

FINAL PLAT
SUMMERSFIELD PLAT I
 SHEET 1 OF 2

P.O.B.
 W 1/4 CORNER
 SEC 22-79-23
 STUBBY NAIL
 (REF BK 9815, PG 39)

SPACE RESERVED FOR RECORDER'S USE

LEGAL DESCRIPTION

Parts of the Southwest Quarter of the Northwest Quarter, the Northwest Quarter of the Northwest Quarter, and the Southwest Quarter of the Northwest Quarter all in Section 22, Township 79 North, Range 23 West of the 5th P.M., including all of Lots 46, 47, 48, 49, 50, and part of vacated Lot "A" (NE 47th Court) in Glenn Acres, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa, being more particularly described as follows:

Beginning at the West Quarter Corner of said Section 22; thence North 00°06'28" East, 788.90 feet along the West line of the Southwest Quarter of the Northwest Quarter of said Section 22; thence South 89°47'00" East, 41.00 feet to the Southwest Corner of the West Rural Independent School District property as described in a Warranty Deed filed in Book 2461 at Page 513 in the Office of the Polk County Recorder; thence continuing South 89°47'00" East, 817.20 feet along the South line of said West Rural Independent School District property to the Southeast Corner thereof; thence North 00°08'21" East, 835.36 feet along the East line of said West Rural Independent School District property and extended; thence South 89°51'38" East, 8.05 feet; thence North 00°12'01" East, 335.11 feet along the West line of Lot "A" in said Glenn Acres, also known as NE 47th Court, and extended to the Northeast corner of Lot 37 in said Glenn Acres; thence South 89°47'59" East, 40.00 feet to the Northwest Corner of Lot 48 in said Glenn Acres; thence North 00°12'01" East, 212.14 feet (previously recorded as 211.56 feet) along the West line of Lots 47 and 46 in said Glenn Acres to the Northwest Corner of Lot 46 in said Glenn Acres; thence South 89°41'00" East, 407.08 feet (previously recorded as 406.86 feet) along the North line of Lot 46 to the Northeast Corner of Lot 46 in said Glenn Acres; thence South 00°08'21" West, 2,102.93 feet along the East lines of Lots 46, 47, 48, 49, and 50 in said Glenn Acres and the East line of the West Half of the Northwest Quarter of said Section 22 to a point 66.00 feet Northerly of the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 22 being a point on the West line of Lot 12 in Broadway Business Park Plat 2, an Official Plat in Polk County, Iowa; thence South 44°52'01" East, 93.33 feet (previously recorded as South 44°51'32" East, 93.34 feet) along the Southwest line of said Lot 12 to the South line of Southeast Quarter of the Northwest Quarter of said Section 22; thence North 89°52'25" West, 66.00 feet along the South line of Southeast Quarter of the Northwest Quarter of said Section 22 to the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 22; thence North 89°51'55" West, 1,309.41 feet along the South line of Southwest Quarter of the Northwest Quarter of said Section 22 to the point of beginning.

Containing 37.8628 acres in total, of which 0.5976 acres is contained in present road right-of-way.

