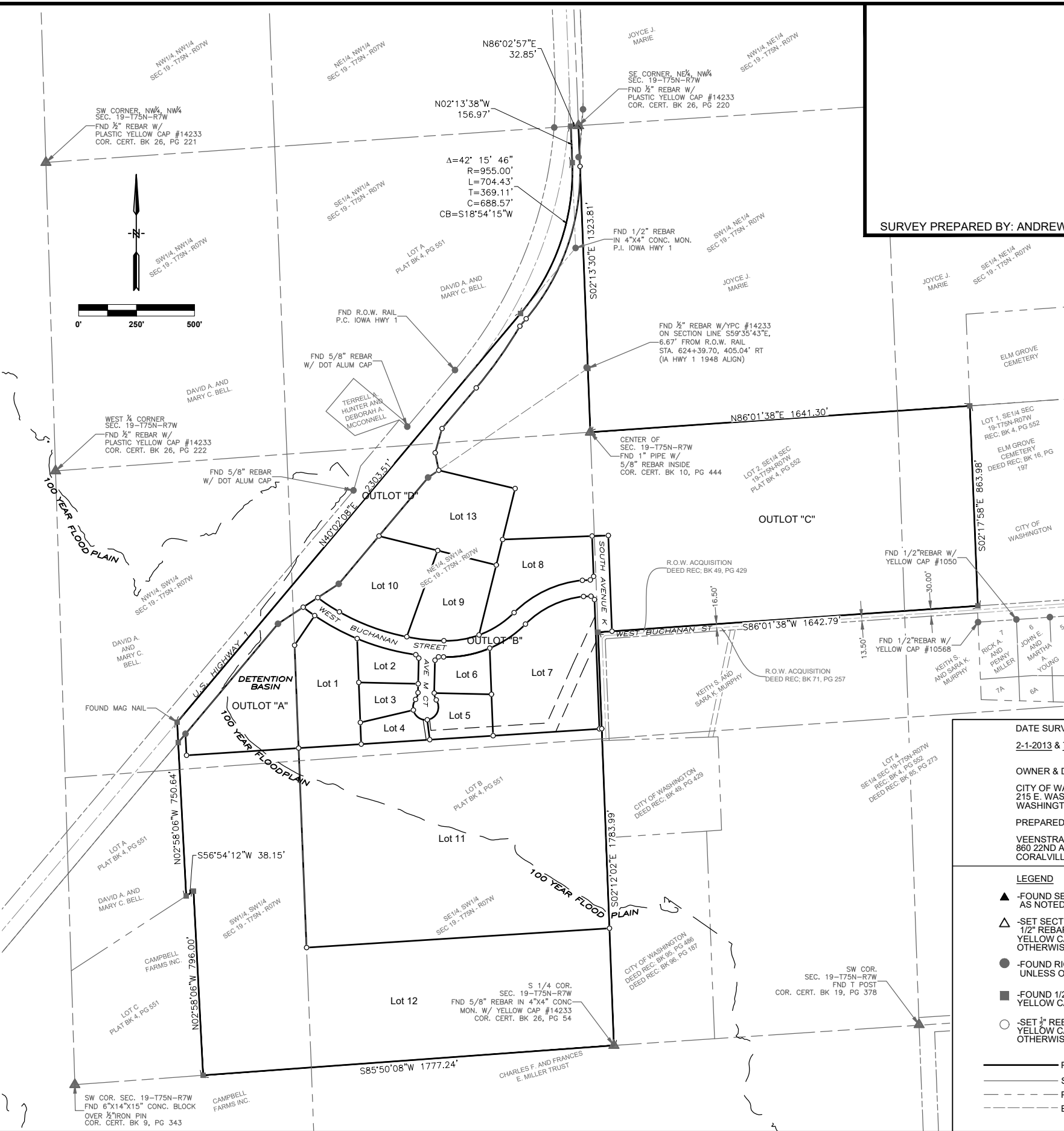


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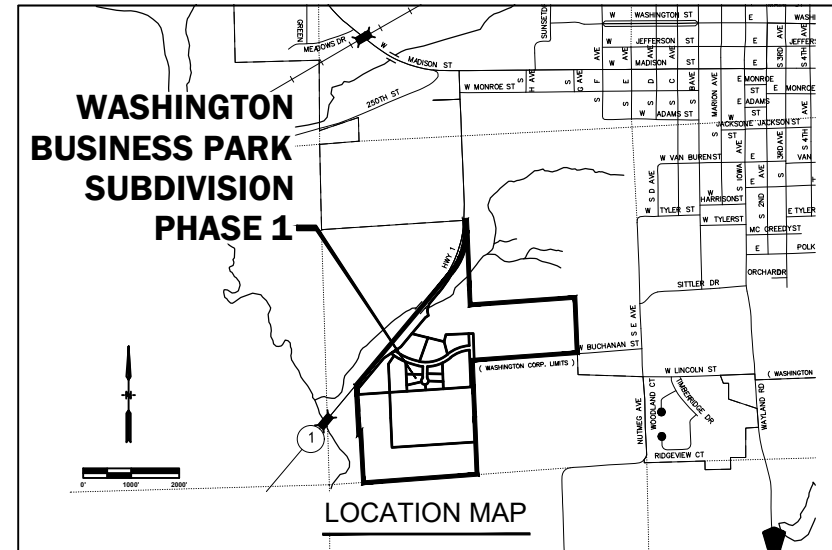


SURVEY PREPARED BY: ANDREW J. SMITH, VEENSTRA AND KIMM INC. - 2800 FOURTH STREET SW, SUITE 9 - MASON CITY, IA 50401 - (641) 421-8008

FINAL PLAT WASHINGTON BUSINESS PARK SUBDIVISION

SHEET 5
SHEET 3
SH 2
SHEET 4

SHEET INDEX



LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, LYING SOUTH AND EAST OF THE PUBLIC HIGHWAY, NOW RUNNING THROUGH THE SAME IN A SOUTHWESTERLY TO A NORTHEASTERLY DIRECTION, AS SAID HIGHWAY IS NOW LOCATED; EXCEPT A TRACT DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH ALONG THE SECTION LINE 491.5 FEET TO THE CENTER OF THE PUBLIC HIGHWAY, THENCE NORTHEASTERLY ALONG THE CENTER OF SAID PUBLIC HIGHWAY 644 FEET, THENCE SOUTHWESTERLY 796 FEET TO A POINT ON SECTION LINE, 555 FEET EAST OF SAID SOUTHWEST CORNER, THENCE WEST 555 FEET TO THE PLACE OF BEGINNING; ALSO, THE WEST 32 ACRES OF THE NORTH 52 ACRES OF THE SOUTHEAST QUARTER OF SECTION 19; ALL IN TOWNSHIP 75 NORTH, OF RANGE 7 WEST OF THE 5TH P.M., IN WASHINGTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S 1/4 CORNER OF SAID SECTION 19; THENCE S85°50'08"W, 1777.74 FEET ALONG THE SOUTH LINE OF SAID SECTION 19; THENCE N02°58'06"W, 796.00 FEET; THENCE S56°54'12"W, 38.15 FEET; THENCE N02°58'06"W, 750.64 FEET TO THE CENTERLINE OF IOWA HIGHWAY ONE; THENCE N40°02'08"E, 2303.51 FEET ALONG SAID CENTERLINE; THENCE NORTHEASTERLY, 704.43 FEET, ALONG A 955.