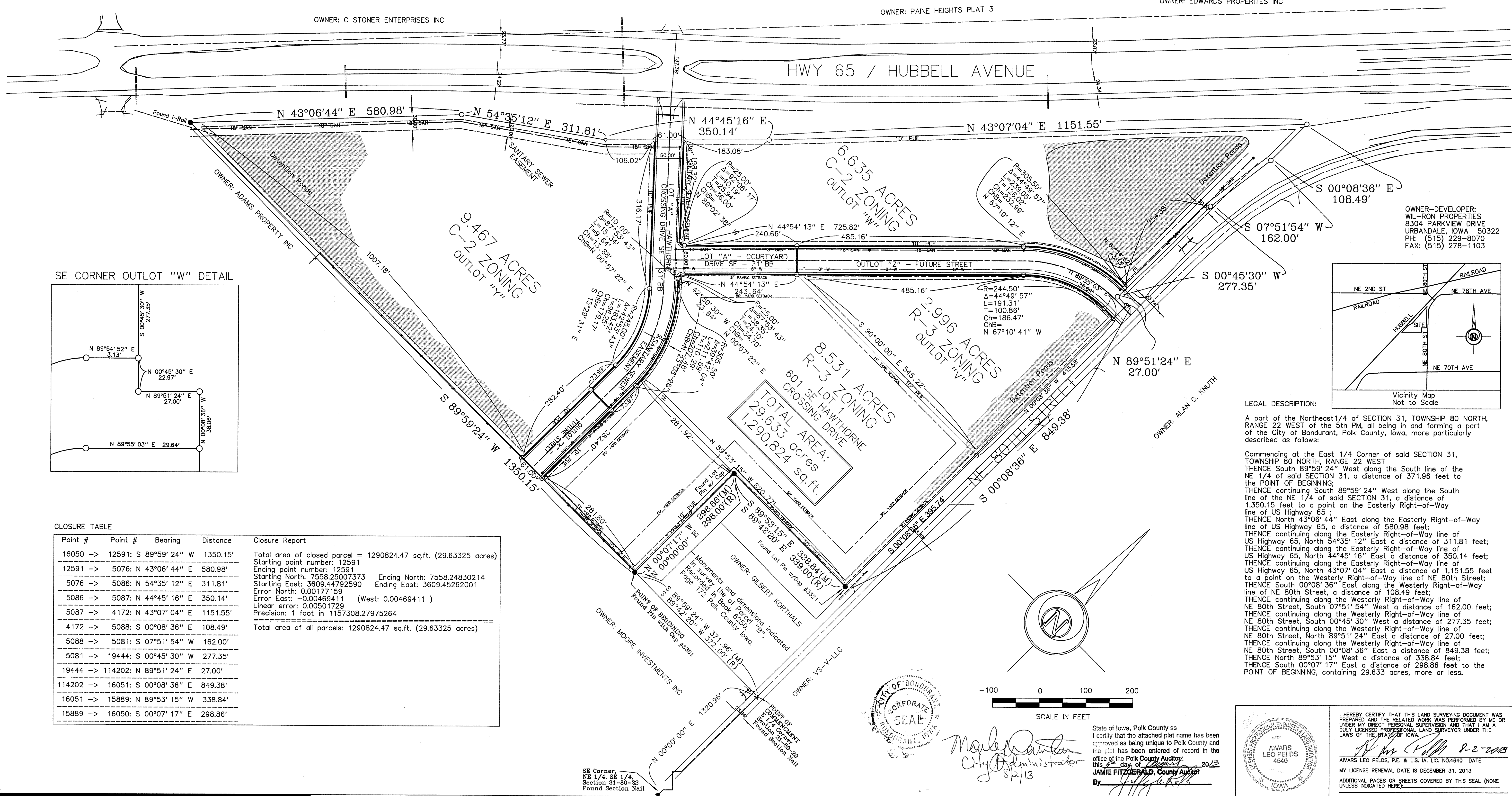
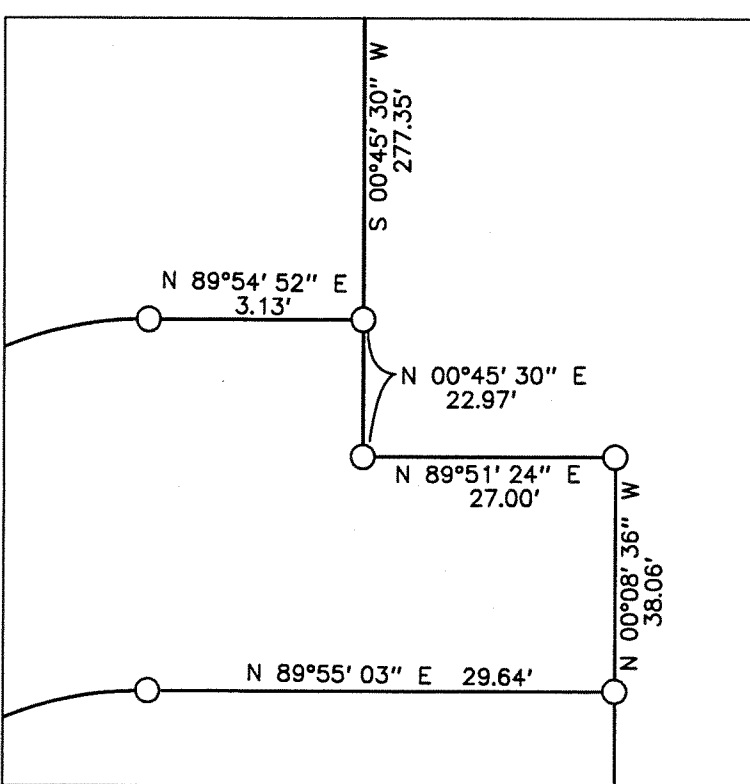


