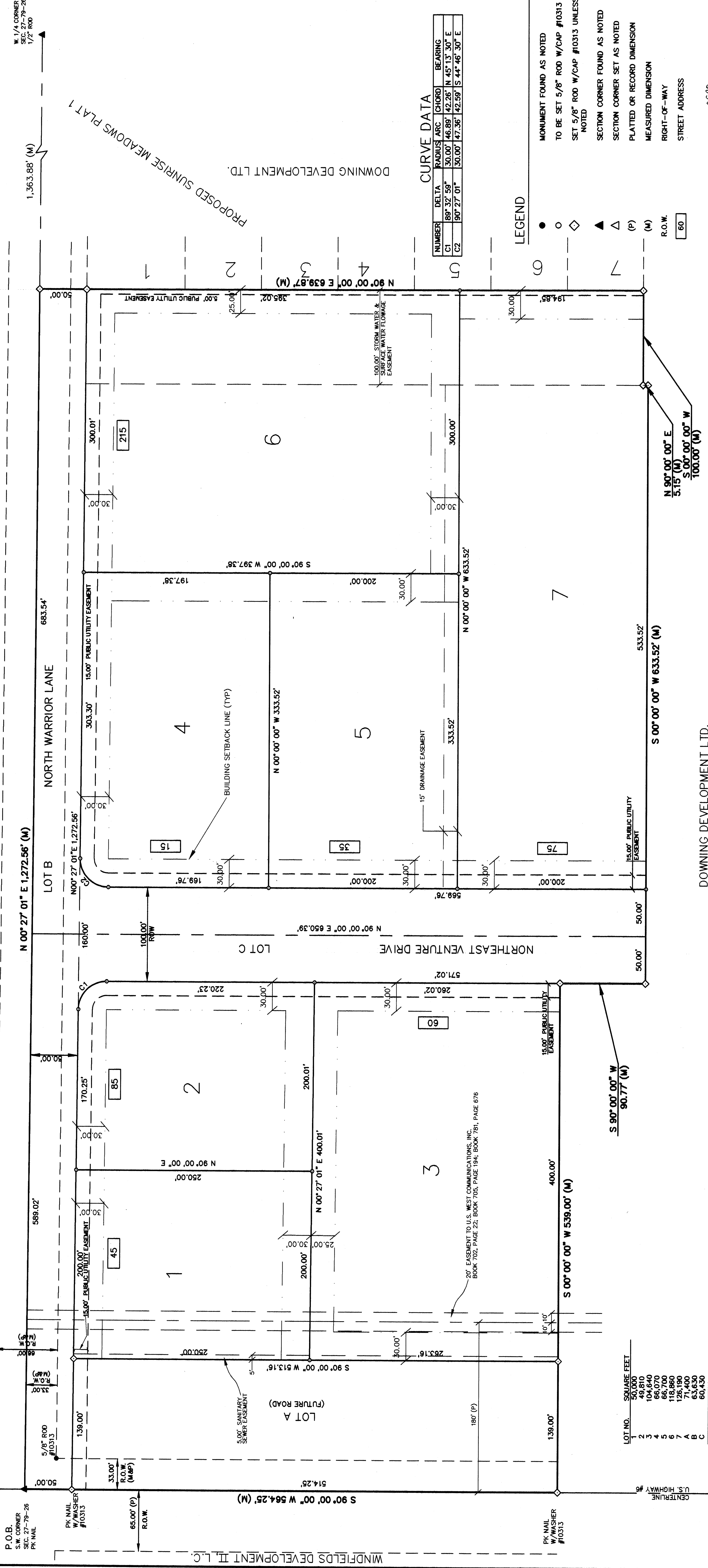
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE NORTH 00° 00' 00" EAST, 1,272.56 FEET ALONG THE WEST LINE OF SAID SECTION 27;  
THENCE NORTH 90° 00' 00" WEST, 633.52 FEET;  
THENCE SOUTH 00° 00' 00" WEST, 539.00 FEET TO THE SOUTH LINE OF SAID SECTION 27;  
THENCE SOUTH 90° 00' 00" WEST, 564.25 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO THE POINT OF BEGINNING CONTAINING 17.85 ACRES MORE OR LESS AND SUBJECT TO ESTABLISHED EASEMENTS OF RECORDS.

THENCE SOUTH 00° 00' 00" WEST, 633.52 FEET;  
THENCE SOUTH 90° 00' 00" WEST, 90.77 FEET;  
THENCE SOUTH 00° 00' 00" WEST, 539.00 FEET TO THE SOUTH LINE OF SAID SECTION 27;  
THENCE SOUTH 90° 00' 00" WEST, 564.25 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO THE POINT OF BEGINNING CONTAINING 17.85 ACRES MORE OR LESS AND SUBJECT TO ESTABLISHED EASEMENTS OF RECORDS.

