

INDEX LEGEND PLAT OF SURVEY

COUNTY: STORY

DESIGNATION: PARCEL "A" OF OUT LOT "Y"

LOCATION: ROCK CREEK RIDGE ESTATES PLAT 1, CITY OF MAXWELL

SITE ADDRESS: N/A

OWNER: SCOTT AND CAROLYN R. OAKES

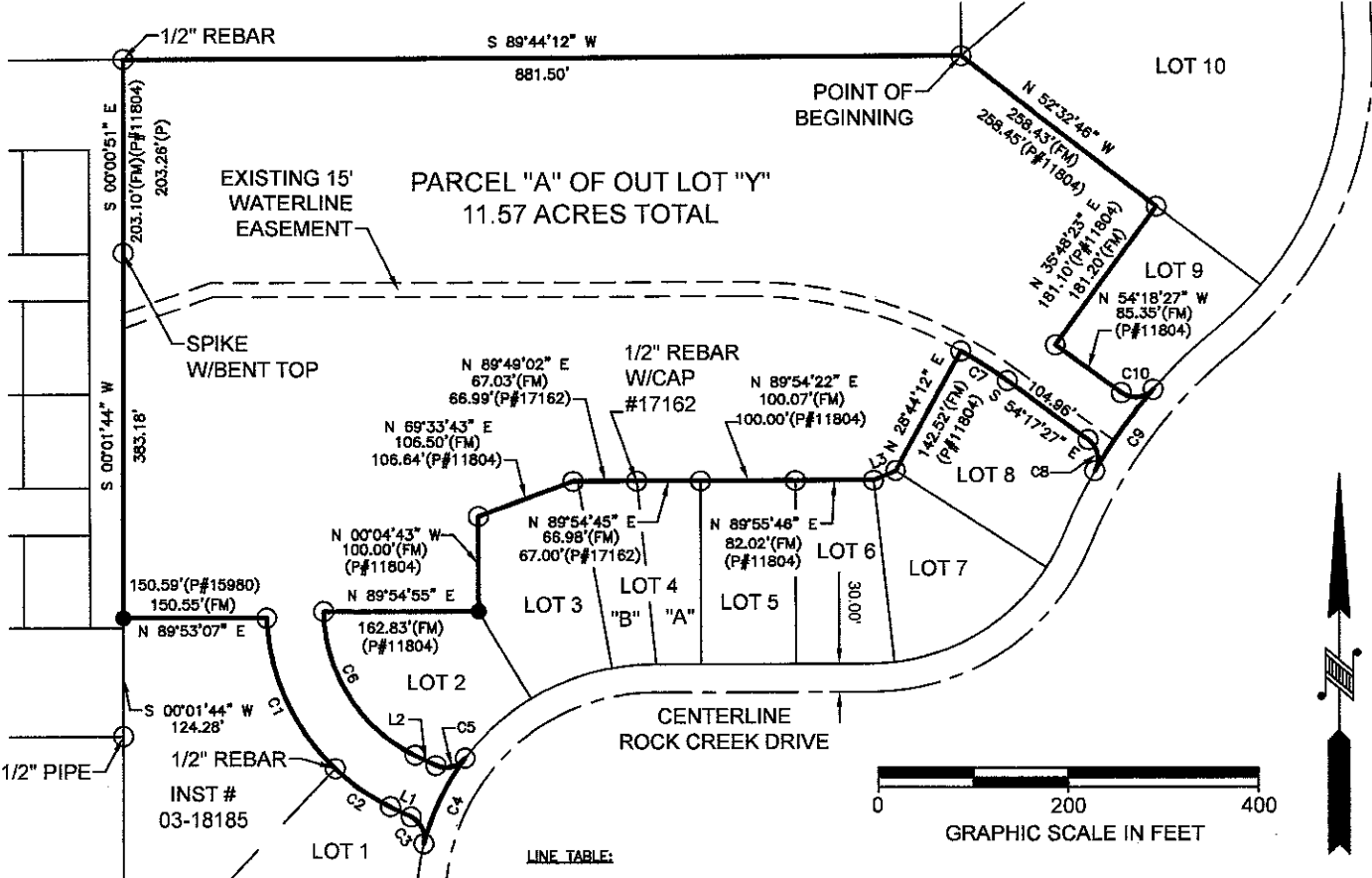
SURVEY REQUESTED BY: PEOPLES COMPANY

SURVEYOR: ROBERT B. BILLS

PROPOSED

PREPARED BY AND RETURN TO: ROBERT B. BILLS CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (515)370-2399

PARCEL "B" OF OUT LOT "Y"



LINE TABLE:

L1= S 64°15'34" E 24.02'(FM) 24.31'(P#11804)
L2= N 63°52'26" W 24.09'(FM) 24.29'(P#11804)
L3= N 66°40'21" E 25.47'(FM) 25.45'(P#11804)
L4= S 54°17'27" E 104.96'(FM) 104.93'(P#11804)

CURVE TABLE:

C1: R= 230.00'(FM)(P#11804)
L= 177.85'(FM) 177.93'(P#11804)
LCB= S 24°26'20" E
LCD= 173.45'(FM) 173.53'(P#15980)

C2: R= 230.00'
L= 71.01'
LCB= S 55°28'12" E
LCD= 70.73'

C3: R= 25.00'(FM)(P#11804)
L= 34.22'(FM)(P#11804)
LCB= S 24°58'44" E
LCD= 31.61'(FM)(P#11804)

C4: R= 250.00'(FM)(P#11804)
L= 100.67'(FM)(P#11804)
LCB= N 25°39'37" E
LCD= 99.99'(FM)(P#11804)

C5: R= 25.00'(FM)(P#11804)
L= 34.22'(FM) 34.24'(P#11804)
LCB= S 75°59'04" W
LCD= 31.61'(FM) 31.63'(P#11804)

C6: R= 170.00'
L= 188.18'
LCB= N 32°31'28" W
LCD= 178.72'

C7: R= 470.00'(FM)(P#11804)
L= 57.95'(FM)(P#11804)
LCB= S 57°37'11" E
LCD= 57.92'(FM)(P#11804)

C8: R= 25.00'(FM)(P#11804)
L= 36.74'(FM) 36.79'(P#11804)
LCB= S 11°52'08" E
LCD= 33.52'(FM) 33.56'(P#11804)

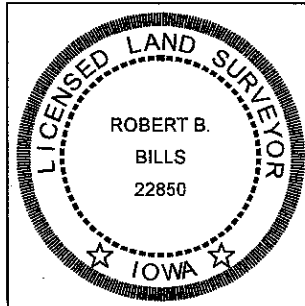
C9: R=530.00'(FM)(P#11804)
L= 105.20'(FM) 105.22'(P#11804)
LCB= N 35°49'19" E
LCD= 105.02'(FM) 105.05'(P#11804)

C10: R= 25.00'(FM)(P)
L= 36.79'(FM)(P#11804)
LCB= S 63°43'58" W
LCD= 33.56'(FM)(P#11804)

LEGEND



SECTION CORNER
FOUND 1/2" REBAR W/CAP
#11804 UNLESS NOTED OTHERWISE
SET 5/8"X24"REBAR
W/YELLOW CAP #22850
"X" CHIPPED IN CONC
CALCULATED POINT
FIELD MEASUREMENT
PLATTED DIMENSION
PROPERTY LINE
FENCE LINE
SECTION LINE
EASEMENT
BASIS OF BEARINGS=IOWA STATE PLANE
SOUTH ZONE NAD83



I hereby certify that this land surveying document 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.

PROPOSED

Signature

Date

Robert B. Bills

License number #22850
My license renewal date is Dec, 31, 2024
Pages or sheets covered by this seal:

2

FIELD NOTES:

A TRACT OF LAND LOCATED IN OUT LOT "Y" OF ROCK CREEK RIDGE ESTATES PLAT 1, CITY OF MAXWELL, STORY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID ROCK CREEK RIDGE ESTATES PLAT 1; THENCE S89°44'12"W, A DISTANCE OF 881.50 FEET TO A POINT ON THE WEST LINE OF SAID OUT LOT "Y"; THENCE S00°00'51"E ON SAID WEST LINE OF OUT LOT "Y", A DISTANCE OF 203.10 FEET; THENCE S00°01'44"W ON SAID WEST LINE OF OUT LOT "Y", A DISTANCE OF 383.18 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AT INSTRUMENT NUMBER 03-18185 IN THE STORY COUNTY RECORDER'S OFFICE; THENCE N89°53'07"E ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 150.55 FEET; THENCE SOUTHEASTERLY 177.85 FEET ALONG A 230.00 FOOT RADIUS CURVE CONCAVE EASTERLY ON THE EAST LINE OF SAID TRACT WITH A LONG CHORD BEARING S24°26'20"E AND A LONG CHORD DISTANCE OF 173.45 FEET; THENCE SOUTHEASTERLY 71.01 FEET ALONG A 230.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY ON THE SOUTH LINE OF SAID OUT LOT "Y" ALSO BEING THE NORTHERLY LINE OF LOT 1 OF SAID ROCK CREEK RIDGE ESTATES PLAT 1 WITH A LONG CHORD BEARING S55°26'12"E AND ALONG CHORD DISTANCE OF 70.73 FEET; THENCE S64°15'34"E ON SAID SOUTH LINE OF OUT LOT "Y" AND SAID NORTHERLY LINE OF LOT 1, A DISTANCE OF 24.02 FEET; THENCE SOUTHEASTERLY 34.22 FEET ALONG A 25.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY ON SAID SOUTH LINE OF OUT LOT "Y" AND SAID NORTHERLY LINE OF LOT 1 WITH A LONG CHORD BEARING S24°59'44"E AND A LONG CHORD DISTANCE OF 31.61 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCK CREEK DRIVE; THENCE NORTHEASTERLY 100.67 FEET ALONG A 250.00 FOOT RADIUS CURVE CONCAVE EASTERLY ON SAID SOUTH LINE OF OUT LOT "Y" AND ON SAID WEST RIGHT OF WAY LINE OF ROCK CREEK DRIVE WITH A LONG CHORD BEARING N25°39'37"E AND A LONG CHORD DISTANCE OF 99.99 FEET; THENCE WESTERLY 34.22 FEET ALONG A 25.00 FOOT RADIUS CONCAVE NORTHERLY ON SAID SOUTH LINE OF OUT LOT "Y" ALSO BEING ON THE SOUTHERLY LINE OF LOT 2 OF SAID ROCK CREEK RIDGE ESTATES PLAT 1 WITH A LONG CHORD BEARING S75°59'04"W AND A LONG CHORD DISTANCE OF 31.61 FEET; THENCE N63°52'26"W ON SAID SOUTH LINE OF OUT LOT "Y" AND SAID SOUTH LINE OF LOT 2, A DISTANCE OF 24.09 FEET; THENCE NORTHWESTERLY 188.18 FEET ALONG A 170.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY ON SAID SOUTH LINE OF OUT LOT "Y" AND SAID SOUTH LINE OF LOT 2 WITH A LONG CHORD BEARING OF N32°31'28"W AND A LONG CHORD DISTANCE OF 178.72 FEET; THENCE N89°54'55"E ON SAID SOUTH LINE OF OUT LOT "Y" AND ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 162.83 FEET; THENCE N00°04'43"W ON SAID SOUTH LINE OF OUT LOT "Y" ALSO BEING ON THE WEST LINE OF LOT 3 OF SAID ROCK CREEK RIDGE ESTATES PLAT 1, A DISTANCE OF 100.00 FEET; THENCE N69°33'43"E ON SAID SOUTH LINE OF OUT LOT "Y" AND ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 106.50 FEET; THENCE N89°49'02"E ON SAID SOUTH LINE OF OUT LOT "Y" AND ON SAID NORTH LINE OF 3 AND ON THE NORTH LINE OF LOT 4 OF SAID ROCK CREEK RIDGE ESTATES PLAT 1, A DISTANCE OF 67.03 FEET; THENCE N89°54'45"E ON SAID SOUTH LINE OF OUT LOT "Y" AND SAID NORTH LINE OF LOT 4, A DISTANCE OF 66.98 FEET; THENCE N89°54'22"E ON SAID SOUTH LINE OF OUT LOT "Y" AND ON THE NORTH LINE OF LOT 5 OF SAID ROCK CREEK RIDGE ESTATES PLAT 1, A DISTANCE OF 100.07 FEET; THENCE N89°55'46"E ON SAID SOUTH LINE OF OUT LOT "Y" AND ON THE NORTH LINE OF LOT 6 OF SAID ROCK CREEK RIDGE ESTATES PLAT 1, A DISTANCE OF 82.02 FEET; THENCE N66°40'21"E ON SAID SOUTH LINE OF OUT LOT "Y" AND ON THE NORTH LINE OF LOT 7 OF SAID ROCK CREEK RIDGE ESTATES PLAT 1, A DISTANCE OF 25.47 FEET; THENCE N28°44'12"E ON SAID SOUTH LINE OF OUT LOT "Y" AND ON THE WEST LINE OF LOT 8 OF SAID ROCK CREEK RIDGE ESTATES PLAT 1, A DISTANCE OF 142.52 FEET; THENCE SOUTHEASTERLY 57.95 FEET ALONG A 470.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY ON SAID SOUTH LINE OF OUT LOT "Y" AND THE NORTH LINE OF SAID LOT 8 WITH A LONG CHORD BEARING S57°37'11"E AND A LONG CHORD DISTANCE OF 57.92 FEET; THENCE S54°17'27"E ON SAID SOUTH LINE OF OUT LOT "Y" AND ON SAID NORTH LINE OF LOT 8, A DISTANCE OF 104.96 FEET; THENCE SOUTHERLY 36.74 FEET ALONG A 25.00 FOOT RADIUS CURVE CONCAVE WESTERLY ON SAID SOUTH LINE OF OUT LOT "Y" AND ON SAID NORTH LINE OF LOT 8 WITH A LONG CHORD BEARING S11°52'08"E AND A LONG CHORD DISTANCE OF 33.52 FEET; THENCE NORTHEASTERLY 105.20 FEET ALONG A 530.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY ON SAID SOUTH LINE OF OUT LOT "Y" AND SAID WEST RIGHT OF WAY LINE OF ROCK CREEK DRIVE WITH A LONG CHORD BEARING N35°49'19"E AND A LONG CHORD DISTANCE OF 105.02 FEET; THENCE WESTERLY 36.79 FEET ALONG A 25.00 FOOT RADIUS CURVE CONCAVE NORTHERLY ON SAID SOUTH LINE OF OUT LOT "Y" AND ON THE SOUTH LINE OF LOT 9 OF SAID ROCK CREEK RIDGE ESTATES PLAT 1 WITH A LONG CHORD BEARING S83°43'59"W AND A LONG CHORD DISTANCE OF 33.56 FEET; THENCE N54°18'27"W ON SAID SOUTH LINE OF OUT LOT "Y" AND SAID SOUTH LINE OF LOT 9, A DISTANCE OF 85.35 FEET; THENCE N35°48'23"E ON THE EAST LINE OF SAID OUT LOT "Y" AND ON THE WEST LINE OF SAID LOT 9, A DISTANCE OF 181.20 FEET; THENCE N52°32'46"W ON SAID EAST LINE OF OUT LOT "Y" AND ON THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 258.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "A" OF OUT LOT "Y" OF ROCK CREEK RIDGE ESTATES PLAT 1 OF THE CITY OF MAXWELL, STORY COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 11.57 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

NOTE: THIS IS A TWO PAGE SURVEY AND IS INCOMPLETE UNLESS BOTH PAGES ARE PRESENT.