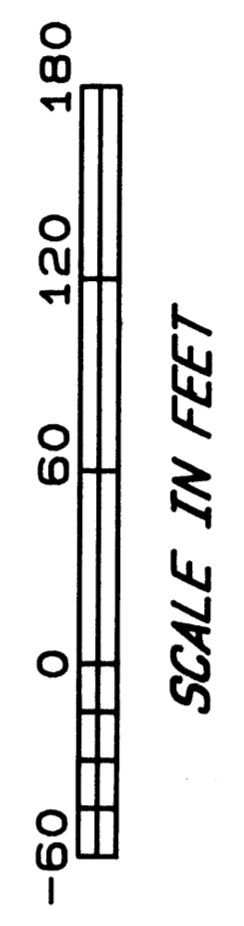
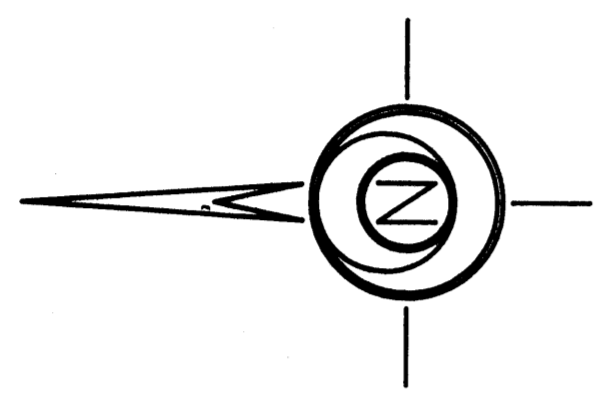
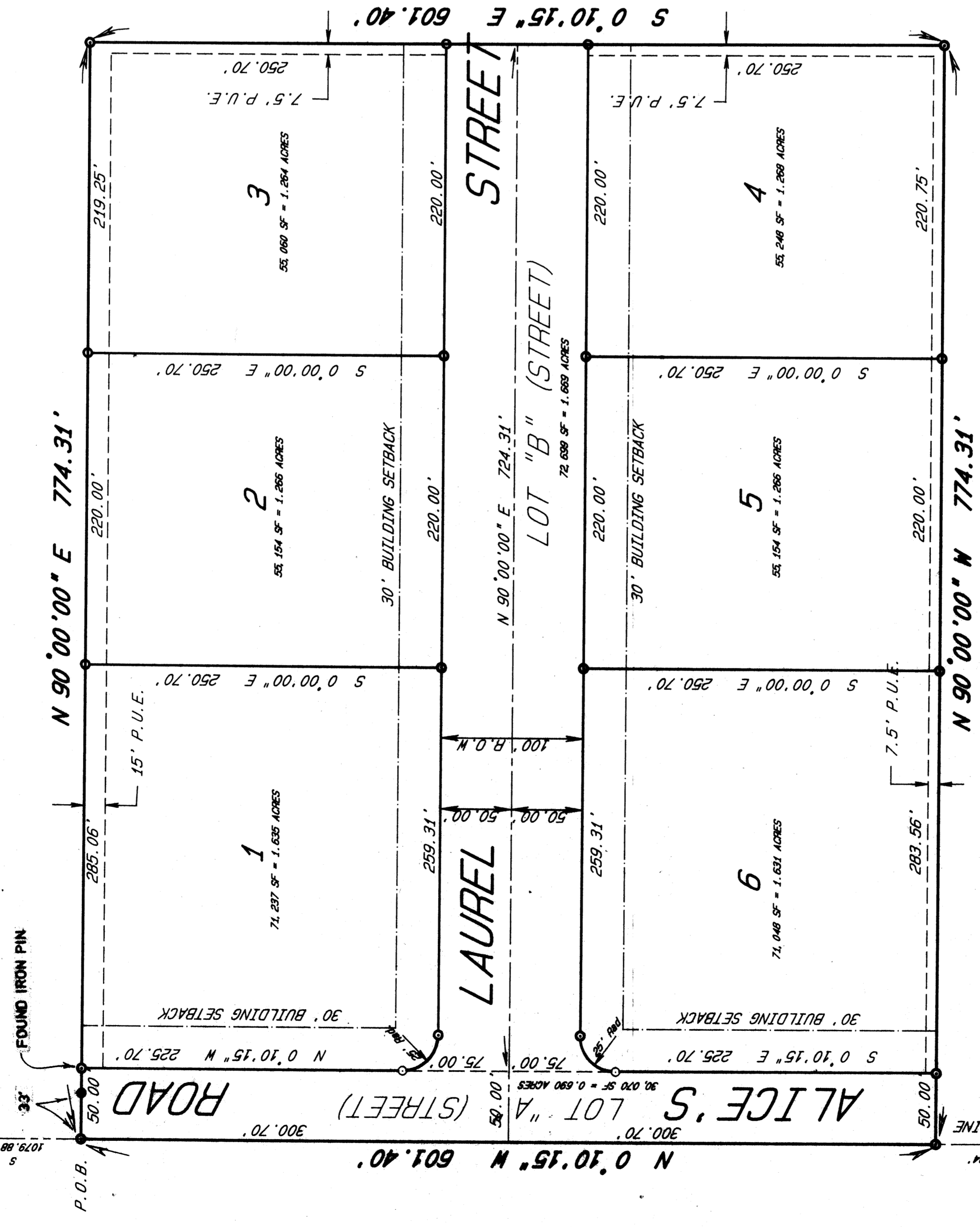


