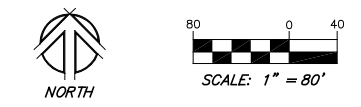


PRECEDENCE WEST AT PRAIRIE TRAIL PLAT 1



CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Distance
C1	157.54'	250.50'	36°01'59"	154.96'
C2	810.77'	542.50'	85°37'45"	737.40'
C3	36.47'	1271.50'	1°38'37"	36.47'
C4	38.68'	1328.50'	1°40'05"	38.68'
C5	187.06'	290.00'	36°57'31"	183.84'
C6	106.14'	410.00'	14°49'56"	105.84'
C7	102.69'	1942.50'	3°01'44"	102.68'
C8	73.83'	1942.50'	2°10'39"	73.82'
C9	333.58'	1090.00'	17°32'05"	332.28'
C10	79.40'	570.00'	7°58'54"	79.34'
C11	44.01'	827.50'	3°02'51"	44.01'
C12	37.85'	772.50'	2°48'25"	37.84'
C13	297.88'	570.00'	29°56'33"	294.50'
C14	626.00'	1457.50'	24°36'31"	621.20'
C15	37.43'	570.00'	3°45'45"	37.43'
C16	9.87'	1457.50'	0°23'17"	9.87'

- LEGEND**
- ▲ Found section corner
 - Found monument 5/8" IR with red cap #18530 unless otherwise noted
 - Set monument 5/8" IR with red cap #18530 unless otherwise noted
 - Round iron rebar
 - IP Round iron pipe
 - MPE Minimum Protection Elevation
 - (R) Record dimension
 - P.U.E. Public utility easement
 - S.W.F.E. Surface water flowage easement
 - Subject boundary line
 - Section line
 - Proposed boundary line
 - Proposed easement line
 - Existing boundary line
 - Existing easement line
 - Underlying boundary line

North line of Outlet Z, Cascade Falls Plat 1
 N00°06'35"W 90.09'
 N06°19'07"E 88.86'
 N12°44'30"E 88.81'
 N19°37'37"E 88.81'



LEGAL DESCRIPTION

Outlot Z, CASCADE FALLS PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; and that part of Lot 11, JOHN DEERE PLACE, an official plat, located in the City of Ankeny, Polk County, Iowa; and that part of Parcel "T" of the Northwest Quarter of Section 27, Township 80 North, Range 24 West of the 5th Principal Meridian, Polk County, Iowa, as shown on the plat of survey recorded in Book 11295, Pages 669-674; and that part of Parcel "G" of those parts of Lots F and 11 and all of Lot 12 of said JOHN DEERE PLACE, as shown on the plat of survey recorded in Book 11295, Pages 669-674; and that part of Parcel "H" of the Northeast Quarter of Section 27, Township 80 North, Range 24 West of the 5th Principal Meridian, Polk County, Iowa, as shown on the plat of survey recorded in Book 11295, Pages 669-674, and being more particularly described as follows:

