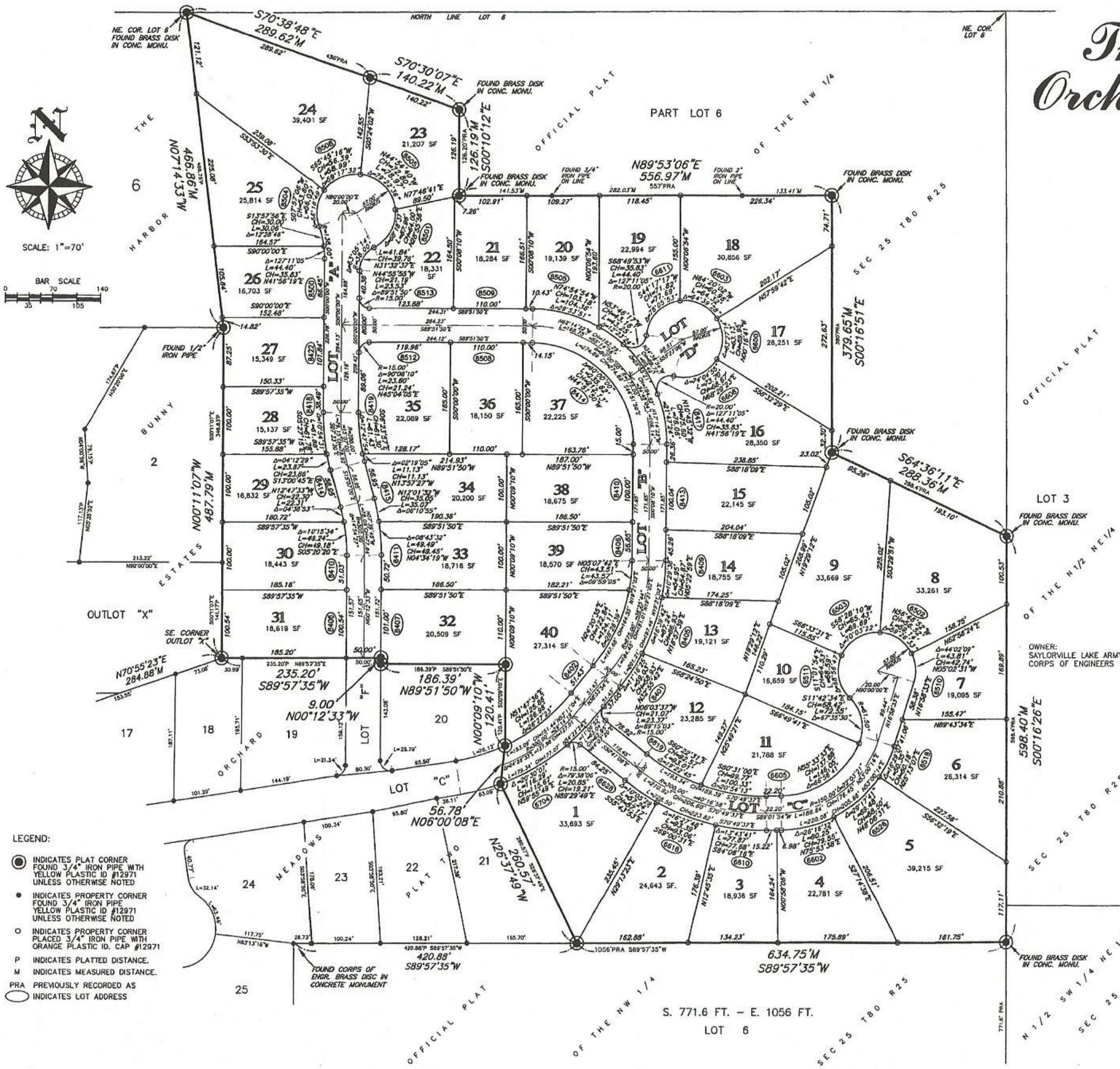
The Reserve at Orchard Meadows

final plat



OWNER:
SAYLORVILLE LAKE ARMY CORPS OF ENGINEERS

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF LOT 6 IN THE OFFICIAL PLAT OF THE NW 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5th P.M., JOHNSTON, POLK COUNTY, IOWA, MORE ACCURATELY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 21, IN ORCHARD MEADOWS PLAT TWO, AN OFFICIAL PLAT, JOHNSTON, POLK COUNTY, IOWA; THENCE N26°37'49"W (PLATTED BEARING) ALONG THE EASTERLY LINE OF SAID LOT 21, A DISTANCE OF 260.57 FEET TO THE SOUTHEAST CORNER OF LOT "C" IN SAID ORCHARD MEADOWS PLAT TWO; THENCE N06°00'08"E ALONG THE EASTERLY LINE OF SAID LOT "C", A DISTANCE OF 56.78 FEET TO THE SOUTHEAST CORNER OF LOT 20 IN SAID ORCHARD MEADOWS PLAT TWO ; THENCE N00°09'10"W ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 120.41 FEET TO TNE NORTHEAST CORNER OF SAID LOT 20; THENCE N89°51'50"W ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 186.39 FEET TO THE EAST LINE OF LOT "F" IN SAID ORCHARD MEADOWS PLAT TWO; THENCE N00°12'33"W ALONG THE EAST LINE OF SAID LOT "F", A DISTANCE OF 9.00 FEET TO THE NORTHEAST CORNER OF SAID LOT "F"; THENCE S89°57'35"W ALONG THE NORTH LINE OF LOTS "F", 19 AND 18 IN SAID ORCHARD MEADOWS PLAT TWO, A DISTANCE OF 235.20 FEET TO THE SOUTHEAST CORNER OF OUTLOT "X" IN BUNNY ESTATES AN OFFICIAL PLAT, JOHNSTON, POLK COUNTY, IOWA; THENCE N00°11'07"W ALONG THE EAST LINE OF OUTLOT "X" AND LOT 2 IN SAID BUNNY ESTATES , A DISTANCE OF 487.79 FEET TO THE SOUTHEAST CORNER OF LOT 6 IN THE HARBOUR, AN OFFFICIAL PLAT, JOHNSTON, POLK COUNTY, IOWA; THENCE N07°14'33"W ALONG THE EASTERLY LINE OF SAID LOT 6, A DISTANCE OF 466.