

ESTATES AT PRAIRIE TRAIL PLAT 1

ESTATES AT PRAIRIE TRAIL PLAT 1 LEGAL DESCRIPTION

That part of Parcel "F" of that part of Northwest Quarter and that part of Southeast Quarter and that part of the South Half of Section 27, Township 80 North, Range 24 West of the 5th Principal Meridian, 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 northeast corner of Outlot X, CASCADE FALLS PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; thence South 82 degrees 00 minutes 00 seconds East, along the south line of PRECEDENCE AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa, a distance of 16.44 feet, to the west line of Lot 13, JOHN DEERE PLACE, an official plat, located in the City of Ankeny, Polk County, Iowa; thence South 48 degrees 09 minutes 39 seconds East, along said west line of Lot 13, a distance of 400.68 feet, to the north line of Lot 14, said JOHN DEERE PLACE; thence South 48 degrees 09 minutes 39 seconds East, along said west line of Lot 14, a distance of 106.66 feet; thence South 00 degrees 02 minutes 52 seconds East, continuing along said west line of Lot 14, a distance of 1081.20 feet, to the south line of said Lot 14; thence South 89 degrees 56 minutes 12 seconds East, along said south line of Lot 14 and its easterly extension, a distance of 1512.66 feet, to the west right-of-way line of SW State Street; thence southeasterly 29.21 feet along a curve to the left, along said west right-of-way line of SW State Street, not tangent to the last described line, having a radius of 2934.79 feet, a delta angle of 00 degrees 34 minutes 13 seconds and a chord distance of 29.21 feet which bears South 10 degrees 34 minutes 14 seconds East, to the north line of PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; thence South 78 degrees 31 minutes 11 seconds West, along said north line of PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, not tangent to the last described curve, a distance of 92.92 feet; thence southwesterly 295.35 feet along a curve to the left, continuing along said north line of PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, tangent to the last described line, having a radius of 1132.00 feet, a delta angle of 14 degrees 56 minutes 56 seconds and a chord distance of 294.51 feet which bears South 71 degrees 02 minutes 43 seconds West; thence South 63 degrees 34 minutes 14 seconds West, continuing along said north line of PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, tangent to the last described curve, a distance of 201.80 feet; thence southwesterly 528.22 feet along a curve to the right, continuing along said north line of PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, tangent to the last described line, having a radius of 1068.00 feet, a delta angle of 28 degrees 20 minutes 16 seconds and a chord distance of 522.85 feet which bears South 77 degrees 44 minutes 22 seconds West; thence North 88 degrees 05 minutes 30 seconds West, continuing along said north line of PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, tangent to the last described curve, a distance of 216.98 feet; thence southwesterly 211.93 feet along a curve to the left, continuing along said north line of PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, tangent to the last described line, having a radius of 932.00 feet, a delta angle of 13 degrees 01 minute 44 seconds and a chord distance of 211.48 feet which bears South 85 degrees 23 minutes 38 seconds West, to the west line of said PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1; thence South 01 degree 54 minutes 30 seconds West, along said west line of PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, not tangent to the last described curve, a distance of 65.82 feet; thence southwesterly 90.88 feet along a curve to the left, not tangent to the last described line, having a radius of 868.00 feet, a delta angle of 05 degrees 59 minutes 57 seconds and a chord distance of 90.84 feet which bears South 74 degrees 54 minutes 01 second West; thence South 71 degrees 54 minutes 03 seconds West, tangent to the last described curve, a distance of 125.98 feet; thence North 18 degrees 05 minutes 57 seconds West, a distance of 64.00 feet; thence northeasterly 39.27 feet along a curve to the left, not 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 North 26 degrees 54 minutes 03 seconds East; thence North 18 degrees 05 minutes 57 seconds West, a distance of 66.59 feet; thence northwesterly 155.71 feet along a curve to the left, tangent to the last described line, having a radius of 222.50 feet, a delta angle of 40 degrees 05 minutes 45 seconds and a chord distance of 152.55 feet which bears North 38 degrees 08 minutes 50 seconds West; thence northwesterly 521.13 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 513.50 feet, a delta angle of 58 degrees 08 minutes 50 seconds and a chord distance of 499.05 feet which bears North 29 degrees 07 minutes 17 seconds West; thence North 00 degrees 02 minutes 52 seconds West, tangent to the last described curve, a distance of 203.91 feet; thence northwesterly 202.36 feet along a curve to the left, tangent to the last described line, having a radius of 147.50 feet, a delta angle of 78 degrees 36 minutes 23 seconds and a chord distance of 186.86 feet which bears North 39 degrees 21 minutes 03 seconds West; thence North 78 degrees 39 minutes 15 seconds West, tangent to the last described curve, a distance of 133.12 feet; thence North 23 degrees 53 minutes 19 seconds East, a distance of 56.34 feet; thence northwesterly 47.57 feet, along a curve to the right, not tangent to the last described line, having a radius of 25.00 feet, a delta angle of 109 degrees 01 minute 43 seconds and a chord distance of 40.71 feet which bears North 24 degrees 08 minutes 23 seconds West, thence northeasterly 173.50 feet, along a curve to the right, tangent to the last described curve, having a radius of 271.50 feet, a delta angle of 36 degrees 36 minutes 55 seconds and a chord distance of 170.57 feet which bears North 48 degrees 40 minutes 56 seconds East; thence northeasterly 527.73 feet, along a reverse curve to the left, tangent to the last described curve, having a radius of 378.50 feet, a delta angle of 79 degrees 53 minutes 08 seconds and chord distance of 486.01 feet which bears North 27 degrees 02 minutes 49 seconds East; thence northeasterly 28.22 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 271.50 feet, a delta angle of 05 degrees 57 minutes 22 seconds and a chord distance of 28.21 feet which bears North 09 degrees 55 minutes 03 seconds West to the east line said of Outlot X, CASCADE FALLS PLAT 1; thence continuing northeasterly 113.44 feet along said curve to the right, having a radius of 271.50 feet, a delta angle of 23 degrees 56 minutes 22 seconds and a chord distance of 112.62 feet which bears North 05 degrees 01 minute 49 seconds East; thence North 17 degrees 00 minutes 00 seconds East, continuing along said east line of Outlot X, tangent to the last described curve, a distance of 29.17 feet; thence North 57 degrees 30 minutes 00 seconds East, continuing along said east line of Outlot X, a distance of 32.47 feet, to said south line of PRECEDENCE AT PRAIRIE TRAIL PLAT 1 and the Point of Beginning.

