

FINAL PLAT

JOHNSTON

BUSINESS

PARK PLAT 2

NW 66th Ave. & NW TonidR.

OWNER/DEVELOPER
 JOHNSTON BUSINESS PARK, LLC
 3242 UTE AVENUE
 SUITE 100
 CONTACT PERSON: TED TORSTENSON 202-0102

LAND USE
 EXISTING: AGRICULTURAL
 PROPOSED: BUSINESS PARK

SETBACKS
 FRONT: 50'
 REAR: 15'
 SIDE: 15'

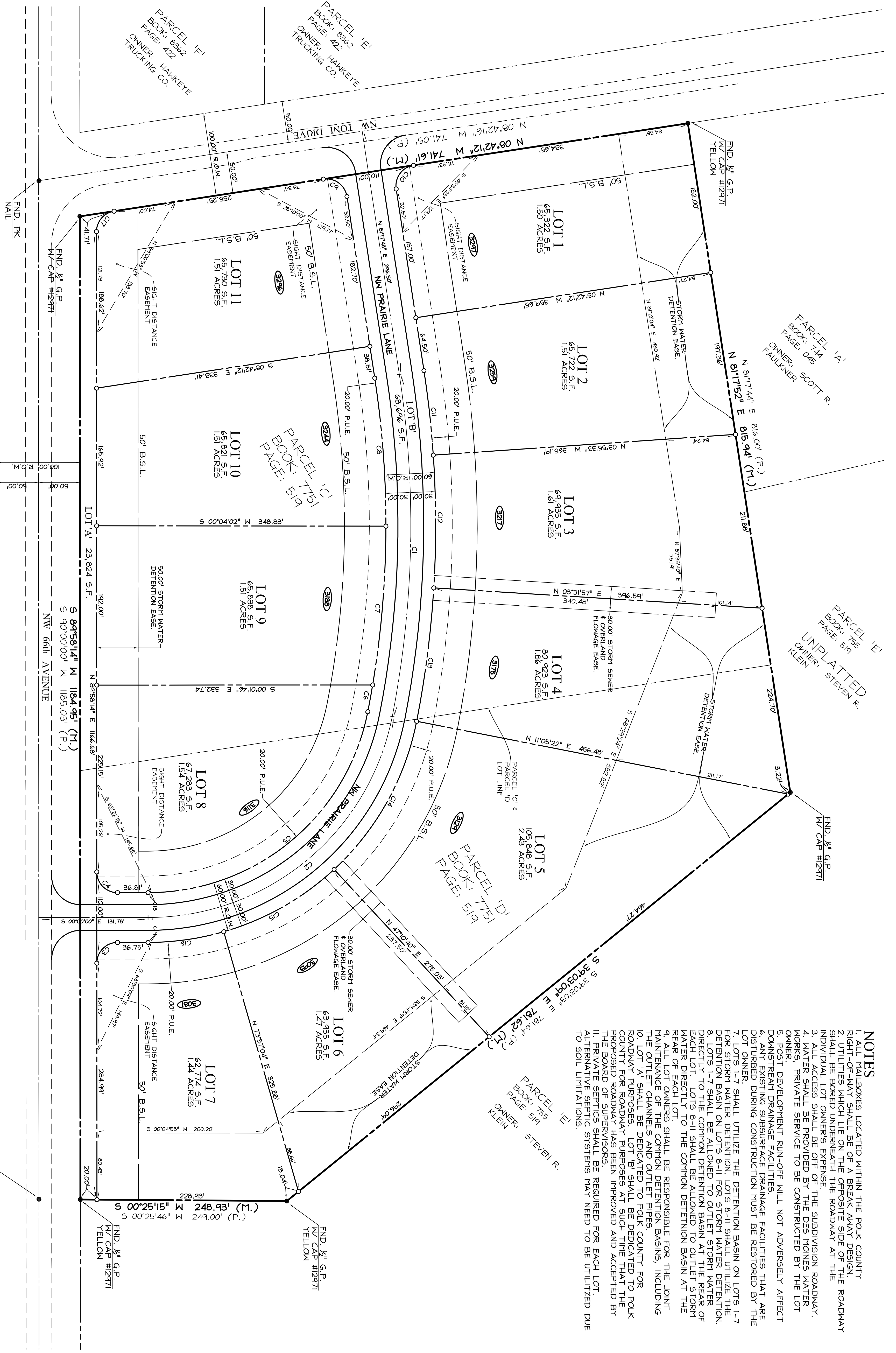
FIRM DESIGNATION
 COMMUNITY PANEL NUMBER: 190901 0103 C, NOVEMBER 18, 1992
 ZONE 'X', AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

LEGAL DESCRIPTION
 A PARCEL OF LAND LOCATED IN LOT 9, BUENA VISTA, AN OFFICIAL PLAT, POLK COUNTY, IOWA, SAID PARCEL BEING IDENTIFIED AS PARCEL 'C' AND PARCEL 'D' ON THE PLAT OF SURVEY FILED OCTOBER 22, 1997 IN BOOK 7751, PAGE 519 IN THE OFFICE OF THE POLK COUNTY RECORDER AND CONTAINING 20.01 ACRES MORE OR LESS.

SURVEYOR'S NOTES
 1. ALL CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
 2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
 3. ALL LOTS WITHIN THIS PLAT HAVE AN ERROR OF CLOSURE OF LESS THAN 1 IN 5000.

