

# Orchard Meadows Plat Two final plat

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 Fee Amt: \$122.00 Page 1 of 14  
 File No: 2005-000124  
 TYPOTHY J. BRIEN RECORDER  
 FILED 2005-02-02  
 BK 11423 PG 541554

### PROPERTY DESCRIPTION:

LOT 1, IN ORCHARD MEADOWS PLAT ONE (BK 10930 PG 87), AN OFFICIAL PLAT, AND PARCEL "B" OF LOT 2 (BK 10978 PG 281) IN SAID ORCHARD MEADOWS PLAT ONE AND A PORTION OF LOT 6 OF THE OFFICIAL PLAT OF THE NW 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., ALL IN JOHNSTON, POLK COUNTY, IOWA, MORE ACCURATELY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, IN SAID ORCHARD MEADOWS PLAT ONE; THENCE N28°44'48"W (PLATTED BEARING) ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 332.76 FEET; THENCE N61°16'46"E ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 300.23 FEET; THENCE S81°07'44"W ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 209.00 FEET; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1, AND ALONG A 5602.79 FEET RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 285.75 FEET, SAID CURVE HAVING A CHORD BEARING OF N24°23'45"W AND A CHORD LENGTH OF 285.72 FEET; THENCE N22°56'05"W ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 343.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89°51'00"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 474.34 FEET TO THE WEST LINE OF PARCEL "C" OF LOT 2 (BK 11223 PG 858) IN SAID ORCHARD MEADOWS PLAT ONE; THENCE S00°00'34"W ALONG THE WEST LINE OF SAID PARCEL "C", A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF PARCEL "B" OF LOT 2 IN SAID ORCHARD MEADOWS PLAT ONE (BK 10978 PG 281); THENCE N89°51'00"E ALONG THE NORTH LINE OF SAID PARCEL "B", A DISTANCE OF 363.71 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B" AND TO THE NORTHERLY LINE OF SAID LOT 1; THENCE N70°55'23"E ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 284.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N89°57'35"E, A DISTANCE OF 235.20 FEET; THENCE S00°12'33"E, A DISTANCE OF 9.00 FEET; THENCE S89°51'50"E, A DISTANCE OF 186.39 FEET; THENCE S00°09'10"E, A DISTANCE OF 120.41 FEET; THENCE S06°00'08"W, A DISTANCE OF 56.78 FEET; THENCE S26°37'49"E, A DISTANCE OF 260.57 FEET TO THE NORTH LINE OF THE SOUTH 771.6 FEET OF THE EAST 1056 FEET OF LOT 6 IN SAID OFFICIAL PLAT OF THE NW 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M.; THENCE S89°57'35"W ALONG THE NORTH LINE OF THE SOUTH 771.6 FEET OF THE EAST 1056 FEET OF SAID LOT 6, A DISTANCE OF 420.88 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S00°19'50"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 445.00 FEET; THENCE S02°43'55"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 173.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N87°20'19"W ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 263.34 FEET; THENCE S67°48'35"W ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 432.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 49.20 ACRES MORE OR LESS.

### NOTES

THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN FOUND AS NOTED OR ARE PLACED WITH A 3/4" IRON PIPE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 12971.

THIS SITE LOCATED WITHIN ZONE "X" IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP FOR THE CITY OF JOHNSTON, POLK COUNTY, IOWA, COMMUNITY PLAN #190 745-0001D DATED: JULY 19, 2000.

DIRECT VEHICULAR ACCESS TO NW BEAVER DRIVE FROM LOTS WITHIN THIS PLAT IS PROHIBITED.

LOTS A, B, C, D, E & F ARE FOR PUBLIC STREETS AND ARE DEDICATED TO THE CITY OF JOHNSTON.

NO DRIVEWAYS SHALL BE PERMITTED THAT CONFLICT WITH MANHOLES OR INTAKES.

