

# FINAL PLAT

## INDEX LEGEND

Property Location: Leonardale Subdivision in part SW1/4 Section 27 & part W1/2 Section 34, Township 69 North, Range 3 West Des Moines County, Iowa

Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com

Return Document to: Lance Surveying Services (319) 986-6779  
1505 North Broadway Street, Mt. Pleasant, IA 52641

Survey Requested by: Steffes Group

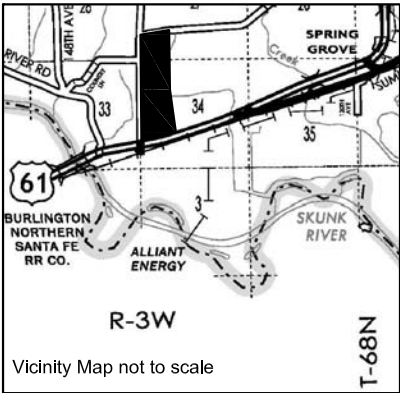
Proprietor: Leonardale Farms, Inc.

Survey Completed: 11 October 2018

Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Leonardale Farms.dwg

Notes required by Des Moines County or by utility company:

- Minimum building setback for any structure:  
Front yard = 30'  
Side yard = 15'
- Road waiver: in addition to the claims exempted pursuant to section 670.4(7) of the Iowa code dealing with public roads, Des Moines County is not involved in the maintenance of this private right-of-way and is further held harmless for any costs in maintaining said road system or right-of-way or for any other damages sustained pertaining to the use of said road system or right-of-way.
- Utility easements shall consist of all platted streets or roads, and a 7.5 foot wide strip along each side of all interior lot lines, and a 25 foot wide strip along and adjacent to all platted streets and roads, and a 15 foot wide strip of land on all lots, 7.5 foot either side of the utility service as built, from the point of origin to the point of service entrance.



- Legend:
- set 1/2"x30" rebar/orange cap #21980
  - found spike in pipe
  - found 5/8" rebar/aluminum cap
  - found stone
  - found 3/4" square pin
  - found 5/8" rebar/blue cap
  - found concrete monument
  - county road R.O.W. line
  - property line
  - road centerline
  - fence line
  - (#) dimension from previous record
  - [#] acres within aliquot part

## Leonardale Subdivision Description

In part of the W1/2 of Section 34 and part of the SW1/4 of Section 27, Township 69 North, Range 3 West, of the 5th P.M., Des Moines County, Iowa described as follows:

Commencing at the NW corner of said Section 34, said point being also the **POINT OF BEGINNING**; thence North 00°31'33" West, along the west line of said SW1/4 of the SW1/4 of Section 27 and the centerline of Rock Spring Road, 1,222.33 feet, where said line intersects the centerline of Hunt Road; thence, along said centerline, North 80°46'59" East, 1,430.47 feet; thence South 01°06'14" East, 1,448.20 feet; thence South 00°39'31" East, 1,487.82 feet; thence South 07°51'24" East, 2,117.78 feet to a point on the north right-of-way line of Iowa State Highway 61; thence, along said line, South 72°01'26" West, 420.16 feet; thence, continuing along said line, 99.42 feet, along a 5,584.60 foot radius curve, concave northerly, with a chord of 99.42 feet bearing South 73°22'50" West; thence North 12°53'47" West, 500.58 feet; thence South 80°16'14" West, 363.35 feet; thence South 10°18'12" East, 529.49 feet to a point on aforementioned north right-of-way line; thence, along said line, 75.53 feet, along a 5,584.60 foot radius curve, concave northerly, with a chord of 75.53 feet bearing South 78°14'52" West; thence, continuing along said line, South 73°30'53" West, 198.44 feet; thence, continuing along said line, South 78°33'59" West, 517.43 feet; thence, continuing along said line, South 78°02'39" West, 60.57 feet, where said line intersects the west line of Section 34; thence, along said line, North 00°29'33" West, 3,147.12 feet to the SW corner of 1/3 of an acre used as a cemetery; thence North 89°30'27" East, along the south line of said cemetery, 132.00 feet; thence North 00°29'33" West, along the east line of said cemetery, 99.00 feet; thence South 89°30'27" West, along the north line of said cemetery, 132.00 feet to a point on the west line of said Section 34; thence, along said line, North 00°29'33" West, 775.50 feet to the **POINT OF BEGINNING**, containing 172.62 acres, of which, 5.28 acres are public road right-of-way.

The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.

- End of Description -

CURVE TABLE						SHORT LINE TABLE		
NUMBER	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA	NUMBER	BEARING	LENGTH
C1	75.53'	5584.60'	75.53'	S 78°14'52" W	0°46'30"	L1	S 89°30'27" W	132.00'
C2	386.92'	5584.60'	386.84'	N 75°52'32" E	3°58'11"	L3	N 89°30'27" E	132.00'
C3	99.42'	5584.60'	99.42'	S 73°22'50" W	1°01'12"	L4	N 00°29'33" W	99.00'

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 Professional Land Surveyor, under the laws of the State of Iowa.

Robert H. Lance  
Iowa Professional Land Surveyor #21980  
License renewal date: December 31, 2019  
Pages covered by this seal: 1

# Leonardale Subdivision