NOTES

1. ALL MAILBOXES LOCATED WITHIN THE POLK COUNTY RIGHT-OF-WAY SHALL BE OF A BREAK AWAY DESIGN.
2. UTILITIES WHICH LIE ON THE OPPOSITE SIDE OF THE ROADWAY SHALL BE BORED UNDERNEATH THE ROADWAY AT THE INDIVIDUAL LOT OWNER'S EXPENSE. THE SUBDIVISION ROADWAY SHALL BE OPEN TO THE COMMON DETENTION BASIN AT THE REAR OF EACH PLOT TO THE COMMON DETENTION BASIN AT THE REAR OF EACH LOT.
3. ALL LOT OWNERS SHALL BE RESPONSIBLE FOR THE JOINT MAINTENANCE OF THE COMMON DETENTION BASINS, INCLUDING THE OUTLET CHANNELS AND OUTLET PIPES.
4. LOT 'A' SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES. LOT 'B' SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES AT SUCH TIME THAT THE PROPOSED ROADWAY HAS BEEN IMPROVED AND ACCEPTED BY THE BOARD OF SUPERVISORS.
5. PRIVATE SEPTICS SHALL BE REQUIRED FOR EACH LOT. ALTERNATIVE SEPTIC SYSTEMS MAY NEED TO BE UTILIZED DUE TO SOIL LIMITATIONS.
6. ANY EXISTING SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED DURING CONSTRUCTION MUST BE RESTORED BY THE LOT OWNER.
7. LOTS 1-7 SHALL UTILIZE THE DETENTION BASIN ON LOTS 1-7 FOR STORM WATER DETENTION. LOTS 8-11 SHALL UTILIZE THE DETENTION BASIN ON LOTS 8-11 FOR STORM WATER DETENTION.
8. LOTS 1-7 SHALL BE ALLOWED TO OUTLET STORM WATER OF PLOT TO THE COMMON DETENTION BASIN AT THE REAR OF EACH PLOT TO THE COMMON DETENTION BASIN AT THE REAR OF EACH LOT.
9. ALL LOT OWNERS SHALL BE RESPONSIBLE FOR THE JOINT MAINTENANCE OF THE COMMON DETENTION BASINS, INCLUDING THE OUTLET CHANNELS AND OUTLET PIPES.
10. LOT 'A' SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES. LOT 'B' SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES AT SUCH TIME THAT THE PROPOSED ROADWAY HAS BEEN IMPROVED AND ACCEPTED BY THE BOARD OF SUPERVISORS.
11. PRIVATE SEPTICS SHALL BE REQUIRED FOR EACH LOT. ALTERNATIVE SEPTIC SYSTEMS MAY NEED TO BE UTILIZED DUE TO SOIL LIMITATIONS.

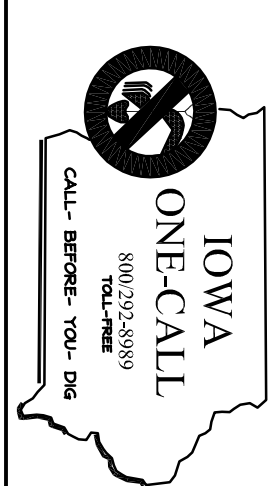


LEGEND

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	1847734"	1200.00	414.54	209.35	412.48	N88.48°25'14"
C2	7854398"	3300.00	413.18	246.81	381.28	N93.27°19'14"
C3	9070146"	250.00	39.28	25.01	35.36	S48.00°53'0"
C4	8758114"	270.00	39.28	24.94	35.35	N44.91°07'0"
C5	7854398"	270.00	371.86	222.22	343.16	N94.27°19'14"
C6	136184"	1170.00	32.77	16.34	32.77	N79.42°47'14"
C7	9725021"	1170.00	192.30	96.37	192.04	S85.13°27'14"
C8	8746141"	1170.00	174.10	84.72	178.92	S85.40°55'14"
C9	9070000"	25.00	39.27	25.00	35.36	S36.17°48'14"
C10	9070000"	25.00	39.27	25.00	35.36	S53.42°12'0"
C11	4746394"	1230.00	102.56	51.31	102.53	S89.41°07'14"
C12	7271901"	1230.00	160.11	80.17	160.00	S89.48°12'14"
C13	7331254"	1230.00	162.23	81.23	162.11	N82.41°21'14"
C14	36746234"	3300.00	207.85	107.51	204.44	N67.05°15'41"
C15	26746234"	3300.00	154.20	78.54	152.80	N29.26°08'14"
C16	16702564"	3300.00	92.44	46.52	92.13	N68.01°28'14"
C17	8119134"	250.00	35.49	21.48	32.88	S49.21°51'0"
C18	0743493"	2700.00	37.43	1.72	37.43	N00.71°51'14"
C19	0731055"	3300.00	2.98	1.41	2.98	N00.15°33'14"

LOT 3 JUVENAL EST
 LESS W/4th AVE. & LESS ROAD
 & E 5-74-24
 SEC 5-74-24
 OWNER: U.S.A.

SE CORNER LOT 9
 BUENA VISTA
 FND. PK NAIL



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVIN J. CRAWFORD, LS IOWA LICENSE NO. 18186
 MY LICENSE RENEVAL DATE IS DECEMBER 31, 2008
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET ONLY

COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS

2167 GRAND AVENUE, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-1-2008
 REVISIONS: 5-11-2008

JOB NUMBER
0610

FINAL PLAT SHEET 1 OF 1
 Johnston Business Park Plat 2