

FINAL PLAT OF TWIN PINES PLAT NO. 1

LEGAL DESCRIPTION- The Southwest 1/4, AND the Southeast 15 acres of the Southeast 1/4 of the Northwest 1/4 of Section 28, ALL lying Northerly right-of-way line of Interstate 80 in Township 78 North, Range 28 West of the 5th P.M., Dallas County, Iowa, described as follows: Commencing at the West 1/4 corner of said Section 28; thence N 89°55'24" E a distance of 230.10 to the Point of Beginning; thence continuing along said last described course a distance of 1409.86; thence N 00°23'36" E a distance of 656.07; thence N 89°55'34" E a distance of 987.38; thence S 00°09'33" W a distance of 969.79; thence N 89°50'03" W a distance of 38.96; thence S 07°46'30" W a distance of 151.54; thence S 01°04'47" W a distance of 78.63; thence N 89°11'01" W a distance of 1093.22; thence S 00°00'00" E a distance of 924.90; thence S 67°00'00" E a distance of 59.92; thence N 82°05'37" E a distance of 351.56; thence S 22°56'36" E a distance of 466.53 to the Northerly right of way line of Interstate 80; thence S 78°47'14" W, along said right of way line, a distance of 766.15; thence S 74°16'21" W, along said right of way line, a distance of 623.00; thence N 64°17'23" W, along said right of way line, a distance of 346.21; thence S 70°15'10" W, along said right of way line, a distance of 287.50; thence N 30°29'52" E, a distance of 399.67; thence N 07°20'07" E, a distance of 380.71; thence N 14°21'51" W, a distance of 174.47; thence N 61°58'12" E, a distance of 128.39; thence N 24°36'43" W a distance of 73.24; thence S 78°25'45" W a distance of 169.11; thence N 07°21'40" W a distance of 193.22; thence N 00°10'45" E 942.41 to the Point of Beginning. Containing 91.28 acres including 1.72 acres of county road right-of-way

ZONING- RE-1 (SUBURBAN ESTATE DISTRICT)
ALL LOTS WILL CONFORM TO RE-1 ZONING (DALLAS COUNTY ORDINANCE)

DEVELOPER-

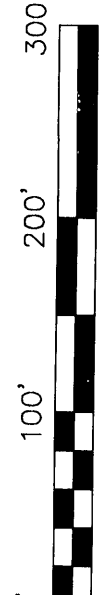
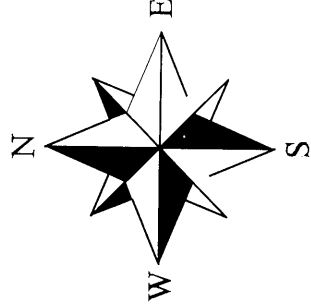
JIM PRICE
2021 360TH COURT
EARLHAM/IA 50072
515-834-2342