Containing 28.12 acres more or less.

Said parcel is subject to all easements and restrictions.

LEGEND

●	Found monument 5/8" IR with red cap #18530 unless otherwise noted
●	Found monument 1/2" IR with yellow 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
P.U.E.	Public utility easement
S.W.F.E.	Surface water flowage easement
---	Subject boundary line
- - - - -	Proposed boundary line
- - - - -	Proposed easement line
---	Existing boundary line
---	Future boundary line
---	Underlying platted boundary line
---	Existing easement line
---	FIRM Map Zone X line

OWNERS/DEVELOPERS

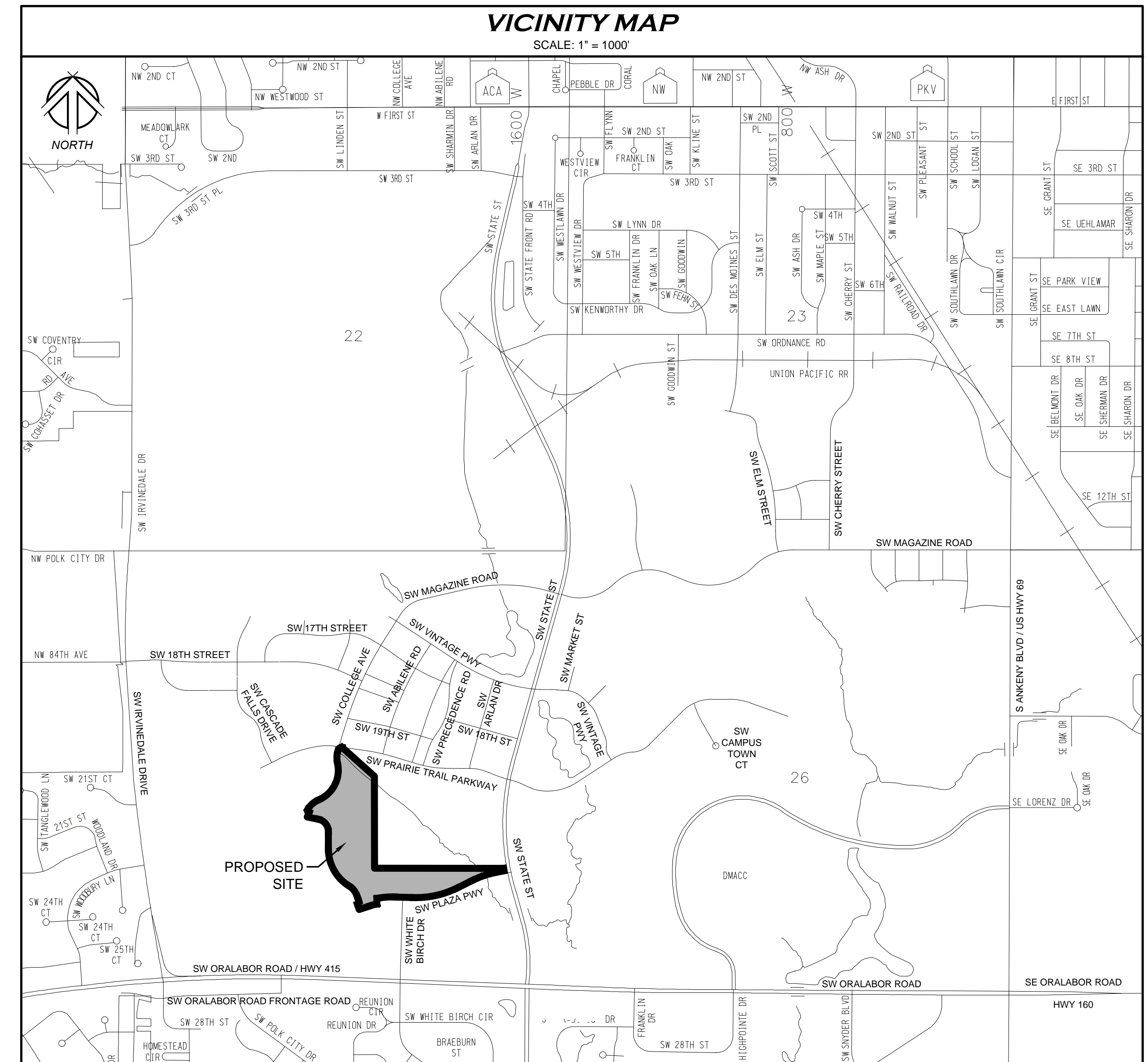
DRA Properties, LC
1525 NE 36th Street
Ankeny, Iowa 50021
(515) 964-9444

