

FINAL PLAT

BONDURANT INDUSTRIAL PARK CITY OF BONDURANT, POLK COUNTY IOWA

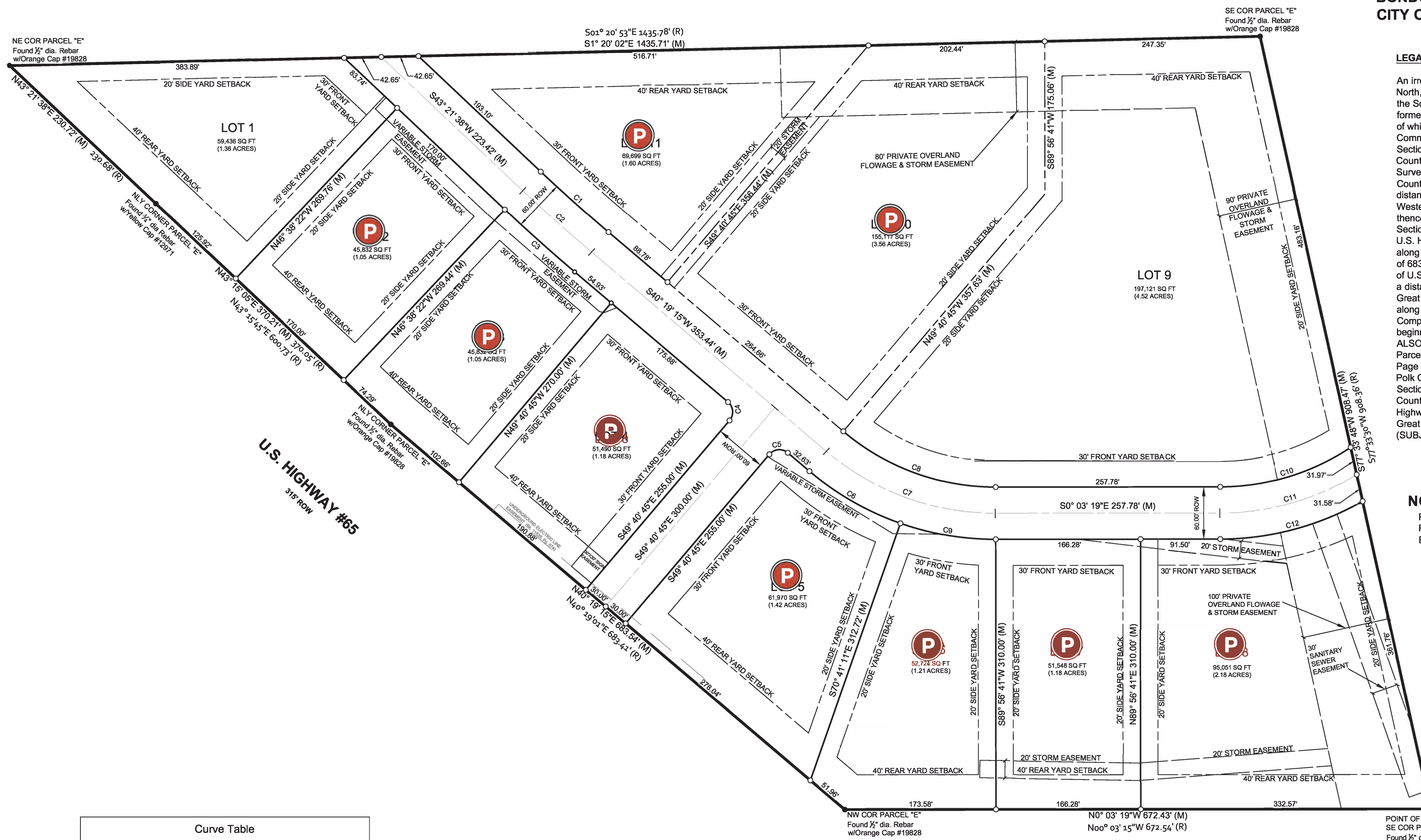
LEGAL DESCRIPTION: WD-BK 17233 PG 655

An irregular shaped portion of the East 1/2 of Section 29, Township 80 North, Range 22 West of the 5th P.M., Polk County, Iowa, lying South of the Southerly right-of-way line of U.S. Highway No. 65 and North of the former right-of-way of the Chicago Great Western Railroad Company all of which is described as follows:

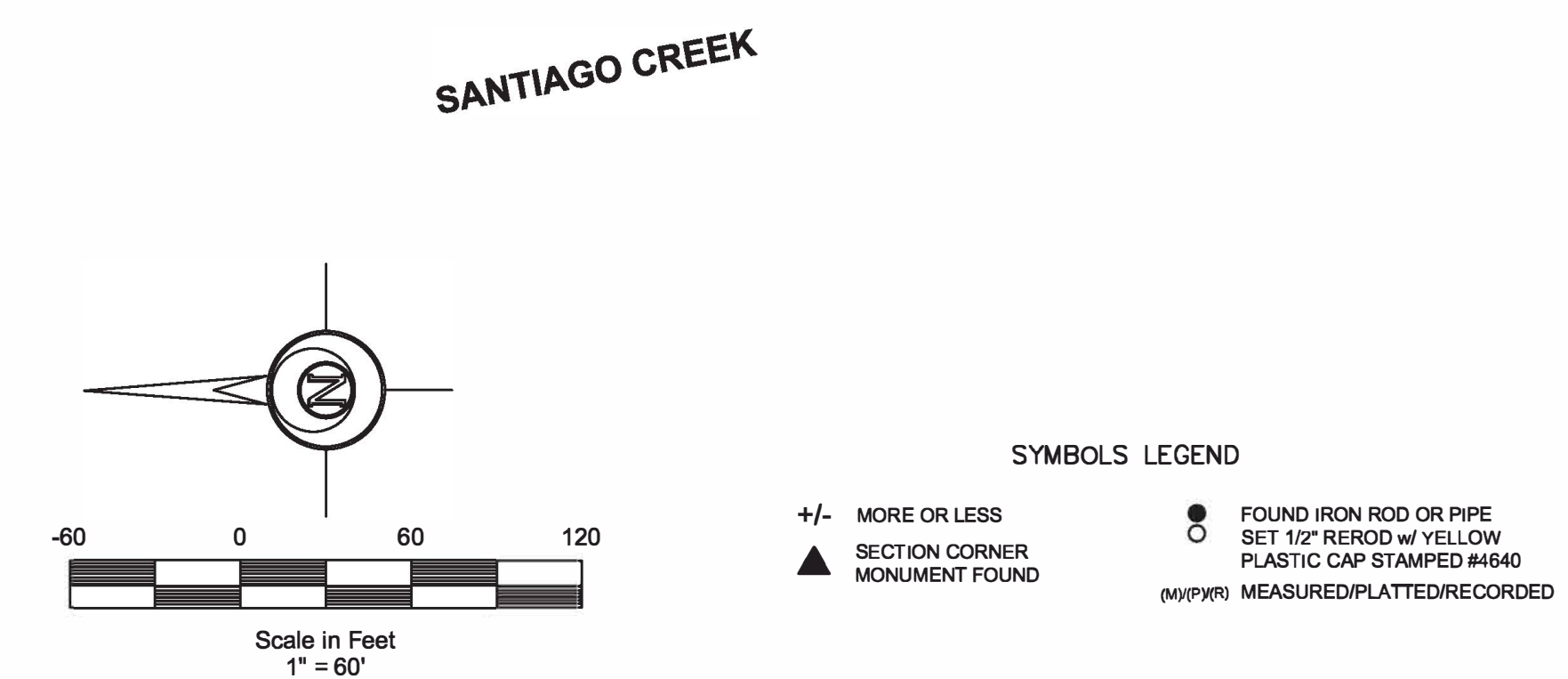
Commencing at the Southwest corner of the Southeast Quarter of Section 29, Township 80 North, Range 22 West of the 5th P.M., Polk County, Iowa; thence N 00°00'34" W (bearing established on the Plat of Survey as shown in Book 10941 at Page 76 in the Office of the Polk County Recorder) along the West line of the SE 1/4 of said Section 29, a distance of 1184.66 feet to the Northerly line of the former Chicago Great Western Railroad Company right-of-way and to the point of beginning; thence continuing N 00°00'34" W along the West line of the SE 1/4 of said Section 29, a distance of 672.54 feet to the Southerly right-of-way line of U.S. Highway No. 65 as it is presently established; thence N 40°21'42" E along the Southerly right-of-way line of U.S. Highway No. 65, a distance of 683.41 feet; thence N 43°18'42" E along the Southerly right-of-way line of U.S. Highway No. 65 a distance of 600.73 feet; thence S 01°18'08" E, a distance of 1435.73 feet to the Northerly line of the former Chicago Great Western Railroad Company right-of-way; thence S 77°36'05" W along the Northerly line of the former Chicago Great Western Railroad Company right-of-way, a distance of 908.36 feet to the point of beginning.