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 688.57 FOOT CHORD BEARS N18°54'15"E; THENCE N02°13'38"W, 156.97 FEET; THENCE N86°02'57"E, 32.85 FEET TO THE EAST LINE OF THE NW 1/4 OF SAID SECTION 19; THENCE S02°13'30"E, 1323.81 FEET ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 19, TO THE CENTER OF SAID SECTION 19; THENCE N86°01'38"E, 1641.30 FEET ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 19; THENCE S02°17'58"E, 863.98 FEET; THENCE S86°01'38"W, 1642.79 FEET TO THE EAST LINE OF THE SW 1/4 OF SAID SECTION 19; THENCE S02°12'02"E, 1783.99 FEET ALONG THE EAST LINE OF THE SW 1/4 OF SAID SECTION 19, TO THE S 1/4 CORNER OF SAID SECTION 19 AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS 137.66 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DATE SURVEYED:
2-1-2013 & 7-12-2013

OWNER & DEVELOPER:
CITY OF WASHINGTON
215 E. WASHINGTON ST.
WASHINGTON, IA 52353

PREPARED BY:
VEENSTRA & KIMM, INC.
860 22ND AVE SUITE 4
CORALVILLE, IA 52241

LEGEND

- ▲ - FOUND SECTION CORNER AS NOTED
- △ - SET SECTION CORNER 1/2" REBAR WITH PLASTIC YELLOW CAP #14233, UNLESS OTHERWISE NOTED
- - FOUND RIGHT OF WAY RAIL UNLESS OTHERWISE NOTED
- - FOUND 1/2" REBAR WITH PLASTIC YELLOW CAP #14233,
- - SET 3/8" REBAR WITH PLASTIC YELLOW CAP #17913 UNLESS OTHERWISE NOTED

