

ROW CURVE TABLE:

NUMBER	DELTA ANGLE	CHORD BRG.	CHORD	LENGTH	RADIUS	TANGENT
C5	13°40'45"	N24°46'47"W	57.64'	57.78'	242.00'	29.03'
C6	2°45'17"	N43°55'15"W	14.81'	14.81'	308.00'	67.16'
C7	24°36'12"	N30°14'31"W	131.24'	132.26'	308.00'	67.16'
C8	13°40'45"	N24°46'47"W	57.64'	57.78'	242.00'	29.03'
C9	63°09'08"	N49°30'59"W	253.44'	266.74'	242.00'	148.74'
C10	63°09'08"	N49°30'59"W	322.56'	339.46'	308.00'	189.31'
C11	27°23'26"	N67°23'51"W	157.68'	159.19'	333.00'	81.15'
C12	27°23'26"	N67°23'51"W	126.43'	127.64'	267.00'	65.06'
C13	25°18'38"	N66°21'28"W	116.99'	117.99'	267.00'	59.99'
C14	25°18'38"	N66°21'28"W	145.91'	147.10'	333.00'	74.77'
C15	112°05'32"	N84°50'19"W	116.13'	136.93'	70.00'	103.96'
C16	135°23'59"	S84°50'19"W	129.53'	165.41'	70.00'	170.68'

OWNER / DEVELOPER
 CONSUMERS ENERGY
 BRIAN HEITHOFF
 2308 S CENTER STREET
 MARSHALLTOWN, IOWA 50158

LAND SURVEYOR AND ENGINEER
 CLARISDALE GARDNER ASSOCIATES
 MARCO GARDNER, P.E.
 16 EAST MAIN STREET
 MARSHALLTOWN, IOWA 50158

ZONING CLASSIFICATION
 C-1 GENERAL COMMERCIAL

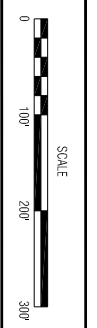
BUILDING SETBACKS
 FRONT = 50'
 SIDE = 0'
 REAR = 20'

BENCHMARK:
 MARSHALL COUNTY HARN STATION #129
 N = 6696.6527 FT
 E = 5997.9827 FT
 ELEV = 668.52 (FT) NAVD 88
 FIELD WORK COMPLETED: 6-11-03

NOTE:
 ALL BEARINGS, DISTANCES AND ELEVATIONS ARE THE RESULT OF GPS OBSERVATIONS.

