

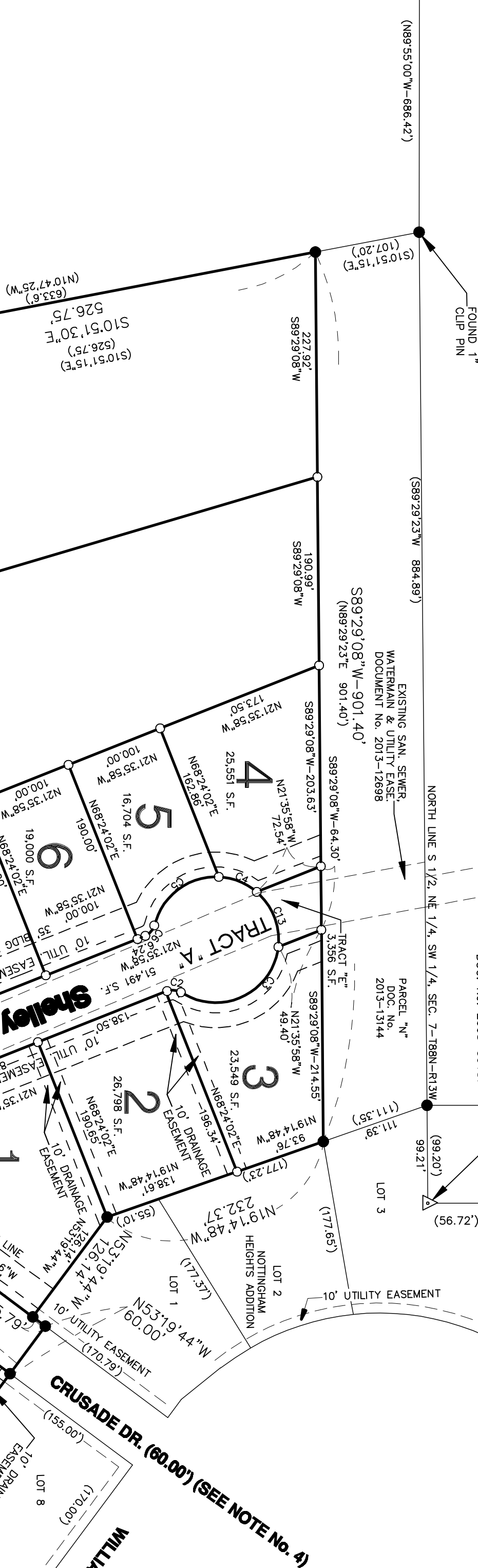
EXISTING SAN. SEWER EASE.
WATERMAIN & UTILITY EASE.
DOCUMENT No. 2003-12698
DOC. No. 2003-39187

SW COR. NW 1/4, SE 1/4,
NW 1/4, SE 1/4,
SECTION 07-188N-R13W
(TOWN OF NOTTINGHAM)
C&P #80333
DOC. No. 2003-39187

Final Plat

NOTTINGHAM THIRD ADDITION

Replat of a part of Lot 2, Nottingham First Addition,
+ Part of Sec. 07-T88N-R13W,
Waterloo, Black Hawk County, Iowa
December 2014



- LEGEND:**
- DENOTES PIN FOUND (PIN & RED CAP#16775 UNLESS NOTED OTHER)
 - DENOTES 1/2"x24" REBAR AND RED CAP #16775 TO BE SET WITHIN 1 YEAR OF RECORDING OF THIS PLAT.
 - (000.00') DENOTES RECORD DIMENSION
 - 000.00' DENOTES FIELD DIMENSION
 - S.F. SQUARE FEET

GENERAL NOTES:

1. OWNER/DEVELOPER: ROBIN HOOD ENTERPRISES, L.L.C.
180 BOULEVARD, WATERLOO, IA, 50704
PHONE: 319-234-4441
2. ENGINEER/SURVEYOR: WAYNE CLASSEN ENGINEERING AND SURVEYING, INC.
P.O. BOX 898
2705 UNIVERSITY AVENUE
WATERLOO, IOWA 50704
PHONE: 319-235-6294
3. TRACT "A" TO BE DEDICATED TO THE CITY FOR STREET USES.
4. REQUESTED CRUSADE DRIVE TO BE CHANGED TO SHELLEY COURT.
5. TRACT "B" IS FOR FUTURE DEVELOPMENT.
6. TRACT "C" AND TRACT "D" IS FOR GREEN SPACE.
7. TRACT "E" IS FOR FUTURE STREET RIGHT-OF-WAY.
8. AREA OF FINAL PLAT IN ALLOT PORT PART:
NE 1/4, SW 1/4, SEC. 07-T88N-R13W 11.503 ACRES
SE 1/4, SW 1/4, SEC. 07-T88N-R13W 10.960 ACRES
NW 1/4, SE 1/4, SEC. 07-T88N-R13W 1.634 ACRES
SW 1/4, SE 1/4, SEC. 07-T88N-R13W 1.875 ACRES