SURVEYOR

BOLDMAN SURVEYING CONSULTANTS
P.O. BOX 66
WINTERSET, IA 50273
515-462-9242

ENGINEER

ENGINEERING RESOURCE GROUP, INC
2413 GRAND AVENUE
DES MOINES, IOWA 50312
515-288-4823



16-7-24

CURVE DATA TABLE

CURVE	TRAIL	RAIUS	ARC LENGTH	CURVE LENGTH	CURVE BEARING	DELTA ANGLE
C1		300.00	364.64	342.32	N 63°01'06" W	06°02'24"
C2		300.00	31.63	31.63	N 30°31'06" W	06°02'24"
C3		300.00	153.97	153.97	S 81°17'05" W	1°34'19"
C4		300.00	155.66	155.66	S 28°50'29" W	4°35'17"
C5		300.00	228.64	224.07	S 28°50'29" W	4°35'17"
C6		300.00	40.13	40.13	S 03°04'49" W	07°39'53"
C7		300.00	41.99	392.69	S 03°04'49" W	07°39'53"
C8		300.00	156.75	156.75	N 78°58'30" E	39°55'24"
C9		300.00	156.75	156.75	N 78°58'30" E	39°55'24"
C10		300.00	156.75	156.75	N 78°58'30" E	39°55'24"
C11		300.00	77.48	77.47	S 33°04'12" E	12°21'21"
C12		300.00	64.70	64.57	S 33°04'12" E	12°21'21"
C13		300.00	42.93	71.47	N 33°00'44" W	13°01'18"
C14		300.00	42.93	71.47	N 33°00'44" W	13°01'18"
C15		75.00	181.16	140.22	N 00°22'02" E	3°50'23"40"
C16		75.00	181.16	140.22	S 46°58'46" E	3°50'23"40"
C17		75.00	181.16	140.22	S 46°58'46" E	3°50'23"40"
C18		267.00	63.41	63.41	N 33°00'44" W	48°23'40"
C19		333.00	35.93	35.91	S 35°45'26" E	06°10'03"
C20		267.00	120.63	119.34	S 23°20'39" E	20°38'52"
C21		267.00	120.63	119.34	S 23°20'39" E	20°38'52"
C22		333.00	230.87	226.28	S 19°02'44" E	39°43'27"
C23		333.00	230.87	226.28	S 19°02'44" E	39°43'27"
C24		267.00	42.41	36.15	N 44°11'01" W	80°00'00"
C25		267.00	42.41	36.15	N 44°11'01" W	80°00'00"
C26		267.00	185.12	181.43	N 25°52'52" W	25°53'10"
C27		267.00	185.12	181.43	N 25°52'52" W	25°53'10"
C28		267.00	67.43	67.43	S 33°04'12" E	12°21'21"
C29		267.00	57.58	57.47	S 33°04'12" E	12°21'21"
C30		267.00	57.58	57.47	S 33°04'12" E	12°21'21"
C31		267.00	79.45	79.27	N 33°00'44" W	13°01'18"
C32		333.00	138.00	247.23	N 63°53'15" E	43°54'55"
C33		333.00	253.00	247.23	N 63°53'15" E	43°54'55"
C34		333.00	58.04	55.97	N 63°53'15" E	43°54'55"
C35		333.00	47.32	47.28	N 34°54'34" E	08°08'29"
C36		333.00	32.71	32.69	N 34°54'34" E	08°08'29"
C37		333.00	32.71	32.69	N 34°54'34" E	08°08'29"
C38		267.00	35.72	35.69	S 03°04'49" W	07°39'53"
C39		267.00	35.72	35.69	S 03°04'49" W	07°39'53"
C40		267.00	43.02	43.02	S 11°32'01" W	09°14'52"
C41		267.00	11.15	11.21	S 81°29'49" W	07°55'08"
C42		333.00	11.15	11.21	S 81°29'49" W	07°55'08"
C43		333.00	11.15	11.21	S 81°29'49" W	07°55'08"
C44		267.00	35.10	35.09	N 30°31'06" W	06°02'24"
C45		333.00	35.10	35.09	N 30°31'06" W	06°02'24"
C46		333.00	223.10	150.00	N 46°53'16" W	26°07'56"
C47		333.00	223.10	150.00	N 46°53'16" W	26°07'56"
C48		50.00	58.02	54.82	S 64°12'46" E	49°46'53"
C49		50.00	58.02	54.82	S 64°12'46" E	49°46'53"
C50		75.00	65.17	63.13	N 59°51'35" W	09°46'53"
C51		75.00	65.17	63.13	N 59°51'35" W	09°46'53"
C52		75.00	96.93	91.93	S 74°16'21" W	51°02'43"
C53		75.00	40.64	40.14	S 74°16'21" W	51°02'43"
C54		75.00	40.64	40.14	S 74°16'21" W	51°02'43"
C55		25.00	30.80	28.89	N 07°41'41" E	70°35'08"
C56		25.00	30.80	28.89	N 07°41'41" E	70°35'08"
C57		333.00	210.25	206.77	S 25°00'00" W	38°10'50"
C58		333.00	210.25	206.77	S 25°00'00" W	38°10'50"
C59		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C60		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C61		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C62		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C63		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C64		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C65		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C66		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C67		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C68		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C69		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C70		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C71		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C72		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C73		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C74		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C75		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C76		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C77		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C78		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C79		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C80		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C81		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C82		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C83		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C84		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C85		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C86		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C87		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C88		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C89		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C90		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C91		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C92		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C93		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C94		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C95		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C96		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C97		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C98		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C99		267.00	185.15	181.47	N 00°10'45" E	07°39'53"
C100		267.00	185.15	181.47	N 00°10'45" E	07°39'53"