FINAL PLAT HICKMAN WEST INDUSTRIAL PARK PLAT I

300K FILED PAGE
93 MAY 21 PM 4:57
COUNTY RECORDER
DALLAS CO. TEXAS

Submitted by: *2/14*
City of Dallas
Planning Department
2000
Hickman West
Industrial Park
Plat I-1



- LEGEND**
- SET 1/2" DIA. IRON ROD WITH NO. 4640 CAP
 - FOUND IRON ROD/PIPE
 - ▲ SECTION CORNER MONUMENT
 - SF SQUARE FEET
 - H MEASURED DISTANCE
 - R RECORDED DISTANCE
 - XXX STREET ADDRESS
 - P.U.E. PUBLIC UTILITY EASEMENT

OWNER/DEVELOPER:
WAUKEE LAND CO.
620 N.E. 47th PLACE
DES MOINES, IOWA 50319
PH. (515) 244-6877

LEGAL DESCRIPTION

A TRACT OF LAND IN SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S0°10'15"E ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1080.00 FEET (RECORDED) 1079.88 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE N90°00'00"E 774.31 FEET; THENCE S0°10'15"E 601.40 FEET; THENCE N90°00'00"W 774.31 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 35; THENCE N0°10'15"W 601.40 FEET TO THE POINT OF BEGINNING, ALL BEING IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, CONTAINING 10.69 ACRES, MORE OR LESS.

NOTES:

- 1) ALL LOTS IN THIS PLAT ARE SUBJECT TO PROTECTIVE COVENANTS OF HICKMAN WEST INDUSTRIAL PARK.
- 2) WASTE WATER DISPOSAL UTILIZES SEPTIC TANKS AND LATERAL FIELDS WILL BE USED UNTIL PUBLIC SEWER IS AVAILABLE OR AN APPROVED MECHANICAL SYSTEM. PERCOLATION IS ADEQUATE TO SUPPORT LATERAL SYSTEMS. LOT SIZES ARE NOT TO BE DECREASED UNTIL PUBLIC SEWER IS AVAILABLE.

Raymond J. ...
James E. ...

I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

1372 E. 12TH STREET
DES MOINES, IOWA 50316 Ph (515) 265-8196

HICKMAN WEST INDUSTRIAL PARK

A. LEO PELDS ENGINEERING CO.

PLAT I FINAL PLAT
WAUKEE IOWA

Scale 1"=60 Feet
DATE 5/10/93