HAWTHORNE CROSSING FINAL PLAT



SE CORNER OUTLOT "W" DETAIL



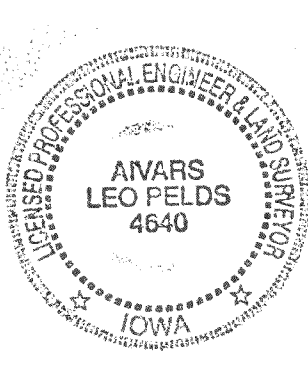
CLOSURE TABLE

Point #	Point #	Bearing	Distance	Closure Report
16050 ->	12591: S 89°59' 24" W	1350.15'		Total area of closed parcel = 1290824.47 sq.ft. (29.63325 acres)
12591 ->	5076: N 43°06' 44" E	580.98'		Starting point number: 12591
5076 ->	5086: N 54°35' 12" E	311.81'		Ending point number: 12591
5086 ->	5087: N 44°45' 16" E	350.14'		Starting North: 7558.25007373 Ending North: 7558.24830214
5087 ->	4172: N 43°07' 04" E	1151.55'		Starting East: 3609.44792590 Ending East: 3609.45262001
4172 ->	5088: S 00°08' 36" E	108.49'		Error North: 0.00177159 Error East: -0.00469411 (West: 0.00469411)
5088 ->	5081: S 07°51' 54" W	162.00'		Linear error: 0.00501729 Precision: 1 foot in 1157308.27975264
5081 ->	19444: S 00°45' 30" W	277.35'		Total area of all parcels: 1290824.47 sq.ft. (29.63325 acres)
19444 ->	114202: N 89°51' 24" E	27.00'		
114202 ->	16051: S 00°08' 36" E	849.38'		
16051 ->	15889: N 89°53' 15" W	338.84'		
15889 ->	16050: S 00°07' 17" E	298.86'		

LEGAL DESCRIPTION:

A part of the Northeast 1/4 of SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST of the 5th PM, all being in and forming part of the City of Bondurant, Polk County, Iowa, more particularly described as follows:

Commencing at the East 1/4 Corner of said SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST
THENCE South 89°59' 24" West along the South line of the NE 1/4 of said SECTION 31, a distance of 371.96 feet to the POINT OF BEGINNING;
THENCE continuing South 89°59' 24" West along the South line of the NE 1/4 of said SECTION 31, a distance of 1,350.15 feet to a point on the Easterly Right-of-Way line of US Highway 65;
THENCE North 43°06' 44" East along the Easterly Right-of-Way line of US Highway 65, a distance of 580.98 feet;
THENCE continuing along the Easterly Right-of-Way line of US Highway 65, North 54°35' 12" East a distance of 311.81 feet;
THENCE continuing along the Easterly Right-of-Way line of US Highway 65, North 44°45' 16" East a distance of 350.14 feet;
THENCE continuing along the Easterly Right-of-Way line of US Highway 65, North 43°07' 04" East a distance of 1,151.55 feet to a point on the Westerly Right-of-Way line of NE 80th Street;
THENCE South 00°08' 36" East along the Westerly Right-of-Way line of NE 80th Street, a distance of 108.49 feet;
THENCE continuing along the Westerly Right-of-Way line of NE 80th Street, South 07°51' 54" West a distance of 162.00 feet;
THENCE continuing along the Westerly Right-of-Way line of NE 80th Street, South 00°45' 30" West a distance of 277.35 feet;
THENCE continuing along the Westerly Right-of-Way line of NE 80th Street, North 89°51' 24" East a distance of 27.00 feet;
THENCE continuing along the Westerly Right-of-Way line of NE 80th Street, South 00°08' 36" East a distance of 849.38 feet;
THENCE North 89°53' 15" West a distance of 338.84 feet;
THENCE South 00°07' 17" East a distance of 298.86 feet to the POINT OF BEGINNING, containing 29.633 acres, more or less.



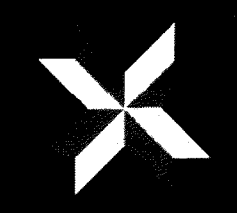
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
N. M. Pelds 8-2-2013
AVARS LEO PELDS, P.E. & L.S. IA. LIC. NO. 4640 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE).

LEGEND:

- STANDARD SYMBOLS:
- IRON ROD OR PIPE FOUND
 - ▲ SET IRON ROD WITH #4640 CAP
 - △ SECTION CORNER MONUMENT FOUND
 - △ SECTION CORNER MONUMENT SET
 - ⊙ POWER POLE
 - ⊙ LIGHT POLE
 - F.F. FINISHED FLOOR
 - +/- MORE OR LESS
 - x x x FENCE LINE
 - ⊕ FIRE HYDRANT
 - MANHOLE
 - VALVE
 - 125x 3 SPOT ELEVATION (@ x)
 - N.T.S. NOT TO SCALE
 - A.C.C./P.C.C. ASPHALTIC/PORTLAND CEMENT CONCRETE
 - xxx UTILITY LINE OR PIPE
 - W WATER
 - G GAS
 - S SANITARY SEWER
 - ST STORM SEWER
 - UGE/T UNDERGROUND ELEC. / TEL.
 - OHE/T OVERHEAD ELEC. / TEL.
 - CATV CABLE TELEVISION

EXISTING UTILITIES NOTE:
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-292-6889).

NOTE:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.



A. LEO ENGINEERING COMPANY
Engineering | Planning | Surveying
2323 Dixon Street, Des Moines, IA 50316 • P.O. Box 4626, Des Moines, IA 50305 • P: (515) 265-8196 F: (515) 266-2259

TITLE: Final Plat for Hawthorne Crossing Bondurant, Iowa

BENCHMARK: Tied out to elevation on Shelter House to the North

SCALE: 1" = 100'

COPYRIGHT DATE: 11-1-07

DRAWN BY: E. Jondle

DRAWING NO.: 10734-1

FILE PATH: S:\Wil-Ron Properties\Final Plat.Site Plan 7-8-08

REVISIONS: 6-26-06 - Per City of Bondurant - EBU
1-3-11 - Per City of Bondurant - EBU
08-01-2013 - Polk Co Auditor - EBU