

ESTATES AT PRAIRIE TRAIL PLAT 3

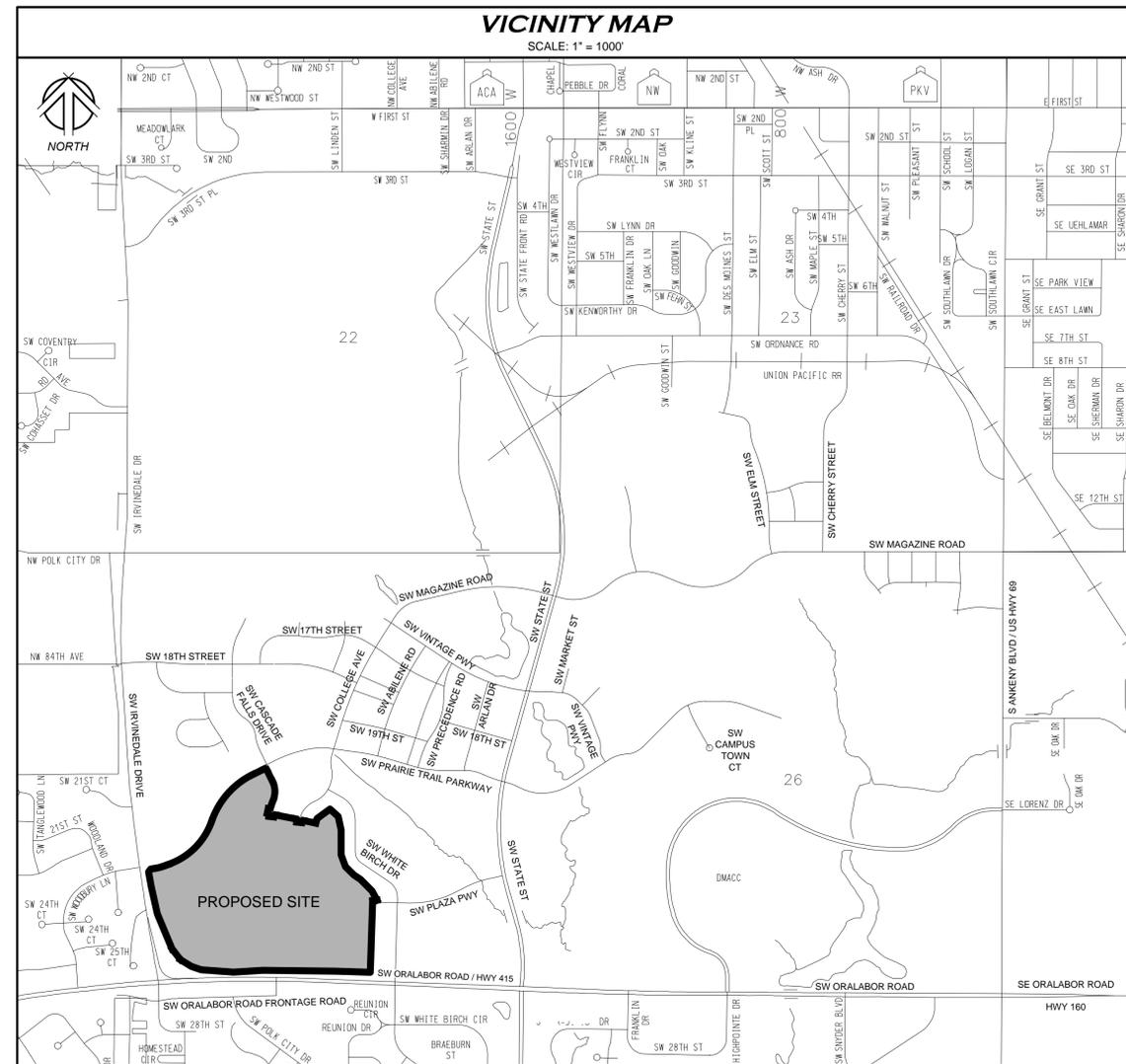
ESTATES AT PRAIRIE TRAIL PLAT 3 LEGAL DESCRIPTION

Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa, AND that part of Parcel "F" of that part of the South Half of Section 27 and the Northwest Quarter of Section 27, Township 80 North, Range 24 West of the 5th Principal Meridian, located in the City of Ankeny, 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 northwest corner of ESTATES AT PRAIRIE TRAIL PLAT 2, an official plat, located in the City of Ankeny, Polk County, Iowa; thence South 26 degrees 14 minutes 34 seconds East, along the westerly line of said ESTATES AT PRAIRIE TRAIL PLAT 2, a distance of 153.10 feet; thence southeasterly 233.88 feet along a curve to the right, continuing along said westerly line of ESTATES AT PRAIRIE TRAIL PLAT 2, tangent to the last described line, having a radius of 271.50 feet, a delta angle of 49 degrees 21 minutes 25 seconds and a chord distance of 226.72 feet which bears South 01 degree 33 minutes 52 seconds East; thence southwesterly 84.50 feet along a reverse curve to the left, continuing along said westerly line of ESTATES AT PRAIRIE TRAIL PLAT 2, tangent to the last described curve, having a radius of 664.50 feet, a delta angle of 07 degrees 17 minutes 09 seconds and a chord distance of 84.44 feet which bears South 19 degrees 28 minutes 16 seconds West; thence southwesterly 37.11 feet along a reverse curve to the right, continuing along said westerly line of ESTATES AT PRAIRIE TRAIL PLAT 2, tangent to the last described curve, having a radius of 25.00 feet, a delta angle of 85 degrees 03 minutes 33 seconds and a chord distance of 33.80 feet which bears South 58 degrees 21 minutes 28 seconds West; thence South 12 degrees 04 minutes 45 seconds West, continuing along said westerly line of ESTATES AT PRAIRIE TRAIL PLAT 2, not tangent to the last described curve, a distance of 55.01 feet; thence southeasterly 37.71 feet along a curve to the right, continuing along said westerly line of ESTATES AT PRAIRIE TRAIL PLAT 2, not tangent to the last described line, having a radius of 25.00 feet, a delta angle of 86 degrees 25 minutes 11 seconds and a chord distance of 34.23 feet which bears South 36 degrees 06 minutes 58 seconds East; thence southwesterly 9.06 feet along a reverse curve to the left, continuing along said westerly line of ESTATES AT PRAIRIE TRAIL PLAT 2, tangent to the last described curve, having a radius of 664.50 feet, a delta angle of 00 degrees 46 minutes 52 seconds and a chord distance of 9.06 feet which bears South 06 degrees 42 minutes 12 seconds West, to the southerly line of said ESTATES AT PRAIRIE TRAIL PLAT 2; thence South 83 degrees 41 minutes 14 seconds East, along said southerly line of ESTATES AT PRAIRIE TRAIL PLAT 2, not tangent to the last described curve, a distance of 57.00 feet; thence northeasterly 41.47 feet along a curve to the right, continuing along said south line of ESTATES AT PRAIRIE TRAIL PLAT 2, not tangent to the last described line, having a radius of 25.00 feet, a delta angle of 95 degrees 01 minute 59 seconds and a chord distance of 36.87 feet which bears North 53 degrees 49 minutes 45 seconds East; thence South 78 degrees 39 minutes 15 seconds East, continuing along said southerly line of ESTATES AT PRAIRIE TRAIL PLAT 2, tangent to the last described curve, a distance of 232.95 feet; thence southeasterly 37.53 feet along a curve to the right, continuing along said south line of ESTATES AT PRAIRIE TRAIL PLAT 2, tangent to the last described line, having a radius of 25.00 feet, a delta angle of 86 degrees 00 minutes 17 seconds and a chord distance of 34.10 feet which bears South 35 degrees 39 minutes 07 seconds East; thence southwesterly 9.97 feet along a reverse curve to the left, continuing along said southerly line of ESTATES AT PRAIRIE TRAIL PLAT 2, tangent to the last described curve, having a radius of 328.50 feet, a delta angle of 01 degree 44 minutes 21 seconds and a chord distance of 9.97 feet which bears South 06 degrees 28 minutes 