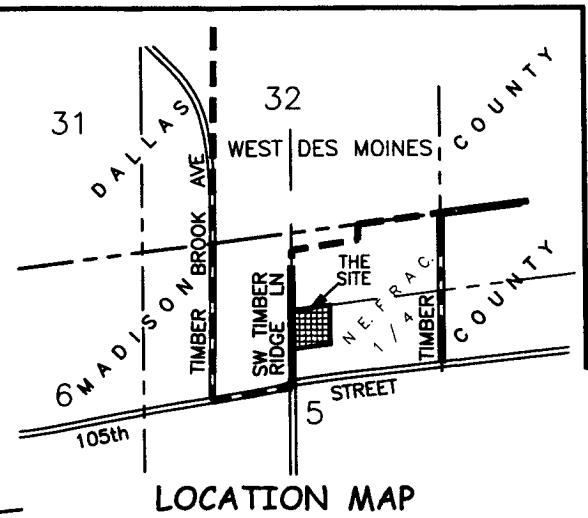
# PLAT OF SURVEY
## PART S. 1/2-NE. FRAC. 1/4
## SEC. 5 T77N R26W

| INDEX LEGEND | |
|---|---|
| LOCATION: | S. 1/2–NE. FRAC. 1/4<br>SEC. 5 T77N R26W<br>MADISON COUNTY IOWA |
| REQUESTOR: | JESSE JASPERS |
| PROPRIETORS: | DONALD W. & CONNIE WALLER<br>2973 105th STREET<br>VAN METER IOWA 50261 |
| SURVEYOR: | JOEL R. ROMEY |
| COMPANY & RETURN TO: | RACCOON VALLEY LAND SURVEYING LLC<br>33235 L AVENUE<br>ADEL IOWA 50003<br>PHONE: 515.493.8317 |


Document 2018 1874
Book 2018 Page 1874 Type 06 026 Pages 1
Date 6/14/2018 Time 11:08:11AM
Rec Amt $7.00
INDX
ANNO
SCAN
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA
CHEK

