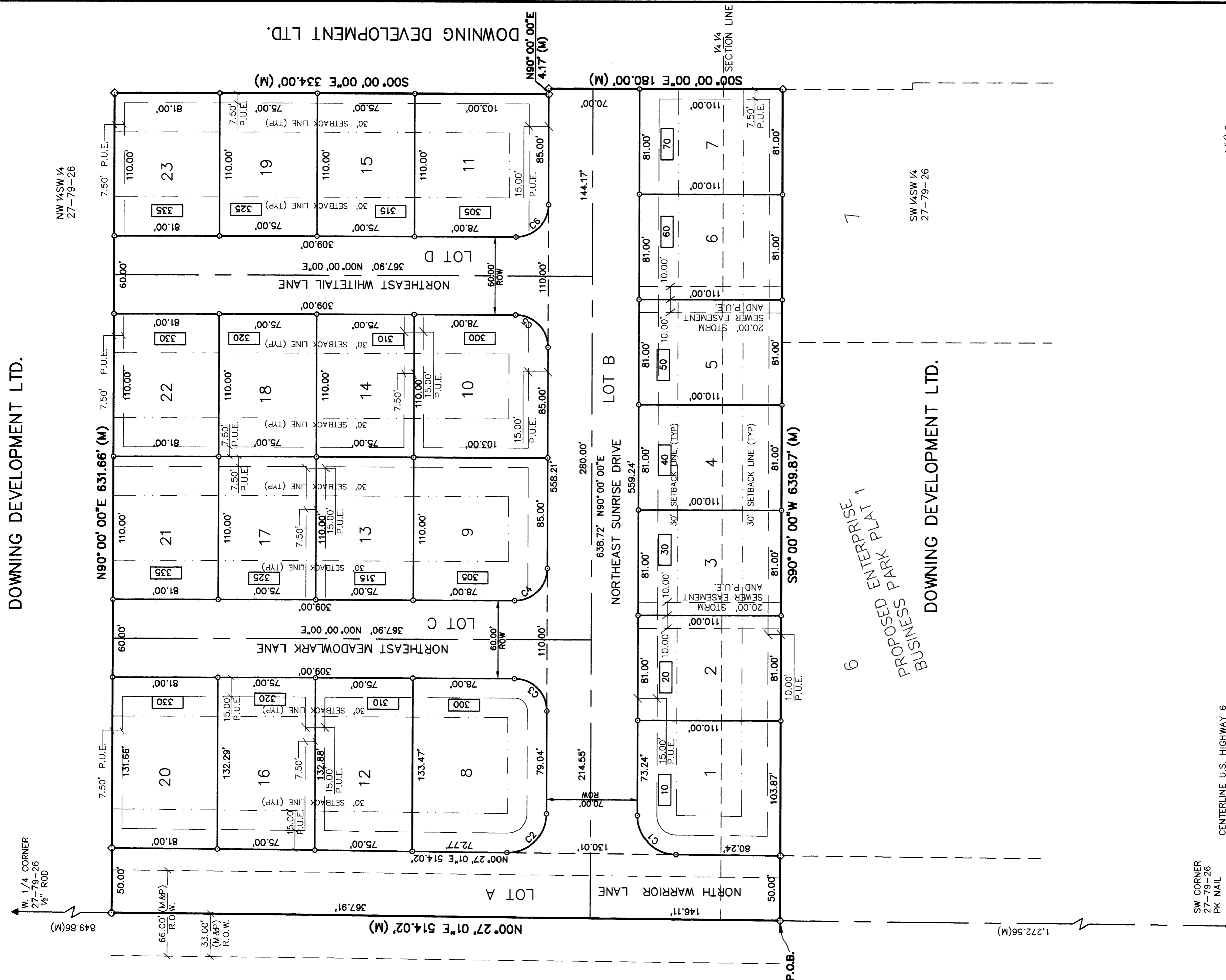
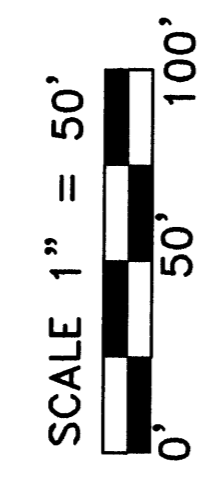