51 seconds West; thence South 84 degrees 23 minutes 20 seconds East, continuing along said southerly line of ESTATES AT PRAIRIE TRAIL PLAT 2, not tangent to the last described curve, a distance of 57.00 feet; thence northeasterly 41.77 feet along a curve to the right, continuing along said southerly line of ESTATES AT PRAIRIE TRAIL PLAT 2, not tangent to the last described line, having a radius of 25.00 feet, a delta angle of 95 degrees 44 minutes 05 seconds and a chord distance of 37.08 feet which bears North 53 degrees 28 minutes 43 seconds East, to the west line of Lot B of said ESTATES AT PRAIRIE TRAIL PLAT 1; thence South 78 degrees 39 minutes 15 seconds East, along the south line of said Lot B, ESTATES AT PRAIRIE TRAIL PLAT 1, tangent to the last described curve, a distance of 133.12 feet; thence southeasterly 10.17 feet along a curve to the right, continuing along said south line of Lot B, ESTATES AT PRAIRIE TRAIL PLAT 1, tangent to the last described line, having a radius of 147.50 feet, a delta angle of 03 degrees 57 minutes 06 seconds and a chord distance of 10.17 feet which bears South 76 degrees 40 minutes 42 seconds East, to the northwesterly line of said Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 1; thence North 15 degrees 17 minutes 51 seconds East, not tangent to the last described curve, along said northwesterly line of Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 1, a distance of 55.00 feet; thence North 54 degrees 06 minutes 18 seconds East, continuing along said northwesterly line of Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 1, a distance of 192.20 feet, to the easterly line of said Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 1; thence South 48 degrees 29 minutes 30 seconds East, along said easterly line of Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 1, a distance of 131.19 feet; thence South 12 degrees 21 minutes 32 seconds East, continuing along said easterly line of Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 1, a distance of 163.91 feet; thence South 00 degrees 02 minutes 52 seconds East, continuing along said easterly line of Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 1, a distance of 296.69 feet; thence South 19 degrees 54 minutes 23 seconds East, continuing along said easterly line of Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 1, a distance of 149.07 feet; thence South 45 degrees 30 minutes 50 seconds East, continuing along said easterly line of Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 1, a distance of 141.40 feet; thence South 56 degrees 04 minutes 59 seconds East, continuing along said easterly line of Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 1, a distance of 95.00 feet; thence South 44 degrees 58 minutes 42 seconds East, continuing along said easterly line of Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 1, a distance of 193.63 feet; thence South 28 degrees 50 minutes 01 second East, continuing along said easterly line of Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 1, a distance of 125.74 feet, to the north line of Lot C, said ESTATES AT PRAIRIE TRAIL PLAT 1; thence southwesterly 52.30 feet along a curve to the left, along said north line of Lot C, ESTATES AT PRAIRIE TRAIL PLAT 1, not tangent to the last described line, having a radius of 935.00 feet, a delta angle of 03 minutes 12 seconds and a chord distance of 52.30 feet which bears South 80 degrees 31 minutes 28 seconds West, to the west line of said Lot C, ESTATES AT PRAIRIE TRAIL PLAT 1, said line also being the northerly extension of the west line of PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; thence South 01 degree 54 minutes 30 seconds West, along said west line of Lot C, ESTATES AT PRAIRIE TRAIL PLAT 1 and said northerly extension of the west line of PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1 and said west line of PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, a distance of 849.54 feet, to the south line of said Parcel "F"; thence North 88 degrees 05 minutes 30 