

Approved By Joan Brown - Mayor
for the City of St. Charles

10-16-03
FILED NO. 6252
BOOK 2003 PAGE 6252
2003 OCT 17 AM 8:14

REC \$ 5.00
AUD \$ 1.00
R.M.F. \$ 1.00
5.00

COMPUTER
RECORDED
COMPARED

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: LARRY D. HYLER BISHOP ENGINEERING CO., INC. 3501 104TH STREET URBANDALE IOWA 50322 PH. (515)276-0467

PLAT OF SURVEY

NE. CORNER
SE. 1/4-SW. 1/4
SEC. 14-75-26
FOUND 5/8" IRON ROD
W/PLASTIC YELLOW
CAP #8034

N85°51'57"E
20.31'M
20.36'P.R.A.
FOUND 5/8" IRON ROD
W/PLASTIC YELLOW
CAP #8034

R=1657.21
L=432.27'
CH=431.05
S47°24'34"E

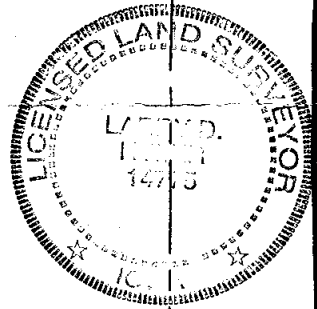
R=1657.21
L=265.67'
CH=265.39
S59°28'29"E

FOUND 5/8" IRON ROD W/
YELLOW PLASTIC CAP #8034
FOUND 5/8" IRON ROD W/
YELLOW PLASTIC CAP #5041
.08' E & .04' S.

FOUND 5/8" IRON ROD W/ YELLOW
PLASTIC CAP #8034
FOUND 5/8" IRON ROD W/ YELLOW
PLASTIC CAP #5041 0.16' W

R=179.06
L=191.88'
CH=182.83
N33°22'05"W

FOUND 5/8" IRON ROD
"LINE"
FOUND 5/8" IRON ROD W/
YELLOW PLASTIC CAP #5041
0.15' W & 0.02' N



N85°59'00"E
759.00'M

PARCEL "B"
GROSS 5.33 AC.
NET 5.00 AC.

WILLOW
BEND
TRAIL

R=143.92
L=229.45'
CH=205.91
S48°20'29"E

309.25'P.R.A.
309.14'M
S85°59'00"W

SE. CORNER
SW. 1/4-SE. 1/4
SEC. 14-75-26
FOUND 5/8" RE-ROD
"LINE"

SW. CORNER
SE. 1/4-SW. 1/4
SEC. 14-75-26
FOUND 5/8" IRON
ROD "LINE"

1416.59'M
S85°59'00"W

N02°40'02"W
300.00'M

256.11'M

726.00'M

906.35'M
S85°59'00"W

PROPERTY DESCRIPTION PARCEL "B"

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, IS DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER(SW1/4) OF THE SOUTHWEST QUARTER(SE1/4) OF SAID SECTION 14; THENCE S85°59'00"W ALONG THE SOUTH LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 14, A DISTANCE OF 309.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°59'00"W ALONG THE SOUTH LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 14, A DISTANCE OF 906.35 FEET; THENCE N02°40'02"W, A DISTANCE OF 300.00 FEET; THENCE N85°59'00"E, A DISTANCE OF 759.00 FEET TO THE CENTERLINE OF WILLOW BEND TRAIL AS IT IS PRESENTLY ESTABLISHED; THENCE S02°40'02"E ALONG THE CENTERLINE OF SAID WILLOW BEND TRAIL, A DISTANCE OF 152.65 FEET; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID WILLOW BEND TRAIL, AND ALONG A 143.92 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CHORD LENGTH OF 205.91 FEET AND A CHORD BEARING OF S48°20'29"E, A DISTANCE OF 229.45 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5.33 ACRES MORE OR LESS, WHICH INCLUDES 0.33 ACRES OF ROADWAY EASEMENT.

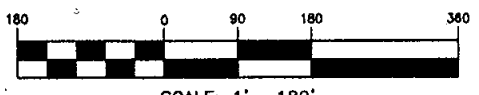
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SITE ADDRESS:
2501 WILLOW BEND TRAIL
ST. CHARLES, IA

SURVEY LEGEND

- SECTION CORNER- FOUND AS NOTED
- PROPERTY CORNER- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- PROPERTY CORNER- SET 3/4" IRON PIPE W/ PLASTIC YELLOW ID CAP #14775
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- P.R.A. PREVIOUSLY RECORDED AS
- R.O.W. RIGHT-OF-WAY

BAR SCALE



SCALE: 1" = 180'

FIELD WORK COMPLETED ON: 10 OCTOBER 2003 BY: J.B. & B.J.

Bishop Engineering Company, Inc.

3501 104th Street
Des Moines, Iowa 50322
PHONE: (515)276-0467 FAX: (515)276-0217

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: 31 DECEMBER 2004

SIGNED: *Larry D. Hyler*
LARRY D. HYLER P.L.S. 14775

DATE: 10-16-03

REF. DWG. NUMBER	
DRAWN BY	SMW
CLIENT NUMBER	2327
DRAWING NO.	03 0504