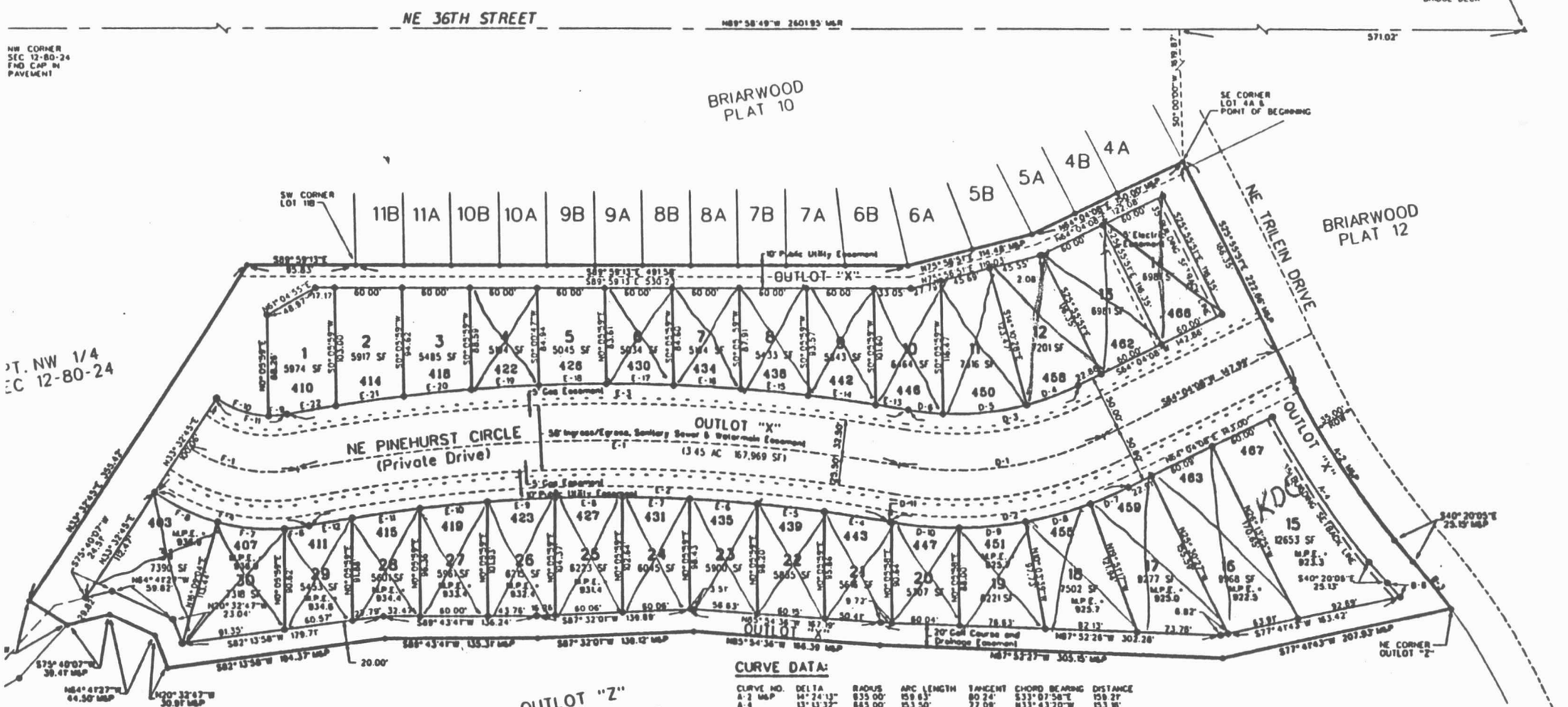
BRIARWOOD PLAT 16

FINAL PLAT



SCRIPTION

AT 16
ESCRIPTION

HE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

AT THE NORTH 1/4 CORNER OF SAID SECTION 12; THENCE NORTH 89° 58'49" WEST ALONG THE NORTH NORTHWEST 1/4, 571.02 FEET; THENCE SOUTH 0° 00'00" WEST, 1619.87 FEET THE SOUTHEAST OT 4A OF BRIARWOOD PLAT 10, BEING AN OFFICIAL PLAT, AND THE POINT OF BEGINNING; THENCE 5" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NE TRILEIN DRIVE, 222.66 FEET; HEASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE LY WHOSE RADIUS IS 835.00 FEET, WHOSE ARC LENGTH IS 158.63 FEET AND WHOSE CHORD BEARS 58" EAST, 159.21 FEET; THENCE SOUTH 40° 20'05" EAST CONTINUING ALONG SAID SOUTHWESTERLY Y LINE, 25.15 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY Y LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 565.00 FEET, WHOSE IS 54.32 FEET AND WHOSE CHORD BEARS SOUTH 37° 34'49" EAST, 54.30 FEET TO THE NORTHEAST OUTLOT "Z" OF BRIARWOOD PLAT 8, BEING AN OFFICIAL PLAT; THENCE SOUTH 77° 41'43" WEST ALONG LY LINE OF SAID OUTLOT "Z", 207.93 FEET; THENCE NORTH 87° 52'27" WEST CONTINUING ALONG RLY LINE, 305.15 FEET; THENCE NORTH 85° 54'36" WEST CONTINUING ALONG SAID NORTHERLY LINE, THENCE SOUTH 87° 32'01" WEST CONTINUING ALONG SAID