PREPARED FOR/OWNER

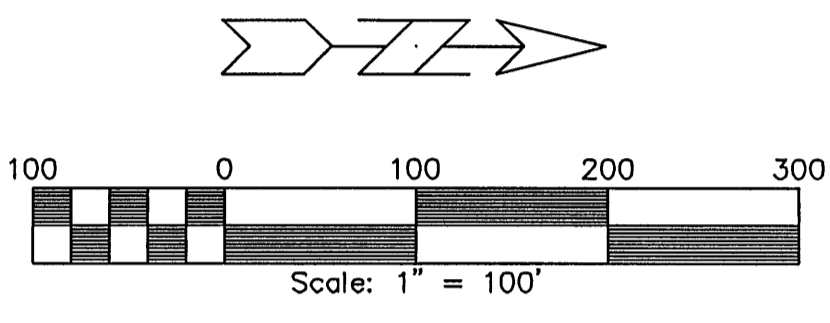
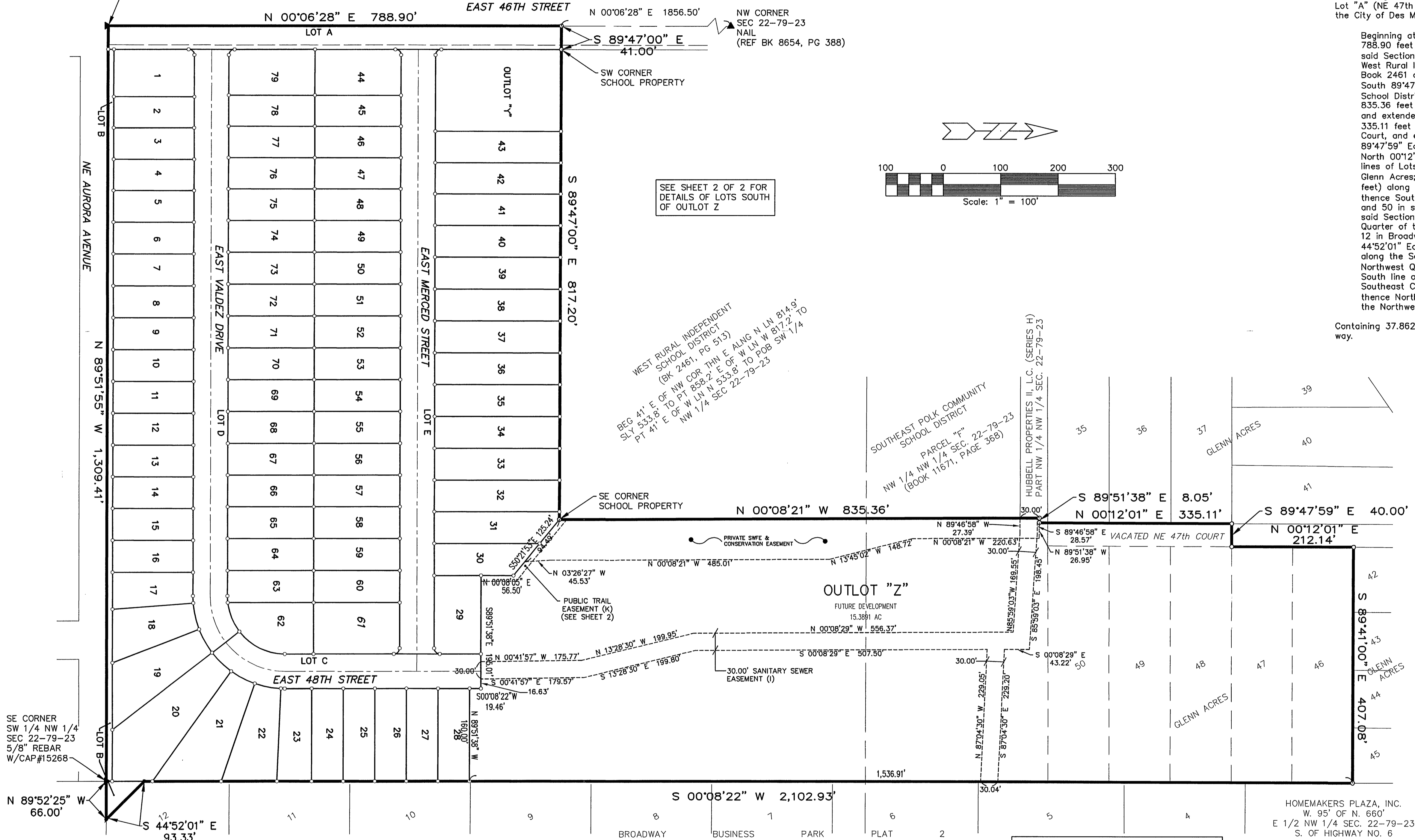
HUBBELL PROPERTIES II, L.C. (SERIES H)
 6900 WESTOWN PARKWAY
 WEST DES MOINES, IA 50266
 (515) 243-3228

NOTES

- LOTS A, B, C, D, & E ARE HEREBY DEDICATED TO THE CITY OF DES MOINES FOR PUBLIC RIGHT-OF-WAY.
- OUTLOT "Y" SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OUTLOT "Y" IS COMPLETELY COVERED BY A SURFACE WATER FLOWAGE EASEMENT.
- LOT CORNER MONUMENTS SHOWN AS BEING SET SHALL BE SET WITHIN ONE (1) YEAR AFTER THE RECORDING OF THIS PLAT.

