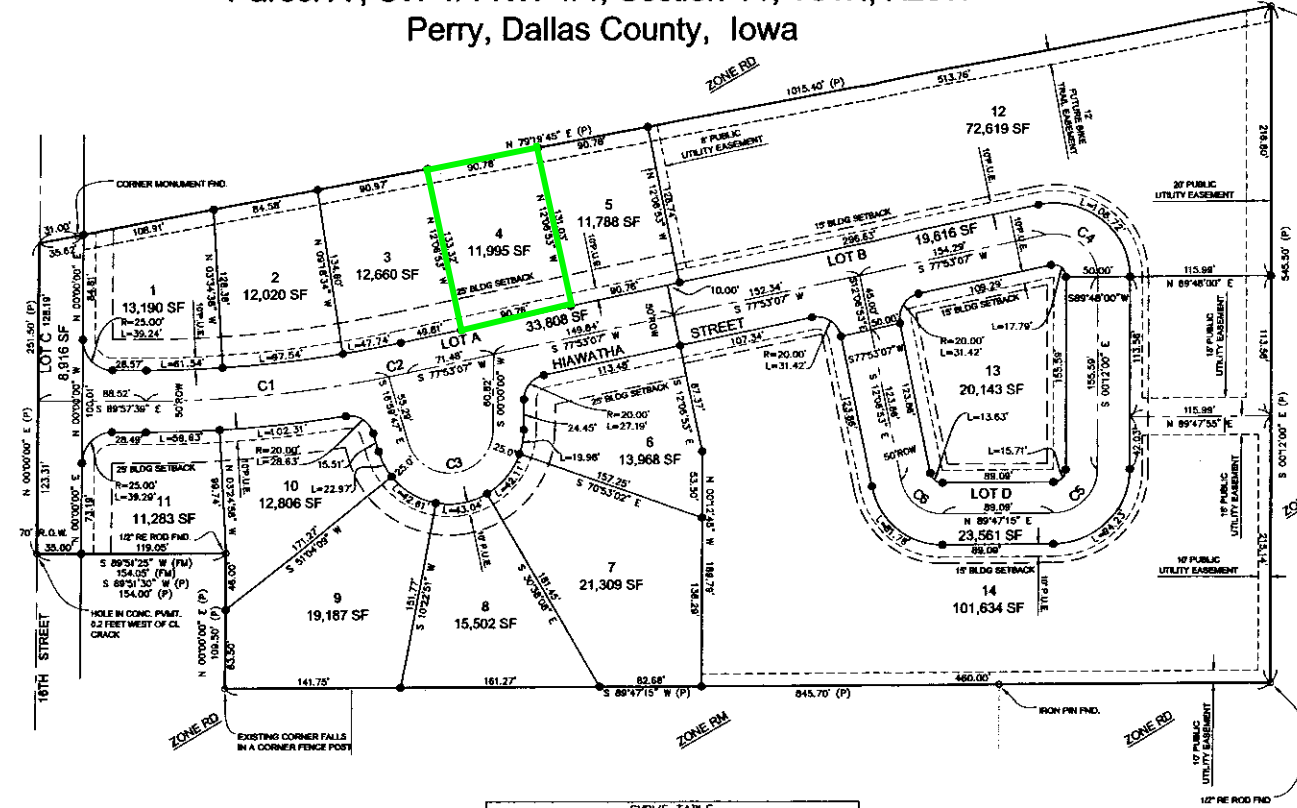
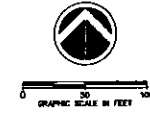




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6 OF 6

Final Plat for  
HOMES ON HIAWATHA  
Community Unit Plan  
Within the Corporation Limits of Perry, Iowa  
Parcel A, SW 1/4 NW 1/4, Section 11, T81N, R28W  
Perry, Dallas County, Iowa



IRON PIN FND  
IN SOUTH R.R. R.O.W.  
FENCE

Development Specifications:  
Total Acreage of Development:  
10.0 Acres

Zoning Classification:  
Existing: RD  
Proposed: Community Unit Plan

Total Number of Lots: 18  
Lots 1-11: Proposed for Residential lots  
Lot 12, 13 and 14: Proposed for Condominium Development  
Lot A, Hiawatha Street : 0.78 Acres  
Lot B, Hiawatha Street : 0.45 Acres  
Lot C, 16th Street : 0.20 Acres  
Lot D, Hiawatha Street : 0.54 Acres

Developer:  
Tri County Cash Lumber  
1801 N. Elm Street  
Jefferson, Iowa 50129

Planner/Engineer:  
MHF Engineering, P.C.  
P.O. Box 68  
Jefferson, Iowa 50129  
John R. Milligan  
Reg. P.E. #9519

Land Surveyor:  
MHF Engineering, P.C.  
P.O. Box 68  
Warder C. Hillhouse, Jr.  
Reg. L.S. #6806

NOTES:  
1. All lot corners will be set within one year of the date of recording as per Iowa Code 365.6, paragraph 4.

DEDICATION:  
Lot A (Hiawatha Street), Lot C (portion of 16th Street) shown hereon, if not previously dedicated, are hereby tendered for dedication for public use.

Lot B (Hiawatha Street), and Lot D (Hiawatha Street) shown hereon are private roads within the proposed condominium development and not tendered for dedication for public use, however a public utility easement is included over these entire lots for water, sanitary sewer and storm sewer maintenance.

All lots are subject to public utility easements as shown hereon and are subject to those protective covenants as may be recorded simultaneously herewith, and any easement rights reserved or provided in the recorded development documents and subject further to all recorded easements including drainage easements.

Date: 5/4/05

Tri County Cash Lumber

President: *John R. Milligan*  
Secretary: *John R. Milligan*

PROPERTY DESCRIPTION:

Parcel A of the SW 1/4 NW 1/4, of Section 11, Township 81 North, Range 28 West of the 5th P.M., Dallas County, Iowa, containing 10 acres, subject to easements apparent or of record.

Survey Date: 11/01

*Warder C. Hillhouse, Jr.*  
Warder C. Hillhouse, Jr.  
Date: 5/4/05  
Licensed L.S. Iowa No. 6806  
License Renewal Dec. 31, 2005



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	ANGLE	TANGENT	CHORD	CHORD BEARING
C1	187.04	1000.00	117.72°	98.84'	186.72'	186.72'	N 84°24'40" E
C2	15.00'	1000.00'	0°31'51"	7.54'	15.00'	15.00'	N 28°18'53" E
C3	98.57'	35.00'	183°09'13"	234.24'	89.23'	89.23'	N 81°30'07" E
C4	82.28'	35.00'	101°24'53"	43.18'	54.37'	54.37'	N 51°02'28" W
C5	34.87'	35.00'	88°58'15"	34.99'	44.46'	44.46'	N 44°37'28" E
C6	47.71'	35.00'	79°05'52"	28.37'	44.10'	44.10'	S 21°02'49" E

RECOMMEND FINAL PLAT APPROVAL  
PLANNING AND ZONING COMMISSION  
*John R. Milligan* 5-13-05  
*Warder C. Hillhouse, Jr.*  
FINAL PLAT APPROVAL  
CITY OF PERRY, IOWA  
Date: 5-13-05  
City Clerk

CITY OF PERRY  
DALLAS CO., IOWA  
CERTIFIED COPY  
May 13, 2005  
City Clerk

Final Plat  
M.H.F. ENGINEERING, P.C.  
ENGINEERS AND SURVEYORS  
PROJECT NO. 01241  
DWG. NO. 1  
DESIGNER: [Signature]  
DATE: 05/05