SUNRISE MEADOWS PLAT I



LOT NO.	SQUARE FEET
LOT 1	11,190
LOT 2	8,910
LOT 3	8,910
LOT 4	8,910
LOT 5	8,910
LOT 6	8,910
LOT 7	8,910
LOT 8	13,460
LOT 9	11,000
LOT 10	11,200
LOT 11	9,990
LOT 12	8,250
LOT 13	8,250
LOT 14	8,250
LOT 15	8,250
LOT 16	9,940
LOT 17	8,250
LOT 18	8,250
LOT 19	8,250
LOT 20	9,940
LOT 21	8,910
LOT 22	8,910
LOT 23	25,700
LOT A	41,600
LOT B	41,600
LOT C	41,600
LOT D	20,300
TOTAL	326,460 = 7.49 ACRES

SW 1/4 SW 27-79-26 0.67 ACRES
 NW 1/4 SW 27-79-26 6.82 ACRES



- LEGEND**
- MONUMENT FOUND AS NOTED
 - ◇ 5/8" ROD W/CAP #10313 TO BE SET
 - 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
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - 5 STREET ADDRESS

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE NORTH 00° 27' 01" EAST, 4,272.66 FEET ALONG THE WEST LINE OF SAID SECTION 27 TO THE POINT OF BEGINNING;
 THENCE NORTH 00° 27' 01" EAST, 514.02 FEET ALONG THE WEST LINE OF SAID SECTION 27;
 THENCE NORTH 90° 00' 00" EAST, 631.66 FEET;
 THENCE SOUTH 00° 00' 00" EAST, 334.00 FEET;
 THENCE NORTH 90° 00' 00" EAST, 4.17 FEET;
 THENCE SOUTH 00° 00' 00" EAST, 180.00 FEET;
 THENCE SOUTH 90° 00' 00" WEST, 639.87 FEET TO THE POINT OF BEGINNING CONTAINING 7.49 ACRES MORE OR LESS AND SUBJECT TO ANY ESTABLISHED EASEMENTS OF RECORD.

- NOTES**
1. THE CURRENT OWNER AND DEVELOPER OF THE PROPERTY IS DOWNING DEVELOPMENT, LTD., DEED RECORDED IN BOOK 773, PAGE 487 IN THE DALLAS COUNTY RECORDER'S OFFICE.
 2. LOT A CONTAINS 16,960 SQUARE FEET OF ORIGINAL RIGHT-OF-WAY FOR WARRIOR LANE.
 3. LOTS A, B, C, AND D ARE TO BE DEDICATED FOR ROAD PURPOSES.
 4. MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

CURVE DATA

NUMBER/Delta	RADIUS	ARC	CHORD	BEARING
C1	89° 32' 59"	46.89'	42.26'	S45° 13' 30" W
C2	90° 27' 01"	30.00'	47.36'	N44° 46' 30" W
C3	90° 00' 00"	25.00'	39.27'	N45° 00' 00" E
C4	90° 00' 00"	25.00'	39.27'	N45° 00' 00" W
C5	90° 00' 00"	25.00'	39.27'	N45° 00' 00" E
C6	90° 00' 00"	25.00'	39.27'	N45° 00' 00" W

NO.	REVISION	DATE	BY

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DATE: 11-7-95
 IOWA REG. NO. 10313
 REGISTRATION EXPIRES DECEMBER 31, 1995

FOR: JEFF DOWNING DEVELOPMENT, LTD.
 27-79-26 SW 1/4, T39N, R28W DALLAS COUNTY, IOWA

FIELD BOOK: #40
 SCALE: 1" = 50'
 CAD FILE: 9432602G.DWG
 DESIGNED BY: BAJ
 CHECKED BY: MMA
 DRAWN BY: MDL
 DATE: 11-07-95
 SHEET 1 OF 1
 WORK ORDER NO.: 94-326
 FILE NO.: 94-326.03

FINAL PLAT OF SUNRISE MEADOWS PLAT I

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

BOOK 773 PAGE 341-365
 DATE 11-8-95 TIME 10:19 AM
 CAROL HOL
 COUNTY RECORDER
 DALLAS CO. IOWA