seconds West, along said south line of Parcel "F", a distance of 418.27 feet; thence North 89 degrees 26 minutes 00 seconds West, continuing along said south line of Parcel "F", a distance of 866.90 feet; thence South 86 degrees 38 minutes 47 seconds West, continuing along said south line of Parcel "F", a distance of 351.25 feet; thence North 85 degrees 56 minutes 10 seconds West, continuing along said south line of Parcel "F", a distance of 387.27 feet; thence North 70 degrees 57 minutes 56 seconds West, continuing along said south line of Parcel "F", a distance of 123.45 feet; thence North 58 degrees 26 minutes 07 seconds West, continuing along said south line of Parcel "F", a distance of 154.32 feet, to the westerly line of said Parcel "F"; thence northwesterly 163.16 feet along a curve to the right, along said westerly line of Parcel "F", not tangent to the last described line, having a radius of 1834.90 feet, a delta angle of 05 degrees 05 minutes 42 seconds and a chord distance of 163.11 feet which bears North 38 degrees 07 minutes 29 seconds West; thence North 22 degrees 46 minutes 27 seconds West, continuing along said westerly line of Parcel "F", not tangent to the last described curve, a distance of 450.74 feet; thence North 12 degrees 38 minutes 22 seconds West, continuing along said westerly line of Parcel "F", a distance of 333.88 feet; thence North 10 degrees 21 minutes 47 seconds West, continuing along said westerly line of Parcel "F", a distance of 111.64 feet; thence North 10 degrees 25 minutes 39 seconds West, continuing along said westerly line of Parcel "F", a distance of 64.58 feet, to the southerly line of Outlot Y, POINTES WEST AT PRAIRIE TRAIL PLAT 2, an official plat, located in the City of Ankeny, Polk County, Iowa; thence North 35 degrees 18 minutes 17 seconds East, along said southerly line of Outlot Y, POINTES WEST AT PRAIRIE TRAIL PLAT 2, a distance of 42.97 feet; thence North 81 degrees 02 minutes 13 seconds East, continuing along said southerly line of Outlot Y, POINTES WEST AT PRAIRIE TRAIL PLAT 2, a distance of 60.31 feet; thence northeasterly 87.25 feet along a curve to the left, continuing along said southerly line of Outlot Y, POINTES WEST AT PRAIRIE TRAIL PLAT 2, tangent to the last described line, having a radius of 492.00 feet, a delta angle of 10 degrees 09 minutes 39 seconds and a chord distance of 87.14 feet which bears North 75 degrees 57 minutes 23 seconds East; thence North 70 degrees 52 minutes 34 seconds East, continuing along said southerly line of Outlot Y, POINTES WEST AT PRAIRIE TRAIL PLAT 2, tangent to the last described curve, a distance of 75.53 feet; thence northeasterly 751.68 feet along a curve to the left, continuing along said southerly line of Outlot Y, POINTES WEST AT PRAIRIE TRAIL PLAT 2, tangent to the last described line, having a radius of 831.50 feet, a delta angle of 51 degrees 47 minutes 44 seconds and a chord distance of 726.34 feet which bears North 44 degrees 58 minutes 42 seconds East; thence northeasterly 755.20 feet along a reverse curve to the right, along said southerly line of Outlot Y, POINTES WEST AT PRAIRIE TRAIL PLAT 2, tangent to the last described curve, having a radius of 968.50 feet, a delta angle of 44 degrees 40 minutes 37 seconds and a chord distance of 736.21 feet which bears North 41 degrees 25 minutes 08 seconds East; thence North 63 degrees 45 minutes 26 seconds East, continuing along said southerly line of Outlot Y, POINTES WEST AT PRAIRIE TRAIL PLAT 2 and its easterly extension, said easterly extension also being the existing south right-of-way line of SW Prairie Trail Parkway, tangent to the last described curve, a distance of 154.80 feet; thence southeasterly 39.27 feet along a curve to the right, continuing along said existing south right-of-way line of SW Prairie Trail Parkway, tangent to the last described line, having a radius of 25.00 feet, a delta angle of 90 degrees 00 minutes 00 seconds and a chord distance of 35.36 feet which bears South 71 degrees 14 minutes 34 seconds East, to the Point of Beginning.

