

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 of the present 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 a distance of 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-

JM 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



CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00	384.54	342.52	N 88°20'57" W	89°37'19"
C2	300.00	31.83	31.81	N 30°31'08" W	06°02'24"
C3	300.00	8.22	8.23	S 81°17'05" W	1°34'51"
C4	300.00	158.88	153.92	S 85°28'04" W	29°43'43"
C5	300.00	229.84	224.07	S 28°50'29" W	43°51'28"
C6	300.00	40.13	40.10	S 03°04'59" W	07°39'53"
C7	300.00	208.04	203.99	N 19°08'50" E	39°43'57"
C8	300.00	114.99	108.68	N 78°36'50" E	78°13'23"
C9	300.00	158.78	153.82	N 74°01'17" W	30°18'27"
C10	300.00	70.74	70.57	S 05°58'18" E	13°30'35"
C11	300.00	77.49	77.27	S 29°09'34" E	14°47'36"
C12	300.00	84.70	84.57	S 33°40'12" E	12°21'21"
C13	300.00	71.98	71.41	N 33°00'44" W	13°40'18"
C14	50.00	42.23	40.99	S 50°22'28" E	48°23'40"
C15	75.00	181.18	140.22	N 05°22'51" W	138°33'40"
C16	75.00	181.18	140.22	S 46°58'48" E	138°23'40"
C17	50.00	42.23	40.99	N 01°58'48" W	48°23'40"
C18	287.00	63.71	63.56	N 33°00'44" W	13°40'18"
C19	333.00	35.93	35.81	S 38°45'28" E	08°10'53"
C20	333.00	119.99	119.34	S 23°20'38" E	20°26'42"
C21	287.00	129.63	119.91	N 28°57'59" W	20°53'10"
C22	333.00	230.87	228.28	S 19°02'44" E	39°43'27"
C23	27.00	42.41	38.18	N 44°11'01" W	90°00'00"
C24	26.00	39.15	35.97	S 45°56'53" W	89°44'12"
C25	27.00	42.41	38.18	S 45°48'59" W	90°00'00"
C26	287.00	185.12	181.43	S 18°02'44" E	39°43'27"
C27	333.00	150.45	149.17	N 25°57'52" W	25°53'10"
C28	287.00	87.43	87.25	S 20°15'25" E	14°28'14"
C29	287.00	57.58	57.47	S 33°40'12" E	12°21'21"
C30	333.00	79.48	79.27	N 33°00'44" W	13°40'18"
C31	286.89	141.31	139.67	N 74°01'17" W	30°18'27"
C32	333.00	189.00	184.23	N 83°13'13" E	31°05'00"
C33	333.00	253.30	247.23	S 83°33'15" E	43°34'55"
C34	333.00	151.30	150.00	N 81°38'19" E	28°01'36"
C35	333.00	56.04	55.97	N 43°48'03" E	09°28'35"
C36	333.00	47.32	47.28	N 34°54'34" E	08°08'28"
C37	333.00	151.30	150.00	N 17°49'22" E	28°01'36"
C38	333.00	32.31	32.30	N 02°01'38" E	02°13'59"
C39	287.00	35.72	35.89	S 03°04'59" W	07°39'53"
C40	287.00	299.85	284.34	S 48°19'56" W	64°20'39"
C41	287.00	11.21	11.21	S 81°40'01" W	02°24'22"
C42	333.00	11.15	11.18	S 81°25'49" W	01°50'08"
C43	333.00	107.39	108.92	S 71°53'38" W	18°29'38"
C44	25.00	39.48	35.50	S 72°44'17" E	30°28'47"
C45	333.00	35.10	35.09	N 30°21'08" W	09°02'24"
C46	333.00	151.30	150.00	N 48°53'18" W	28°01'36"
C47	333.00	220.18	218.17	N 78°30'40" W	37°52'52"
C48	50.00	38.02	34.82	S 84°42'18" E	88°26'24"
C49	75.00	65.17	63.13	N 58°51'35" W	49°48'51"
C50	75.00	125.37	111.27	S 31°21'48" W	89°48'21"
C51	75.00	98.83	91.83	N 30°10'59" W	73°53'29"
C52	75.00	40.84	40.14	S 87°38'15" E	31°02'43"
C53	287.00	324.44	304.80	N 66°20'57" W	89°37'19"
C54	287.00	28.15	28.14	N 30°21'08" W	09°02'24"
C55	25.00	30.80	28.89	N 07°47'41" E	70°33'09"
C56	333.00	210.29	208.77	S 25°00'00" W	28°10'30"
C57	333.00	44.50	44.51	S 03°04'59" W	07°39'53"
C58	287.00	185.15	181.47	N 19°08'50" E	39°43'57"
C59	287.00	385.34	340.59	N 78°36'50" E	78°13'23"
C60	333.00	148.11	147.87	N 71°41'13" W	12°58'22"

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 26°10'28" E	189.08
L2	N 39°50'53" W	142.78
L3	S 27°29'32" E	144.80
L4	S 00°48'59" W	57.83
L5	S 85°31'34" E	13.31
L6	N 38°58'49" E	47.08
L7	N 00°43'08" W	59.77
L8	N 06°54'45" E	194.50
L9	N 80°29'58" E	217.35
L10	N 27°29'54" W	219.34
L11	S 33°32'18" E	153.99
L12	S 76°50'23" W	80.91
L13	N 13°09'37" W	42.87
L14	S 26°10'28" E	95.61
L15	N 39°50'53" W	142.78
L16	N 13°01'17" W	50.00
L17	N 89°11'01" W	90.78
L18	S 39°00'53" E	142.78
L19	S 26°10'28" E	50.78
L20	S 27°29'32" E	144.80
L21	S 00°48'59" W	57.83
L22	S 85°31'34" E	13.31
L23	N 38°58'49" E	47.08
L24	N 00°43'08" W	59.77
L25	N 06°54'45" E	194.50
L26	N 80°29'58" E	217.35
L27	S 33°32'18" E	153.99
L28	S 76°50'23" W	80.92
L29	S 33°32'18" E	153.99
L30	S 27°29'32" E	144.80
L31	N 80°29'58" E	217.19
L32	N 80°29'58" E	217.19
L33	S 06°54'45" W	194.50
L34	N 06°54'45" E	129.97
L35	N 00°43'08" W	89.17
L36	S 38°58'49" W	47.08
L37	S 59°01'17" E	14.98

ALL STREETS ARE 66' WIDE AND ARE HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION.

LOT AREA = 84.55 ACRES

STREET AREA = 6.73 ACRES

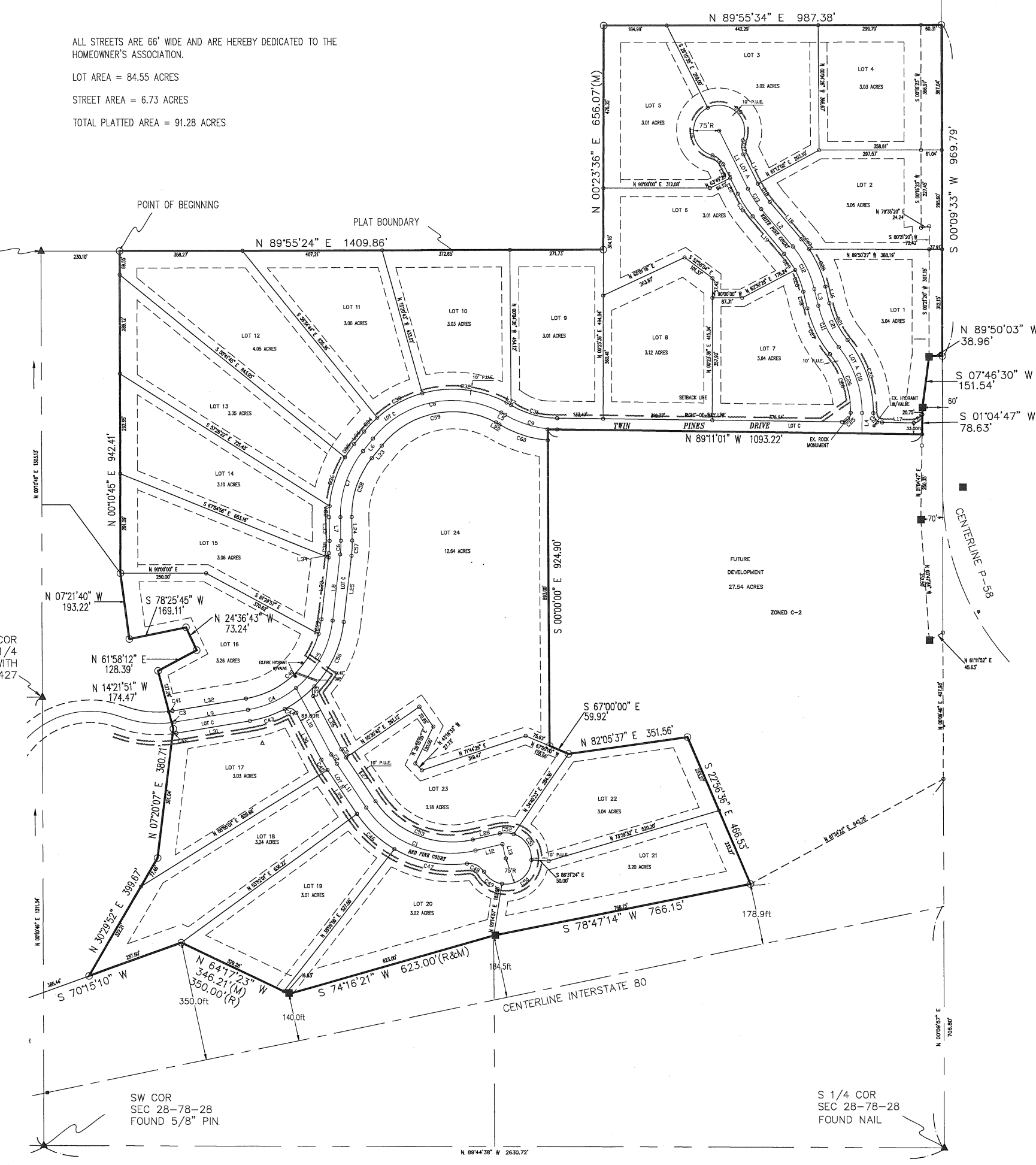
TOTAL PLATTED AREA = 91.28 ACRES

POINT OF BEGINNING
W 1/4 COR SEC 28-78-28 FOUND 1/2" PIN SET IN CONC.

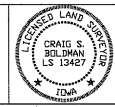
NW COR SW 1/4 SW 1/4 SET 1/2" PIN WITH CAP #13427

SW COR SEC 28-78-28 FOUND 5/8" PIN

S 1/4 COR SEC 28-78-28 FOUND NAIL



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
NAME: CRAIG S. BOLDMAN
DATE: 08/28/2008
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2008



FENCE - X - X	SECTION LINE
SET 1/2" PIN ORANGE CAP #13427	CENTER LINE
IRON PIN FOUND	SETRACK LINE
GOVT LAND COR SET AS DESCRIBED	PROPERTY LINE
GOVT LAND COR FOUND AS DESCRIBED	UTILITY EASEMENT LINE
RIGHT-OF-WAY RAIL	

N 89°44'38" W 2630.72'