AREAS PER 1/4-1/4 SECTION

NW 1/4 NW 1/4	TOTAL = 8.5723 AC
ROW = 0.0000 AC	
SW 1/4 NW 1/4	TOTAL = 29.2405 AC
ROW = 0.5976 AC	
SE 1/4 NW 1/4	TOTAL = 0.0500 AC
ROW = 0.0000 AC	

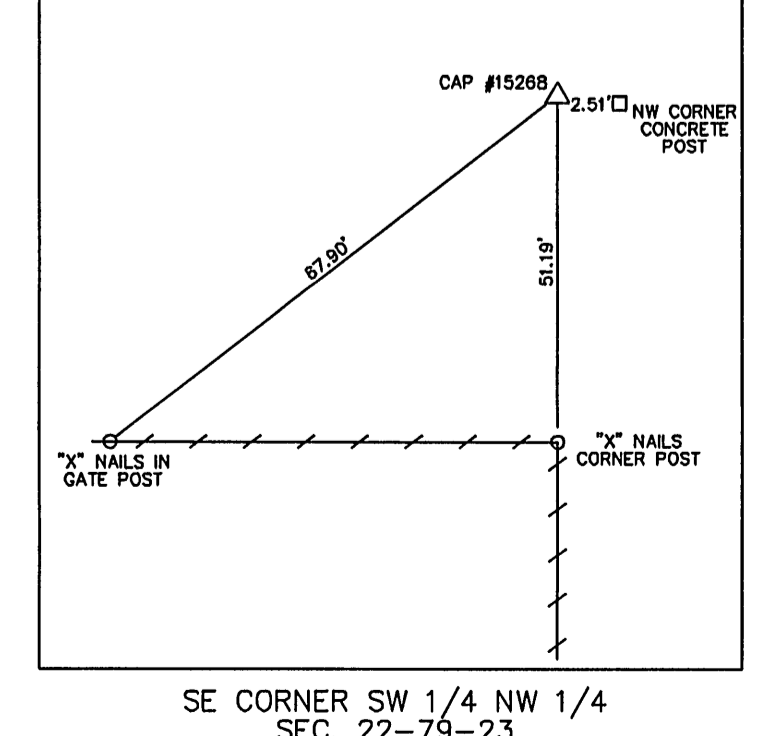
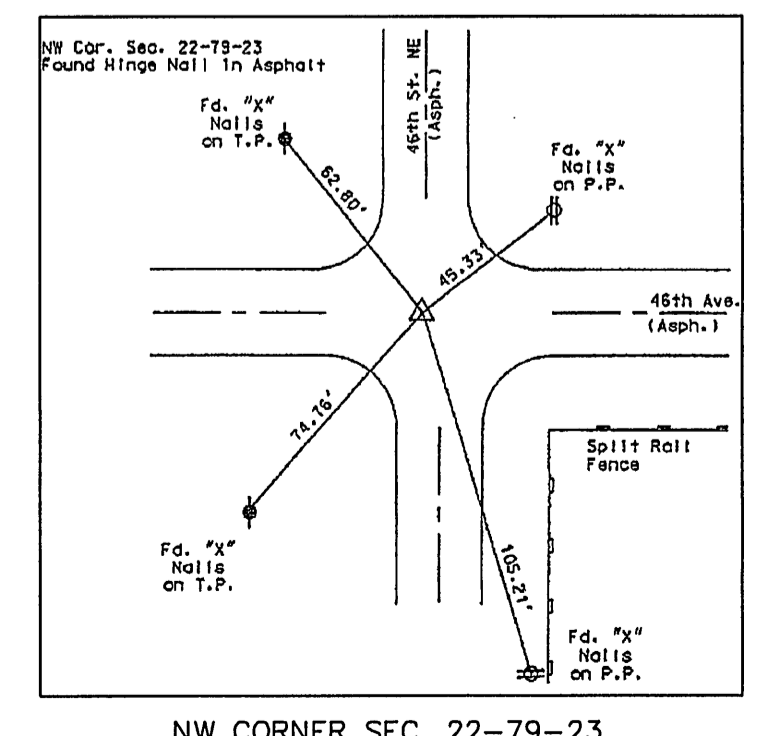
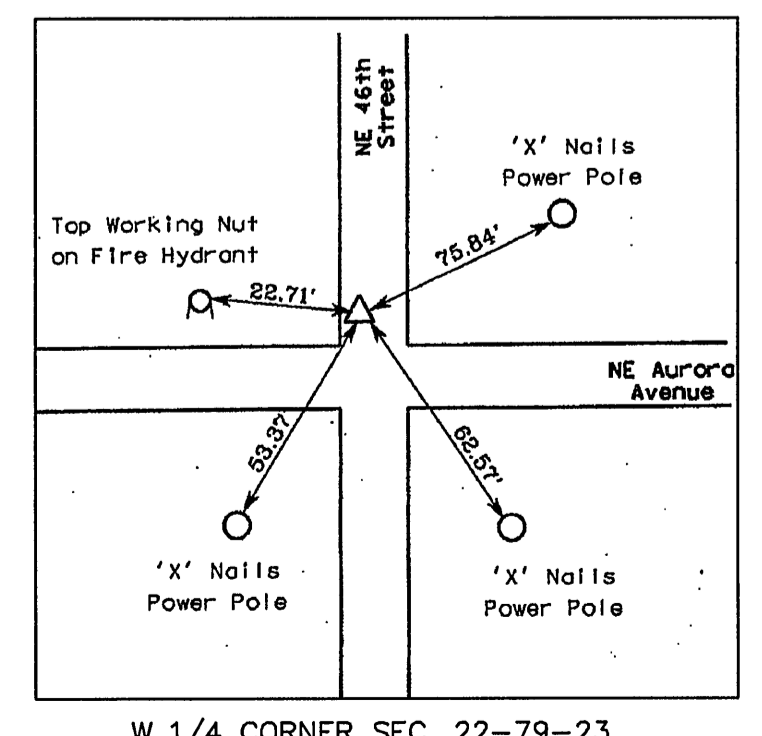