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N 89°55'34" E	987.38
L2	N 89°55'34" E	987.38
L3	S 07°46'30" W	151.54
L4	S 07°46'30" W	151.54
L5	S 07°46'30" W	151.54
L6	N 89°50'03" W	38.96
L7	N 89°50'03" W	38.96
L8	N 89°50'03" W	38.96
L9	N 89°50'03" W	38.96
L10	N 89°50'03" W	38.96
L11	N 89°50'03" W	38.96
L12	N 89°50'03" W	38.96
L13	N 89°50'03" W	38.96
L14	N 89°50'03" W	38.96
L15	N 89°50'03" W	38.96
L16	N 89°50'03" W	38.96
L17	N 89°50'03" W	38.96
L18	N 89°50'03" W	38.96
L19	N 89°50'03" W	38.96
L20	N 89°50'03" W	38.96
L21	N 89°50'03" W	38.96
L22	N 89°50'03" W	38.96
L23	N 89°50'03" W	38.96
L24	N 89°50'03" W	38.96
L25	N 89°50'03" W	38.96
L26	N 89°50'03" W	38.96
L27	N 89°50'03" W	38.96
L28	N 89°50'03" W	38.96
L29	N 89°50'03" W	38.96
L30	N 89°50'03" W	38.96
L31	N 89°50'03" W	38.96
L32	N 89°50'03" W	38.96
L33	N 89°50'03" W	38.96
L34	N 89°50'03" W	38.96
L35	N 89°50'03" W	38.96
L36	N 89°50'03" W	38.96
L37	N 89°50'03" W	38.96
L38	N 89°50'03" W	38.96
L39	N 89°50'03" W	38.96
L40	N 89°50'03" W	38.96
L41	N 89°50'03" W	38.96
L42	N 89°50'03" W	38.96
L43	N 89°50'03" W	38.96
L44	N 89°50'03" W	38.96
L45	N 89°50'03" W	38.96
L46	N 89°50'03" W	38.96
L47	N 89°50'03" W	38.96
L48	N 89°50'03" W	38.96
L49	N 89°50'03" W	38.96
L50	N 89°50'03" W	38.96
L51	N 89°50'03" W	38.96
L52	N 89°50'03" W	38.96
L53	N 89°50'03" W	38.96
L54	N 89°50'03" W	38.96
L55	N 89°50'03" W	38.96
L56	N 89°50'03" W	38.96
L57	N 89°50'03" W	38.96
L58	N 89°50'03" W	38.96
L59	N 89°50'03" W	38.96
L60	N 89°50'03" W	38.96
L61	N 89°50'03" W	38.96
L62	N 89°50'03" W	38.96
L63	N 89°50'03" W	38.96
L64	N 89°50'03" W	38.96
L65	N 89°50'03" W	38.96
L66	N 89°50'03" W	38.96
L67	N 89°50'03" W	38.96
L68	N 89°50'03" W	38.96
L69	N 89°50'03" W	38.96
L70	N 89°50'03" W	38.96
L71	N 89°50'03" W	38.96
L72	N 89°50'03" W	38.96
L73	N 89°50'03" W	38.96
L74	N 89°50'03" W	38.96
L75	N 89°50'03" W	38.96
L76	N 89°50'03" W	38.96
L77	N 89°50'03" W	38.96
L78	N 89°50'03" W	38.96
L79	N 89°50'03" W	38.96
L80	N 89°50'03" W	38.96
L81	N 89°50'03" W	38.96
L82	N 89°50'03" W	38.96