Containing 99.68 acres more or less.

Said parcel is subject to all easements and restrictions.



OWNERS/DEVELOPERS

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

GENERAL NOTES

- Land area : 99.68 acres
- Lots 1-13 of Estates at Prairie Trail Plat 3 is part of the Chautauqua Park Neighborhood Plan approved by the City of Ankeny.
- Lots 14-26 of Estates at Prairie Trail Plat 3 is part of the Prairie Trail Southwest Neighborhood Plan approved by the City of Ankeny.
- Outlot U cannot be further developed without being replatted.
- Lots A, B, C, and D shall be dedicated to the City of Ankeny.
- Zoning : Prairie Trail Mixed Use Neighborhood Planned Unit Development (Refer to Planned Urban Development guidelines for additional setback restrictions); 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.
- The North line of the Southwest Quarter of Section 27-80-24 is assumed to bear North 89°52'59" West.
- Area by Quarter-Quarter of Sections 27, Township 80 North, Range 24 West
 - NE 1/4 of the SW 1/4 of Section 27-80-24: 29.91 Acres
 - NW 1/4 of the SW 1/4 of Section 27-80-24: 10.35 Acres
 - SW 1/4 of the SW 1/4 of Section 27-80-24: 17.26 Acres
 - SE 1/4 of the SW 1/4 of Section 27-80-24: 30.77 Acres
 - NW 1/4 of the SE 1/4 of Section 27-80-24: 1.64 Acres
 - SW 1/4 of the SE 1/4 of Section 27-80-24: 9.60 Acres
 - SE 1/4 of the NW 1/4 of Section 27-80-24: 0.15 Acres

BENCHMARKS

- Cut "X" in centerline of SW Cascade Falls Drive, 50 feet +/- south of the centerline intersection of SW 19th Street and SW Cascade Falls Drive. Elevation = 965.53 feet (NAVD88)
- Cut "X" in centerline of SW 18th Street, 485 feet +/- west of the intersection of SW 18th Street and SW Cascade Falls Drive. Elevation = 970.50 feet (NAVD88)

LEGEND

●	Found monument 5/8" IR with red cap #18530 unless otherwise noted
⊙	Found monument 1/2" IR with orange cap #11579 unless otherwise noted
○	Set monument 5/8" IR with red cap #18530 unless otherwise noted
IR	Round iron rebar (outside diameter)
IP	Round iron pipe (outside diameter)
MPE	Minimum Protection Elevation
(R)	Record dimension
E.E.	Electric easement
P.U.E.	Public utility easement
S.T.S.E.	Storm sewer easement
S.W.F.E.	Surface water flowage easement
—	Subjet boundary line
---	Proposed boundary line
---	Proposed easement line
---	Existing boundary line
---	Existing easement line

CERTIFICATION	
	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: SHEETS A.01 - A.04 SIGNATURE: _____ DATE: _____ THAREN J. HELGERSON, L.S. NO. 18530 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014 DATE OF SURVEY: 04/24/14

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



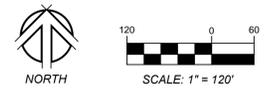
REVISIONS:
1) CITY TECH REVIEW COMMENTS
2) 02/24/14 CITY COUNCIL SUBMITTAL
3)
4)
5)
6)
7)

NOTES: NILES ASSOCIATES, INC. WIVES ANY PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND FOLLOW THE ENGINEER'S ORDERS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