ALSO KNOWN AS:
Parcel "E" of the Plat of Survey filed September 28, 2005 in Book 11311 Page 218 and recorded in book 16089 and Page 627 in the Office of the Polk County Recorder being an irregular shaped portion of the East 1/2 of Section 29, Township 80 North, Range 22 West of the 5th P.M., Polk County, Iowa, lying South of the Southerly right-of-way line of U.S. Highway No. 65 and North of the former right-of-way of the Chicago Great Western Railroad Company, Polk County, Iowa.
(SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.)

NOTE:
RECORDED DIMENSIONS PER
RECORDED PLAT OF SURVEY
BK:16089 PG: 627



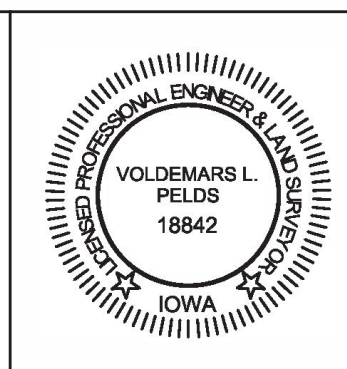
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	104.51'	1970.00'	3.04°	S41° 50' 27"W	104.50'	52.27'
C2	106.10'	2000.00'	3.04°	S41° 50' 27"W	106.09'	53.06'
C3	107.69'	2030.00'	3.04°	S41° 50' 27"W	107.68'	53.86'
C4	23.56'	15.00'	90.00°	N85° 19' 15"E	21.21'	15.00'
C5	23.56'	15.00'	90.00°	S4° 40' 45"E	21.21'	15.00'
C6	120.99'	330.00'	21.01°	S29° 49' 02"W	120.32'	61.18'
C7	211.41'	300.00'	40.38°	S20° 07' 58"W	207.06'	110.31'
C8	190.27'	270.00'	40.38°	S20° 07' 58"W	186.36'	99.28'
C9	111.56'	330.00'	19.37°	S9° 37' 45"W	111.03'	56.32'
C10	158.89'	270.00'	33.72°	S16° 54' 49"E	156.60'	81.82'
C11	164.91'	300.00'	31.50°	S15° 48' 10"E	162.84'	84.60'
C12	171.06'	330.00'	29.70°	S14° 54' 18"E	169.15'	87.50'




POINT OF BEGINNING
SE COR PARCEL "E"
Found 1/2" dia. Rebar
w/Orange Cap #19828

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

VOLDMARS LEO PELDS, P.L.S. IA LIC. NO.18842 DATE: _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): _____





P
ELDS ENGINEERING COMPANY

Architecture | Engineering | Surveying
2523 Dixon Street, Des Moines, Iowa 50316 | P.O. Box 4626, Des Moines, Iowa 50305 | P: 515 265 8196

