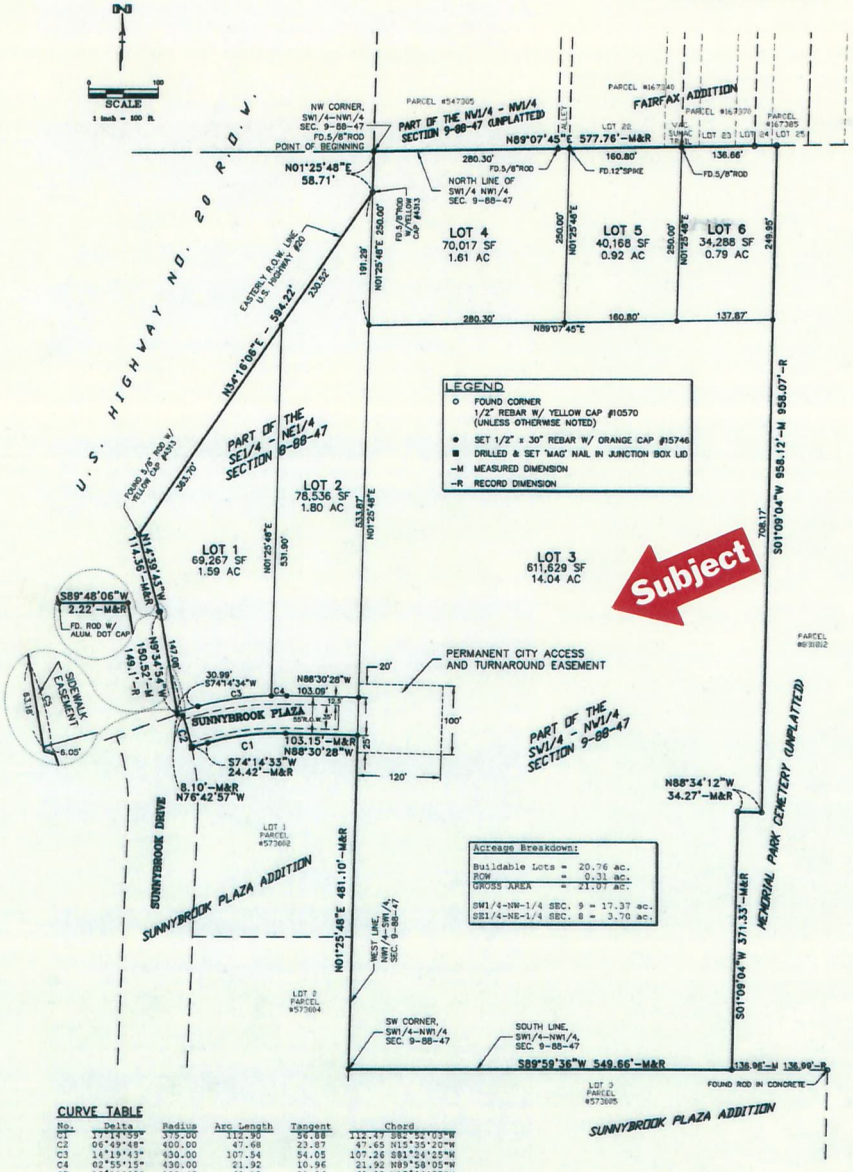
FINAL PLAT OF
SUNNYBROOK PLAZA, SECOND FILING
TO THE CITY OF SIOUX CITY
WOODBURY COUNTY, IOWA



CURVE TABLE

No.	Delta	Radius	Arc Length	Tangent	Chord
C1	17°14'59"	375.00	112.90	56.88	112.47 S82°52'03"W
C2	06°49'48"	400.00	47.68	23.87	47.65 N15°35'20"W
C3	14°19'43"	430.00	107.54	54.05	107.26 S81°24'25"W
C4	02°55'15"	430.00	21.92	10.96	21.92 N89°58'05"W
C5	19°11'28"	188.43	63.12	31.86	62.82 N15°04'27"W

LICENSED LAND SURVEYOR DAVID A. LAMBERTON 15746 IOWA

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 Land Surveyor under the laws of the State of Iowa.