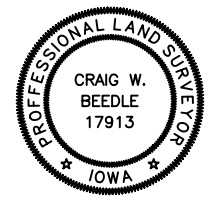
— PARCEL BOUNDARY
 - - SECTION LINES
 - - - PROPERTY / ROW LINES
 - - - EASEMENT LINES

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signed _____ Date 09-22-2016

Craig W. Beedle, L.S.
 Iowa License No. 17913
 My license renewal date is December 31, 2017

Drawings covered by this seal:
1-4



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	LJB
		CHECKED	LJB
		APPROVED	LJB
		DATE	09-30-2016
		ISSUED FOR	RECORD

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.

0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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BUSINESS PARK SUBDIVISION
CITY OF WASHINGTON

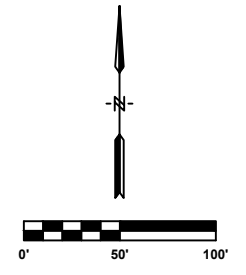
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FINAL PLAT - OVERALL BOUNDARY

DWG. NO. 1 OF 5

PROJECT 24644

X-REFS: Aerial & 24644 Geometry Hwy1 & 24644 Topo & Washington City & 24644 Grading & M San Sewer Exist East to West - (1) & 24644 Pipe Pressure Networks & Sign Layout
 FILE PATH: Z:\WASHINGTON 24644 INDUSTRIAL PARK RISE IMPROVEMENTS\DRAWINGS\FINAL PLATSHEET 2 FINAL PLAT
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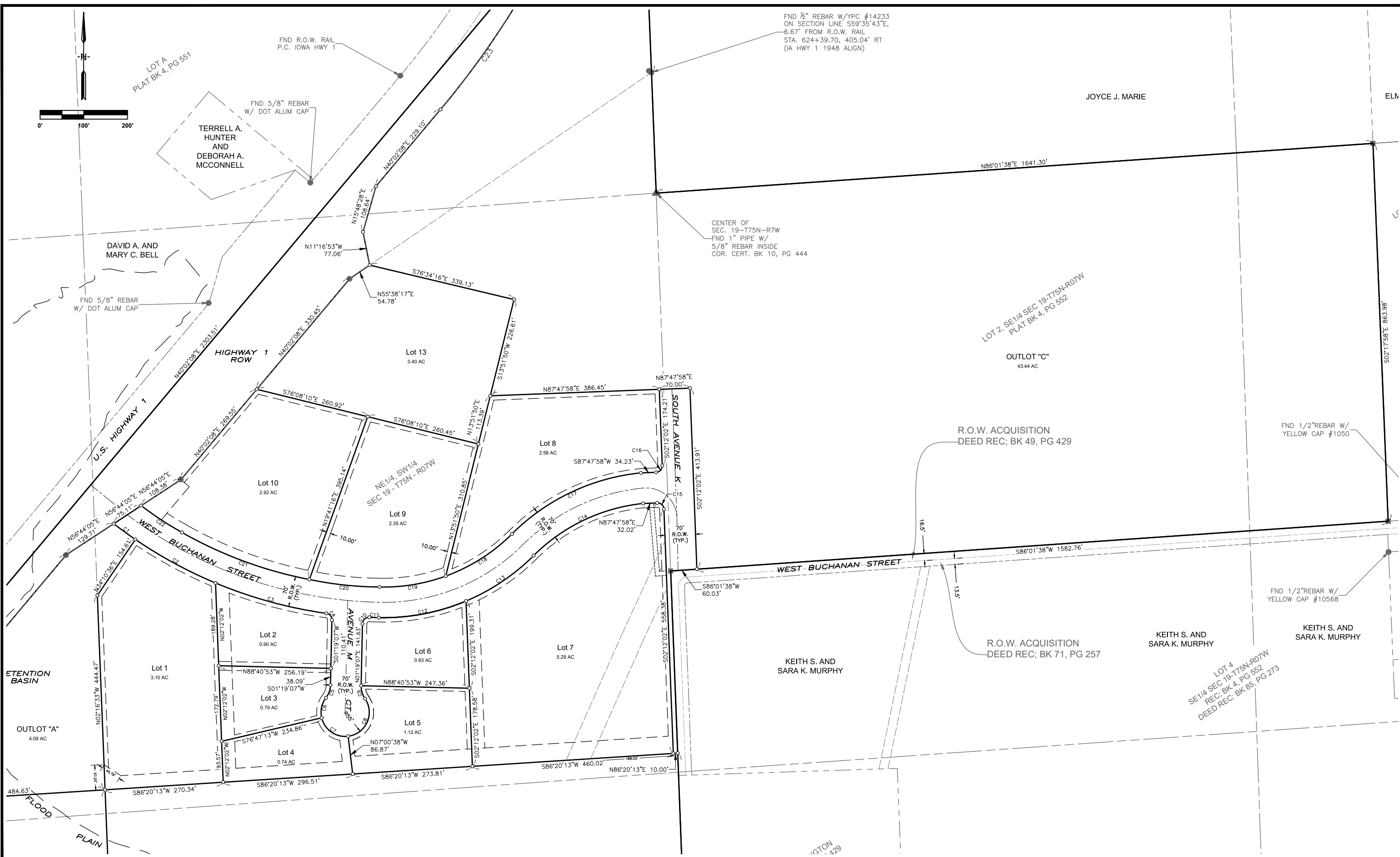