ESTATES AT PRAIRIE TRAIL PLAT 3
ANKENY, IOWA
FINAL PLAT

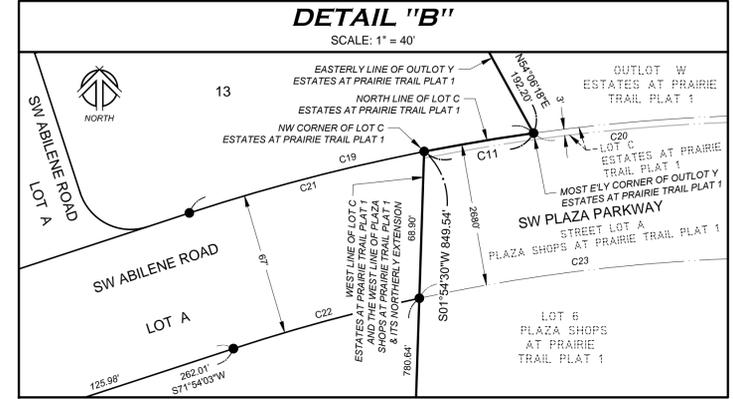
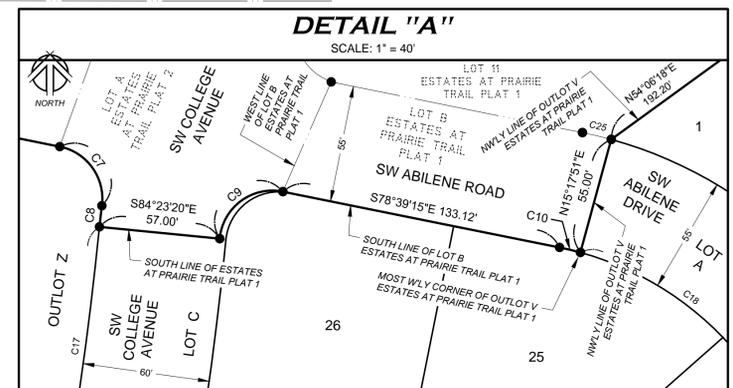
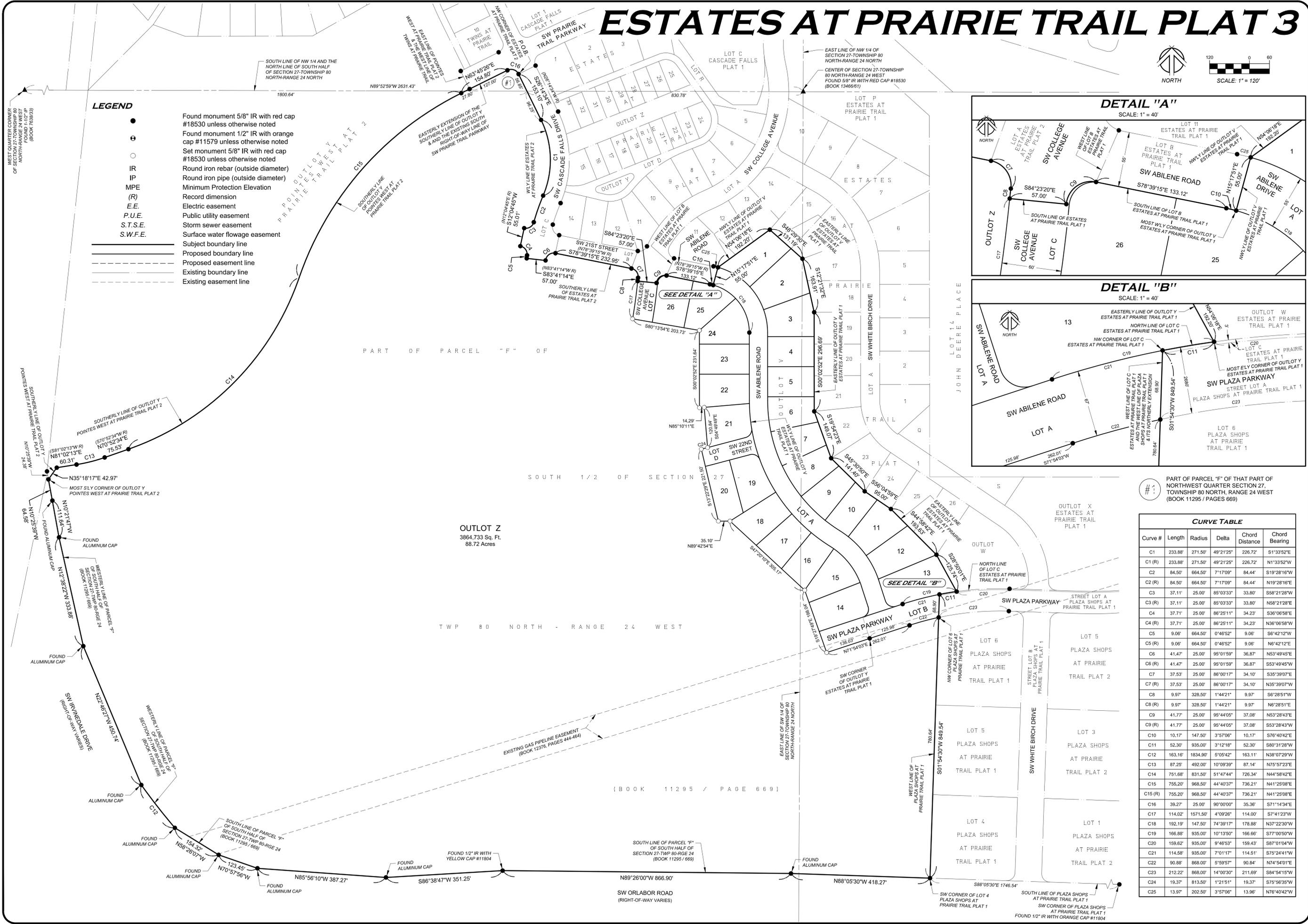
PROJECT NAME:	ESTATES AT PRAIRIE TRAIL PLAT 3
DESCRIPTION:	FINAL PLAT
NAI NO.:	14055
DATE:	06/23/14
DRAWN BY:	TJH
CHECKED BY:	TJH
SCALE:	AS NOTED
SHEET TITLE:	A.01
SHEET NO.:	1/3