Beginning at the northeast corner of said Outlot Z; thence South 00 degrees 00 minutes 00 seconds West, along the east line of said Outlot Z, a distance of 677.60 feet, to the southeasterly line of said Outlot Z; thence South 40 degrees 28 minutes 40 seconds West, along said southeasterly line of Outlot Z, a distance of 57.00 feet, to the southwesterly and westerly lines of said Outlot Z; thence northwesterly 157.54 feet along a curve to the left, along said southwesterly and westerly lines of Outlot Z, having a radius of 250.50 feet, a delta angle of 36 degrees 01 minute 59 seconds and a chord distance of 154.96 feet which bears North 67 degrees 32 minutes 19 seconds West; thence northwesterly 810.77 feet along a reverse curve to the right, continuing along said southwesterly and westerly lines of Outlot Z, tangent to the last described curve, having a radius of 542.50 feet, a delta angle of 85 degrees 37 minutes 45 seconds and a chord distance of 737.40 feet which bears North 42 degrees 44 minutes 27 seconds West; thence North 00 degrees 04 minutes 26 seconds East, tangent to the last described curve, continuing along said southwesterly and westerly lines of Outlot Z, a distance of 118.89 feet, to the north line of said Outlot Z; thence North 89 degrees 53 minutes 25 seconds East, along said north line of Outlot Z, a distance of 323.85 feet; thence North 00 degrees 06 minutes 35 seconds West, a distance of 90.09 feet; thence North 06 degrees 19 minutes 07 seconds East, a distance of 88.86 feet; thence North 12 degrees 44 minutes 30 seconds East, a distance of 88.81 feet; thence North 19 degrees 37 minutes 37 seconds East, a distance of 88.81 feet; thence North 25 degrees 59 minutes 30 seconds East, a distance of 261.74 feet; thence South 67 degrees 58 minutes 59 seconds East, a distance of 130.00 feet; thence northwesterly 36.47 feet along a curve to the left, not tangent to the last described line, having a radius of 1271.50 feet, a delta angle of 01 degree 38 minutes 37 seconds and a chord distance of 36.47 feet which bears North 20 degrees 37 minutes 17 seconds East; thence South 70 degrees 12 minutes 00 seconds East, radial to the last described curve, a distance of 57.00 feet; thence southwesterly 38.68 feet along a curve to the right, not tangent to the last described line, having a radius of 1328.50 feet, a delta angle of 01 degree 40 minutes 05 seconds and a chord distance of 38.68 feet which bears South 20 degrees 38 minutes 02 seconds West; thence South 67 degrees 58 minutes 59 seconds East, not tangent to the last described curve, a distance of 80.06 feet; thence southeasterly 187.06 feet along a curve to the left, tangent to the last described line, having a radius of 290.00 feet, a delta angle of 36 degrees 57 minutes 31 seconds and a chord distance of 183.84 feet which bears South 86 degrees 27 minutes 45 seconds East; thence northwesterly 106.14 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 410.00 feet, a delta angle of 14 degrees 49 minutes 56 seconds and a chord distance of 105.84 feet which bears North 82 degrees 28 minutes 27 seconds East; thence North 89 degrees 53 minutes 25 seconds East, tangent to the last described curve, a distance of 124.07 feet; thence southeasterly 102.69 feet along a curve to the right, tangent to the last described line, having a radius of 1942.50 feet, a delta angle of 03 degrees 01 minute 44 seconds and a chord distance of 102.68 feet which bears South 88 degrees 17 minutes 56 seconds East; thence North 03 degrees 02 minutes 04 seconds West, a distance of 45.80 feet; thence southeasterly 73.83 feet along a curve to the right, not tangent to the last described line, having a radius of 1942.50 feet, a delta angle of 02 degrees 10 minutes 39 seconds and a chord distance of 73.82 feet which bears South 84 degrees 25 minutes 43 seconds East; thence northwesterly 333.58 feet along a reverse curve to the left, tangent to the last described curve, having a radius of 1090.00 feet, a delta angle of 17 degrees 32 minutes 05 seconds and a chord distance of 332.28 feet which bears North 87 degrees 53 minutes 34 seconds East; thence northwesterly 79.40 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 570.00 feet, a delta angle of 07 degrees 58 minutes 54 seconds and a chord distance of 79.34 feet which bears North 83 degrees 06 minutes 59 seconds East; thence northwesterly 44.01 feet along a curve to the right, not tangent to the last described curve, having a radius of 827.50 feet, a delta angle of 03 degrees 02 minutes 51 seconds and a chord distance of 44.01 feet which bears North 04 degrees 46 minutes 28 seconds East; thence South 83 degrees 42 minutes 06 seconds East, radial to the last described curve, a distance of 55.00 feet; thence southwesterly 37.85 feet along a curve to the left, having a radius of 772.50 feet, a delta angle of 02 degrees 48 minutes 25 seconds and a chord distance of 37.84 feet which bears South 04 degrees 53 minutes 41 seconds West; thence southeasterly 297.88 feet along a curve to the right, not tangent to the last described curve, having a radius of 570.00 feet, a delta angle of 29 degrees 56 minutes 33 seconds and a chord distance of 294.50 feet which bears South 72 degrees 22 minutes 50 seconds East, to the westerly line of PRECEDENCE AT PRAIRIE TRAIL PLAT 3, an official plat, located in the City of Ankeny, Polk County, Iowa; thence South 32 degrees 35 minutes 27 seconds West, along said westerly line of PRECEDENCE AT PRAIRIE TRAIL PLAT 3, a distance of 20.00 feet; thence South 28 degrees 00 minutes 00 seconds West, along said westerly line of PRECEDENCE AT PRAIRIE TRAIL PLAT 3, a distance of 124.99 feet; thence South 28 degrees 59 minutes 27 seconds West, along said westerly line of PRECEDENCE AT PRAIRIE TRAIL PLAT 3, a distance of 55.00 feet; thence South 29 degrees 39 minutes 42 seconds West, along said westerly line of PRECEDENCE AT PRAIRIE TRAIL PLAT 3, a distance of 164.22 feet; thence South 26 degrees 37 minutes 55 seconds West, along said westerly line of PRECEDENCE AT PRAIRIE TRAIL PLAT 3, a distance of 149.71 feet; thence North 63 degrees 22 minutes 05 seconds West, along said westerly line of PRECEDENCE AT PRAIRIE TRAIL PLAT 3, a distance of 42.50 feet; thence South 24 degrees 29 minutes 56 seconds West, along said westerly line of PRECEDENCE AT PRAIRIE TRAIL PLAT 3, a distance of 129.01 feet, to the north line of PRAIRIE TRAIL ELEMENTARY SCHOOL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; thence North 65 degrees 30 minutes 04 seconds West, along said north line of PRAIRIE TRAIL ELEMENTARY SCHOOL PLAT 1, a distance of 34.67 feet; thence northwesterly 626.00 feet along a curve to the left, along said north line of PRAIRIE TRAIL ELEMENTARY SCHOOL PLAT 1, tangent to the last described line, having a radius of 1457.50 feet, a delta angle of 24 degrees 36 minutes 31 seconds and a chord distance of 621.20 feet which bears North 77 degrees 48 minutes 20 seconds West; thence South 89 degrees 53 minutes 25 seconds West, along said north line of PRAIRIE TRAIL ELEMENTARY SCHOOL PLAT 1, a distance of 478.08 feet, to said east line of said Outlot Z and the Point of Beginning. Containing 28.67 acres more or less.

Said parcel is subject to any and all restrictions, covenants and easements of record.