GENERAL NOTES

- Land area : 28.12 acres
- Estates at Prairie Trail Plat 1 is part of the Chautauqua Park Neighborhood Plan approved by the City of Ankeny.
- Outlots V, W, and X cannot be further developed without being replatted.
- Lots A, B, P, Q, S and T 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
 NW 1/4 of the SE 1/4 of Section 27-80-24: 15.21 Acres
 NE 1/4 of the SW 1/4 of Section 27-80-24: 5.07 Acres
 SW 1/4 of the SE 1/4 of Section 27-80-24: 4.96 Acres
 SE 1/4 of the NW 1/4 of Section 27-80-24: 0.34 Acres
 NE 1/4 of the SE 1/4 of Section 27-80-24: 1.47 Acres
 SW 1/4 of the NE 1/4 of Section 27-80-24: 0.92 Acres
 SE 1/4 of the SE 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)



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: THAREN J. HELGERSON, L.S. NO. 18530 DATE: 01/14/14 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014 DATE OF SURVEY: 01/14/14

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

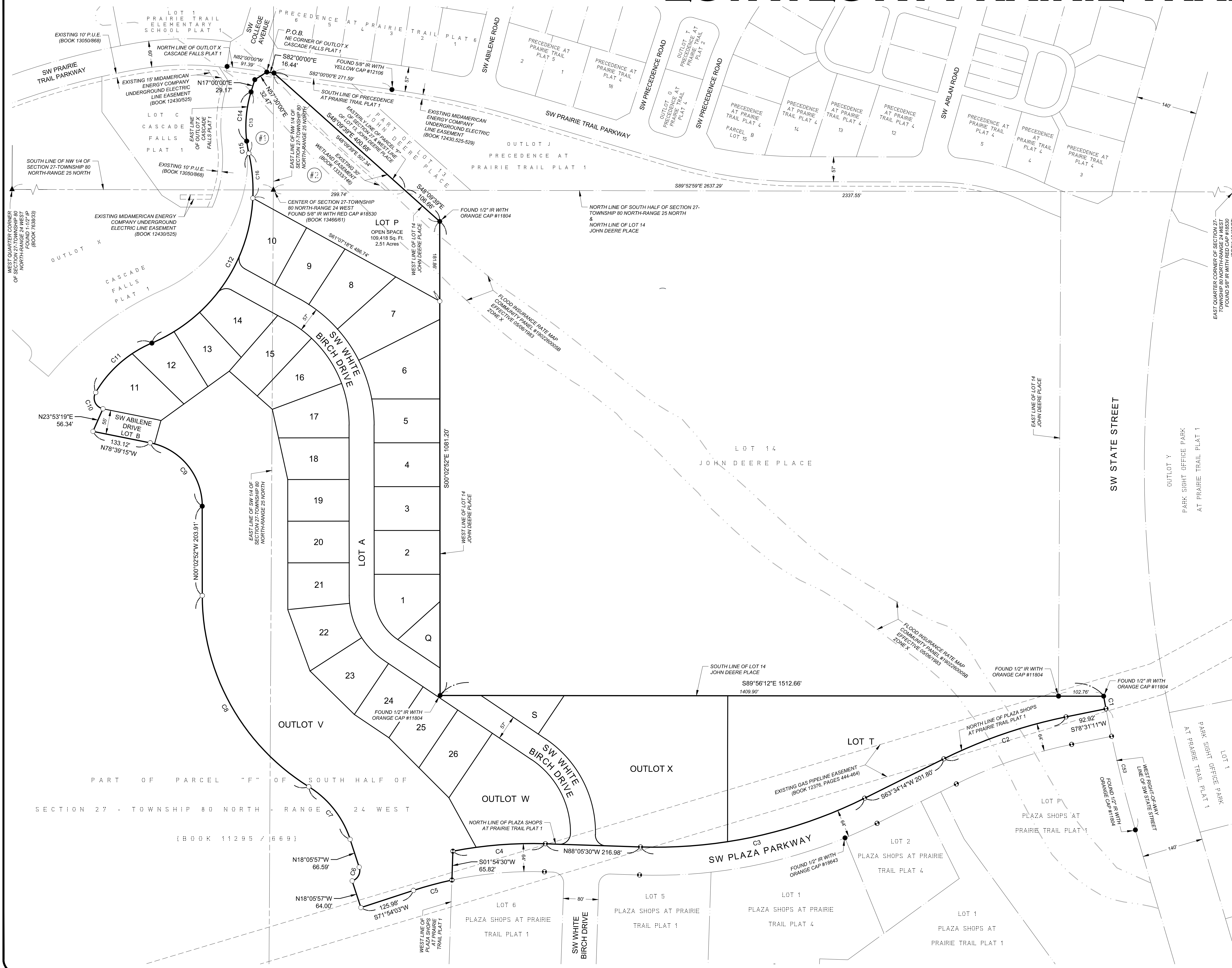
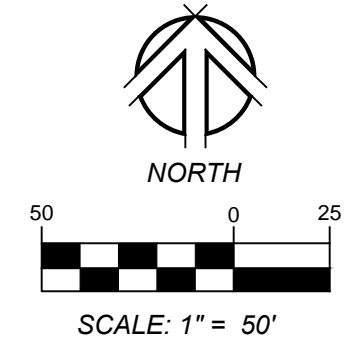
NILLES ASSOCIATES

REVISIONS:
 1) 03/01/14 CITY TECH REVIEW COMMENTS
 2) 03/01/14 CITY TECH REVIEW COMMENTS
 3) 03/01/14 CITY TECH REVIEW COMMENTS
 4) 03/01/14 CITY TECH REVIEW COMMENTS
 5) 03/01/14 CITY TECH REVIEW COMMENTS
 6) 03/01/14 CITY TECH REVIEW COMMENTS
 7) 03/01/14 CITY TECH REVIEW COMMENTS

PROJECT NAME: ESTATES AT PRAIRIE TRAIL PLAT 1
 ANKENY, IOWA
 DESCRIPTION: FINAL PLAT

NAI NO.: 13151
 DATE: 02/03/14