FEMA FLOOD DATA
 NONE AVAILABLE

NOTE:
 FOR DRAINAGE SANITARY SEWER AND WATER EASEMENTS AND ALIGNMENT OF LOT "A" SEE PAGE 2 OF 2



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

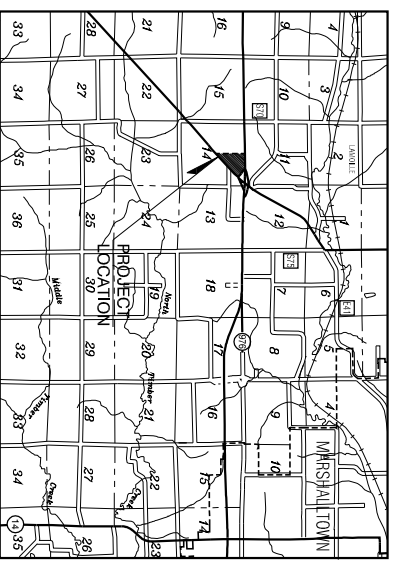
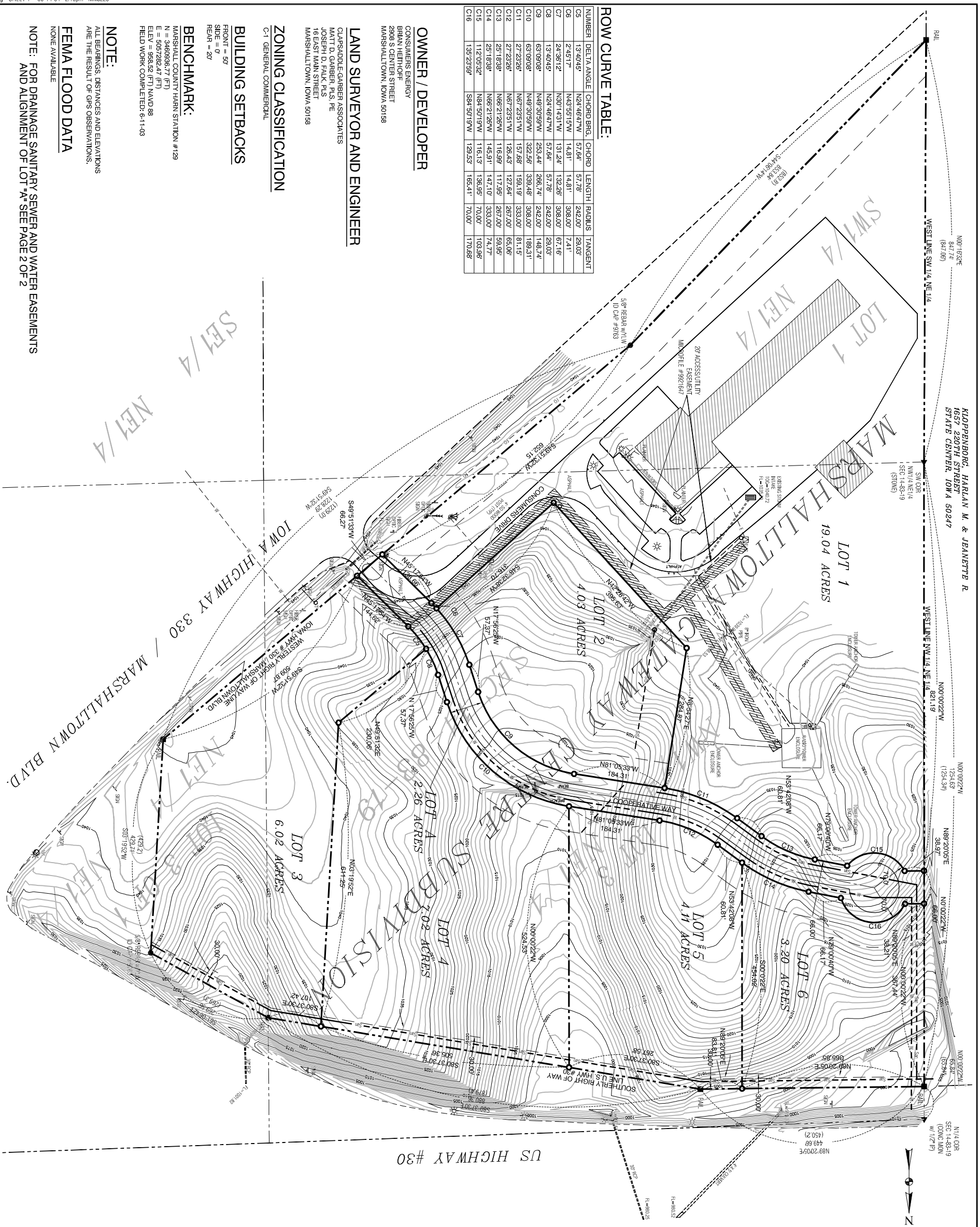


DESIGNED:	DATE:	DRAWN:	DATE:	CHECKED:	DATE:	APPROVED:	DATE:

MARSHALLTOWN GATEWAY CENTRE SUBDIVISION
 MARSHALL COUNTY, IOWA

PRELIMINARY PLAT

PROJECT NO. 5275.05
 SHEET NO. 1 of 2



- LEGEND**
- ▲ GOVERNMENT CORNER MONUMENT FOUND
 - △ GOVERNMENT CORNER MONUMENT SET #15270
 - SET #15270 REAR W/ YELLOW PLASTIC
 - ID CAP #15270
 - RECORDED AS
 - DOT ROW PAUL
- EXISTING PROPOSED**
- 5m BOUNDARY LINE
 - 10m SANITARY SEWER AND SIZE
 - 15m STORM SEWER AND SIZE
 - 20m WATER MAIN AND SIZE
 - 30m GAS MAIN
 - 40m OVERHEAD WIRES
 - 50m UNDERGROUND ELECTRIC CABLE
 - 60m UNDERGROUND TELEPHONE CABLE
 - 70m UNDERGROUND FIBER OPTIC CABLE
 - 80m FENCE LINE
 - MH MANHOLE
 - FH FRE HYDRANT
 - WV WATER VALVE
 - PV GAS VALVE
 - PUP POWER/UTILITY POLE
 - STP STREET LIGHT
 - TTP TELEPHONE PEDESTAL
 - UTP UTILITY BOX AND TYPE
 - SIGN SIGN
 - DDT DECIDUOUS TREE AND SIZE
 - CCF CONIFEROUS TREE AND SIZE
 - SHRUB SHRUB
 - CONTOUR CONTOUR
 - SPOT ELEVATION SPOT ELEVATION

DESCRIPTION:
 LOT 3 OF THE SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LOT 1 OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND LOT 3 OF 1 OF THE SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 14, EXCEPT THOSE PARTS DEEDED TO THE STATE OF IOWA BY DEEDS RECORDED IN BOOK B-14, PAGE 11, PAGE 618 AND INSTRUMENT MICROFILM NO. 1725-1890-1, RECORDED IN OFFICE, MARSHALL COUNTY, IOWA, ALL IN TOWNSHIP 83 NORTH, RANGE 19 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, THE ABOVE DESCRIBED TRACT CONTAINS 45.78 ACRES.

Marshall County, Iowa	
Approved	Date