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 AND TO THE NORTHERLY LINE OF LOT 6 IN THE OFFICIAL PLAT OF THE NW 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 25 WEST; THENCE S70°38'48"E, A DISTANCE OF 289.62 FEET; THENCE S70°30'07"E, A DISTANCE OF 140.22 FEET; THENCE S00°10'12"E, A DISTANCE OF 126.19 FEET; THENCE N89°53'06"E, A DISTANCE OF 556.97 FEET; THENCE S00°16'51"E, A DISTANCE OF 379.65 FEET; THENCE S64°36'11"E, A DISTANCE OF 288.36 FEET TO THE EAST LINE OF LOT 6 IN SAID OFFICIAL PLAT OF THE NW 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 25 WEST; THENCE S00°16'26"E ALONG THE EAST LINE OF LOT 6 IN SAID OFFICIAL PLAT OF THE NW 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 25 WEST, A DISTANCE OF 598.40 FEET TO THE NORTHEAST CORNER OF THE SOUTH 771.6 FEET OF LOT 6 IN SAID OFFICIAL PLAT OF THE NW 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 25 WEST; THENCE S89°57'35"W ALONG THE NORTH LINE OF THE SOUTH 771.6 FEET OF LOT 6 IN SAID OFFICIAL PLAT OF THE NW 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 25 WEST, A DISTANCE OF 634.75 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 24.33 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 INCH IRON PIPE. ALL CORNERS PLACED HAVE A ORANGE 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 PANEL #190 745-0001D DATED: JULY 19. 2000.

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

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

FOR:

KOHLES DEVELOPMENT LLC
5500 MERLE HAY ROAD
JOHNSTON, IOWA 50131

NUMBER	REVISIONS	DATE	BY
1	ADD ADDRESSES	10/23/06	JRR
2			
3			
4			

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JOEL R. ROMEY 12971 IOWA PROFESSIONAL LAND SURVEYOR

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, 2007

SIGNED: JOEL R. ROMEY DATE:

N:\Land Projects R2\050560\dwg\D60297-FP.dwg 11/7/2006 10:33:36 AM CST

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"Planning Your Successful Development"
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Civil Engineering & Land Surveying Established 1959

REFERENCE NUMBER 020638
DRAWN BY JRR
CLIENT NUMBER 198
PROJECT NUMBER '05-0560
SHEET 1 OF 2