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TIMOTHY J. BRIEN
RECORDER

INST # 004395
RECORDING FEE 66.00
AUDITOR FEE

FINAL PLAT
GREEN MEADOWS NORTH PLAT 4

Doc ID: 006108172006 Type: PLT
Kind: PLAT Recorded: 07/20/2000 at
Fee Amt: Page 1 of 8
Polk County, IOWA
TIMOTHY J. BRIEN RECORDER
BK 8546 PG 114-121

OWNER/DEVELOPER

GREEN MEADOWS, LTD.
400 LOCUST STREET, SUITE 700
DES MOINES, IOWA 50309-4105

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE EAST 1/2 OF SECTION 3, TOWNSHIP 74 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF JOHNSTON, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GREEN MEADOWS NORTH PLAT 2, AN OFFICIAL PLAT; THENCE S18°36'07"W, 144.65 FEET ALONG THE WEST LINE OF SAID PLAT TO A POINT; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 352.00 FEET AND A CHORD BEARING OF N76°17'39"W, AN ARC LENGTH OF 21.24 FEET ALONG THE WEST LINE OF SAID PLAT TO A POINT; THENCE S10°09'35"W, 65.45 FEET ALONG THE WEST LINE OF SAID PLAT TO A POINT; THENCE S84°00'00"W, 68.18 FEET ALONG THE WEST LINE OF SAID PLAT TO A POINT; THENCE S61°00'00"W, 88.44 FEET ALONG THE WEST LINE OF SAID PLAT TO A POINT; THENCE S41°00'00"W, 64.24 FEET ALONG THE WEST LINE OF SAID PLAT TO A POINT; THENCE S21°00'00"W, 57.36 FEET ALONG THE WEST LINE OF SAID PLAT TO A POINT; THENCE S00°00'00"E, 16.70 FEET ALONG THE WEST LINE OF SAID PLAT TO A POINT; THENCE S87°00'00"E, 354.44 FEET ALONG THE WEST LINE OF SAID PLAT TO A POINT; THENCE S26°48'00"E, 232.68 FEET ALONG THE WEST LINE OF SAID PLAT TO THE SOUTHWEST CORNER OF GREEN MEADOWS NORTH PLAT 2; THENCE S35°16'39"W, 450.18 FEET ALONG THE WEST LINE OF GREEN MEADOWS NORTH PLAT 1 TO THE NORTHWEST CORNER OF GREEN MEADOWS NORTH PLAT 1; THENCE N84°54'50"W, 241.52 FEET ALONG THE NORTH LINE OF GREEN MEADOWS NORTH PLAT 3 AND SAID LINE EXTENDED TO A POINT; THENCE N8°56'29"W, 112.06 FEET TO A POINT; THENCE N03°12'42"W, 80.00 FEET TO A POINT; THENCE N8°30'00"W, 314.36 FEET TO A POINT; THENCE N25°00'00"W, 57.18 FEET TO A POINT; THENCE N12°18'01"E, 26.33 FEET TO A POINT; THENCE N16°00'00"W, 121.64 FEET TO A POINT; THENCE S78°56'58"W, 6.76 FEET TO A POINT; THENCE N11°50'00"W, 50.00 FEET TO A POINT; THENCE N09°56'58"W, 123.54 FEET TO A POINT; THENCE N02°00'00"E, 87.03 FEET TO A POINT; THENCE N24°00'00"W, 87.44 FEET TO A POINT; THENCE N25°00'00"W, 54.21 FEET TO A POINT; THENCE N54°00'00"W, 66.08 FEET TO A POINT; THENCE N33°37'44"E, 83.23 FEET TO A POINT; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 352.00 FEET AND A CHORD BEARING OF N63°02'00"W, AN ARC LENGTH OF 67.82 FEET TO A POINT; THENCE N20°18'11"E, 223.11 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE N84°39'59"E, 842.08 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 24.6963 ACRES, MORE OR LESS.

NOTES

1. LOTS A, D, G, D, AND E TO BE DEEDED TO THE CITY OF JOHNSTON FOR STREET PURPOSES.
2. OUTLOT 'Z' TO BE DEEDED TO THE HOMEOWNER'S ASSOCIATION FOR OPEN SPACE AND RECREATION TRAIL.

