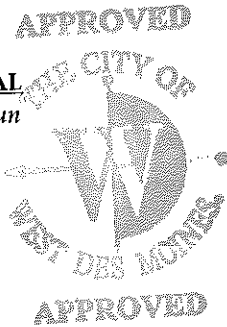
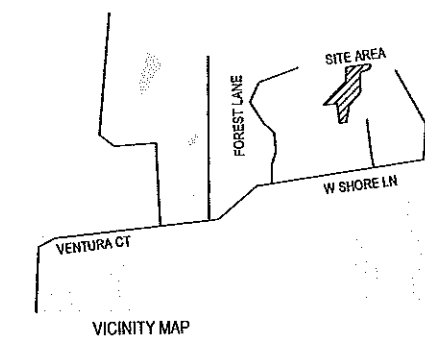
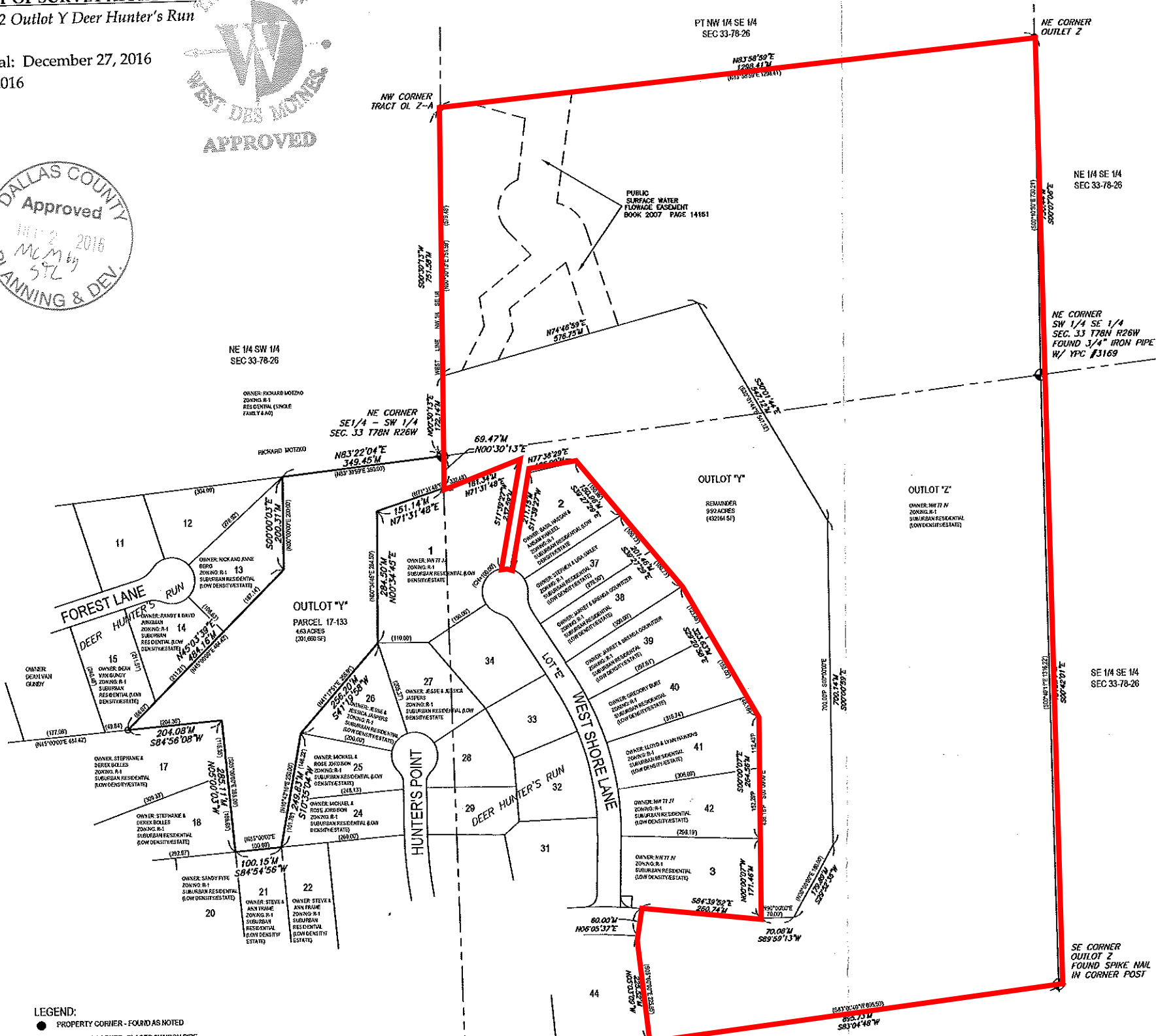


City of West Des Moines
PLAT OF SURVEY APPROVAL
 Plat 2 Outlot Y Deer Hunter's Run

City Council Approval: December 27, 2016
 Case #: POS-003296-2016



Doc ID: 00700800001 Type: S/PLAT
 Recorded: 12/29/2016 at 10:56:14 AM
 Fee Amt: \$7.00 Page 1 of 1
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File# **Bk 2016 Pg 26347**



PROPERTY DESCRIPTION:
 ORIGINAL PARCEL
 OUTLOT Y, DEER HUNTERS RUN PLAT TWO, AN OFFICIAL PLAT,
 DALLAS COUNTY, IOWA.
 SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH
 ANY AND ALL EASEMENTS OF RECORD.
 SAID TRACT OF LAND CONTAINS 14.55 ACRES.