ADDRESSES

Lot 1: 2402 SW 18th Street/ 2416 SW 17th Street	Lot 21: 2015 SW 17th Street/ 1703 SW Linden Street	Lot 41: 2311 SW 17th Street
Lot 2: 2412 SW 17th Street	Lot 22: 1707 SW Linden Street	Lot 42: 2307 SW 17th Street
Lot 3: 2410 SW 17th Street	Lot 23: 1711 SW Linden Street	Lot 43: 2303 SW 17th Street
Lot 4: 2406 SW 17th Street	Lot 24: 1715 SW Linden Street	Lot 44: 2213 SW 17th Street
Lot 5: 2402 SW 17th Street	Lot 25: 1719 SW Linden Street/ 2010 SW 18th Street	Lot 45: 2209 SW 17th Street
Lot 6: 2320 SW 17th Street	Lot 26: 1716 SW Linden Street/ 2102 SW 18th Street	Lot 46: 2205 SW 17th Street
Lot 7: 2316 SW 17th Street	Lot 27: 2106 SW 18th Street	Lot 47: 2201 SW 17th Street
Lot 8: 2312 SW 17th Street	Lot 28: 2110 SW 18th Street	Lot 48: 2115 SW 17th Street
Lot 9: 2308 SW 17th Street	Lot 29: 2204 SW 18th Street	Lot 49: 2111 SW 17th Street
Lot 10: 2304 SW 17th Street/ 1610 SW Beechwood Street	Lot 30: 2208 SW 18th Street	Lot 50: 2107 SW 17th Street/ 1706 SW Linden Street
Lot 11: 1609 SW Beechwood Street/ 2210 SW 17th Street	Lot 31: 2212 SW 18th Street	
Lot 12: 2208 SW 17th Street	Lot 32: 2216 SW 18th Street	
Lot 13: 2202 SW 17th Street	Lot 33: 2302 SW 18th Street	
Lot 14: 2116 SW 17th Street	Lot 34: 2306 SW 18th Street	
Lot 15: 2112 SW 17th Street	Lot 35: 2310 SW 18th Street	
Lot 16: 2108 SW 17th Street	Lot 36: 2314 SW 18th Street/ 2415 SW 17th Street	
Lot 17: 2104 SW 17th Street/ 1608 SW Linden Street	Lot 37: 2411 SW 17th Street	
Lot 18: 1607 SW Linden Street/ 2018 SW 17th Street	Lot 38: 2407 SW 17th Street	
Lot 19: 2014 SW 17th Street	Lot 39: 2319 SW 17th Street	
Lot 20: 2010 SW 17th Street	Lot 40: 2315 SW 17th Street	

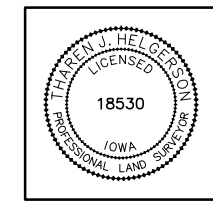
STREET LOT AREAS

Name	Square Feet	Acres
LOT A	23,125	0.53
LOT B	80,084	1.84
LOT C	10,900	0.25
LOT D	5,854	0.13
LOT E	9,739	0.22
LOT F	17,152	0.39
LOT G	10,624	0.24
LOT H	9,323	0.21
LOT I	39,023	0.90
LOT J	43,470	1.00

MINIMUM PROTECTION ELEVATION

- Lot 1: 967.60 feet
- Lot 2: 967.60 feet

Center of Section
 Section 27-Township 80
 North-Range 24 West
 Found 5/8" IR with red cap #18530
 (Book 13466, Page 61)



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.

PAGES OR SHEETS COVERED BY THIS SEAL: SHEET NO.'S 2, 3 & 4

SIGNATURE: THAREN J. HELGESON, L.S. NO. 18530 DATE: 07/15/11

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012 DATE OF SURVEY: 07/15/11

OWNERS / DEVELOPERS:
 DRA Properties, LC
 1525 NE 36th Street
 Ankeny, Iowa 50021
 (515) 964-9444

GENERAL NOTES:

1. Land area : 28.67 acres
2. Lots A, B, C, D, E, F, G, H, I and J shall be dedicated to the City of Ankeny for right-of-way purposes.
3. Lot U shall be dedicated to the City of Ankeny for open space, surface water flowage, storm sewer, drainage and detention purposes.
4. Outlots S & T cannot be further developed without being replatted or reconfigured.
5. Zoning : Prairie Trail Mixed Use Neighborhood Planned Unit Development (Refer to Planned Urban Development guidelines for additional setback restrictions)
6. Restrictions (i.e., building setbacks, height and bulk regulations, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party.
7. The east line of the Northwest Quarter of Section 27-80-24 is assumed to bear North 00°19'06" East.
8. Area by Quarter-Quarter of Sections 26, Township 80 North, Range 24 West
 - NE 1/4 of the NW 1/4 of Section 27: 15.11 Acres
 - NW 1/4 of the NW 1/4 of Section 27: 0.89 Acres
 - SE 1/4 of the NW 1/4 of Section 27: 0.34 Acres
 - NW 1/4 of the NE 1/4 of Section 27: 3.14 Acres
 - SW 1/4 of the NE 1/4 of Section 27: 0.20 Acres

2525 N ANKENY BLVD., SUITE 121
 ANKENY, IOWA - 50023-4703
 (515) 965-0123 voice - (515) 965-5322 fax
 Civil Engineering - Land Surveying
 Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
 08/26/11 REVISIONS PER TECH REVIEW COMMENTS
 10/26/11 REVISIONS PER TECH REVIEW COMMENTS
 12/16/11 REVISIONS PER TECH REVIEW COMMENTS
 INTD 2 SEPARATE FINAL PLATS
 03/16/12 ADDITIONAL P.U.E. & ELECTRIC EASEMENTS