1. THE CURRENT OWNER AND DEVELOPER OF THE PROPERTY IS DOWNING DEVELOPMENT, L.L.C., DEED RECORDED IN BOOK 773, PAGE 467 IN THE DALLAS COUNTY RECORDER'S OFFICE.  
2. LOT A CONTAINS 16,970 SQUARE FEET OF ORIGINAL ROAD RIGHT-OF-WAY. LOT B CONTAINS 42,560 SQUARE FEET OF ORIGINAL ROAD RIGHT-OF-WAY.  
3. LOTS B AND C ARE DEDICATED FOR ROAD PURPOSES.  
4. MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

PHILIP & CHARLOTTE BRODERICK



NUMBER	DELTA	RADIUS	ARC CHORD	BEARING
C1	89° 52' 59"	30.00'	46.89'	42° 26' N 45° 13' 30" E
C2	90° 27' 01"	30.00'	47.36'	42° 59' S 44° 46' 30" E

**LEGEND**

- MONUMENT FOUND AS NOTED
- TO BE SET 5/8" ROD W/CAP #10313
- ◇ SET 5/8" ROD W/CAP #10313 UNLESS NOTED
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET AS NOTED
- (P) PLATTED OR RECORD DIMENSION
- (M) MEASURED DIMENSION
- RIGHT-OF-WAY
- ▭ STREET ADDRESS

LOT NO. SQUARE FEET  
1 30,000  
2 104,640  
3 66,070  
4 66,700  
5 118,860  
6 128,190  
7 63,430  
C 60,430  
TOTAL 777,730 = 17.85 ACRES

DOWNING DEVELOPMENT L.L.C.

PROPOSED SUNRISE MEADOWS PLAT 1

DOWNING DEVELOPMENT LTD.

W. 1/4 CORNER SEC. 27-79-26 1/2 R.O.W.

WINDFIELDS DEVELOPMENT II, L.L.C.

U.S. HIGHWAY 86 CENTERLINE

NORTH WARRIOR LANE

NORTHEAST VENTURE DRIVE

LOT A (FUTURE ROAD)

LOT B

LOT C

5.00' SANITARY SEWER EASEMENT

15.00' PUBLIC UTILITY EASEMENT

100.00' STORM WATER & SURFACE WATER FLOWAGE EASEMENT

5.00' PUBLIC UTILITY EASEMENT

100.00' STORM WATER & SURFACE WATER FLOWAGE EASEMENT

65.00' (P) R.O.W. (M&P)

33.00' R.O.W. (M&P)

100.00' R.O.W.

15.00' PUBLIC UTILITY EASEMENT

15.00' PUBLIC UTILITY EASEMENT

15.00' PUBLIC UTILITY EASEMENT

15.00' PUBLIC UTILITY EASEMENT

190' (P)

20' EASEMENT TO U.S. WEST COMMUNICATIONS, INC. BOOK 702, PAGE 22; BOOK 705, PAGE 194; BOOK 781, PAGE 676

5.00' PUBLIC UTILITY EASEMENT

15.00' PUBLIC UTILITY EASEMENT

15.00' PUBLIC UTILITY EASEMENT

15.00' PUBLIC UTILITY EASEMENT

15.00' PUBLIC UTILITY EASEMENT

194.85'

194.85'

194.85'

194.85'

194.85'

194.85'

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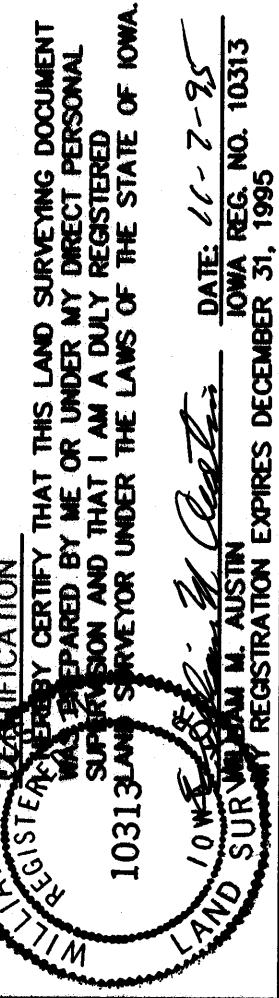
194.85'

194.85'

194.85'

194.85'

194.85'



NO. REVISION DATE BY

FOR: JEFF DOWNING  
DOWNING DEVELOPMENT, L.L.C.  
2935 BELL AVENUE  
DES MOINES, IOWA 50321

LOCATION: SW 1/4, T79N, R26W  
DALLAS COUNTY, IOWA

FIELD BOOK: #40  
SCALE: 1" = 50'  
CAD FILE: 9432602H.DWG  
DESIGNED BY: WMA  
CHECKED BY: BAJ  
DRAWN BY: MDL  
DATE: 11-07-95  
SHEET 1 OF 1  
WORK ORDER NO.: 94-326  
FILE NO.: 94-326.02

FINAL PLAT OF ENTERPRISE BUSINESS PARK PLAT I

8598  
FILED  
BOOK 773 PAGE 467  
DATE 11-8-95 TIME 10:22 AM  
CAROL HOE  
COUNTY RECORDER  
DALLAS CO, IOWA

JBM  
Engineers & Planners  
601 SW 9th St. Suite H  
Des Moines, Iowa 50309  
(515) 288-4823