NORTHERLY LINE, 139.12 FEET; THENCE 3'41" WEST CONTINUING ALONG SAID NORTHERLY LINE, 135.31 FEET; THENCE SOUTH 82° 13'58" LONG ALONG SAID NORTHERLY LINE, 164.37 FEET; THENCE NORTH 20° 32'47" WEST CONTINUING NORTHERLY LINE, 30.91 FEET; THENCE NORTH 64° 41'27" WEST CONTINUING ALONG SAID NORTHERLY EET; THENCE SOUTH 75° 40'07" WEST CONTINUING ALONG SAID NORTHERLY LINE, 39.41 FEET; IH 56° 27'15" WEST, 40.00 FEET; THENCE NORTH 33° 32'45" EAST 355.42 FEET; THENCE SOUTH 51, 95.83 FEET TO THE SOUTHWEST CORNER OF LOT 118 OF SAID BRIARWOOD PLAT 10; THENCE 91'13" EAST ALONG THE SOUTHERLY LINE OF SAID BRIARWOOD PLAT 10, 491.58 FEET; THENCE NORTH ST CONTINUING ALONG SAID SOUTHERLY LINE, 114.48 FEET; THENCE NORTH 64° 04'08" EAST ALONG SAID SOUTHERLY LINE, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.51 486 S.F.).

UBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/ DEVELOPER

KIMBERLEY PROPERTIES, INC.
1605 N ANKENY BLVD
ANKENY, IA 50021

ZONING

C-2 LOTS 1, 29, 30 & 31
R-3 LOTS 2 THRU 28

BULK REGULATIONS

BULK REGULATION FOR EACH UNIT ARE AS FOLLOWS:
FRONT YARD SETBACK - 0 FEET
SIDE YARD SETBACK - 5 FEET PER SIDE
REAR YARD SETBACK - 12 FEET

ALL OTHER REGULATIONS, R-3 OR C-2 ZONING SHALL PREVAIL
FRONT YARD SETBACK - 30'
REAR YARD SETBACK - 40'
SIDE YARD SETBACK

CURVE DATA:

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	DISTANCE
A-2 MAP	14° 24'13"	835.00'	158.63'	80.24'	S33° 07'58"E	158.27'
A-4	13° 13'32"	865.00'	153.50'	77.09'	N33° 43'20"W	153.18'
B-3	5° 30'31"	565.00'	54.32'	27.18'	S37° 34'49"E	54.30'
B-8	1° 48'20"	535.00'	16.86'	8.43'	N38° 25'55"W	16.86'
D-1	35° 45'58"	300.00'	187.23'	96.80'	S81° 57'06"W	184.24'
D-2	35° 45'58"	350.00'	218.48'	112.93'	S81° 57'06"W	214.85'
D-3	35° 45'58"	250.00'	156.08'	80.66'	N81° 57'06"E	153.54'
D-4	11° 17'34"	250.00'	49.27'	24.72'	S68° 42'55"W	49.19'
D-5	17° 17'35"	250.00'	75.49'	38.03'	S84° 00'39"W	75.17'
D-6	3° 10'48"	250.00'	31.33'	15.68'	N83° 45'20"W	31.31'
D-7	6° 04'35"	350.00'	37.12'	18.58'	N87° 06'26"E	37.10'
D-8	9° 47'38"	350.00'	59.83'	29.99'	N75° 02'32"E	59.75'
D-9	9° 46'03"	350.00'	59.67'	29.87'	N64° 49'23"E	59.58'
D-10	9° 51'55"	350.00'	60.26'	30.21'	S85° 21'39"E	60.19'
D-11	16° 15'45"	350.00'	1.60'	0.80'	N80° 17'40"W	1.60'
E-1	20° 31'35"	1500.00'	537.38'	271.60'	S88° 34'16"W	534.51'
E-2	20° 31'35"	1450.00'	519.47'	262.53'	S88° 34'16"W	516.69'
E-3	20° 31'35"	1550.00'	555.28'	280.83'	N88° 34'16"E	552.33'
E-4	3° 20'05"	1450.00'	58.08'	29.05'	S81° 19'59"E	58.08'
E-5	2° 23'08"	1450.00'	60.38'	30.18'	S83° 41'34"E	60.35'
E-6	2° 22'35"	1450.00'	60.14'	30.07'	S86° 04'25"E	60.13'
E-7	2° 22'18"	1450.00'	60.02'	30.02'	S88° 26'51"E	60.02'
E-8	2° 22'17"	1450.00'	60.01'	30.01'	N88° 10'51"E	60.01'
E-9	2° 22'30"	1450.00'	60.11'	30.06'	N86° 48'28"E	60.10'
E-10	2° 22'58"	1450.00'	60.30'	30.15'	N84° 25'44"E	60.30'
E-11	2° 23'41"	1450.00'	60.60'	30.31'	N82° 02'25"E	60.60'
E-12	1° 32'06"	1450.00'	38.85'	19.43'	S80° 04'31"W	38.85'
E-13	1° 06'52"	1550.00'	29.25'	14.62'	N80° 42'23"W	29.25'
E-14	2° 16'14"	1550.00'	60.53'	30.27'	N82° 27'56"W	60.52'
E-15	2° 13'39"	1550.00'	60.26'	30.13'	N84° 35'53"W	60.26'
E-16	2° 13'16"	1550.00'	60.09'	30.05'	N86° 48'21"W	60.09'
E-17	2° 13'06"	1550.00'	60.01'	30.01'	N89° 02'32"W	60.01'
E-18	2° 13'07"	1550.00'	60.02'	30.01'	S88° 44'39"W	60.01'
E-19	2° 13'20"	1550.00'	60.12'	30.06'	S86° 31'25"W	60.11'
E-20	2° 13'48"	1550.00'	60.31'	30.16'	S84° 17'35"W	60.31'
E-21	2° 14'24"	1550.00'	60.60'	30.30'	S82° 03'29"W	60.60'
E-22	1° 37'49"	1550.00'	44.10'	22.05'	S80° 07'22"W	44.10'
F-1	100° 41'49"	130.00'	228.43'	156.88'	N50° 20'37"W	200.18'
F-4	45° 30'53"	180.00'	142.99'	75.51'	N77° 56'05"W	139.28'
F-6	8° 58'59"	180.00'	21.94'	10.98'	N82° 47'57"E	21.93'

LEGEND

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR CAP #15980 (UNLESS OTHERWISE NOTED)		○
1/2" REBAR CAP #15804	●	
ROW MARKER	■	■
ROW RAIL	■	
CONTROL POINT	OCP	
BENCH MARK	⊙	
PLATTED DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED AS	R	
DEED DISTANCE	D	
CALCULATED DISTANCE	C	
MINIMUM PROTECTION ELEVATION	MPE	
CENTER LINE		
SECTION LINE		
1/4 SECTION LINE		
1/4 1/4 SECTION LINE		
EASEMENT LINE		

N

0 50
SCALE (FEET)

LICENSED LAND SURVEYOR
Michael A. Broener
15980
IOWA

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 that I am a duly licensed Land Surveyor under the laws of my State of Iowa.

Michael A. Broener, L.S. Date
License Number 15980
My License Renewal Date is December 31, 2004
Pages or sheets covered by this seal
SHEET 1 OF 1