1/13/04

DAVID A. LAMBERTON *License No. 15746* *DATE*

My license renewal date is December 31, 2004
Pages or sheets covered by this seal: 1 of 2
Survey performed at the request of: Jerry J. Johnson

DESCRIPTION OF SUNNYBROOK PLAZA, SECOND FILING, an addition to Sioux City, Woodbury County, Iowa:

That part of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4) of Section Nine (Sec. 9), and part of the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) of Section Eight (Sec. 8), all in Township 88 North, Range 47 West of the 5th P.M., Sioux City, Woodbury County, Iowa, described as follows:

Beginning at the northwest corner of the SW1/4-NW1/4 of said Sec. 9; thence North 89°07'45" East along the north line of said SW1/4-NW1/4 for a distance of 577.76 feet; thence South 01°09'04" West for a distance of 958.12 feet; thence North 88°34'12" West for a distance of 34.27 feet; thence South 01°09'04" West for a distance of 371.33 feet to the south line of said SW1/4-NW1/4; thence South 89°59'36" West along said south line for a distance of 549.66 feet to the southwest corner of said SW1/4-NW1/4; thence North 01°25'48" East along the west line of said SW1/4-NW1/4 for a distance of 481.10 feet to the northeast corner of Lot 1, Sunnybrook Plaza Addition as filed in the Recorder's office in the Woodbury County Courthouse; thence North 88°30'28" West along the north line of said Lot 1 for a distance of 103.15 feet; thence continuing along said north line and along a 375.00 foot radius curve to the left through a central angle of 17°14'59", for a distance along the arc of 112.90 feet, the chord of which bears South 82°52'03" West a distance of 112.47 feet; thence South 74°14'33" West along said north line for a distance of 24.42 feet to the east line of the Sunnybrook Drive right-of-way; thence along said east line on a non-tangent 400.00 foot radius curve to the left having a tangent in of North 12°10'26" West through a central angle of 06°49'48" for a distance along the arc of 47.68 feet, the long chord of which bears North 15°35'20" West a distance of 47.65 feet; thence North 76°42'57" West along said east line for a distance of 8.10 feet to the easterly right-of-way line of U.S. Highway No. 20; thence North 09°34'54" West along said right-of-way line for a distance of 150.52 feet; thence South 89°48'06" West along said right-of-way line for a distance of 2.22 feet; thence North 14°39'43" West along said right-of-way line for a distance of 114.36 feet; thence, North 34°16'06" East along said right-of-way line for a distance of 594.22 feet; thence North 01°25'48" East along said right-of-way line for a distance of 58.71 feet to the Point of Beginning, containing 917,600 square feet or 21.07 acres, subject to easements, if any, of record or apparent.

Basis of Bearings:
The south line of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4) of Section Nine (Sec. 9), Township 88 North, Range 47 West, is assumed to bear South 89°59'36" West to conform to final plat of Sunnybrook Plaza Addition, Sioux City, Woodbury County, Iowa.

SURVEYOR'S CERTIFICATE

I, David A. Lamberton, a duly licensed Land Surveyor under the provisions of the laws of the State of Iowa, holding Certificate No. 15746, do hereby certify that the Plat of SUNNYBROOK PLAZA, SECOND FILING, an addition to Sioux City, Woodbury County, Iowa, is a true representation of a survey made by me or under my direct supervision, and that the same is located upon and comprises the whole of the attached described property.

I do hereby certify that there are contained in said description the lots and street described in the Addition platted; that the same are of the dimensions, numbers, names and locations as shown on said plat and that iron stakes will be placed as required by Iowa Code.

Dated at Sioux City, Iowa JANUARY 13, 2004

David A. Lamberton, Iowa No. 15746

License Renewal Date: December 31, 2004

ENGINEER / SURVEYOR:
DeWild Grant Reckert & Associates
4425 Singing Hills Blvd., Suite 300
Sioux City, IA 51106
(712) 266-1554

OWNER / DEVELOPER
Homes Inc. and Jerry J. Johnson
3918 Sylvian Way
Sioux City, IA 51104
(712) 277-8585

DGR
DeWild Grant Reckert & Associates Co.
Consulting Engineers
4425 Singing Hills Blvd., Suite 300, Sioux City, Iowa
Tel. 712-266-1554 Fax. 712-266-1707 51106

Date: January, 2004
Drawn By: BTN
Project No. 052002
Sheet: 1 of 2