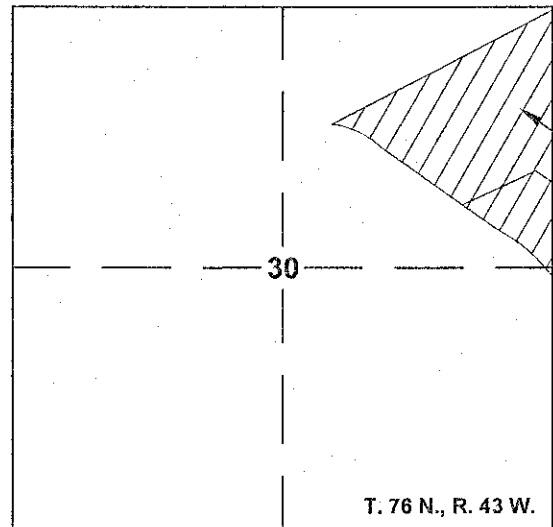


PRELIMINARY PLAT OF
SCHMIDT'S CREEK PHASE 1

INDEX LEGEND

Date of Survey: January 4, 2022
Surveyor: Jayme M. Malone
County: Pottawattamie
Section: 30 Township: 76N Range: 43W
Aliquot Parts: Part of the NE 1/4, NE 1/4, Section 30,
T76N, R43W
Parcel Designations:
Tax Address:
Proprietor(s):
Requested By:

Vicinity Map



Project
Location

T. 76 N., R. 43 W.

S 89°38'53" E
1323.06'(M)

E. 1/2
NE 1/4
Sec. 30

NE Cor., NE 1/4,
Sec. 30 (76-43)
Fnd. #5 Rebar
w/Orange Plastic
Cap #17048
(P.O.R.)

S 01°11'48" W
57.75'(R&M)

P.O.B. Lot 1

NW Cor., NE 1/4,
NE 1/4
Sec. 30 (76-43)
Fnd. #5 Rebar
w/Orange Plastic
Cap #17048

S 01°05'07" W
683.67'(M)

S 26°49'09" E
35.96'(C)

BADGER AVENUE
(Asphalt - 66' Public R.O.W.)

Centerline of
Badger Avenue

Southerly R.O.W. Line
of Badger Avenue

Edge of Asphalt

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
A	451.00'	258.54'	255.02'(M)	N 64°12'23" W	32°50'44"
B	505.84'	56.64'	56.61'(M)	N 42°58'18" W	06°24'54"
C	711.00'	230.83'	229.82'(M)	N 47°27'19" W	18°36'06"

LOT 1

That part of the East Half of the Northeast Quarter of Section 30, Township 76 North, Range 43 West of the 5th P.M., Pottawattamie County, Iowa, and being more particularly described as follows:

Referring to the Northeast corner of the Northeast Quarter of said Section 30, a #5 Rebar with an Orange plastic cap #17048 found for corner; thence southerly, South 01°11'48" West, on the East line of the Northeast Quarter of Section 30, 57.75 feet, to the Point of Beginning for the described Lot 1; thence following the perimeter for said Lot 1 on the following bearings and distances: southerly, South 01°11'48" West, on the East line of the Northeast Quarter of Section 30, 853.45 feet; thence departing said East line, northwesterly, North 55°33'48" West, 100.85 feet; thence southwesterly, South 66°43'41" West, 399.57 feet, to a point of intersection on the northerly right-of-way line of Badger Avenue; thence following the northerly right-of-way line of said Badger Avenue, northwesterly, North 53°23'46" West, 506.18 feet, to a point of curvature; thence northwesterly, on a curve to the left, having a radius of 451.00 feet, a central angle of 32°50'44", with a chord bearing of North 64°12'23" West, a chord distance of 255.02 feet; thence departing the northerly right-of-way line of Badger Avenue, northeasterly, North 63°52'51" East, 1229.85 feet, to the Point of Beginning.

Containing a total calculated area of 559,318 square feet, or 12.840 acres, more or less.

LOT 2

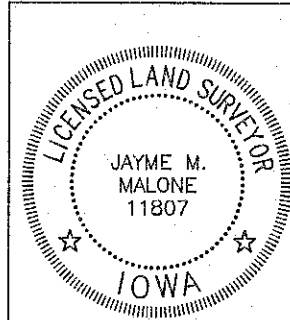
That part of the East Half of the Northeast Quarter of Section 30, Township 76 North, Range 43 West of the 5th P.M., Pottawattamie County, Iowa, and being more particularly described as follows:

Referring to the Northeast corner of the Northeast Quarter of said Section 30, a #5 Rebar with an Orange plastic cap #17048 found for corner; thence southerly, South 01°11'48" West, on the East line of the Northeast Quarter of Section 30, 911.20 feet, to the Point of Beginning for the described Lot 2; thence following the perimeter for said Lot 2 on the following bearings and distances: southerly, South 01°11'48" West, on the East line of the Northeast Quarter of said Section 30, 462.54 feet, to a point of intersection on the northerly right-of-way line of Badger Avenue; thence following the northerly right-of-way line of said Badger Avenue northwesterly, on a curve to the right, having a radius of 505.84 feet, a central angle of 06°24'54", with a chord bearing of North 42°58'18" West, a chord distance of 56.61 feet, to a point of reverse curvature; thence northwesterly, on a curve to the left, having a radius of 711.00 feet, a central angle of 18°36'06", with a chord bearing of North 47°27'19" West, a chord distance of 229.82 feet; thence northwesterly, North 57°08'41" West, 98.60 feet; thence northwesterly, North 53°23'46" West, 166.66 feet; thence departing the northerly right-of-way line of Badger Avenue northeasterly, North 66°43'41" East, 399.57 feet; thence southeasterly, South 55°33'48" East, 100.85 feet, to the Point of Beginning.

Containing a total calculated area of 113,573 square feet, or 2.607 acres, more or less.

LEGEND

- = Section Cor.
- = Cor. Fnd
- = Cor. Set #5 Rebar w/Red Plastic Cap Husker #11807
- x = Comp. Point
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- (C) = Comp. Dist.
- ⊙ = Power Pole
- = Guy Wire
- ⊞ = Telephone Pedestal
- ⊕ = Well
- x- = Barbed Wire Fence



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 Professional Land Surveyor under the laws of the State of Iowa.

Jayme M. Malone 1-5-2022
(signature) (date)

Jayme M. Malone
License number 11807
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: Sheet 1 of 1



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