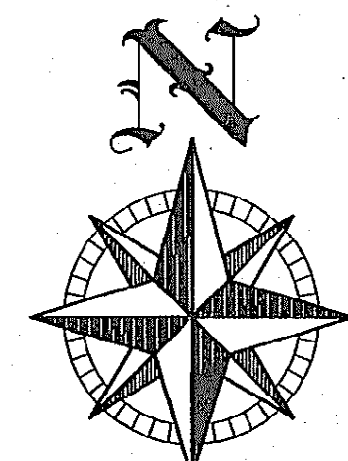
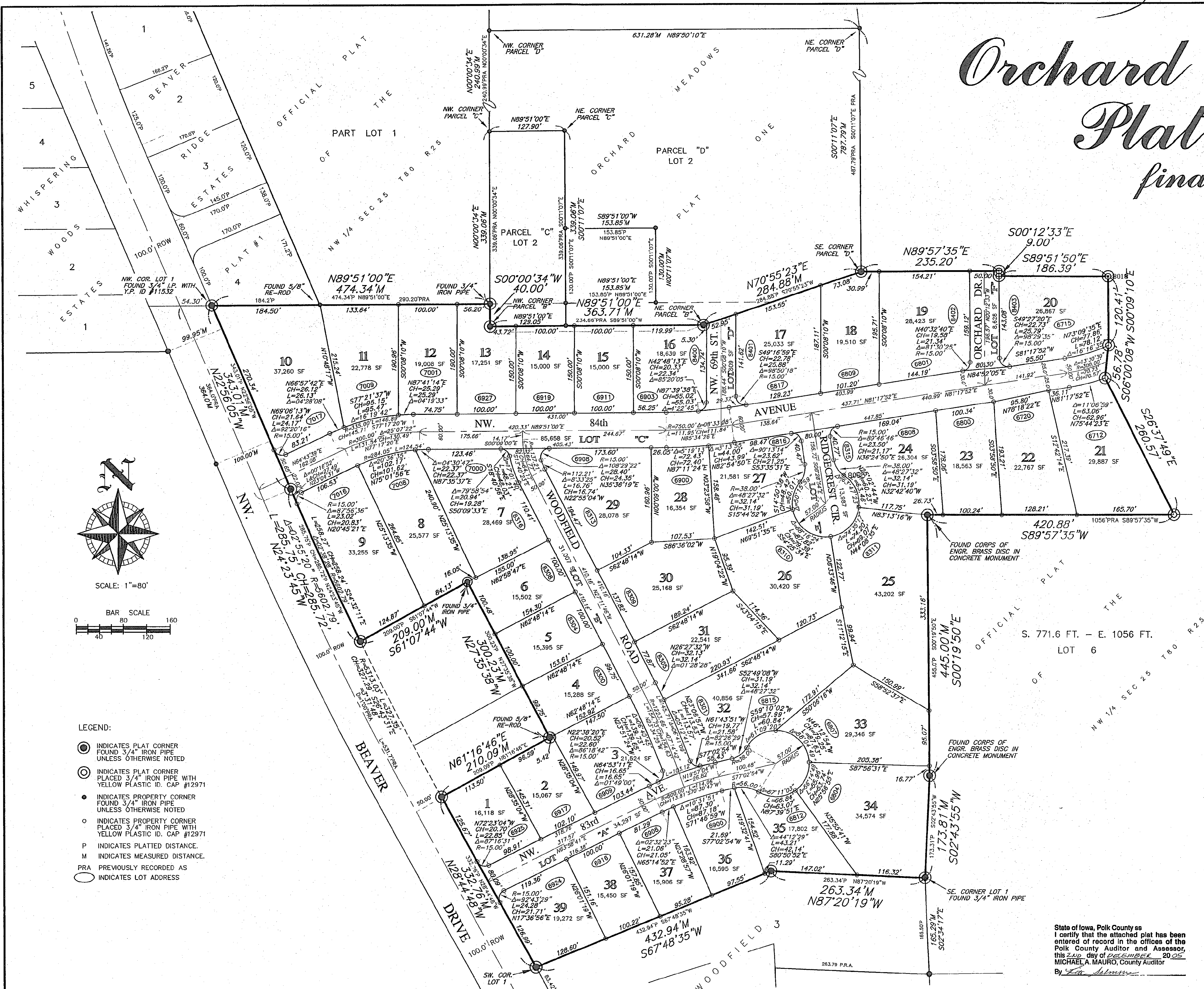
### SURVEY FOR:

KOHLES DEVELOPMENT LLC  
 3060 99th STREET  
 URBANDALE, IOWA 50322

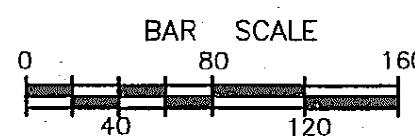
JOHNSTON CITY COUNCIL  
 APPROVED WITH CONDITIONS   
 DISAPPROVED   
 MILLING DATE: 11/3/05  
 RESOLUTION NO.: 05-393  
 ORDINANCE NO. \_\_\_\_\_

*Joel R. Romey 1/29/05*

State of Iowa, Polk County as I certify that the attached plat has been entered of record in the offices of the Polk County Auditor and Assessor, this 24th day of February 2005.  
 MICHAEL A. MAURO, County Auditor  
 By *Joel R. Romey*



SCALE: 1"=80'



### LEGEND:

- INDICATES PLAT CORNER FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED
- INDICATES PLAT CORNER PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC ID. CAP #12971
- INDICATES PROPERTY CORNER FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED
- INDICATES PROPERTY CORNER PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC ID. CAP #12971
- M INDICATES PLATTED DISTANCE
- P INDICATES MEASURED DISTANCE
- PRA PREVIOUSLY RECORDED AS
- INDICATES LOT ADDRESS

### LINE LEGEND

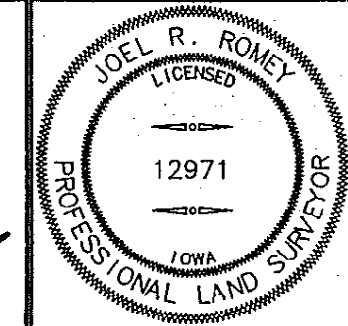
- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- BUILDING LINE
- FENCE LINE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: DECEMBER 31, 2005

BY: JOEL R. ROMEY PLS 12971

SCALE: 1"=80'

FOR: KOHLES CONSTRUCTION CO. SIGNED *Joel R. Romey* DATE: 1/29/05



3	CLIENT NUMBER	198	PROJECT NUMBER	'02-0638
2	REVISIONS		REFERENCE NUMBER	
1	PER CITY COMMENT LETTER 01 NOV. 2005	11/02/05	JRR	
NUMBER	DATE	BY		
PROJECT NAME	Orchard Meadows Plat Two final plat			

**Bishop Engineering**  
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