FINAL PLAT
OAK RIDGE ESTATES SECOND ADDITION
TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

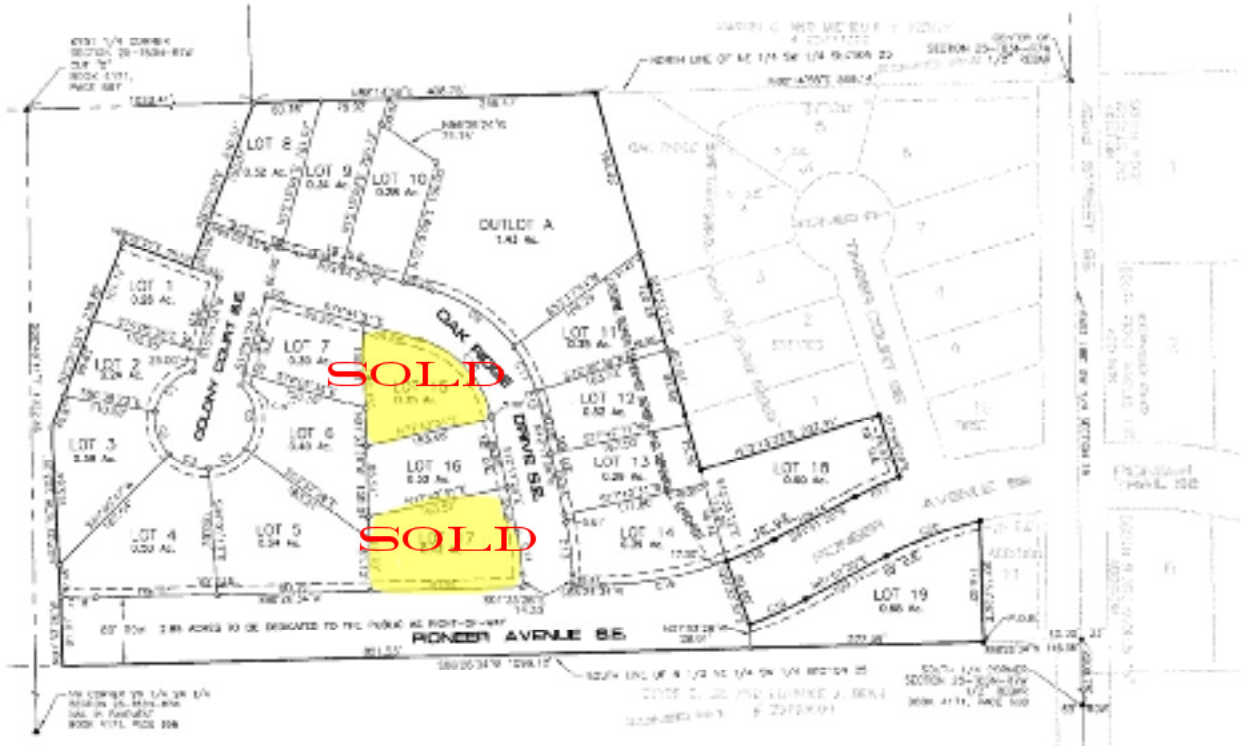
LEGAL DESCRIPTION

A part of the N 1/2 of the N 1/2 SW 1/4 of Section 25, Township 83 North, Range 7 West of the 5th P.M., City of Cedar Rapids, Linn County, Iowa described as follows:

Beginning at the SW Corner of Lot 11, Oak Ridge Estates First Addition to said City of Cedar Rapids; thence [illegible] along the south line of said N 1/2 NE 1/4 SW 1/4 said Section 25, 1,886.12 feet; thence N07°[illegible]W, 81.81 feet; thence N00°[illegible]W, 258.20 feet; thence N00°[illegible]W, 238.40 feet; thence S89°[illegible]E, 35.50 feet; thence N00°[illegible]E, 210.31 feet to the north line of said NE 1/4 SW 1/4 of said Section 25; thence N89°[illegible]E along said north line, 408.75 feet to the NW corner of Lot 1 of said Oak Ridge Estates First Addition; thence S1°50'12"E along the W-ly line of said First Addition, 467.54 feet to the SW corner of Lot 1 of said First Addition; thence N72°[illegible]E along the S-ly line of said Lot 1, 222.31 feet to the NE corner of said Lot 1 and the W-ly right of way line of Dexter Court SE; thence S1°[illegible]W along said W-ly right of way line, 70.00 feet to the north right of way line of Pioneer Avenue SE; thence continuing along said north right of way line, on the arc of 29.44 feet of a 245.00 foot radius curve to the left, having a chord distance of 29.42 feet; thence S84°[illegible]E along said north right of way line, 70.00 feet to the south right of way line of said Pioneer Avenue SE; thence continuing along said north right of way line on the arc of 52.21 feet of a 455.00 foot radius curve to the right, having a chord distance of 52.18 feet, bearing S87°[illegible]E to the SW corner of said Lot 11, Oak Ridge Estates First Addition; thence N01°[illegible]E along the west line of said Lot 11, 145.02 feet to the point of beginning, containing 11.00 acres of land including 2.05 acres of said right of way.

LOCATION MAP

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



NOTES:
1. ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
2. THERE SHALL BE NO ABOVE GROUND YARD STRUCTURES WITHIN EASEMENTS (WITH SEWER, WATER, DRAINAGE, OR ACCESS EASEMENTS).
3. OUTLOT A IS A STORM SEWER, SANITARY SEWER, DRAINAGE, AND RETENTION MAIN EASEMENT.

OWNER:
OAK RIDGE ESTATES DEVELOPMENT, LLC
2020 72ND STREET
URBANDALE, IOWA 50322

ENGINEER:
BRAIN ENGINEERING, INC.
777 12TH STREET
MARION, IOWA 52302
373-1318

LICENSED LAND SURVEYOR
STEPHEN MICHAEL BRAIN
8847
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.

Signature Date

Stephen Michael Brain, L.S.
My License Renewal Date is December 31, 2002
License Number 8847
Pages or sheets covered by this seal 1 of 1

DATE OF SURVEY

- ▲ FOUND SECTION CORNER
- ● FOUND 1/2" REBAR OR AS LABELED
- ⊠ FOUND CHISELED X
- △ SET SECTION CORNER
- ○ SET 1/2" REBAR W/YELLOW CAP # 8847
- ▼ SET CHISELED X

POB POINT OF BEGINNING

C RECORDED AS

SCM 4" x 4" CONCRETE MONUMENT w/DISK

JE UTILITY EASEMENT

File Name: \\brg\f\jec\12842-20\final plat\12842-20.dwg

12842-20	FINAL PLAT OAK RIDGE ESTATES SECOND ADDITION	BRAIN ENGINEERING, INC. 777 12TH STREET MARION, IOWA 52302 (319) 373-1318	Drawn: JLS Checked: Reviewed:	8/27/02	Book: 129 Scale: 1"=100'
					No. Revision Date