FINAL PLAT
WINDSOR OFFICE PARK PLAT 1

FOR:

WINDSOR OFFICE PARK L.C.
3101 INGERSOLL AVENUE
DES MOINES, IOWA 50309

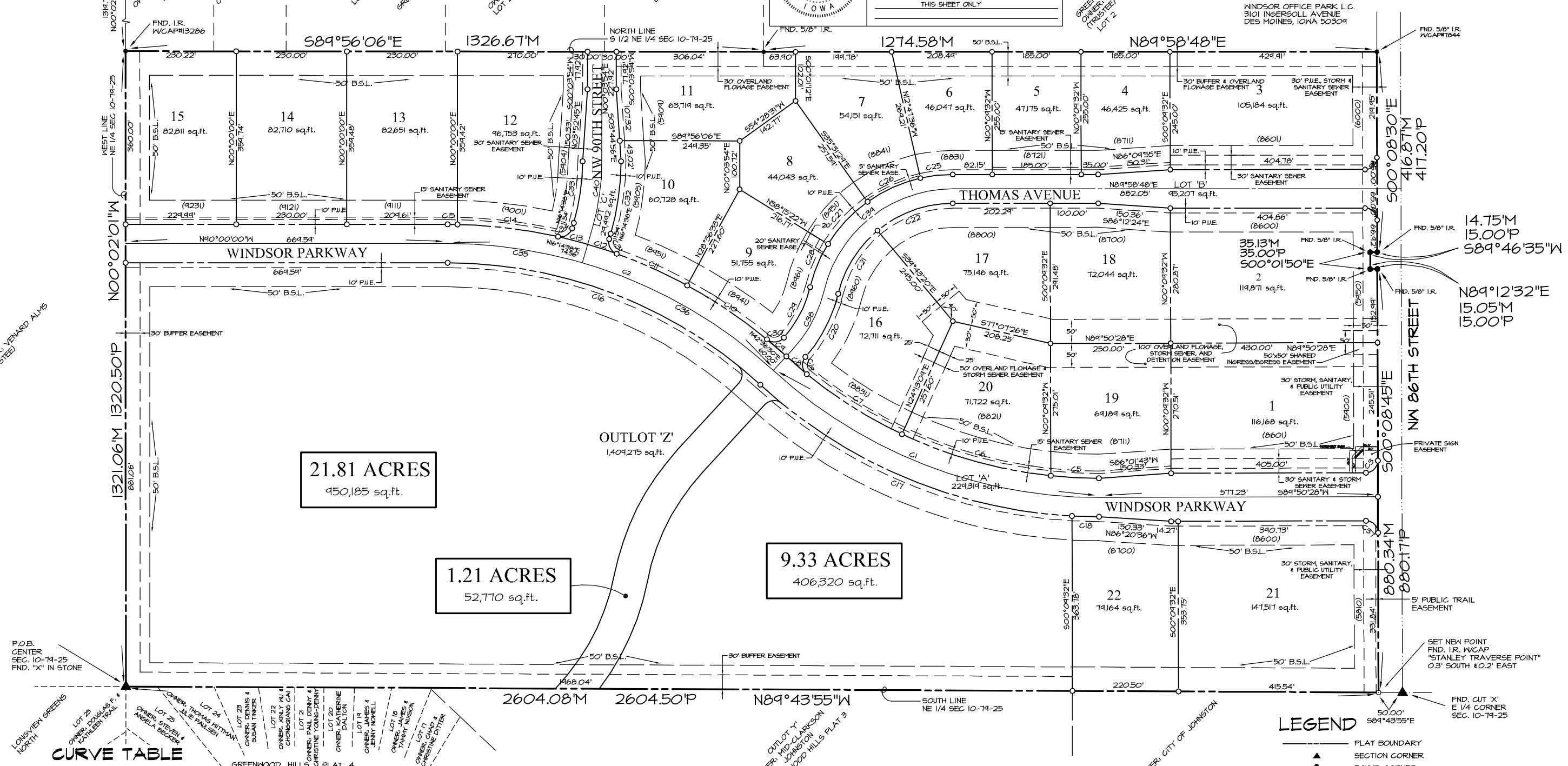
CERTIFICATION

LICENSED LAND SURVEYOR PATRICK J. SHEPARD 12265 IOWA

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.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2003

PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CB
C1	42°46'02"	1000.00	746.43	391.57	729.22	S68°46'31"E
C2	42°36'30"	1000.00	743.66	389.97	726.64	N68°41'45"W
C3	90°00'00"	25.00	39.27	25.00	35.36	N44°50'28"E
C4	354°01'12"	960.00	5931.66	50.14	100.15	N87°00'36"W
C5	5°58'48"	960.00	100.20	50.14	100.15	S87°00'36"E
C6	19°16'03"	960.00	322.83	162.95	321.31	S74°23'10"E
C7	13°54'33"	960.00	234.45	117.81	233.87	S57°45'22"E
C8	3°22'06"	960.00	56.44	28.23	56.43	S44°04'32"E
C9	2°51'37"	1040.00	53.73	26.87	53.73	N48°52'18"W
C10	11°02'20"	1040.00	200.37	100.50	200.06	N55°52'17"W
C11	8°51'58"	1040.00	160.93	80.63	160.77	N65°44'26"W
C12	3°24'57"	1040.00	63.51	31.77	63.50	N72°00'23"W
C13	3°24'57"	1040.00	63.51	31.77	63.50	N75°30'20"W
C14	11°37'16"	1040.00	210.94	105.83	210.58	N83°03'57"W
C15	1°07'25"	1040.00	20.40	10.20	20.40	N84°26'17"W
C16	42°36'30"	960.00	713.91	374.37	697.57	N68°41'45"W
C17	34°31'16"	1040.00	717.36	373.61	703.23	S67°09'08"E
C18	3°05'58"	1040.00	56.26	28.14	56.25	S88°27'45"E
C19	92°13'11"	25.00	40.24	25.99	36.03	S04°39'00"E
C20	28°02'05"	305.00	144.24	76.14	147.75	N27°26'33"E
C21	36°51'09"	245.00	157.58	81.63	154.88	S31°51'05"W
C22	39°42'08"	245.00	169.77	88.45	166.39	S70°07'44"W
C23	89°59'59"	25.00	39.27	25.00	35.36	N45°01'13"W
C24	89°59'59"	25.00	39.27	25.00	35.36	N44°58'48"E
C25	12°46'24"	305.00	68.00	34.14	67.86	S83°35'36"W
C26	22°43'53"	305.00	121.00	61.31	120.21	S65°50'27"W
C27	22°43'53"	305.00	121.00	61.31	120.21	S43°06'35"W
C28	18°19'08"	305.00	97.52	44.18	97.10	S22°35'05"W
C29	27°57'13"	245.00	119.53	60.98	118.35	N27°24'07"E
C30	90°53'23"	25.00	39.66	25.39	35.63	N84°12'12"E
C31	86°30'03"	25.00	37.74	23.52	34.26	S27°00'23"E
C32	16°10'44"	540.00	152.48	76.75	151.98	N08°09'16"E
C33	16°10'44"	460.00	129.89	65.38	129.46	N08°09'16"E
C34	86°30'03"	25.00	37.74	23.52	34.26	N54°21'40"E
C35	16°14'38"	1000.00	283.51	142.71	282.56	N81°52'41"W
C36	26°21'52"	1000.00	460.15	234.22	456.10	N60°34'26"W
C37	90°00'00"	25.00	39.27	25.00	35.36	N45°09'32"W
C38	29°11'00"	275.00	140.07	71.59	138.56	N28°01'01"E
C39	76°33'17"	275.00	367.44	217.01	340.71	S51°42'09"W
C40	16°10'44"	500.00	141.19	71.07	140.72	N08°09'16"E

LEGAL DESCRIPTION

PARCEL "B" RECORDED IN BOOK 7029 PAGE 558, AND PARCELS "R" AND "S" RECORDED IN BOOK 9359 PAGE 677 IN THE S 1/2 NE 1/4 SECTION 10, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF JOHNSTON, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 10-79-25; THENCE N00°02'01"W, 1321.06 FEET ALONG THE WEST LINE OF SAID NE 1/4 SECTION 10-79-25 TO A POINT, SAID POINT BEING THE NW CORNER S 1/2 NE 1/4 SECTION 10-79-25; THENCE S89°56'06"E, 1326.67 FEET ALONG THE NORTH LINE OF SAID S 1/2 NE 1/4 SECTION 10-79-25 TO A POINT; THENCE N89°58'48"E, 1274.58 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY(R.O.W.) LINE OF N.W. 86TH STREET; THENCE S00°08'30"E, 416.87 FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S89°46'35"W, 14.75 FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S00°01'50"E, 35.13 FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE N89°12'32"E, 15.05 FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S00°08'45"E, 880.34 FEET ALONG SAID WEST R.O.W. LINE TO A POINT ON THE SOUTH LINE OF THE NE 1/4 SECTION 10-79-25; THENCE N89°43'55"W, 2604.08 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 79.224 ACRES MORE OR LESS.

NOTE:

1. THIS PLAT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER
O	SET CORNER 5/8" I.R. W/CAP #12265
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
P.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT

NORTH
SCALE: 1"=100'
0 25' 50' 100'

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A-1201