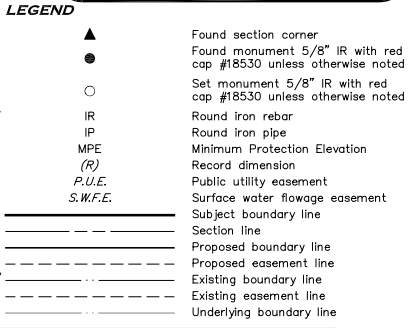
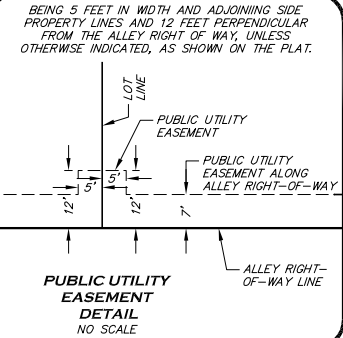
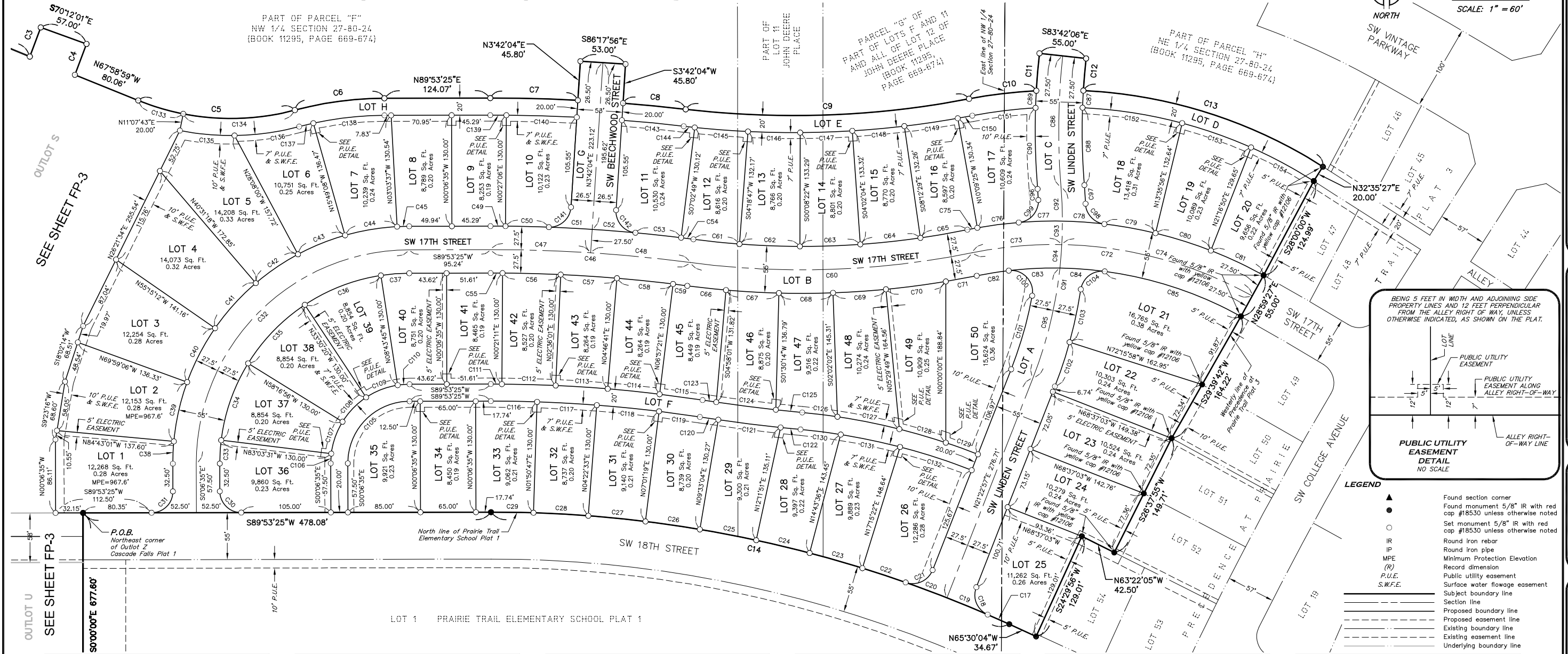
THIS PLAN IS THE PROPERTY OF NILLES ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF NILLES ASSOCIATES. THE ENGINEERING FEE IS THE PROPERTY OF NILLES ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF NILLES ASSOCIATES.