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FINAL PLAT
 PROJECT 24644

DWG. NO.
2 OF 5
PROJECT 24644

X-REFS: Aerial & 24644 Geometry Hwy1 & 24644 Topo & Washington City & 24644 Grading & M SAN SEWER EXIST EAST TO WEST - (1) & 24644 Pipe Pressure Networks
 FILE PATH: Z:\WASHINGTON 24644 INDUSTRIAL PARK RISE IMPROVEMENTS\DRAWINGS\FINAL PLATSHEETS 3-4-5 FINAL PLAT
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FINAL PLAT
 PROJECT 24644

DWG. NO.
3 OF 5

X-REFS: Aerial & 24644 Geometry Hwy1 & 24644 Topo & Washington_city & 24644 Grading & M SAN SEWER EXIST EAST TO WEST - (1) & 24644 Pipe_Pressure Networks
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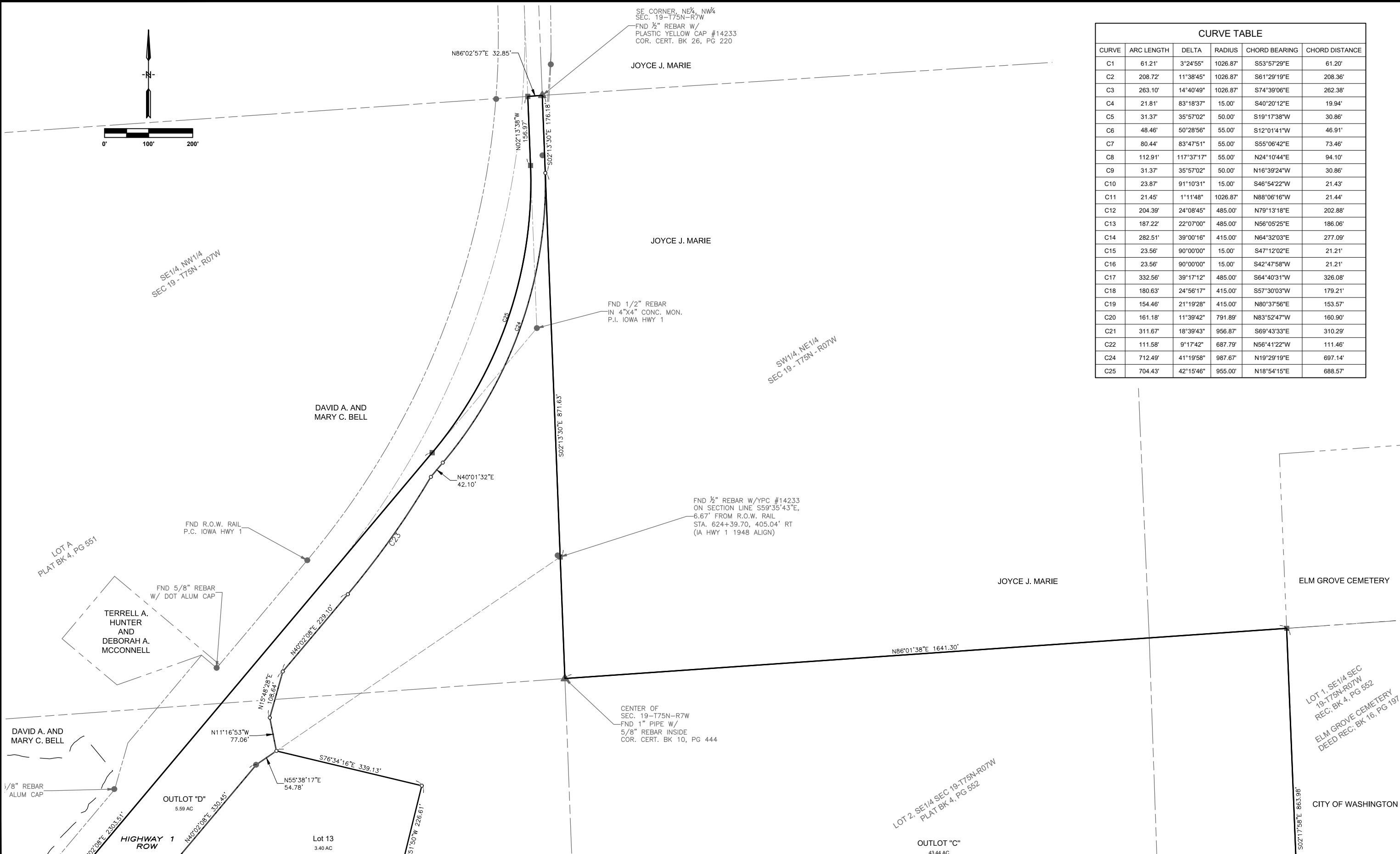
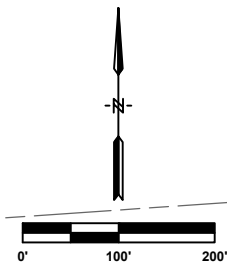
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DWG. NO.
4 OF 5
 FINAL PLAT
 PROJECT 24644

