

#2171

FILED  
BOOK 104 PAGE 354  
91 SEP 30 AM 9:25  
CAROL HOL  
COUNTY RECORDER  
DALLAS CO. IOWA

Entered by Targion by  
Carol Hol  
Auditor  
Deputy  
Hunsberger-1  
B.Y.  
9/18/91

N.W. COR. 8-78-26  
FND. CONC. MON.

N. 83° 08' 12" E.  
1313.89'

IDOT. MON. REMOVED

APPROVED  
DALLAS COUNTY, IOWA

COUNTY ENGINEER  
9/27/91  
D.H.

CHAIRMAN, ZONING COMMISSION  
9/27/91  
D.H.

ZONING ADMINISTRATOR  
9/27/91  
D.H.

CHAIRMAN BOARD OF SUPERVISORS  
9/27/91  
D.H.

No lot or parts of this approved and recorded subdivision may be reabundied or changed without being submitted to the Zoning Commission for approval as a plat or subdivision.

P.O.B.

S. 83° 14' 47" W. 1311.52'

S.W. COR. 8-78-26  
FND. CONC. MON.

S. 83° 21' 20" W. 1309.15'

N.W. CORNER 8-78-26  
604 SPINE, TOP OF E. GRPE POST  
16d NAIL IN FNC. POST  
604 SPINE - E. FACE PP  
604 SPINE - E. FACE PP  
TOP OF CORNER  
POST

FOUND CONC.  
MON. 0.8' DEEP

FOUND "X" CUT  
IN PYMT.

EXPANSION J.T.

"X" NAILS IN  
W. BRACE POST

"X" NAILS IN  
E. BRACE POST

"X" NAILS IN  
CTR.  
BRACE POST

MISS. CHECKLIST ITEMS, 2/2/91

N. 1/4 CORNER 8-78-26

NAIL IN COR. POST

FOUND STUBBY  
NAIL IN CONC

FOUND "X" CUT  
IN PYMT.

"X" NAILS IN  
E. BRACE POST

"X" NAILS IN  
CTR.  
BRACE POST

NE CORNER 8-78-26

NAIL IN COR. POST

FOUND STUBBY  
NAIL IN CONC

FOUND "X" CUT  
IN PYMT.

"X" NAILS IN  
E. BRACE POST

"X" NAILS IN  
CTR.  
BRACE POST

SW CORNER 8-78-26

N. EDGE  
SNOWGRADE

S. EDGE  
SNOWGRADE

"X" NAILS

NAIL IN 8" Ø  
MULBERRY

E. FACE  
FNC. POST

"X" NAILS IN  
POST

E 1/4 CORNER 8-78-26

FOUND 1/2" IR. W/  
#8034 CAP

E. FACE  
FNC. POST

NAIL IN 8" Ø  
MULBERRY

"X" NAILS IN  
POST

CENTER 8-78-26

16d NAIL IN  
TOP OF RR. TIE POST

16d NAIL IN  
TOP OF FNC.  
POST

16d NAIL IN  
TOP OF FNC.  
POST

16d NAIL IN  
TOP OF FNC.  
POST

FENCE CORNER

N. 0° 00' 00" E.

2623.87'

N. 83° 08' 12" E.

1313.89'

S. 82° 58' 00" W.

2636.20'

N. 83° 08' 12" E.

503.56'

N. 83° 06' 55" E.

1311.69'

N. 83° 15' 20" E.

1309.76'

N. 82° 58' 00" E.

2637.71'

N. 82° 58' 00" E.

2632.68'

N. 83° 06' 55" E.

1311.69'

N. 83° 15' 20" E.

1309.76'

N. 82° 58' 00" E.

2637.71'

N. 82° 58' 00" E.

2644.68'

S. 0° 29' 00" W.

2,644.68'

S. 0° 28' 47" E.

2,630.89'

S. 0° 15' 15" W.

5,015.15' W.