CERTIFICATION

LAND SURVEYOR — JERRY P. OLIVER — 7844 — IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA LICENSE NO. 7844 — DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000
PAGES OR SHEETS COVERED BY THIS SEAL:
This sheet only

State of Iowa, Polk County ss
I certify that the attached plat has been entered of record in the offices of the Polk County Auditor and Assessor, this 20th day of July 2000
MICHELLA MAURO, County Auditor
By

LEGEND

- FLAT BOUNDARY
- ▲ SECTION CORNER
- ● FOUND CORNER W/ 5/8" I.R. CAP #7844
- O SET CORNER W/ 5/8" I.R. CAP #7844
- I.R. IRON ROD
- G.P. GAS PIPE
- L. LENGTH DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- (1234) ADDRESS
- B.S.L. BUILDING SETBACK LINE

NORTH
SCALE: 1"=60'
0 30' 60' 120'

CEC
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322-4379
PHONE: 515.276.4884 FAX: 515.276.7084

E-4277

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	19°19'55"	242.00	81.62	41.17	162.72	N63°02'00"W
C2	03°27'28"	352.00	21.24	10.62	21.24	N76°17'39"W
C3	32°08'58"	332.00	215.65	111.53	212.84	S34°04'41"E
C4	47°55'54"	322.00	269.35	143.26	261.68	S24°00'29"W
C5	100°08'32"	322.00	562.71	384.71	493.85	S50°04'22"W
C6	47°36'22"	242.00	201.12	106.43	195.51	S20°19'05"E
C7	01°28'44"	242.00	6.24	3.12	6.24	S41°18'08"E
C8	18°00'06"	242.00	76.01	38.33	75.71	S32°18'15"E
C9	18°30'00"	242.00	78.14	39.41	77.81	S50°18'03"E
C10	24°42'00"	242.00	104.31	52.91	103.51	S69°12'00"E
C11	90°00'00"	20.00	31.42	20.00	28.28	S63°18'11"E
C12	18°12'00"	242.00	76.91	38.81	76.59	S18°12'00"E
C13	18°18'28"	242.00	77.29	39.00	76.97	S36°21'14"E
C14	14°37'32"	242.00	61.74	31.03	61.56	S54°39'30"E
C15	84°47'16"	242.00	358.11	221.13	326.34	S88°58'38"E
C16	09°38'53"	2000.00	336.50	168.61	336.11	N30°38'58"W
C17	06°15'14"	1000.00	109.21	54.68	109.16	N44°34'41"W
C18	17°06'14"	1000.00	298.38	150.50	297.33	N35°34'07"W
C19	18°00'06"	1000.00	314.16	158.40	312.90	N26°18'57"W
C20	45°00'08"	322.00	252.81	133.38	246.46	N22°34'57"W

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C21	02°46'18"	865.00	38.00	19.00	37.99	N18°39'32"W
C22	04°39'24"	865.00	70.34	46.43	70.32	N12°04'03"W
C23	04°39'24"	865.00	70.34	46.43	70.32	N07°23'39"W
C24	02°46'18"	865.00	42.14	21.07	42.13	N02°39'32"W
C25	06°00'35"	410.00	43.02	21.53	43.00	N3°18'40"W
C26	24°29'31"	410.00	175.24	88.83	173.91	N22°44'40"W
C27	02°46'18"	865.00	38.00	19.00	37.99	N18°39'32"W
C28	04°39'24"	865.00	70.34	46.43	70.32	N12°04'03"W
C29	04°39'24"	865.00	70.34	46.43	70.32	N07°23'39"W
C30	02°11'02"	865.00	32.44	16.24	32.43	N01°08'24"W
C31	05°22'31"	242.00	24.16	14.18	24.14	N02°26'25"E
C32	23°23'54"	242.00	120.12	60.81	119.28	N17°31'48"E
C33	23°23'54"	242.00	120.12	60.81	119.28	N40°55'42"E
C34	23°23'54"	242.00	120.12	60.81	119.28	N64°19'36"E
C35	23°23'54"	242.00	120.12	60.81	119.28	N88°23'30"E
C36	12°50'00"	352.00	78.84	39.64	78.78	N34°24'34"W
C37	12°50'00"	352.00	78.84	39.64	78.78	N34°19'37"W
C38	12°50'00"	352.00	78.84	39.64	78.78	S37°29'37"W
C39	07°18'22"	352.00	26.45	13.23	26.43	S42°39'36"W
C40	60°52'12"	38.00	41.93	22.93	39.73	N34°01'24"W
C41	46°44'21"	52.00	42.43	22.47	41.28	N32°29'11"W
C42	35°21'00"	52.00	30.93	21.21	30.50	N18°32'25"W
C43	48°46'52"	52.00	44.26	23.91	43.00	N37°51'01"W
C44	60°52'12"	38.00	41.93	22.93	39.73	S39°01'01"W
C45	05°44'24"	352.00	35.21	17.65	35.26	S32°29'01"W