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X-REFS: Aerial & 24644 Geometry Hwy1 & 24644 Topo & Washington City & 24644 Grading & M SAN SEWER EXIST EAST TO WEST - (1) & 24644 Pipe Pressure Networks
 FILE PATH: Z:\WASHINGTON 24644 INDUSTRIAL PARK RISE IMPROVEMENTS\DRAWINGS\FINAL PLATS\SHEETS 3-4-5 FINAL PLAT



CURVE TABLE					
CURVE	ARC LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	61.21'	3°24'55"	1026.87'	S53°57'29"E	61.20'
C2	208.72'	11°38'45"	1026.87'	S61°29'19"E	208.36'
C3	263.10'	14°40'49"	1026.87'	S74°39'06"E	262.38'
C4	21.81'	83°18'37"	15.00'	S40°20'12"E	19.94'
C5	31.37'	35°57'02"	50.00'	S19°17'38"W	30.86'
C6	48.46'	50°28'56"	55.00'	S12°01'41"W	46.91'
C7	80.44'	83°47'51"	55.00'	S55°06'42"E	73.46'
C8	112.91'	117°37'17"	55.00'	N24°10'44"E	94.10'
C9	31.37'	35°57'02"	50.00'	N16°39'24"W	30.86'
C10	23.87'	91°10'31"	15.00'	S46°54'22"W	21.43'
C11	21.45'	1°11'48"	1026.87'	N88°06'16"W	21.44'
C12	204.39'	24°08'45"	485.00'	N79°13'18"E	202.88'
C13	187.22'	22°07'00"	485.00'	N56°05'25"E	186.06'
C14	282.51'	39°00'16"	415.00'	N64°32'03"E	277.09'
C15	23.56'	90°00'00"	15.00'	S47°12'02"E	21.21'
C16	23.56'	90°00'00"	15.00'	S42°47'58"W	21.21'
C17	332.56'	39°17'12"	485.00'	S64°40'31"W	326.08'
C18	180.63'	24°56'17"	415.00'	S57°30'03"W	179.21'
C19	154.46'	21°19'28"	415.00'	N80°37'56"E	153.57'
C20	161.18'	11°39'42"	791.89'	N83°52'47"W	160.90'
C21	311.67'	18°39'43"	956.87'	S69°43'33"E	310.29'
C22	111.58'	9°17'42"	687.79'	N56°41'22"W	111.46'
C24	712.49'	41°19'58"	987.67'	N19°29'19"E	697.14'
C25	704.43'	42°15'46"	955.00'	N18°54'15"E	688.57'

DATE	REVISIONS	SCALE	AS NOTED
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		CHECKED	LJB
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FINAL PLAT

DWG. NO.
5 OF 5
PROJECT 24644