S. 0° 15' 15" W.

2,630.89'

S. 83° 17' 15" W.

1,320.11'

S. 83° 21' 20" W.

1,309.14'

S. 82° 51' 30" W.

1,298.51'

S. 82° 51' 30" W.

1,298.51'

S. 83° 21' 20" W.

1,309.14'

S. 83° 14' 47" W.

1,311.51'

S. 83° 14' 47" W.

1,311.51'

S. 0° 05' 23" E.

975.11'

S. 0° 05' 23" W.

1,314.72'

LOT 1

AREA = 25.47 ACRES

LOT 2

AREA = 9.35 ACRES

140' REAR YARD LINE

APPROXIMATE LOCATION  
OF TELEPHONE LINE  
EASEMENT RECORDED  
BK 307 PG. 43

50' FRONT YARD SETBACK

50' SIDE YARD LINE

NOTE: THE 100 YEAR FLOOD  
ELEVATION = 911

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ELEVATION = 911

ANDERSON-BOGERT  
ENGINEERS & SURVEYORS, INC.  
601 ST 9TH ST, SUITE H  
DES MOINES, IOWA 50309  
(515) 288-4823

Location: SW 1/4 8-78-26  
DALLAS COUNTY, IOWA  
Date: AUG, 1991  
Scale: 1" = 200'  
File No.: C-3-356

Work Order: 1854  
Draftsman: M.A.M.  
Owner/Developer:  
WARREN HUNSBERGER  
6672 COLUMBINE DRIVE  
JOHNSTON, IOWA 50131  
PH (515) 278-1789

OWNER/DEVELOPER:  
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FINAL PLAT  
HUNSBERGER PROPRIETOR PLAT I

SECTION CORNER MONUMENT  
FOUND  
SET 1/2" IRON ROD WITH  
#4683 CAP  
ZONING: COMMERCIAL

LEGAL DESCRIPTION:  
THAT PART OF THE NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER (NE 1/4 SW 1/4) OF SECTION  
8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE  
FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY,  
IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID  
SECTION 8, PROCEED NORTH 83° (DEGREES) 21'  
(MINUTES) 20" (SECONDS) EAST (ASSUMED FOR  
THE PURPOSE OF THIS DESCRIPTION ONLY) ALONG  
THE SOUTH LINE OF SAID SECTION 8, 1309.15  
FEET TO THE SOUTHWEST CORNER OF THE NE 1/4  
SW 1/4 OF SAID SECTION 8; THENCE NORTH 00° 05'  
23" EAST, 1314.72 FEET TO THE POINT OF BEGINNING  
AT THE SOUTHWEST CORNER OF THE NE 1/4 SW 1/4  
OF SAID SECTION 8; THENCE NORTH 00° 05' 23" EAST,  
975.11 FEET; THENCE NORTH 67° 14' 06" EAST, 544.20  
FEET; THENCE NORTH 00° 24' 02" WEST, 189.21 FEET TO  
A POINT ON THE NORTH LINE OF THE NE 1/4 SW 1/4  
OF SAID SECTION 8; THENCE NORTH 83° 08' 12" EAST,  
810.33 FEET TO THE NORTHEAST CORNER OF THE NE  
1/4 SW 1/4 OF SAID SECTION 8; THENCE SOUTH 00° 10'  
45" WEST, 1317.50 FEET TO THE SOUTHWEST CORNER OF  
THE NE 1/4 SW 1/4 OF SAID SECTION 8; THENCE SOUTH  
83° 14' 47" WEST 1311.51 FEET TO THE POINT OF  
BEGINNING, CONTAINING 36.33 ACRES, MORE OR LESS.

SCALE IN FEET  
0 200 400 600

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N.E. COR. 8-78-26  
FND. STUBBY NAIL

N. 1/4 COR. 8-78-26  
FND. CUT "X" IN PYMT.

E 1/4 COR. 8-78-26  
FND. 1/2" IR. W/ #8034 CAP

N. 1/4 COR. SE 1/4 8-78-26  
FND. 1/2" IR.

SE. COR. 8-78-26  
FND. CONC. MON.

S. 1/4 COR. SE. 1/4 8-78-26  
FND. 1/2" IR. W/ #8034 CAP

SW CORNER 8-78-26  
FND. WOOD POST

N. 1/4 CORNER 8-78-26

NE CORNER 8-78-26

N.W. CORNER 8-78-26

N. 82° 58' 00" E. 2637.71'

N. 82° 58' 00" E. 2632.68'

N. 83° 06' 55" E. 1311.69'

N. 83° 15' 20" E. 1309.76'

N. 82° 58' 00" E. 2637.71'

N. 82° 58' 00" E. 2644.68'

S. 0° 29' 00" W. 2,644.68'

S. 0° 28' 47" E. 2,630.89'

S. 0° 15' 15" W. 5,015.15' W.

S. 0° 15' 15" W. 2,630.89'

N. 83° 08' 12" E. 510.33'

N. 83° 08' 12" E. 503.56'

N. 83° 08' 12" E. 510.33'

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