 DRAWN BY: TJH
 CHECKED BY: JHP
 SCALE: AS NOTED
 SHEET TITLE: A.01
 SHEET NO.: 1/4

ESTATES AT PRAIRIE TRAIL PLAT 1



LEGEND

- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Found monument 1/2" IR with yellow 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
- P.U.E. Public utility easement
- S.W.F.E. Surface water flowage easement
- Subject boundary line
- - - Proposed boundary line
- - - Proposed easement line
- - - Existing boundary line
- - - Future boundary line
- - - Underlying platted boundary line
- - - Existing easement line
- - - FIRM Map Zone X line

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	29.21'	2934.79'	0°34'13"	29.21'	S10°34'14"E
C2	295.35'	1132.00'	14°56'56"	294.51'	S71°02'43"W
C3	528.22'	1068.00'	28°20'16"	522.85'	N77°44'22"E
C4	211.93'	932.00'	13°01'44"	211.48'	S85°23'38"W
C5	90.88'	868.00'	5°59'57"	90.84'	S74°54'01"W
C6	39.27'	25.00'	90°00'00"	35.36'	N26°54'03"E
C7	155.71'	222.50'	40°05'45"	152.55'	N38°08'50"W
C8	521.13'	513.50'	58°08'50"	499.05'	N29°07'17"W
C9	202.36'	147.50'	78°36'23"	186.86'	N39°21'03"W
C10	47.57'	25.00'	109°01'43"	40.71'	N24°08'23"W
C11	173.50'	271.50'	36°36'55"	170.57'	N48°40'56"E
C12	527.73'	378.50'	79°53'08"	486.01'	N27°02'49"E
C13	141.66'	271.50'	29°53'45"	140.06'	N2°03'08"E
C14	113.44'	271.50'	23°56'22"	112.62'	N5°01'49"E
C15	28.22'	271.50'	5°57'23"	28.21'	N9°55'03"W
C16	102.90'	378.50'	15°34'38"	102.59'	N5°06'26"W
C53	284.43'	2934.79'	5°33'11"	284.32'	N13°37'56"W