SEE SHEET 2 OF 2 FOR DETAILS OF LOTS SOUTH OF OUTLOT Z

SE CORNER SW 1/4 NW 1/4 SEC 22-79-23 5/8" REBAR W/CAP #15268

N 89°52'25" W 66.00'
 S 44°52'01" E 93.33'

- LEGEND**
- ▲ SECTION CORNER MONUMENT (AS NOTED)
 - MONUMENT FOUND (AS NOTED)
 - MONUMENT SET (5/8" REBAR W/ YELLOW CAP #15268)
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - [472] ADDRESS NUMBER
 - SWFE SURFACE WATER FLOWAGE EASEMENT

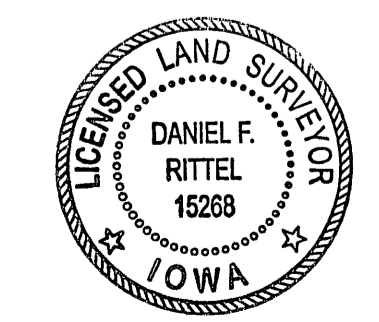


W 1/4 CORNER SEC. 22-79-23 STUBBY NAIL IN ASPHALT
 VERIFIED TIES AS RECORDED BOOK 9815, PAGE 39

NW CORNER SEC. 22-79-23 HINGE NAIL IN ASPHALT
 VERIFIED TIES AS RECORDED BOOK 8654, PAGE 388

SE CORNER SW 1/4 NW 1/4 SEC. 22-79-23 5/8" REBAR W/YELLOW CAP #15268

HOMEMAKERS PLAZA, INC.
 W. 95' OF N. 660'
 E 1/2 NW 1/4 SEC. 22-79-23
 S. OF HIGHWAY NO. 6



LAND SURVEYOR CERTIFICATION
 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.
 DANIEL F. RITTEL, P.L.S. #15268
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007
 DATE: Nov 30, 2006

PAGES OR SHEETS COVERED BY THIS SEAL
 SHEETS 1 AND 2 ONLY

FINAL PLAT - SUMMERSFIELD PLAT I

DRAWN BY:	TEB
DATE:	11/29/06
FILE NO.:	5117.00

DESIGNED BY:	DJS
CHECKED BY:	DFR
SHEET	1 OF 2

SCALE:	1" = 100'
DWG:	5117FP.dwg
FIELD BOOK:	

LOCATION:

FOR: HUBBELL REALTY COMPANY

DATE:

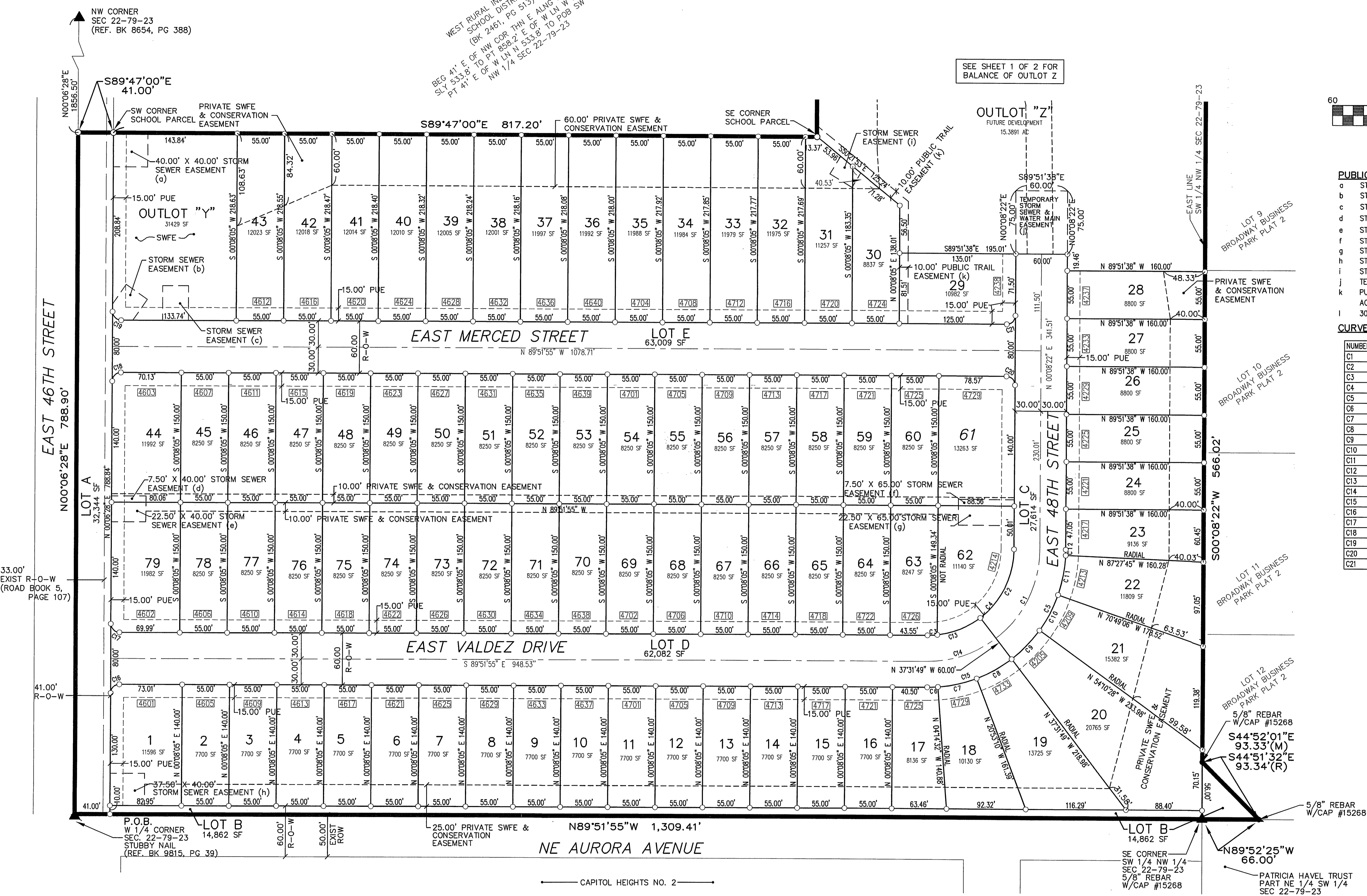
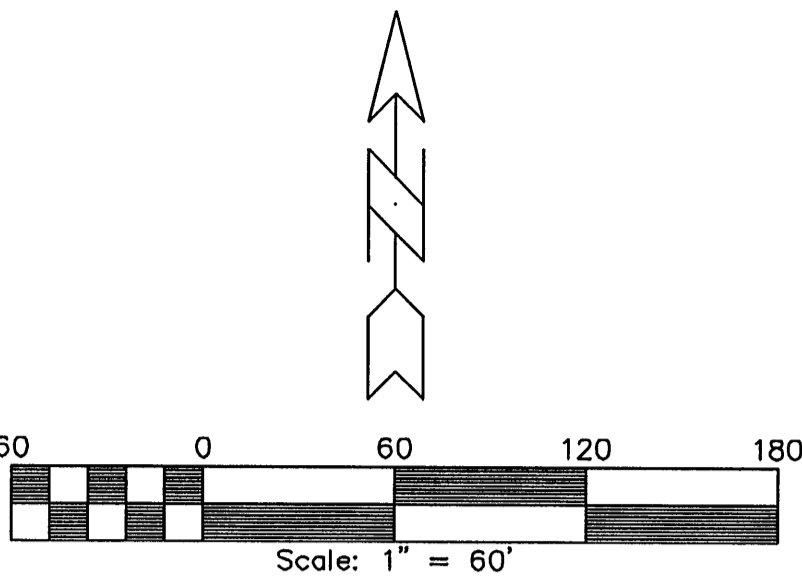
REVISION	
NO.	

