



**FINAL PLAT OF:
ROSE VALLEY ADDITION
AN ADDITION TO THE CITY OF IOWA**

LOCATED IN:
NE QUARTER OF SECTION 12,
TOWNSHIP 2 NORTH,
RANGE 26 EAST,
BOISE MERIDIAN,
BONNEVILLE COUNTY, IOWA

SHEET 1 OF 2

NOTES

1. SETBACKS:
FRONT - 10 FT.
REAR - 20 FT.
SIDE - 20 FT.
2. UTILITY EASEMENTS ARE 10 FT.
3. UNLESS OTHERWISE NOTED
4. SET 5/8" REBAR W/ CAP STAMPED 15-10784
5. SET AT ALL CORNERS
6. SET THE BEARS OF BEARING IS N 0°12'57" W BETWEEN THE EAST QUARTER CORNER OF SECTION 12 AND THE NORTH EAST CORNER OF SECTION 12
7. SECTION 12 IS BOUNDARIED WITH AN ADJACENT CAP AND THE NORTH EAST CORNER OF SECTION 12 IS BOUNDARIED WITH A CROSS CAP ACCORDING TO THE OFFICIAL PLAT OF THE VILLAGE OF IOWA, RECORDED WITH A INSTRUMENT NO. 318911.
8. FRONT PROPERTY CORNER AND STREET MONUMENTS WILL BE SET WITHIN 1 MONTH OF COMPLETION OF ROAD CONSTRUCTION.

First American Title Company
Iowa Falls, IA 50604

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LEGEND

- BOUNDARY LINE
- STREET CENTERLINE
- EASEMENT (PUB.-PUBLIC)
- UTILITY EASEMENT
- SETBACK
- ADJACENTS
- SECTION CORNER
- 1/4 SECTION CORNER
- STREET MONUMENT
- SET 5/8" REBAR
- SET 5/8" REBAR & CAP
- P.S. 10784
- FIN 5/8" REBAR AS NOTED

LINE TABLE

LINE	LENGTH	BEARING
L1	88.18	S44°46'22"W
L2	88.18	N42°52'22"W
L3	88.18	N42°52'22"W
L4	88.18	N44°54'22"E
L5	88.18	N44°54'22"E
L6	88.18	N42°52'22"W
L7	88.18	N42°52'22"W
L8	88.18	N42°52'22"W
L9	88.18	N42°52'22"W
L10	88.18	N42°52'22"W
L11	88.18	N42°52'22"W
L12	88.18	N42°52'22"W
L13	88.18	N42°52'22"W
L14	88.18	N42°52'22"W
L15	88.18	N42°52'22"W
L16	88.18	N42°52'22"W
L17	88.18	N42°52'22"W
L18	88.18	N42°52'22"W
L19	88.18	N42°52'22"W
L20	88.18	N42°52'22"W
L21	88.18	N42°52'22"W
L22	88.18	N42°52'22"W
L23	88.18	N42°52'22"W
L24	88.18	N42°52'22"W
L25	88.18	N42°52'22"W
L26	88.18	N42°52'22"W
L27	88.18	N42°52'22"W
L28	88.18	N42°52'22"W
L29	88.18	N42°52'22"W
L30	88.18	N42°52'22"W
L31	88.18	N42°52'22"W
L32	88.18	N42°52'22"W
L33	88.18	N42°52'22"W
L34	88.18	N42°52'22"W
L35	88.18	N42°52'22"W
L36	88.18	N42°52'22"W
L37	88.18	N42°52'22"W
L38	88.18	N42°52'22"W
L39	88.18	N42°52'22"W
L40	88.18	N42°52'22"W
L41	88.18	N42°52'22"W
L42	88.18	N42°52'22"W
L43	88.18	N42°52'22"W
L44	88.18	N42°52'22"W
L45	88.18	N42°52'22"W
L46	88.18	N42°52'22"W
L47	88.18	N42°52'22"W
L48	88.18	N42°52'22"W
L49	88.18	N42°52'22"W
L50	88.18	N42°52'22"W

CURVE TABLE

CURVE	LENGTH	CHORD BEARING	CHORD LENGTH
C1	84.77	S81°18'23"	78.62
C2	88.43	S50°00'00"	79.21
C3	84.37	S27°07'32"	78.26
C4	88.11	N45°05'18"E	78.26
C5	13.46	S87°47'04"	70.95
C6	51.95	S12°52'22"E	13.21
C7	54.89	N17°16'34"E	50.77
C8	12.93	N73°14'09"E	53.49
C9	12.93	S72°07'32"	12.71
C10	80.58	S12°52'22"E	12.75
C11	9.49	N08°33'32"E	76.19
C12	71.54	N27°10'26"	9.40
C13	92.61	N42°52'22"E	68.46
C14	32.16	N75°48'15"	68.00
C15	30.84	S00°33'10"E	28.80
C16	30.82	S72°07'32"	27.73
C17	32.04	S81°18'23"	27.86
C18	32.04	N45°05'18"E	28.72
C19	12.97	S72°07'32"	12.75
C20	47.42	S70°29'59"	12.75
C21	74.97	S70°29'59"	12.75
C22	70.42	S70°29'59"	12.75
C23	72.93	S70°29'59"	12.75
C24	6.20	S70°29'59"	12.75
C25	13.46	S70°29'59"	12.75
C26	78.64	S70°29'59"	12.75
C27	3.44	S70°29'59"	12.75
C28	13.40	S70°29'59"	12.75
C29	62.49	S70°29'59"	12.75
C30	62.49	S70°29'59"	12.75
C31	13.40	S70°29'59"	12.75
C32	42.38	S70°29'59"	12.75
C33	42.38	S70°29'59"	12.75
C34	44.22	S70°29'59"	12.75
C35	44.22	S70°29'59"	12.75
C36	42.13	S70°29'59"	12.75
C37	42.13	S70°29'59"	12.75
C38	44.05	S70°29'59"	12.75
C39	44.05	S70°29'59"	12.75
C40	44.05	S70°29'59"	12.75
C41	44.05	S70°29'59"	12.75
C42	44.05	S70°29'59"	12.75
C43	44.05	S70°29'59"	12.75
C44	44.05	S70°29'59"	12.75
C45	44.05	S70°29'59"	12.75
C46	44.05	S70°29'59"	12.75
C47	44.05	S70°29'59"	12.75
C48	44.05	S70°29'59"	12.75
C49	44.05	S70°29'59"	12.75
C50	44.05	S70°29'59"	12.75

POWER OF RECORDING:
LLEN HORTON, REGISTERED SURVEYOR

End of Plat
LLEN HORTON, REGISTERED SURVEYOR