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

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

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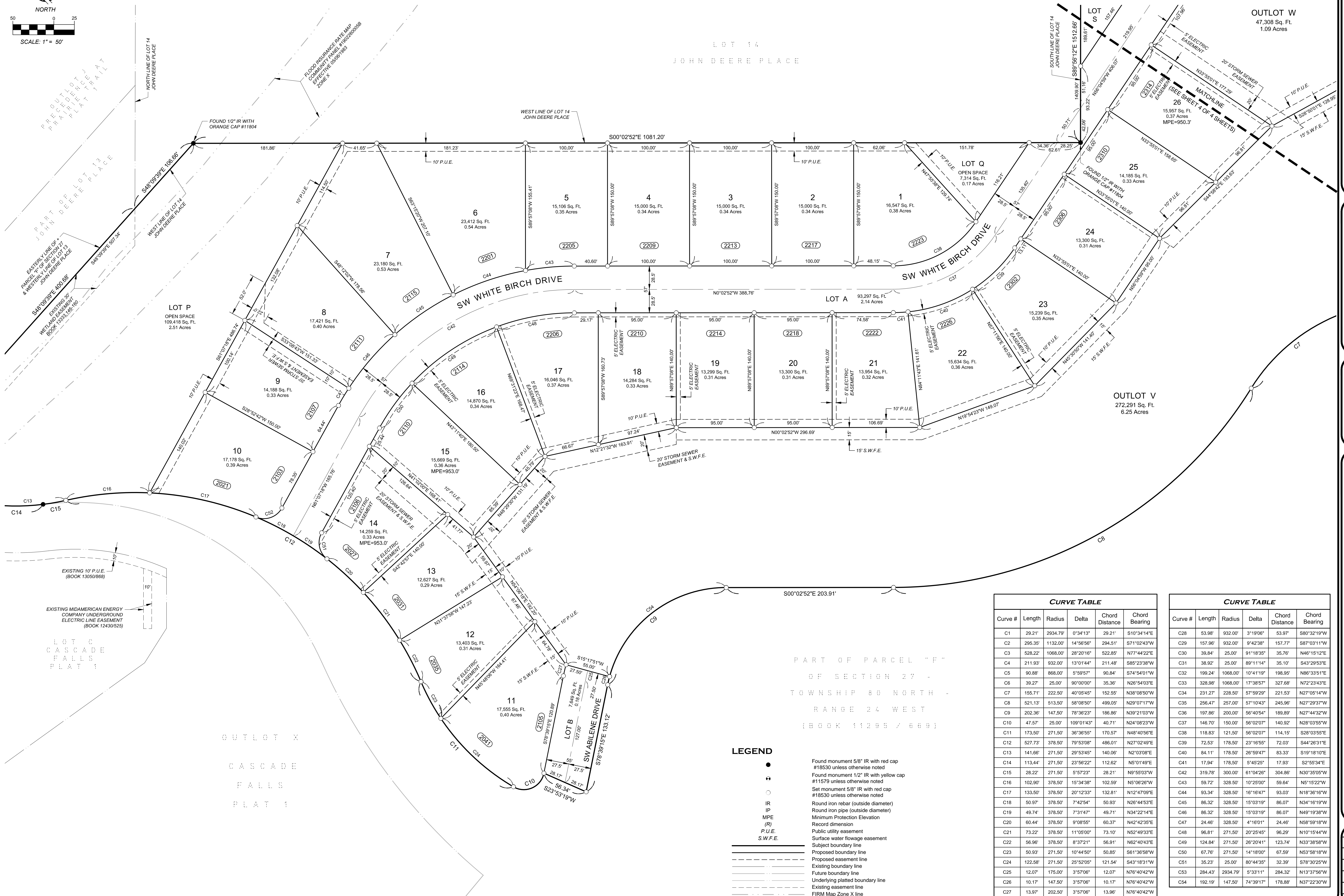
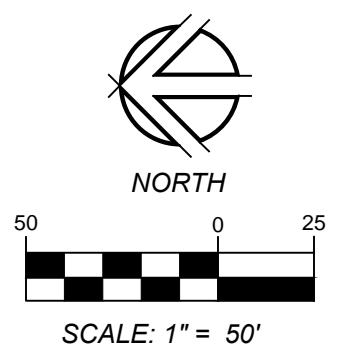
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 6) 03/01/14 CITY TECH REVIEW COMMENTS
 7) 03/01/14 CITY TECH REVIEW COMMENTS