PROJECT: PRECEDENCE WEST AT PRAIRIE TRAIL PLAT 1
 ANKENY, IOWA

TITLE: FINAL PLAT

DATE: 11041
 DATE: 07/15/11
 DRAWN BY: BER
 CHECKED BY: TJH
 SCALE: AS NOTED
 DWG NO.: FP-1
 SHEET NO.: 2

PRECEDENCE WEST AT PRAIRIE TRAIL PLAT 1



CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C5	187.06'	290.00'	36°57'31"	183.84'	S86°27'46"E
C6	106.14'	410.00'	14°49'56"	105.84'	N82°28'27"E
C7	102.69'	1942.50'	3°01'44"	102.68'	S88°35'43"E
C8	73.83'	1942.50'	2°10'39"	73.82'	S84°25'43"E
C9	333.58'	1090.00'	17°32'05"	332.28'	N87°53'34"E
C10	79.40'	570.00'	7°58'54"	79.34'	S83°06'59"W
C11	44.01'	827.50'	3°02'51"	44.01'	N4°46'28"E
C12	37.85'	772.50'	2°48'25"	37.84'	S45°31'41"W
C13	297.88'	570.00'	29°56'33"	294.50'	S72°22'50"E
C14	626.00'	1457.50'	24°36'31"	621.20'	N77°48'20"W
C15	37.43'	570.00'	3°45'45"	37.43'	S85°13'33"W
C16	9.87'	1457.50'	0°23'17"	9.87'	N65°41'43"W
C17	27.65'	1457.50'	1°05'12"	27.64'	N66°02'40"W
C18	38.38'	25.00'	87°58'14"	34.72'	S22°36'10"E
C19	51.63'	1457.50'	2°01'46"	51.62'	S67°36'10"E
C20	51.63'	1457.50'	2°01'46"	51.62'	S69°37'56"E
C21	38.38'	25.00'	87°58'14"	34.72'	N65°22'04"E
C22	53.34'	1457.50'	2°05'49"	53.34'	N71°41'43"W
C23	64.34'	1457.50'	2°31'46"	64.34'	N74°00'31"W
C24	64.34'	1457.50'	2°31'46"	64.34'	N76°32'16"W
C25	67.31'	1457.50'	2°38'46"	67.31'	N79°07'32"W
C26	64.34'	1457.50'	2°31'46"	64.34'	N81°42'48"W
C27	67.31'	1457.50'	2°38'46"	67.31'	N84°18'04"W
C28	64.34'	1457.50'	2°31'46"	64.34'	N86°53'20"W
C29	49.76'	1457.50'	1°57'22"	49.75'	N89°07'54"W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C30	39.27'	25.00'	89°59'59"	35.36'	S45°06'34"E
C31	39.27'	25.00'	89°59'59"	35.36'	N44°53'25"E
C32	392.70'	250.00'	90°00'00"	353.55'	S44°53'25"W
C33	27.38'	222.50'	7°03'04"	27.36'	S32°45'57"W
C34	96.22'	222.50'	24°46'36"	95.47'	S19°19'46"W
C35	96.22'	222.50'	24°46'36"	95.47'	S44°06'22"W
C36	96.22'	222.50'	24°46'36"	95.47'	S88°52'58"W
C37	33.47'	222.50'	8°37'10"	33.44'	S85°34'50"W
C38	26.12'	277.50'	5°23'34"	26.11'	S2°35'12"W
C39	71.35'	277.50'	14°43'54"	71.15'	S12°38'56"W
C40	71.35'	277.50'	14°43'54"	71.15'	S27°22'51"W
C41	71.35'	277.50'	14°43'54"	71.15'	S42°06'45"W
C42	60.00'	277.50'	12°23'18"	59.88'	S55°40'21"W
C43	59.64'	277.50'	12°18'52"	59.53'	S68°01'26"W
C44	61.79'	277.50'	12°45'31"	61.67'	S80°33'38"W
C45	14.29'	277.50'	2°57'02"	14.29'	S88°24'54"W
C46	234.78'	1765.00'	7°37'17"	234.60'	N86°17'56"W
C47	117.39'	1765.00'	3°48'38"	117.37'	N88°12'16"W
C48	117.39'	1765.00'	3°48'38"	117.37'	N84°23'37"W
C49	17.56'	1765.00'	0°33'41"	17.56'	N89°49'45"W
C50	50.86'	1792.50'	1°37'32"	50.86'	N88°44'08"W
C51	50.80'	1792.50'	1°37'25"	50.80'	S87°06'39"E
C52	50.80'	1792.50'	1°37'25"	50.80'	S85°29'14"E
C53	53.88'	1792.50'	1°43'20"	53.88'	N83°48'51"W
C54	14.54'	1792.50'	0°27'53"	14.54'	N82°43'15"W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C55	14.03'	1737.50'	0°27'46"	14.03'	N89°52'42"W
C56	68.14'	1737.50'	2°14'49"	68.14'	N88°31'24"W
C57	66.04'	1737.50'	2°10'40"	66.04'	N86°18'39"W
C58	66.04'	1737.50'	2°10'40"	66.04'	N84°07'59"W
C59	16.85'	1737.50'	0°33'21"	16.85'	N82°45'58"W
C60	331.79'	1000.00'	19°00'36"	330.27'	S88°00'24"W
C61	54.29'	972.50'	3°11'55"	54.28'	S84°05'15"E
C62	70.84'	972.50'	4°10'25"	70.83'	S87°46'25"E
C63	70.84'	972.50'	4°10'25"	70.83'	N88°03'09"E
C64	70.84'	972.50'	4°10'25"	70.83'	N83°52'44"E
C65	55.85'	972.50'	3°17'25"	55.84'	N80°08'48"E
C66	45.63'	1027.50'	2°32'41"	45.63'	S83°45'38"E
C67	62.10'	1027.50'	3°27'47"	62.09'	S86°45'52"E
C68	63.44'	1027.50'	3°32'16"	63.43'	N89°44'06"E
C69	62.10'	1027.50'	3°27'47"	62.09'	N86°14'05"E
C70	70.79'	1027.50'	3°56'51"	70.78'	N82°31'46"E
C71	36.84'	1027.50'	2°03'15"	36.83'	N79°31'43"E
C72	339.20'	480.00'	40°29'21"	332.19'	N81°15'14"W
C73	105.86'	480.00'	12°38'08"	105.64'	S84°49'10"W
C74	233.35'	480.00'	27°51'13"	231.05'	N74°56'10"W
C75	11.88'	507.50'	1°20'29"	11.88'	S79°10'21"W
C76	48.98'	507.50'	5°31'46"	48.96'	S82°36'28"W
C77	51.20'	507.50'	5°46'51"	51.18'	N88°15'47"E