PROPERTY DESCRIPTION:
 PARCEL 17-133
 AN IRREGULAR SHAPED PORTION OF OUTLOT Y, DEER HUNTERS
 RUN PLAT TWO, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA,
 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST
 CORNER OF LOT 1 IN SAID DEER HUNTERS RUN PLAT TWO, THENCE
 S00°34'45"W, A DISTANCE OF 284.50 FEET; THENCE S41°10'58"W,
 A DISTANCE OF 256.20 FEET; THENCE S10°35'04"W, A DISTANCE OF
 249.83 FEET; THENCE S84°54'56"W, A DISTANCE OF 100.15 FEET;
 THENCE N05°00'03"W, A DISTANCE OF 263.11 FEET; THENCE
 S84°50'08"W, A DISTANCE OF 204.08 FEET; THENCE N45°03'30"E,
 A DISTANCE OF 84.16 FEET; THENCE N00°00'03"W, A DISTANCE OF
 290.31 FEET; THENCE N83°22'04"E, A DISTANCE OF 349.45 FEET;
 THENCE S00°30'13"W, A DISTANCE OF 69.47 FEET; THENCE
 S71°31'48"W, A DISTANCE OF 151.14 FEET TO THE POINT OF
 BEGINNING.
 SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH
 ANY AND ALL EASEMENTS OF RECORD.
 SAID TRACT OF LAND CONTAINS 4.63 ACRES.

OWNER:
 HW 77 JV
 VISTA REAL ESTATE
 2400 68TH ST #24
 URBANDALE, IA 50322

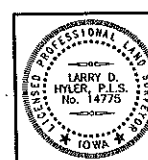
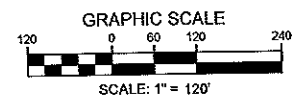
PREPARED FOR:
 VISTA REAL ESTATE
 ATTN: DAVE HARMeyer
 2400 68TH ST #24
 URBANDALE, IA 50322
 516-276-3459

ZONING:
 RESIDENTIAL
COMPREHENSIVE LAND USE:
 LOW DENSITY RESIDENTIAL

- NOTES:**
- THIS SPLIT IS BEING MAPPED PER THE FINAL PLAT OF DEER HUNTERS RUN PLAT TWO. NO FIELD WORK HAS BEEN PERFORMED AND NO NEW CORNERS PLAN TO BE SET. ALL BEARINGS ARE BASED ON THE BEARINGS SHOWN ON THAT PLAT.
 - ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM DALLAS COUNTY ASSESSORS WEB PAGE.
 - PARCEL 17-133 AND THE REMAINDER OF OUTLOT Y REMAIN UNBUILDABLE UNTIL PLATTED.
 - THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1/500.

- ABBREVIATIONS:**
- AC ACRES
 - ASPH ASPHALT
 - BK BOOK
 - CONC CONCRETE
 - D DEEDED DISTANCE
 - EX EXISTING
 - ENCL ENCLOSURE
 - FF FINISHED FLOOR
 - FL FLOW LINE
 - FRAC FRAGMENTAL
 - M MEASURED DISTANCE
 - MH MANHOLE
 - OPC ORANGE PLASTIC CAP
 - P PLATTED DISTANCE
 - PG PAGE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PREV PREVIOUSLY RECORDED AS
 - PUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT OF WAY
 - RPC RED PLASTIC CAP
 - SF SQUARE FEET
 - SAN SANITARY
 - TYP TYPICAL
 - YPC YELLOW PLASTIC CAP
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST

- LEGEND:**
- PROPERTY CORNER - FOUND AS NOTED
 - PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
 - ⊕ SECTION CORNER - FOUND AS NOTED
 - M MEASURED DISTANCE
 - () PREVIOUSLY RECORDED
 - ROW RIGHT OF WAY
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - YPC YELLOW PLASTIC CAP



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 SIGNED: *Larry D. Hyler* DATE: 12-19-2016
 LARRY D. HYLER, P.L.S., 14775
 LICENSE RENEWAL DATE: DEC. 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL: 1 of 1

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 "Planning Your Successful Development"

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 Des Moines, Iowa 50322-3835
 Phone: (515) 276-0467 Fax: (515) 276-2317
 Civil Engineering & Land Surveying
 Established 1959

PARCEL 17-133 DEER HUNTER'S RUN PLAT TWO
 DALLAS COUNTY, IOWA

PLAT OF SURVEY

REFERENCE NUMBER: 060630
 DRAWN BY: MH
 CHECKED BY: LH
 REVISION DATE:

PROJECT NUMBER: 160456
 SHEET NUMBER: 1 of 1