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C46	12°51'00"	352.00	78.94	39.64	78.78	S37°29'37"W
C47	12°51'00"	352.00	78.94	39.64	78.78	S50°18'36"W
C48	08°48'40"	352.00	53.41	27.11	53.41	S01°54'27"W
C49	01°45'56"	875.00	26.99	13.49	26.99	S00°52'32"E
C50	05°42'33"	875.00	87.18	43.63	87.15	S04°37'08"E
C51	55°59'28"	25.00	27.51	15.30	26.43	S35°50'49"W
C52	87°31'26"	25.00	38.20	24.00	34.59	S01°40'11"E
C53	24°04'26"	875.00	367.71	186.31	364.97	S13°35'11"E
C54	08°00'38"	875.00	121.84	61.03	121.74	S41°30'27"E
C55	08°30'00"	550.00	73.10	36.62	73.05	S25°05'56"E
C56	01°09'04"	550.00	11.05	5.53	11.05	S32°37'32"E
C57	58°21'16"	25.00	27.66	15.46	26.47	S38°40'38"W
C58	02°15'18"	840.00	33.05	16.53	33.04	N44°19'44"W
C59	19°57'29"	560.00	194.41	98.55	193.46	S59°56'49"W
C60	18°34'06"	25.00	8.64	4.37	8.59	N70°23'33"W
C61	00°42'54"	1730.00	21.22	10.61	21.22	S39°41'19"E
C62	02°28'08"	1730.00	74.58	37.29	74.57	S40°18'47"E
C63	01°51'45"	1730.00	57.16	28.58	57.15	S42°18'53"E
C64	00°31'12"	1730.00	15.73	7.87	15.73	S43°04'24"E
C65	43°39'44"	25.00	19.05	10.00	18.59	N34°01'24"W
C66	48°39'52"	25.00	21.23	11.28	20.59	N32°29'11"W
C67	00°28'15"	1730.00	14.18	7.09	14.18	N37°30'48"W
C68	02°56'43"	1730.00	88.56	44.29	88.55	N35°29'15"W
C69	01°21'53"	352.00	16.82	8.41	16.82	N34°44'40"W
C70	12°00'00"	352.00	73.72	37.00	73.54	N37°29'37"W

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C71	10°45'44"	352.00	66.13	33.18	66.03	N28°52'21"W
C72	60°23'12"	38.00	39.68	22.08	38.12	N03°09'08"W
C73	61°33'27"	52.00	61.31	34.18	57.82	N05°44'41"W
C74	52°39'00"	52.00	47.26	25.42	45.61	N59°39'57"W
C75	28°14'21"	52.00	25.62	13.12	25.61	S75°10'17"W
C76	60°23'12"	38.00	39.68	22.08	38.12	N57°50'51"W
C77	11°37'04"	352.00	72.42	36.64	72.24	N63°49'11"W
C78	22°30'33"	242.00	95.41	48.44	95.64	S44°36'05"E
C79	22°30'33"	242.00	95.41	48.44	95.64	S22°06'32"E
C80	10°41'13"	242.00	54.46	27.31	54.38	S07°20'30"E
C81	28°51'25"	1080.00	545.35	279.44	539.56	S01°55'26"E
C82	04°54'59"	1080.00	92.56	46.31	92.54	S06°08'44"E
C83	84°44'44"	24.00	35.49	21.84	32.40	S38°22'19"E
C84	81°37'45"	25.00	35.24	20.98	34.62	S51°40'01"E
C85	54°27'46"	1080.00	114.23	57.19	114.22	S27°36'07"E
C86	01°51'12"	2080.00	112.12	56.06	112.12	S31°52'35"E
C87	02°37'00"	2080.00	94.50	47.41	94.50	S32°18'40"E
C88	00°56'22"	2080.00	33.28	16.64	33.28	S32°40'22"E
C89	10°04'12"	20.00	14.04	7.12	13.83	S24°49'28"E
C90	47°01'49"	38.00	31.18	16.61	29.78	S19°46'24"W
C91	18°12'00"	180.00	24.58	12.36	24.17	S55°06'00"W
C92	94°47'18"	540.00	446.44	239.60	455.56	S66°55'54"W