**BONDURANT INDUSTRIAL PLAT
FINAL PLAT
BONDURANT, IOWA**

Page 1 of 2 Lots

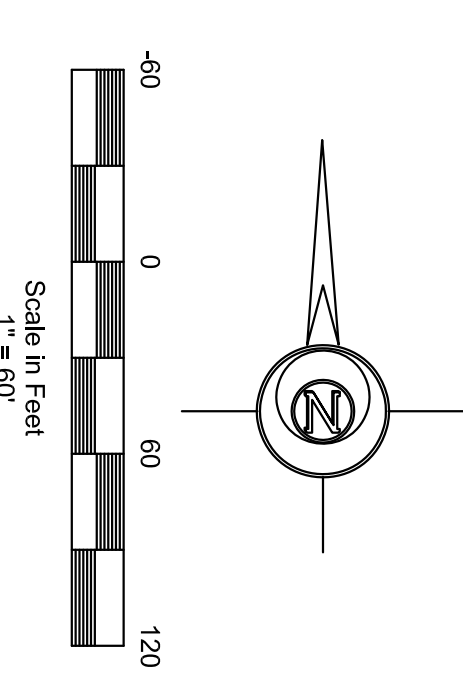
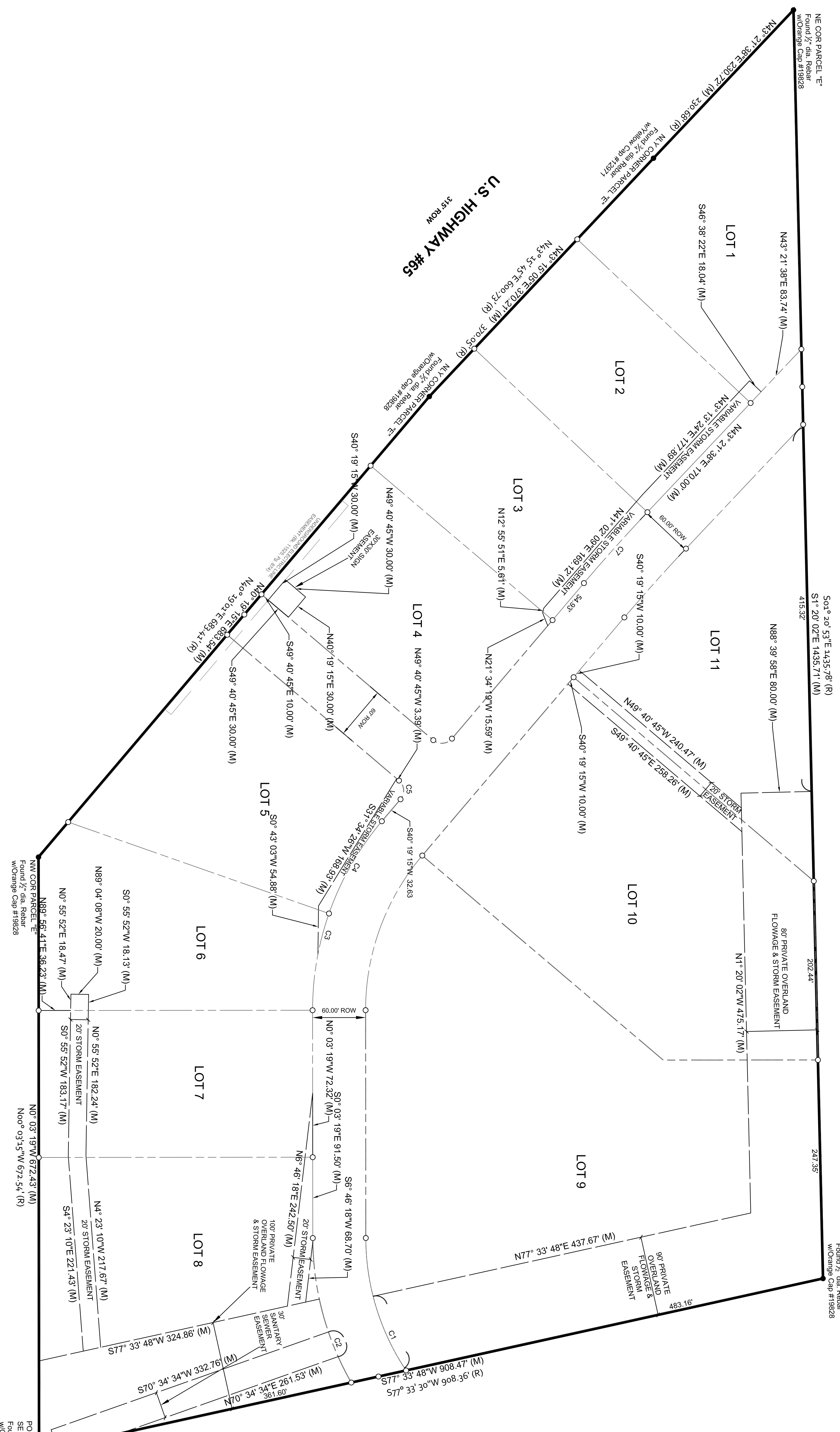
DATE: 5/29/2019
DRAWN BY: A.BRADFIELD
SCALE: 1" = 60'
PROJECT: 18-082 BONDURANT INDUSTRIAL PLAT - MYERS SITE PLAN FINAL PLAT 18-082 FINAL PLAT

FINAL PLAT

BONDURANT INDUSTRIAL PARK

CITY OF BONDURANT, POLK COUNTY IOWA

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C1	92.31'	270.00'	S23° 58' 41"E	91.88'	46.61'
C2	30.03'	330.00'	E 21°	N21° 26' 27"W	30.02'
C3	47.90'	330.00'	8.32°	S15° 09' 19"W	47.86'
C4	120.99'	330.00'	21.01°	S29° 49' 02"W	120.32'
C5	23.56'	15.00'	90.00°	S4° 40' 45"E	21.21'
C7	107.69'	2030.00'	3.04°	S41° 50' 27"W	107.66'



ELDS ENGINEERING COMPANY

Architecture | Engineering | Surveying

BONDURANT INDUSTRIAL PLAT

FINAL PLAT

BONDURANT, IOWA

2233 Dixon Street, Des Moines, Iowa 50316 | P.O. Box 4626, Des Moines, Iowa 50305 | P: 515.265.8196

PROJECT:	DATE:	BY:	SCALE:
ARADFIELD	5/29/2019		1" = 60'
Page 2 of 2 Easements			18-082
PROJECT:			DATE:
BONDURANT INDUSTRIAL PARK - AMESBURY PLANNING AND SURVEYING FINAL PLAT REVISIONS			FINAL PLAT