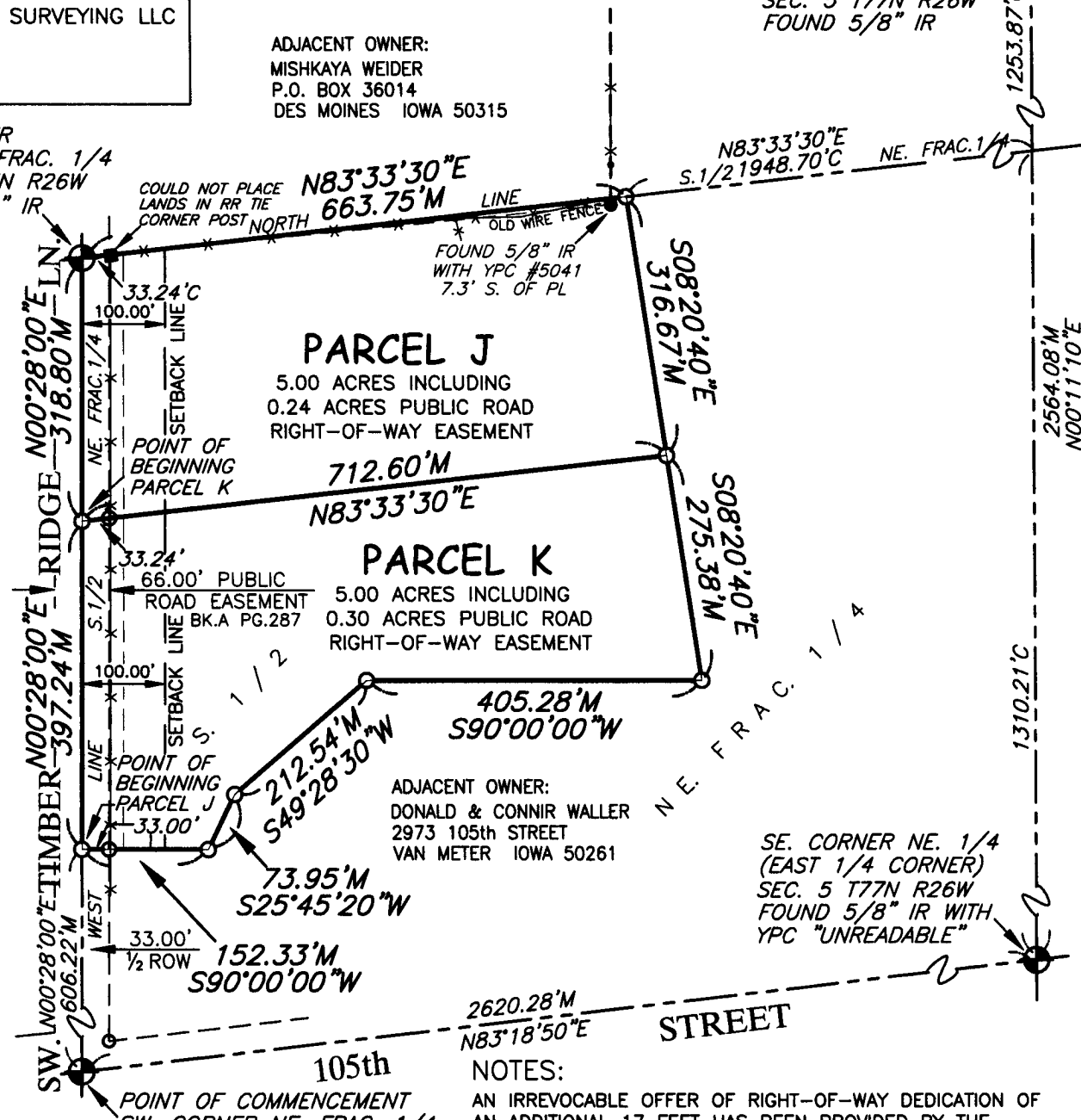




LOCATION MAP

City of West Des Moines
**PLAT OF SURVEY APPROVAL**
*Jasper Plat of Survey*

APPROVED
THE CITY OF WEST DES MOINES
APPROVED

City Council Approval: June 11, 2018
Case #: POS-003900-2018




SCALE: 1"=200'

ADJACENT OWNER:
RACCOON RIVER LAND CO., LLC
5000 WESTOWN PARKWAY SUITE 400
WEST DES MOINES IOWA 50266

BAR SCALE
0 200 400
100 300

LEGEND:

- ⊕ INDICATES USPLSS CORNER FOUND AS NOTED
- ● INDICATES PROPERTY CORNER FOUND AS NOTED
- ○ INDICATES PROPERTY CORNER OR RIGHT-OF-WAY CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- IR IRON ROD
- FYS FRONT YARD SETBACK
- YPC YELLOW PLASTIC ID CAP
- ROW RIGHT-OF-WAY
- —x— INDICATES 3 STRAN BARB WIRE FENCE

DATE OF FIELD WORK: 31 MARCH 2018

NOTES:

AN IRREVOCABLE OFFER OF RIGHT-OF-WAY DEDICATION OF AN ADDITIONAL 17 FEET HAS BEEN PROVIDED BY THE PURCHASER OF THE PARCELS.

BEARING BASIS IS IOWA RTK NETWORK SOUTH ZONE.

THE PARCELS SHOWN ON THIS PLAT OF SURVEY HAVE AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET.

PARCEL DESCRIPTIONS:

PARCEL J

AN IRREGULAR SHAPED PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST FRACTIONAL QUARTER (NE. FRAC. 1/4) OF SAID SECTION 5; THENCE N00°28'00"E (IOWA RTK SOUTH ZONE BEARING BASIS) ALONG THE WEST LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE NE. FRAC. 1/4 OF SAID SECTION 5, A DISTANCE OF 1003.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°28'00"E ALONG THE WEST LINE OF THE S. 1/2 OF THE NE. FRAC. 1/4 OF SAID SECTION 5, A DISTANCE OF 318.80 FEET TO THE NORTHWEST CORNER OF THE S. 1/2 OF THE NE. FRAC. 1/4 OF SAID SECTION 5; THENCE N83°33'30"E ALONG THE NORTH LINE OF THE S. 1/2 OF THE NE. FRAC. 1/4 OF SAID SECTION 5, A DISTANCE OF 663.75 FEET; THENCE S08°20'40"E, A DISTANCE OF 316.67 FEET; THENCE S83°33'30"W ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE S.1/2 OF THE NE. FRAC. 1/4 OF SAID SECTION 5, A DISTANCE OF 712.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5.00 ACRES INCLUDING 0.24 ACRES FOR PUBLIC ROAD EASEMENT.

SAID PARCEL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

PARCEL K

AN IRREGULAR SHAPED PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST FRACTIONAL QUARTER (NE. FRAC. 1/4) OF SAID SECTION 5; THENCE N00°28'00"E (IOWA RTK SOUTH ZONE BEARING BASIS) ALONG THE WEST LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE NE. FRAC. 1/4 OF SAID SECTION 5, A DISTANCE OF 606.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°28'00"E ALONG THE WEST LINE OF THE S. 1/2 OF THE NE. FRAC. 1/4 OF SAID SECTION 5, A DISTANCE OF 397.24 FEET; THENCE N83°33'30"E ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE S. 1/2 OF THE NE. FRAC. 1/4 OF SAID SECTION 5, A DISTANCE OF 712.60 FEET; THENCE S08°20'40"E, A DISTANCE OF 275.38 FEET; THENCE S90°00'00"W, A DISTANCE OF 405.28 FEET; THENCE S49°28'30"W, A DISTANCE OF 212.54 FEET; THENCE S25°45'20"W, A DISTANCE OF 73.95 FEET; THENCE S90°00'00"W, A DISTANCE OF 152.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5.00 ACRES INCLUDING 0.30 ACRES FOR PUBLIC ROAD EASEMENT.

SAID PARCEL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

SURVEY FOR/APPLICANT:
JESSE JASPERS
36861 HUNTERS POINT DRIVE
VAN METER IOWA 50261

SETBACKS:
FRONT YARD = 50 FEET
REAR YARD = 50 FEET
SIDE YARD = 20 FEET




Raccoon Valley Land Surveying
33235 L Avenue Adel Iowa 50003 515.493.8317


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS RERFORMED 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 DEC. 2019 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: Joel R Romey DATE: 08/11/18
JOEL R. ROMEY P.L.S. 12971

JOEL R. ROMEY IOWA 12971 LICENSED PROFESSIONAL LAND SURVEYOR

PN:18015