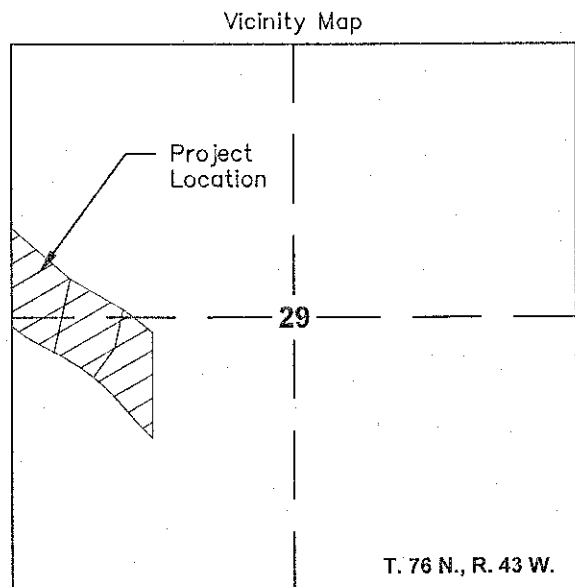


PRELIMINARY PLAT OF
SCHMIDT'S CREEK PHASE 2



INDEX LEGEND
Date of Survey: January 4, 2021
Surveyor: Jayme M. Malone
County: Pottawattamie
Section: 29 Township: 76N Range: 43W
Aliquot Parts: Parcel 21267 being a Part of the NW 1/4, NW 1/4, Section 29, T76N, R43W
Parcel Designations:
Tax Address:
Proprietor(s):
Requested By:

NW Cor., NW 1/4
Sec. 29 (76-43)
Fnd. #5 Rebar w/Orange
Plastic cap #17048
(P.O.R.)

S 88°17'48" E
5300.87'(M)

NE Cor.
Sec. 29 (76-43)
Fnd. #5 Rebar
w/Yellow Plastic
Cap #5414

W. 1/2
NW 1/4
Sec. 29

LOT 1.

That part of the West Half of the Northwest Quarter of Section 29, Township 76 North, Range 43 West of the 5th P.M., Pottawattamie County, Iowa, and being more particularly described as follows:

Referring to the Northwest corner of the Northwest Quarter of said Section 29, a #5 Rebar with an Orange plastic cap #17048 found for corner; thence southerly, South 01°11'48" West, on the West line of the Northwest Quarter of Section 29, 911.20 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: southeasterly, South 47°54'16" East, 368.86 feet; thence southerly, South 13°40'42" West, 354.63 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, northeasterly, North 61°05'24" West, 121.42 feet, to a point of curvature; thence on a curve to the right, having a radius of 505.84 feet, a central angle of 131°16'53", with a chord bearing of South 52°49'11" West, a chord distance of 116.99 feet, to a point of intersection on the West line of the Northwest Quarter of Section 29; thence departing the northerly right-of-way line of Badger Avenue, northerly, North 01°11'48" East, on the West line of the Northwest Quarter of said Section 29, 462.54 feet, to the Point of Beginning.

Containing a total calculated area of 105,565 square feet, or 2.423 acres, more or less.

LOT 2

That part of the West Half of the Northwest Quarter of Section 29, Township 76 North, Range 43 West of the 5th P.M., Pottawattamie County, Iowa, and being more particularly described as follows:

Referring to the Northwest corner of the Northwest Quarter of said Section 29, a #5 Rebar with an Orange plastic cap #17048 found for corner; thence southerly, South 011°1'48" West, on the West line of the Northwest Quarter of Section 29, 911.20 feet, thence departing said West line, southeasterly, South 47°54'16" East, 368.86 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: southeasterly, South 59°13'19" East, 288.59 feet; thence southerly, South 13°45'20" West, 186.12 feet; thence southwesterly, South 37°07'02" West, 172.18 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 left, having a radius of 947.69 feet, a central angle of 09°47'02", with a chord bearing of North 54°56'40" West, a chord distance of 161.63 feet; thence, northwesterly, North 61°05'24" West, 58.64 feet; thence departing the northerly right-of-way line of Badger Avenue, northerly, North 13°40'42" East, 354.63 feet, to the Point of Beginning.

Containing a total calculated area of 92,568 square feet, or 2.125 acres, more or less.

LOT 3

That part of the West Half of the Northwest Quarter of Section 29, Township 76 North, Range 43 West of the 5th P.M., Pottawattamie County, Iowa, and being more particularly described as follows:

Referring to the Northwest corner of the Northwest Quarter of said Section 29, a #5 Rebar with an Orange plastic cap #17048 found for corner; thence southerly, South 0111°48' West, on the West line of the Northwest Quarter of Section 29, 911.20 feet; thence departing said West line, southeasterly, South 47°54'16" East, 368.86 feet; thence southeasterly, South 59°13'19" East, 288.59 feet, to the Point of Beginning for the described Lot 3; thence following the perimeter for said Lot 3 on the following bearings and distances: southeasterly, South 50°14'18" East, 172.96 feet; thence southerly, South 01°05'48" West, 499.62 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 819.42 feet, a central angle of 08°36'54", with a chord bearing of North 43°53'03" West, a chord distance of 123.09 feet; thence northwesterly, North 38°31'55" West, 72.39 feet, to a point of curvature; thence on a curve to the left, having a radius of 947.69 feet, a central angle of 12°19'57", with a chord bearing of North 43°53'11" West, a chord distance of 203.59 feet; thence departing the northerly right-of-way line of Badger Avenue, northeasterly, North 37°07'02" East, 172.18 feet; thence northerly, North 13°45'20" East, 186.12 feet, to the Point of Beginning.

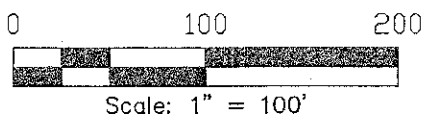
Containing a total calculated area of 91,382 square feet, or 2.098 acres, more or less.

LEGEND

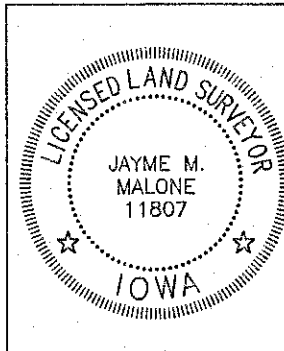
- ⊕ = Section Cor.
- ⊙ = Cor. Fnd
- = Cor. Set #5 Rebar
w/Red Plastic Cap
Husker #11807
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- ⊖ = Power Pole
- = Guy Wire
- ⌚ = Telephone Pedestal
- ⊕ = Well
- x— = Barbed Wire Fence



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(402)423-5202
(402)423-5211
www.huskersurveying.com



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
A	505.84'	117.26'	118.99'(M)	N 52°49'11" W	13°16'53"
B	947.69'	161.83'	161.63'(M)	N 54°56'40" W	09°47'02"
C	819.42'	123.21'	123.09'(M)	N 43°53'03" W	08°36'54"
D	947.69'	203.98'	203.59'(M)	N 43°53'11" W	12°19'57"



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.

(signature) (date)

Jayne M. Malone
License number 11807

My license renewal date is December 31, 2023.
Pages or sheets covered by this seal: Sheet 1 of 1