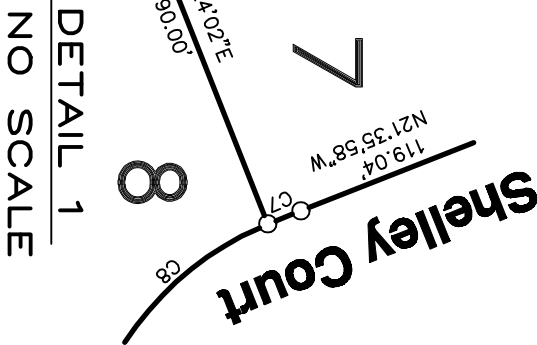
LEGAL DESCRIPTION:

Nottingham Third Addition

That part of Lot Two (2), Nottingham First Addition, and that part of the Southeast Quarter (SE 1/4), and the Southwest Quarter (SW 1/4), of Section Seven (7), Township Eighty-eight North (T88N), Range Thirteen West (R13W), of the First Principal Meridian, Waterloo, Black Hawk County, Iowa, described as follows:

Beginning at the most Southerly corner of Lot One (1), Nottingham Heights Addition; thence N53°19'44"W One Hundred Twenty-six and Fourteen Hundredths (126.14) feet along the Southwest line of said Lot One (1); thence N19°14'48"W Two Hundred Thirty-two and Thirty-seven Hundredths (232.37) feet along the West line of said Lot One (1); and along the West line of Lot Two (2), drossid Nottingham Heights Addition to the Southeast corner of said Parcel "N"; thence S10°51'30"E Five Hundred Twenty-six and Seventy-nine Hundredths (526.75) feet along the East line of Tract F, Southland Park Second Addition; thence S09°29'59"E Three Hundred Thirty-five and Forty-nine Hundredths (335.49) feet still along said East line to the most Northerly corner of Tract A, Southland Park Subdivision; thence S47°27'50"E Two Hundred and Thirty-nine Hundredths (232.95) feet along the Southeast line of said Tract A; thence S23°19'23"E One Hundred and Forty-two Hundredths (142.21) feet along the South line of said Tract A to the South line of parcel described in Document No. 2010-00023 in drossid Recorder's Office; thence S84°54'27"W Two Hundred and Thirty-seven Hundredths (232.37) feet still along said South line; thence N01°10'59"W Five Hundred and Two Hundredths (502.37) feet still along said South line; thence N89°33'52"W Seven and Forty-nine Hundredths (7.49) feet still along line described in said Document No. 2010-00023; thence N00°44'00"W Four Hundred and Twenty-four Hundredths (224.45) feet still along line described in said Document No. 2010-00023 to the West line of Nottingham First Addition; thence N00°44'00"W Four Hundred and Twenty-four Hundredths (224.45) feet still along line described in said Document No. 2010-00023 to the West line of Nottingham First Addition; thence S53°19'44"E Fifty and Eighty-six Hundredths (436.86) feet along said West line to the most Northerly corner of Lot Three (3), said Nottingham First Addition; thence S53°19'44"E Fifty and Eighty-six Hundredths (436.86) feet along the Northeast line of said Lot Three (3) to the Northwest line of the Southeastery Two Hundred Twenty (280.00) feet of Lot Two (2), drossid Nottingham First Addition; thence N56°40'16"E One Hundred Twenty (120.00) feet along the West line of said Lot Two (2), drossid Nottingham First Addition; thence N53°19'44"E One Hundred Ninety (190.00) feet along said Southwest line and along the Southwest line of Lot Eight (8), said Nottingham Second Addition to the most Westerly corner of said Lot Eight (8), which is also the most Southerly corner of Tract "E", drossid Nottingham Heights Addition; thence continue N53°19'44"W Sixty (60.00) feet along the Southwest line of said Tract "E" to the most Westerly corner of said Tract "E"; which is a point on the Southwest line of drossid Lot One (1), Nottingham Heights Addition; thence N15°19'44"W Ninety-nine Hundredths (15.19) feet along said Southwest line to the Point of Beginning containing 25.972 acres.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
DIMENSIONS IN FEET			
C1	212.48	160.00	121.43.46'
C2	14.47	15.00	55.6.34'
C3	131.05	64.00	117.29.23'
C4	38.45	64.00	35.18.55'
C5	14.47	15.00	55.6.34'
C6	14.47	15.00	55.6.34'
C7	0.98	160.00	007.20.43'
C8	102.98	160.00	35.52.14'
C9	68.41	160.00	24.40.34'
C10	68.41	160.00	24.40.34'
C11	106.62	160.00	35.10.50'
C12	339.93	160.00	121.43.46'
C13	62.45	64.00	55.54.23'



CERTIFICATION

I, the undersigned, being a duly licensed and sworn surveyor, have prepared and the enclosed survey was performed by me or under my direct personal supervision and that I am a duly licensed and sworn surveyor under the laws of the State of Iowa.

Signature: David L. Shaw, L.S. License No. 16775
Date: 12/01/2014
My license renewal date is December 31, 2014

wayne classen engineering
and surveying, inc.
waterloo, iowa
4109F