C78	49.25'	507.50'	5°33'36"	49.23'	S86°04'00"E
C79	60.99'	507.50'	6°53'08"	60.95'	N79°50'38"W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C80	68.04'	507.50'	7°40'54"	67.99'	N72°33'37"W
C81	68.29'	507.50'	7°42'37"	68.24'	N64°51'51"W
C82	38.00'	452.50'	4°48'41"	37.99'	S80°54'26"W
C83	60.13'	452.50'	7°36'51"	60.09'	N87°07'12"E
C84	52.69'	452.50'	6°40'20"	52.66'	S85°44'12"E
C85	168.94'	452.50'	21°23'29"	167.96'	N71°42'18"W
C86	153.90'	800.00'	11°01'19"	153.66'	N0°47'14"E
C87	20.76'	772.50'	1°29'00"	20.00'	S24°44'58"W
C88	90.00'	772.50'	6°43'53"	90.71'	S12°12'29"E
C89	20.09'	827.50'	1°23'29"	20.09'	S2°33'18"W
C90	95.08'	827.50'	6°34'59"	95.03'	S12°55'56"E
C91	227.82'	500.00'	26°06'23"	225.86'	N81°19'46"E
C92	39.99'	500.00'	4°34'56"	39.98'	N2°25'57"W
C93	27.50'	500.00'	3°09'06"	27.50'	N1°26'04"E
C94	27.56'	500.00'	3°09'28"	27.55'	N4°35'21"E
C95	132.77'	500.00'	15°12'53"	132.38'	N13°46'31"E
C96	12.97'	472.50'	1°34'20"	12.96'	N3°56'15"W
C97	21.82'	527.50'	2°22'13"	21.82'	N3°32'19"W
C98	35.31'	25.00'	80°56'00"	32.45'	S42°49'12"E
C99	38.63'	25.00'	88°31'27"	34.90'	N1°06'38"E
C100	46.77'	25.00'	107°11'23"	40.24'	N4°30'53"W
C101	89.72'	472.50'	10°52'48"	89.59'	N15°56'33"E
C102	54.58'	527.50'	5°55'41"	54.55'	N18°25'07"E
C103	63.30'	527.50'	6°52'32"	63.26'	N12°01'00"E
C104	38.84'	25.00'	89°01'14"	35.05'	S5°05'21"W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C105	113.88'	72.50'	90°00'00"	102.53'	S44°53'25"W
C106	11.38'	92.50'	7°03'04"	11.38'	S3°24'57"W
C107	40.00'	92.50'	24°46'36"	39.69'	S19°19'46"W
C108	40.00'	92.50'	24°46'36"	39.69'	S44°06'22"W
C109	40.00'	92.50'	24°46'36"	39.69'	S88°52'58"W
C110	13.92'	92.50'	8°37'10"	13.90'	S85°34'50"W
C111	12.98'	1607.50'	0°27'46"	12.98'	N89°52'42"W
C112	63.04'	1607.50'	2°14'49"	63.04'	N88°31'24"W
C113	61.10'	1607.50'	2°10'40"	61.10'	N86°18'39"W
C114	61.10'	1607.50'	2°10'40"	61.10'	N84°07'59"W
C115	50.82'	1607.50'	1°48'41"	50.81'	N82°08'18"W
C116	54.20'	1587.50'	1°57'22"	54.19'	N89°07'54"W
C117	70.08'	1587.50'	2°31'46"	70.08'	N86°53'20"W
C118	73.32'	1587.50'	2°38'46"	73.31'	N84°18'04"W
C119	48.36'	1587.50'	1°44'43"	48.36'	N82°06'20"W
C120	21.73'	2010.00'	0°37'10"	21.73'	S81°32'33"E
C121	73.60'	2010.00'	2°05'53"	73.59'	S82°54'04"E
C122	23.57'	2010.00'	0°40'19"	23.57'	S84°17'10"E
C123	16.25'	1990.00'	0°28'04"	16.25'	S81°28'00"E
C124	70.39'	1990.00'	2°01'36"	70.39'	S82°42'50"E
C125	31.07'	1990.00'	0°53'41"	31.07'	S84°10'29"E
C126	41.58'	760.00'	3°08'04"	41.57'	N83°03'17"W
C127	74.03'	760.00'	5°34'52"	74.00'	N78°41'49"W
C128	56.69'	760.00'	4°16'24"	56.67'	N73°46'11"W
C129	40.00'	760.00'	3°00'56"	40.00'	N70°07'31"W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C130	47.42'	740.00'	3°40'18"	47.41'	N82°47'10"W
C131	71.00'	740.00'	5°29'51"	70.97'	N78°12'06"W
C132	88.28'	740.00'	6°50'08"	88.23'	N72°02'07"W
C133	55.11'	290.00'	10°53'18"	55.03'	S73°25'38"E
C134	131.95'	290.00'	26°04'14"	130.82'	N88°05'36"E
C135	64.35'	310.00'	11°53'36"	64.23'	S84°49'05"E
C136	76.71'	310.00'	14°10'38"	76.51'	N82°08'48"E
C137	17.06'	390.00'	2°30'25"	17.06'	S76°18'42"W
C138	83.90'	390.00'	12°19'31"	83.73'	S83°43'39"W
C139	18.83'	1922.50'	0°33'41"	18.83'	N89°49'45"W
C140	82.53'	1922.50'	2°27'34"	82.52'	N88°19'07"W
C141	38.56'	25.00'	88°22'35"	34.85'	N47°53'21"E
C142	38.56'	25.00'	88°22'35"	34.85'	S40°29'14"E
C143	72.79'	1922.50'	2°10'10"	72.79'	N84°25'28"W
C144	12.98'	1110.00'	0°40'12"	12.98'	S83°40'29"E
C145	62.58'	1110.00'	3°13'49"	62.57'	S85°37'30"E
C146	61.18'	1110.00'	3°09'28"	61.17'	S88°49'08"E
C147	61.13'	1110.00'	3°09'19"	61.12'	N88°01'28"E
C148	61.17'	1110.00'	3°09'27"	61.16'	N84°52'05"E
C149	63.26'	1110.00'	3°15'56"	63.25'	N81°39'24"E
C150	17.40'	1110.00'	0°53'54"	17.40'	N79°34'29"E
C151	74.71'	550.00'	7°46'59"	74.65'	S83°01'01"W
C152	118.36'	550.00'	12°19'47"	118.13'	N81°11'49"W
C153	85.70'	550.00'	8°55'39"	85.61'	N70°33'43"W
C154	83.41'	550.00'	8°41'20"	83.33'	N61°45'13"W