ESTATES AT PRAIRIE TRAIL PLAT 3



LEGEND

- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Found monument 1/2" IR with orange cap #11579 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- Round iron rebar (outside diameter)
- Round iron pipe (outside diameter)
- Minimum Protection Elevation
- Electric easement
- Public utility easement
- Storm sewer easement
- Surface water flowage easement
- Subject boundary line
- Proposed boundary line
- Proposed easement line
- Existing boundary line
- Existing easement line



PART OF PARCEL "F" OF THAT PART OF NORTHWEST QUARTER SECTION 27, TOWNSHIP 80 NORTH, RANGE 24 WEST (BOOK 11295 / PAGES 669)

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	233.88	271.50	49°21'25"	226.72	S1°33'52"E
C1 (R)	233.88	271.50	49°21'25"	226.72	N1°33'52"W
C2	84.50	664.50	7°17'09"	84.44	S19°28'16"W
C2 (R)	84.50	664.50	7°17'09"	84.44	N19°28'16"E
C3	37.11	25.00	85°03'33"	33.80	S58°21'28"W
C3 (R)	37.11	25.00	85°03'33"	33.80	N58°21'28"E
C4	37.71	25.00	86°25'11"	34.23	S36°06'58"W
C4 (R)	37.71	25.00	86°25'11"	34.23	N36°06'58"E
C5	9.06	664.50	0°46'52"	9.06	S6°42'12"W
C5 (R)	9.06	664.50	0°46'52"	9.06	N6°42'12"E
C6	41.47	25.00	95°01'59"	36.87	N53°49'45"E
C6 (R)	41.47	25.00	95°01'59"	36.87	S53°49'45"W
C7	37.53	25.00	86°00'17"	34.10	N35°39'07"W
C7 (R)	37.53	25.00	86°00'17"	34.10	S35°39'07"E
C8	9.97	328.50	1°44'21"	9.97	S6°28'51"W
C8 (R)	9.97	328.50	1°44'21"	9.97	N6°28'51"E
C9	41.77	25.00	95°44'05"	37.08	N53°28'43"E
C9 (R)	41.77	25.00	95°44'05"	37.08	S53°28'43"W
C10	10.17	147.50	3°57'06"	10.17	S76°40'42"E
C11	52.30	935.00	3°12'18"	52.30	S80°31'28"W
C12	163.16	1834.00	5°05'42"	163.11	N38°07'29"W
C13	87.25	492.00	10°09'39"	87.14	N75°57'23"E
C14	751.68	831.50	51°47'44"	726.34	N44°58'42"E
C15	755.20	968.50	44°40'37"	736.21	N41°25'08"E
C15 (R)	755.20	968.50	44°40'37"	736.21	N41°25'08"E
C16	39.27	25.00	90°00'00"	35.36	S71°14'34"E
C17	114.02	1571.50	4°09'26"	114.00	S7°41'23"W
C18	192.19	147.50	74°39'17"	178.88	N37°22'30"W
C19	166.88	935.00	10°13'50"	166.66	S77°00'50"W
C20	159.62	935.00	9°46'53"	159.43	S87°01'04"W
C21	114.58	935.00	7°01'17"	114.51	S75°24'41"W
C22	90.88	868.00	5°59'57"	90.84	N74°54'01"E
C23	212.22	868.00	14°00'30"	211.69	S84°54'15"W
C24	19.37	813.50	1°21'51"	19.37	S75°56'35"W
C25	13.97	202.50	3°57'06"	13.96	N76°40'42"W