NOTES:
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ESTATES AT PRAIRIE TRAIL PLAT 1
 ANKENY, IOWA
 FINAL PLAT

PROJECT NAME: ESTATES AT PRAIRIE TRAIL PLAT 1
 PROJECT NO.: 13151
 DATE: 02/03/14
 DRAWN BY: TJH
 CHECKED BY: JHP
 SCALE: AS NOTED
 SHEET TITLE: A.02
 SHEET NO.: 2/4

ESTATES AT PRAIRIE TRAIL PLAT 1



CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	29.21'	2934.79'	0°34'13"	29.21'	S10°34'14"E
C2	296.35'	1132.00'	14°56'56"	294.51'	S71°02'43"W
C3	528.22'	1068.00'	28°20'16"	522.85'	N77°44'22"E
C4	211.93'	932.00'	13°01'44"	211.48'	S85°23'38"W
C5	90.88'	868.00'	5°59'57"	90.84'	S74°54'01"W
C6	39.27'	25.00'	90°00'00"	35.36'	N26°54'03"E
C7	155.71'	222.50'	40°05'45"	152.55'	N38°08'50"W
C8	521.13'	513.50'	58°08'50"	499.05'	N29°07'17"W
C9	202.36'	147.50'	78°36'23"	186.86'	N39°21'03"W
C10	47.57'	25.00'	109°01'43"	40.71'	N24°08'23"W
C11	173.50'	271.50'	36°36'55"	170.57'	N48°40'56"E
C12	527.73'	378.50'	79°53'08"	486.01'	N27°02'49"E
C13	141.66'	271.50'	29°53'45"	140.06'	N2°03'08"E
C14	113.44'	271.50'	23°56'22"	112.62'	N5°01'49"E
C15	28.22'	271.50'	5°57'23"	28.21'	N9°55'03"W
C16	102.90'	378.50'	15°34'38"	102.59'	N5°06'26"W
C17	133.50'	378.50'	20°12'33"	132.81'	N12°47'09"E
C18	50.97'	378.50'	7°42'54"	50.93'	N26°44'53"E
C19	49.74'	378.50'	7°31'47"	49.71'	N34°22'14"E
C20	60.44'	378.50'	9°08'55"	60.37'	N42°42'35"E
C21	73.22'	378.50'	11°05'00"	73.10'	N20°49'33"E
C22	56.96'	378.50'	8°37'21"	56.91'	N62°40'43"E
C23	50.93'	271.50'	10°44'50"	50.85'	S61°36'58"W
C24	122.58'	271.50'	25°52'05"	121.54'	S43°18'31"W
C25	12.07'	175.00'	3°57'06"	12.07'	N76°40'42"W
C26	10.17'	147.50'	3°57'06"	10.17'	N76°40'42"W
C27	13.97'	202.50'	3°57'06"	13.96'	N76°40'42"W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C28	53.98'	932.00'	3°19'06"	53.97'	S80°32'19"W
C29	157.96'	932.00'	9°42'38"	157.77'	S87°03'11"W
C30	38.84'	25.00'	91°18'35"	35.76'	N46°15'12"E
C31	38.92'	25.00'	89°11'14"	35.10'	S43°29'53"E
C32	199.24'	1068.00'	10°41'19"	198.95'	N86°33'51"E
C33	328.98'	1068.00'	17°38'57"	327.68'	N72°23'43"E
C34	231.27'	228.50'	57°59'29"	221.53'	N27°05'14"W
C35	256.47'	257.00'	57°10'43"	245.98'	N27°29'37"W
C36	197.86'	200.00'	56°40'54"	189.89'	N27°44'32"W
C37	146.70'	150.00'	56°02'07"	140.92'	N28°03'55"W
C38	118.83'	121.50'	56°02'07"	114.15'	S28°03'55"E
C39	72.53'	178.50'	23°16'55"	72.03'	S44°26'31"E
C40	84.11'	178.50'	26°59'47"	83.33'	S19°18'10"E
C41	17.94'	178.50'	5°45'25"	17.93'	S2°55'34"E
C42	319.78'	300.00'	61°04'26"	304.86'	N30°35'05"W
C43	59.72'	328.50'	10°25'00"	59.64'	N5°15'22"W
C44	93.34'	328.50'	16°16'47"	93.03'	N18°36'16"W
C45	86.32'	328.50'	15°03'19"	86.07'	N34°16'19"W
C46	86.32'	328.50'	15°03'19"	86.07'	N49°19'38"W
C47	24.46'	328.50'	4°16'01"	24.46'	N8°59'18"W
C48	96.81'	271.50'	20°25'45"	96.29'	N10°15'44"W
C49	124.84'	271.50'	26°20'41"	123.74'	N33°38'58"W
C50	67.76'	271.50'	14°18'00"	67.59'	N53°58'18"W
C51	35.23'	25.00'	80°44'35"	32.39'	S78°30'25"W
C52	284.43'	2934.79'	5°33'11"	284.32'	N13°37'56"W
C53	192.19'	147.50'	74°39'17"	178.88'	N37°22'30"W

- LEGEND**
- Found monument 5/8" IR with red cap #18530 unless otherwise noted
 - Found monument 1/2" IR with yellow 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
 - Public utility easement
 - Surface water flowage easement
 - Subject boundary line
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ESTATES AT PRAIRIE TRAIL PLAT 1
ANGENT, IOWA
FINAL PLAT

PROJECT NAME: _____
DESCRIPTION: _____

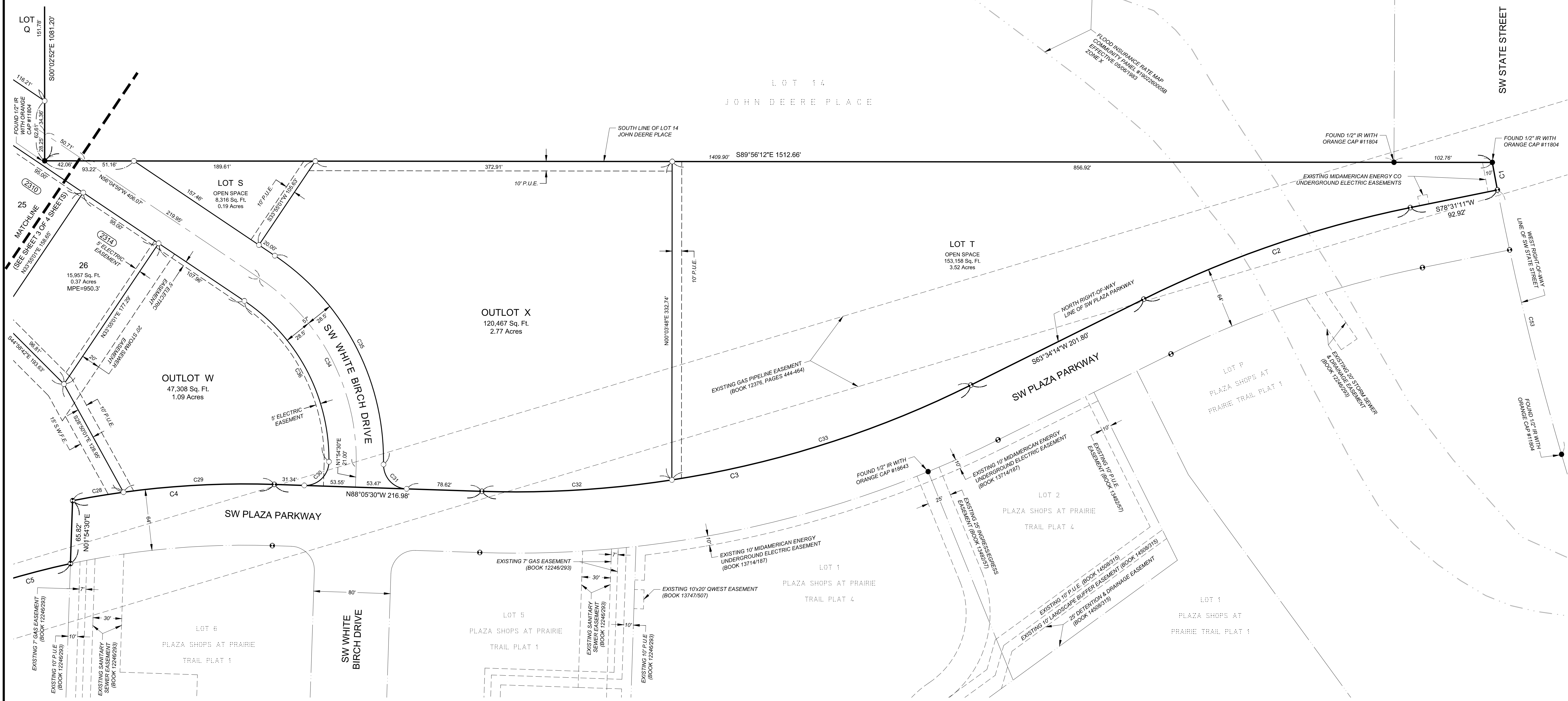
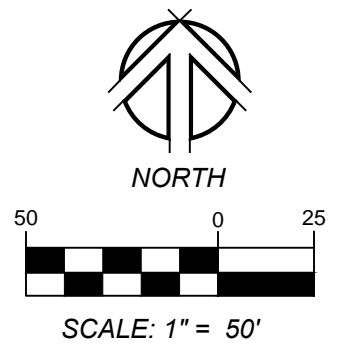
DATE: 02/03/14
DRAWN BY: TJH
CHECKED BY: JHP
SCALE: AS NOTED
SHEET TITLE: A.03
SHEET NO.: 3/4

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ANKENY, IOWA - 50023-4703
(515) 965-0123 voice - (515) 965-5322 fax
Civil Engineering - Land Surveying
Landscape Architecture

REVISIONS:
1) 11/03/14 CITY TECH REVIEW COMMENTS
2) 12/03/14 CITY TECH REVIEW COMMENTS
3) 03/01/14 CITY TECH REVIEW COMMENTS
4) _____
5) _____
6) _____
7) _____

NOTES:
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C15	28.22'	271.50'	5°57'23"	N9°55'03"W
C16	102.90'	378.50'	15°34'38"	N5°06'26"W
C17	133.50'	378.50'	20°12'33"	N12°47'09"E
C18	50.97'	378.50'	7°42'54"	N26°44'53"E

CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Bearing
C19	49.74'	378.50'	7°31'47"	N34°22'14"E
C20	60.44'	378.50'	9°08'55"	N42°42'35"E
C21	73.22'	378.50'	11°05'00"	N52°49'33"E
C22	56.96'	378.50'	8°37'21"	N62°40'43"E
C23	50.93'	271.50'	10°44'50"	S61°36'58"W
C24	122.58'	271.50'	25°52'05"	S43°18'31"W
C25	12.07'	175.00'	3°57'06"	N76°40'42"W
C26	10.17'	147.50'	3°57'06"	N76°40'42"W
C27	13.97'	202.50'	3°57'06"	N76°40'42"W
C28	53.98'	932.00'	3°19'06"	S80°32'19"W
C29	167.96'	932.00'	9°42'38"	S87°03'11"W
C30	39.84'	25.00'	91°18'35"	N46°15'12"E
C31	38.92'	25.00'	89°11'14"	S43°29'53"E
C32	199.24'	1068.00'	10°41'19"	N86°33'51"E
C33	328.98'	1068.00'	17°38'57"	N72°23'43"E
C34	231.27'	228.50'	57°59'29"	N27°05'14"W
C35	256.47'	257.00'	57°10'43"	N27°29'37"W
C36	197.86'	200.00'	56°40'54"	N27°44'32"W

CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Bearing
C37	146.70'	150.00'	56°02'07"	N28°03'55"W
C38	118.83'	121.50'	56°02'07"	N28°03'55"W
C39	72.53'	178.50'	23°16'55"	S44°26'31"E
C40	84.11'	178.50'	26°59'47"	S19°18'10"E
C41	17.94'	178.50'	5°45'25"	S2°55'34"E
C42	319.78'	300.00'	61°04'26"	N30°35'05"W
C43	59.72'	328.50'	10°25'00"	N5°15'22"W
C44	93.34'	328.50'	16°16'47"	N18°36'16"W
C45	86.32'	328.50'	15°03'19"	N34°16'19"W
C46	86.32'	328.50'	15°03'19"	N49°19'38"W
C47	24.46'	328.50'	4°16'01"	N58°59'18"W
C48	96.81'	271.50'	20°25'45"	N10°15'44"W
C49	124.84'	271.50'	26°20'41"	N33°38'58"W
C50	67.76'	271.50'	14°18'00"	N53°58'18"W
C51	35.23'	25.00'	80°44'35"	S78°30'25"W
C52	284.43'	2934.79'	5°33'11"	N13°37'56"W
C53	192.19'	147.50'	74°39'17"	N37°22'30"W

ESTATES AT PRAIRIE TRAIL PLAT 1
ANNEX, IOWA

FINAL PLAT

PROJECT NAME: _____
DESCRIPTION: _____

DATE: 02/03/14
DRAWN BY: TJH
CHECKED BY: JHP
SCALE: AS NOTED
SHEET TITLE: A.04
SHEET NO.: 4/4

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

REVISIONS:
1) 03/07/14 CITY TECH REVIEW COMMENTS
2) 03/07/14 CITY TECH REVIEW COMMENTS
3) 03/11/14 CITY TECH REVIEW COMMENTS
4) _____
5) _____
6) _____
7) _____

NOTES: NILES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY BE FOUND IN THIS PLAT. THE ENGINEERING INTENT OF THIS PLAT IS TO DEFINE AND FOLLOW THE ENGINEER'S DESIGN. INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED, OR CONFLICTS WHICH ARE ALLEGED, SHALL BE THE RESPONSIBILITY OF THE PARTY ALLEGING SUCH CONFLICTS.