PRECEDENCE WEST AT PRAIRIE TRAIL PLAT 1
ANKENY, IOWA

FINAL PLAT

PROJECT: PRECEDENCE WEST AT PRAIRIE TRAIL PLAT 1
DATE: 07/15/11
DRAWN BY: BER
CHECKED BY: TJH
SCALE: AS NOTED
DWG NO: FP-2
SHEET NO: 3

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Landscape Architecture

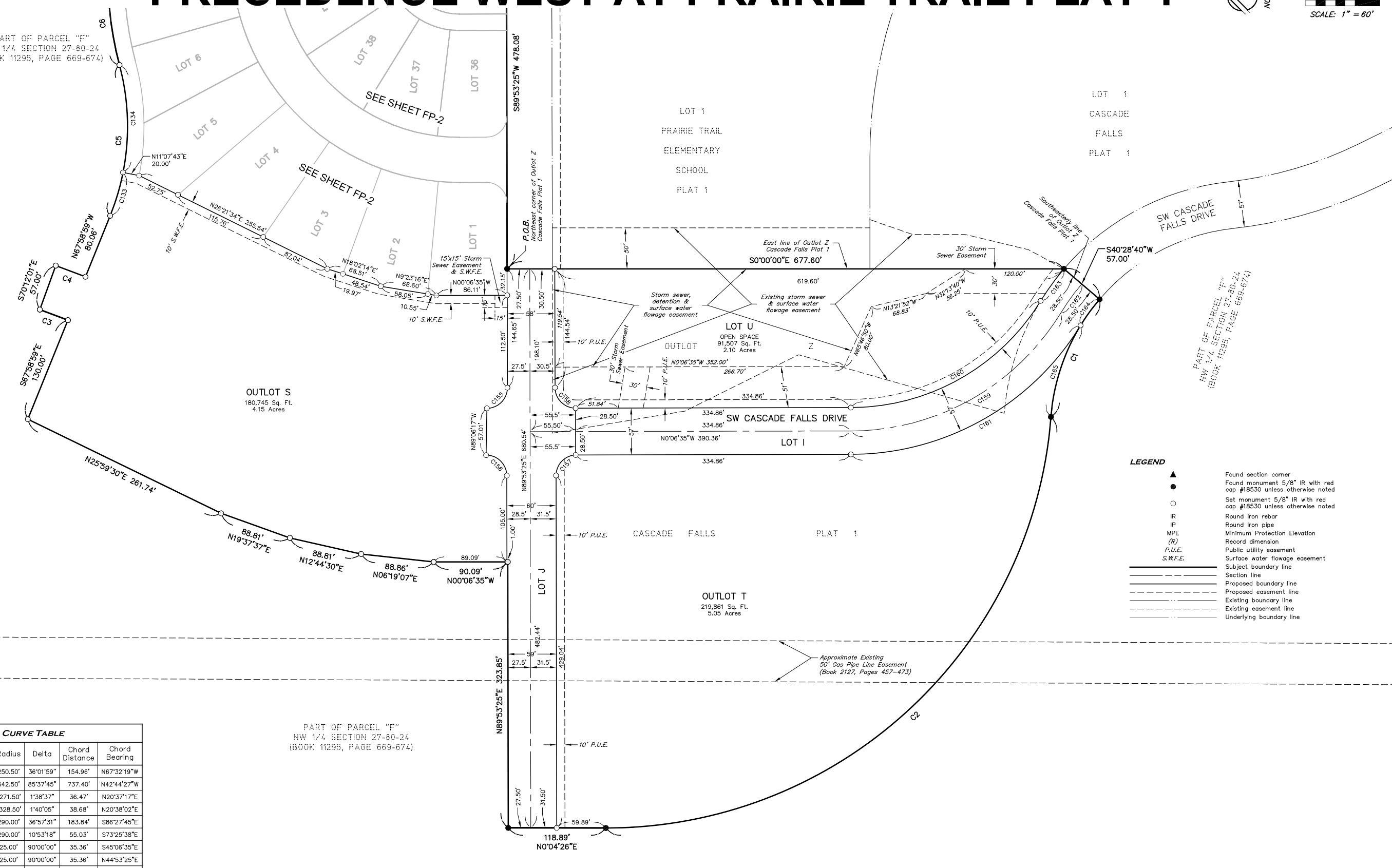
REVISIONS:
08/26/11 REVISIONS PER TECH REVIEW COMMENTS
10/26/11 REVISIONS PER TECH REVIEW COMMENTS
12/16/11 REVISIONS PER TECH REVIEW COMMENTS
INTO 2 SEPARATE FINAL PLATS
03/16/12 ADDITIONAL P.U.E. & ELECTRIC EASEMENTS

THE ENGINEER AND SURVEYOR HEREBY CERTIFY THAT HE HAS PERSONALLY AND INDEPENDENTLY EXAMINED THE RECORD DRAWING AND THAT HE IS A LICENSED PROFESSIONAL ENGINEER AND SURVEYOR IN THE STATE OF IOWA. HIS LICENSE NO. IS 121611. HE HAS NOTED ANY CHANGES TO THE ORIGINAL DRAWING AND HAS INITIALED AND DATED THE SAME. HE HAS NOTED ANY CHANGES TO THE ORIGINAL DRAWING AND HAS INITIALED AND

PRECEDENCE WEST AT PRAIRIE TRAIL PLAT 1



PART OF PARCEL "F"
NW 1/4 SECTION 27-80-24
(BOOK 11295, PAGE 669-674)



LOT 1
CASCADE
FALLS
PLAT 1

LOT 1
PRAIRIE TRAIL
ELEMENTARY
SCHOOL
PLAT 1

SW CASCADE
FALLS DRIVE

OUTLOT S
180,745 Sq. Ft.
4.15 Acres

LOT U
OPEN SPACE
91,507 Sq. Ft.
2.10 Acres

LOT I

CASCADE FALLS
PLAT 1

OUTLOT T
219,861 Sq. Ft.
5.05 Acres

LEGEND

- ▲ Found section corner
- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- IP Round iron rebar
- IP Round iron pipe
- MPE Minimum Protection Elevation
- (R) Record dimension
- P.U.E. Public utility easement
- S.W.F.E. Surface water flowage easement
- Subject boundary line
- Section line
- Proposed boundary line
- Proposed easement line
- Existing boundary line
- Existing easement line
- Underlying boundary line

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	157.54'	250.50'	36°01'59"	154.96'	N67°32'19"W
C2	810.77'	542.50'	85°37'45"	737.40'	N42°44'27"W
C3	36.47'	1271.50'	1°38'37"	36.47'	N20°37'17"E
C4	38.68'	1328.50'	1°40'05"	38.68'	N20°38'02"E
C5	187.06'	290.00'	36°57'31"	183.84'	S86°27'45"E
C133	55.11'	290.00'	10°53'18"	55.03'	S73°25'38"E
C155	39.27'	25.00'	90°00'00"	35.36'	S45°06'35"E
C156	39.27'	25.00'	90°00'00"	35.36'	N44°53'25"E
C157	38.28'	25.04'	87°35'32"	34.66'	N46°16'44"W
C158	39.27'	25.00'	89°59'59"	35.36'	S44°53'25"W
C159	305.89'	300.00'	58°25'16"	292.81'	N29°19'13"W
C160	276.83'	271.50'	58°25'16"	264.99'	S29°19'13"E
C161	334.95'	328.50'	58°25'16"	320.63'	S29°19'13"E
C162	43.87'	279.00'	9°00'31"	43.82'	N54°01'35"W
C163	48.35'	307.50'	9°00'31"	48.30'	N54°01'35"W
C164	39.39'	250.50'	9°00'31"	39.35'	N54°01'35"W
C165	118.15'	250.50'	27°01'28"	117.06'	N72°02'35"W

PART OF PARCEL "F"
NW 1/4 SECTION 27-80-24
(BOOK 11295, PAGE 669-674)

Approximate Existing
50' Gas Pipe Line Easement
(Book 2127, Pages 457-473)

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Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
08/26/11 REVISIONS PER TECH REVIEW COMMENTS
10/26/11 REVISIONS PER TECH REVIEW COMMENTS
10/26/11 REVISIONS PER TECH REVIEW COMMENTS
12/16/11 SPLIT PRECEDENCE AT PRAIRIE TRAIL PLAT 1
INTO 2 SEPARATE FINAL PLATS
03/16/12 ADDITIONAL P.U.E. & ELECTRIC EASEMENTS

THESE REVISIONS HAVE BEEN MADE BY THE ENGINEER AND LAND SURVEYOR AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH MAY ARISE FROM FAILURE TO CORRECTLY INTERPRET THESE REVISIONS OR THE ENGINEERING THEREIN REMAINS WITH THE ENGINEER AND LAND SURVEYOR. THE ENGINEER AND LAND SURVEYOR SHALL NOT BE RESPONSIBLE FOR OMISSIONS, INADEQUACIES, MISREADINGS OR CONFLICTS WHICH ARE ALLEGED.

PROJECT: **PRECEDENCE WEST AT PRAIRIE TRAIL PLAT 1**
ANKENY, IOWA

TITLE: **FINAL PLAT**

DATE: 07/15/11
DRAWN BY: BER
CHECKED BY: TJH
SCALE: AS NOTED
DWG No: **FP-3**
SHEET No: **4**