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

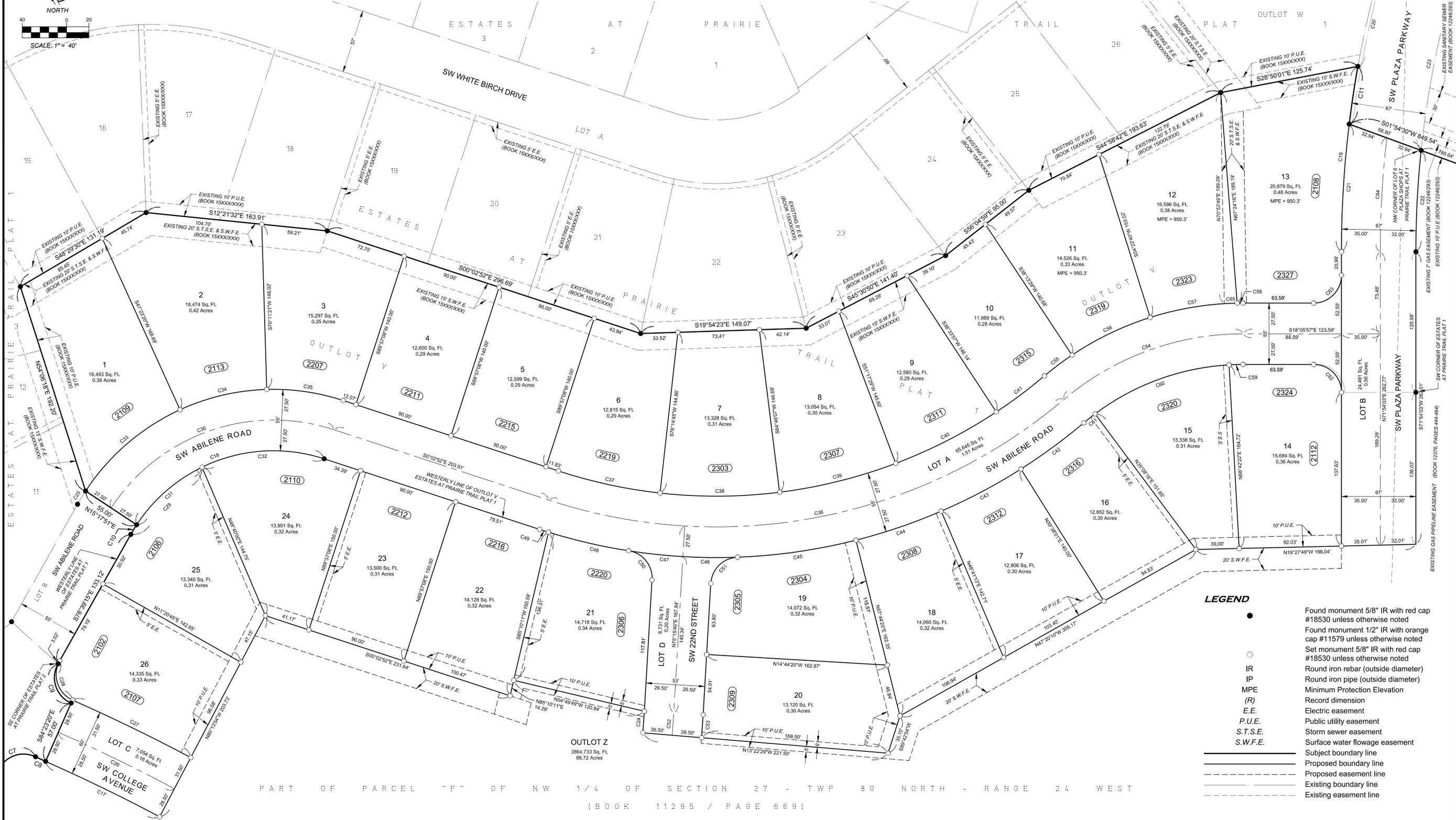
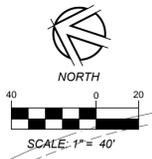
REVISIONS:
1. REVISIONS CITY TECH REVIEW COMMENTS
2. 10/24/14 CITY COUNCIL SUBMITTAL

NOTES:
1. NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR DAMAGES OF ANY KIND WHICH MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE ENGINEERING INTENT OF THIS PLAN, OR FOR ANY REASON, INCLUDING NEGLIGENCE, TO OBTAIN AND/OR FOLLOW THE ENGINEERING DESIGN, DIMENSIONS, AMOUNTS, OR CONFLICTS WHICH ARE ALLEGED.

ESTATES AT PRAIRIE TRAIL PLAT 3
ANKENY, IOWA
FINAL PLAT

PROJECT NAME: ESTATES AT PRAIRIE TRAIL PLAT 3
DRAWN BY: T.J.H.
CHECKED BY: T.J.H.
SCALE: AS NOTED
SHEET TITLE: A.02
SHEET NO.: 2/3

ESTATES AT PRAIRIE TRAIL PLAT 3



PART OF PARCEL "F" OF NW 1/4 OF SECTION 27 - TWP 80 NORTH - RANGE 24 WEST
(BOOK 11295 / PAGE 689)

LEGEND

- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Found monument 1/2" IR with orange cap #11579 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- Round iron rebar (outside diameter)
- Round iron pipe (outside diameter)
- Minimum Protection Elevation
- (R) Record dimension
- E.E. Electric easement
- P.U.E. Public utility easement
- S.T.S.E. Storm sewer easement
- S.W.F.E. Surface water flowage easement
- Subject boundary line
- Proposed boundary line
- Proposed easement line
- Existing boundary line
- Existing easement line

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	233.88	271.50	49°21'25"	226.72	S11°33'52"E
C2	84.50	664.50	7°17'09"	84.44	S19°28'16"W
C3	37.11	25.00	85°03'33"	33.80	S58°21'28"W
C4	37.71	25.00	86°25'11"	34.23	S36°06'58"E
C5	9.06	664.50	0°46'52"	9.06	S6°42'12"W
C6	41.47	25.00	95°01'59"	36.87	N53°49'45"E
C7	37.53	25.00	86°00'17"	34.10	S35°39'07"E
C8	9.97	328.50	1°44'21"	9.97	S6°28'51"W
C9	41.77	25.00	95°44'05"	37.08	N53°28'43"E
C10	10.17	147.50	3°57'06"	10.17	S76°40'42"E

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C11	52.30	935.00	3°12'18"	52.30	S80°31'28"W
C12	163.16	1834.50	5°05'42"	163.11	N38°07'29"W
C13	87.25	492.00	10°09'39"	87.14	N75°57'23"E
C14	751.68	831.50	51°47'44"	726.34	N44°58'42"E
C15	755.20	968.50	44°40'37"	736.21	N41°25'08"E
C16	39.27	25.00	90°00'00"	35.36	S71°14'34"E
C17	114.02	1571.50	4°09'28"	114.00	S74°12'33"W
C18	192.19	147.50	74°39'17"	178.88	N37°22'30"W
C19	166.88	935.00	10°13'50"	166.66	S77°00'50"W
C20	159.62	935.00	9°46'53"	159.43	S87°01'04"W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C21	114.58	935.00	7°01'17"	114.51	S75°24'11"W
C22	90.88	868.00	5°59'57"	90.84	N74°54'01"E
C23	212.22	868.00	14°00'30"	211.69	S84°54'15"W
C24	19.37	813.50	1°21'51"	19.37	S75°56'35"W
C25	13.97	202.50	3°57'06"	13.96	N76°40'42"W
C26	116.09	1600.00	4°09'26"	116.07	N7°41'23"E
C27	118.08	1631.50	4°08'49"	118.05	N7°41'42"E
C28	41.77	25.00	95°43'27"	37.08	S53°29'01"W
C29	89.33	147.50	34°42'06"	87.98	N61°18'12"W
C30	228.02	175.00	74°39'17"	212.23	S37°22'30"E

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C31	79.16	147.50	30°45'00"	78.21	N59°19'39"W
C32	113.03	147.50	43°54'17"	110.28	N22°00'00"W
C33	113.36	202.50	32°04'29"	111.89	N58°39'54"W
C34	80.64	202.50	22°49'01"	80.11	N31°13'09"W
C35	69.85	202.50	19°45'47"	69.50	N9°55'45"W
C36	493.22	486.00	58°08'50"	472.33	S29°07'17"E
C37	93.68	458.50	11°42'23"	93.52	S5°54'03"E
C38	107.85	458.50	13°28'38"	107.60	S18°29'34"E
C39	107.85	458.50	13°28'38"	107.60	S31°58'12"E
C40	101.83	458.50	12°43'31"	101.62	S45°04'17"E

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C41	54.10	458.50	6°45'40"	54.07	S54°48'52"E
C42	70.16	513.50	7°49'43"	70.11	S54°16'51"E
C43	81.14	513.50	9°03'12"	81.05	S45°50'23"E
C44	81.14	513.50	9°03'12"	81.05	S36°47'11"E
C45	107.84	513.50	12°01'58"	107.64	S26°14'36"E
C46	49.18	513.50	5°29'17"	49.17	S17°28'58"E
C47	48.18	513.50	5°29'17"	48.17	S11°59'42"E
C48	74.08	513.50	8°15'58"	74.02	S5°07'05"E
C49	8.40	513.50	0°56'14"	8.40	S0°30'59"E
C50	36.88	25.00	84°30'43"	33.62	N33°00'18"E

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C51	36.88	25.00	84°30'43"	33.62	N62°28'58"W
C52	20.00	840.00	1°21'51"	20.00	N75°56'35"E
C53	20.63	866.50	1°21'51"	20.63	N75°56'35"E
C54	174.95	250.00	40°05'45"	171.40	S38°08'50"E
C55	31.09	277.50	6°25'11"	31.08	N54°59'07"W
C56	78.23	277.50	16°09'11"	77.98	N43°41'56"W
C57	79.60	277.50	16°28'06"	79.33	N27°24'17"W
C58	5.27	277.50	1°05'16"	5.27	N18°38'36"W
C59	12.60	222.50	3°14'41"	12.60	N19°43'18"W
C60	130.16	222.50	33°31'06"	128.32	N38°06'11"W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C61	12.94	222.50	3°19'58"	12.94	N56°31'43"W
C62	39.27	25.00	90°00'00"	35.36	N26°54'03"E
C63	39.27	25.00	90°00'00"	35.36	S63°05'57"E
C64	102.21	900.00	6°30'25"	102.15	N75°09'15"E
C65	11.53	277.50	2°22'50"	11.53	N20°22'39"W

ESTATES AT PRAIRIE TRAIL PLAT 3
ARGENT, IOWA
FINAL PLAT

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

REVISIONS:
1) IOWA CITY TECH REVIEW COMMENTS
2) IOWA CITY COUNCIL SUBMITTAL
3) _____
4) _____
5) _____
6) _____
7) _____

NOTES:
1) NILLES ASSOCIATES, INC. WARRANTS ANY PROBLEMS WHICH MAY BE FOUND TO BE THE RESULT OF AN ERROR OR OMISSION IN THE ENGINEERING OR SURVEYING WORK PROVIDED THAT THE ENGINEER OR SURVEYOR HAS FOLLOWED THE ENGINEERING AND SURVEYING STANDARDS AND PRACTICES AND HAS NOT BEEN AFFECTED BY ANY OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME: _____
DESCRIPTION: _____
DATE: 06/23/14
DRAWN BY: T.J.H.
CHECKED BY: T.J.H.
SCALE: AS NOTED
SHEET TITLE: A.03
SHEET NO.: 3/3