

NOTICE TO THE AUDIENCE: Please remember that if you are interested in matters on the agenda that will have subsequent meetings, it is your responsibility to note their dates, times, and places. No further letters or reminders will be sent. Of course, if you have any questions about any given matter, do not hesitate to contact the Planning Department in the City Hall Annex, 4403 Devils Glen Road, Bettendorf, Iowa 52722 or phone (563) 344-4071.

**MEETING NOTICE
PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
JUNE 20, 2012 AT 5:30 P.M.
CITY HALL COUNCIL CHAMBERS
1609 STATE STREET**

AGENDA

1. Roll Call: Bennett _____, Bert _____, Kappeler _____, Laas _____, Rafferty _____, Stoltenberg _____, Wennlund _____
2. Approval of minutes of the meeting of May 16, 2012.
3. Review of Commission procedures.

Final Plat

4. Case 12-038; Grayhawk First Addition, submitted by KW Development, LLC.

Other

5. Commission Update.

The following are minutes of the Bettendorf Planning and Zoning Commission and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next meeting.

**MINUTES
PLANNING AND ZONING COMMISSION
MAY 16, 2012
5:30 P.M.**

The Planning and Zoning Commission meeting of May 16, 2012, was called to order by Rafferty at 5:30 p.m. at the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Bennett, Bert, Laas, Rafferty, Stoltenberg

MEMBERS ABSENT: Kappeler, Wennlund

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director; