

COPY

Handwritten initials



SOLD

NOTE:
 THE PARCELS SHOWN AND DESCRIBED HEREOF ARE NOT DESIGNED TO BE BUILDABLE LOTS. THEREFORE THEY ARE NON-CONFORMING AND ARE TO BE CONSOLIDATED WITH LOTS 38, 39 AND 40 IN DEER CREEK. AN OFFICIAL PLAT OF THE CITY OF URBANDALE, POLK COUNTY, IOWA

Patrol Letter Designation
 Approved by Polk County Auditor
JAMIE FITZGERALD
 Dated This 25th Day of February 2015
JAMIE FITZGERALD, POLK COUNTY AUDITOR

PLAT OF SURVEY

FOR PROPRIETOR:
 RAY T TOWNSEND, JR.
 13031 OAK BROOK DR
 URBANDALE, IOWA 50323

LEGAL DESCRIPTIONS:

PARCEL A OF LOT 41 IN DEER CREEK, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF URBANDALE, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 41, A DISTANCE OF 82'17.50" EAST ALONG THE NORTH LINE OF SAID LOT 41, A DISTANCE OF 184.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 82'17.50" EAST, A DISTANCE OF 113.73 FEET TO THE NORTHEAST CORNER OF SAID LOT 41; THENCE SOUTH 09°49'50" WEST ALONG THE EAST LINE OF SAID LOT 41, A DISTANCE OF 61.74 FEET; THENCE NORTH 74°50'49" WEST, A DISTANCE OF 89.53 FEET; THENCE NORTH 16°38'26" WEST, A DISTANCE OF 54.98 FEET TO THE POINT OF BEGINNING. ALL CONTAINING 0.13 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

PARCEL A OF LOT 42 IN DEER CREEK, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF URBANDALE, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 42, THENCE NORTH 83°03'51" EAST ALONG THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 161.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 83°03'51" EAST, A DISTANCE OF 133.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 42; THENCE SOUTH 09°49'50" WEST, A DISTANCE OF 180.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 42; THENCE NORTH 82°17'50" WEST ALONG THE SOUTH LINE OF SAID LOT 42, A DISTANCE OF 113.73 FEET; THENCE NORTH 04°10'18" EAST, A DISTANCE OF 146.35 FEET TO THE POINT OF BEGINNING. ALL CONTAINING 0.46 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD.

PARCEL A OF LOT 43 IN DEER CREEK, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF URBANDALE, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 43, THENCE SOUTH 25°12'53" EAST, ALONG THE EAST LINE OF SAID LOT 43, A DISTANCE OF 91.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 25°12'53" EAST, A DISTANCE OF 173.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 43; THENCE SOUTH 83°03'51" WEST ALONG THE SOUTH LINE OF SAID LOT 43, A DISTANCE OF 133.77 FEET; THENCE NORTH 03°37'49" WEST, A DISTANCE OF 50.60 FEET; THENCE NORTH 48°27'34" EAST, A DISTANCE OF 61.15 FEET; THENCE NORTH 11°26'49" EAST, A DISTANCE OF 83.28 FEET TO THE POINT OF BEGINNING. CONTAINING 0.26 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

APPROVED
 CITY OF URBANDALE
Signature
 DEPT. OF COMMUNITY DEVELOPMENT

Doc ID: 029398860001 Type: PLT
 Kind: SURVEY
 Recorded: 02/23/2015 at 11:12:42 AM
 Fee Amt: \$12.00 Page 1 of 1
 Polk County Iowa
 Julie M. Haggerty Recorder
 File# 2015-00074426
BK 15475 pg 731

ROSS LAND SURVEYING, Inc
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 PH 515.254.2567 FX 515.254.1621

GRAPHIC SCALE 1"=80'
 0 80'

REVISIONS AND SUBMITTALS
 12/26/14 CLIENT REVIEW
 1/13/15 REVISE PER CITY COMMENTS
 1/9/15 REVISE PER CITY COMMENTS

PLAT OF SURVEY
DEER CREEK
 LOTS 41, 42 AND 43

PROFESSIONAL LAND SURVEYOR
 IOWA
 GREGORY L. ROSS
 L.S. #13286

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

Signed *Gregory L. Ross* Date 2/9/15
 GREGORY L. ROSS Iowd Reg. No. 13286
 My license renewal date is December 31, 2016

LEGEND
 ● FOUND CORNER
 ○ SET 1/2" IR
 w/opc [w/orange plastic] cap #13286
 --- CUT ---
 --- SECTION CORNER ---
 --- WITH (color) ---
 (cop) SURVEYOR'S ID CAP
 IR --- IRON PIPE
 IR --- IRON ROD
 M --- MEASURED DISTANCE
 R --- RECORD DISTANCE

JOB # 4737 F2