Engineering Resources Group, Inc.
 2413 GRAND AVENUE
 DES MOINES, IOWA 50312
 (515) 288-4823

FINAL PLAT
SUMMERSFIELD PLAT I
 SHEET 2 OF 2

WEST RURAL INDEPENDENT
 SCHOOL DISTRICT
 (BK 2481, PG 515)
 BEG 41' E OF NW COR. THN E ALNG N LN BY 814.9
 SLY 533.8' TO PT 858.2 E OF N LN W 617.2' TO
 PT 41' E OF N LN W 533.8' TO POB SW 1/4
 NW 1/4 SEC 22-79-23

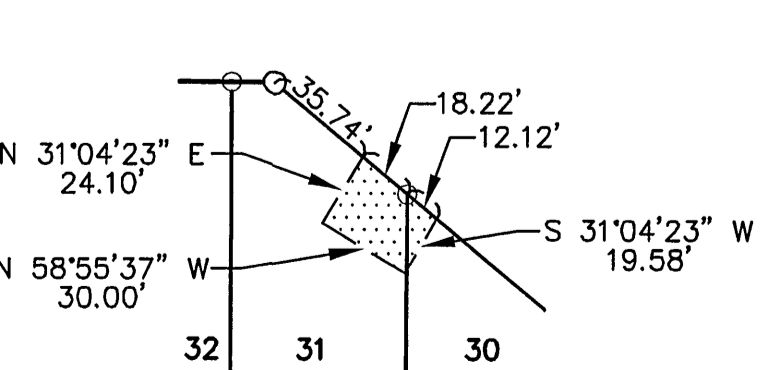
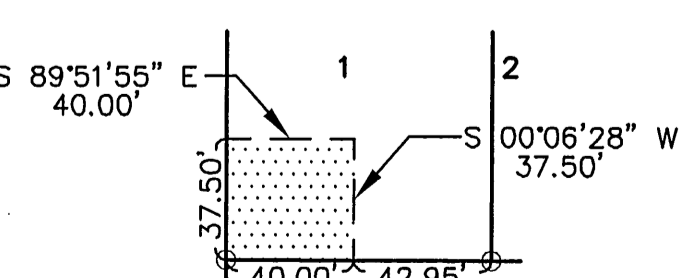
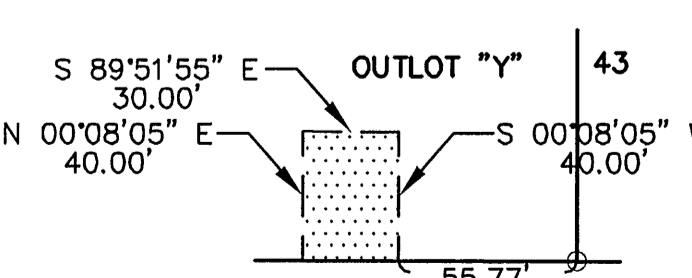
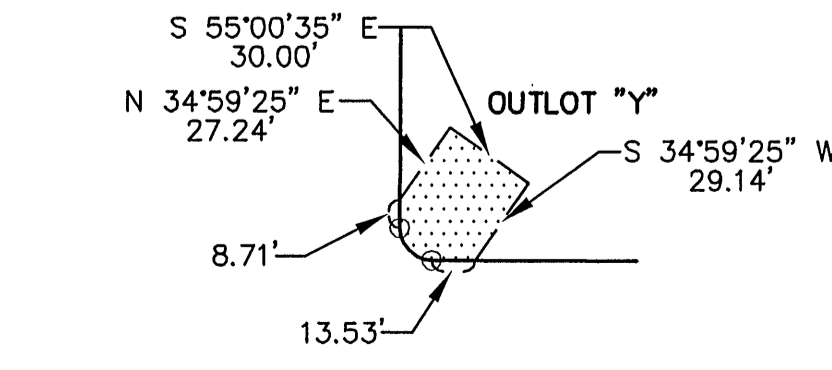
SEE SHEET 1 OF 2 FOR
 BALANCE OF OUTLOT Z



- PUBLIC EASEMENTS**
- a STORM SEWER EASEMENT ACROSS N 40' OF W 40' OF OUTLOT "Y"
 - b STORM SEWER EASEMENT IN SW COR OUTLOT "Y" (SEE DETAIL)
 - c STORM SEWER EASEMENT IN S 40' OF OUTLOT "Y" (SEE DETAIL)
 - d STORM SEWER EASEMENT ACROSS S 7.50' OF W 40' OF LOT 44
 - e STORM SEWER EASEMENT ACROSS N 22.50' OF W 40' OF LOT 79
 - f STORM SEWER EASEMENT ACROSS S 7.50' OF E 65' OF LOT 61
 - g STORM SEWER EASEMENT ACROSS N 22.50' OF E 65' OF LOT 62
 - h STORM SEWER EASEMENT ACROSS S 37.50' OF W 40' OF LOT 1
 - i STORM SEWER EASEMENT ACROSS LOTS 30 & 31 (SEE DETAIL)
 - j TEMPORARY STORM SEWER & WATER MAIN EASEMENT IN OUTLOT "Z"
 - k PUBLIC TRAIL EASEMENT ACROSS W 10' OF LOT 29 & 10' STRIP ACROSS OUTLOT "Z" ADJOINING LOTS 30 & 31
 - l 30' WIDE SANITARY SEWER EASEMENT ACROSS OUTLOT "Z"

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	52'19"49"	N 26'18"17" E	130.00	118.73	114.65
C2	52'19"49"	N 26'18"17" E	100.00	91.33	88.19
C3	06'34"22"	N 86'50"54" E	100.00	11.47	11.47
C4	83'25"21"	N 41'51"03" E	100.00	145.60	133.08
C5	52'19"49"	N 26'18"17" E	160.00	146.13	141.11
C6	04'22"37"	N 87'56"47" E	160.00	12.22	12.22
C7	16'38"39"	N 77'26"09" E	160.00	46.48	46.32
C8	16'38"39"	N 60'47"30" E	160.00	46.48	46.32
C9	16'38"39"	N 44'08"52" E	160.00	46.48	46.32
C10	16'38"39"	N 27'30"13" E	160.00	46.48	46.32
C11	16'38"39"	N 10'51"34" E	160.00	46.48	46.32
C12	02'23"53"	N 01'20"19" E	160.00	6.70	6.70
C13	37'39"54"	N 71'18"08" E	100.00	65.74	64.56
C14	37'39"54"	N 71'18"08" E	130.00	85.46	83.93
C15	37'39"54"	N 71'18"08" E	160.00	105.18	103.30
C16	90'01"37"	S 45'07"17" W	10.00	15.71	14.15
C17	89'58"23"	S 44'52"43" E	10.00	15.70	14.14
C18	90'01"37"	S 45'07"17" W	10.00	15.71	14.15
C19	89'58"23"	S 44'52"43" E	10.00	15.70	14.14
C20	90'00"17"	N 44'51'46" W	10.00	15.71	14.14
C21	89'59'43"	N 45'08'14" E	10.00	15.71	14.14



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 - MONUMENT FOUND (AS NOTED)
 - MONUMENT SET (5/8" REBAR W/ YELLOW CAP #15268)
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NO.	REVISION	DATE	BY	FOR:	LOCATION:
				HUBBELL REALTY COMPANY	
SCALE:	1" = 60'	DESIGNED BY:	DJS	DRAWN BY:	TEB
DWG:	5117FP.dwg	CHECKED BY:	DFR	DATE:	11/29/06
FIELD BOOK:				SHEET	2 OF 2
				FILE NO.:	5117.00

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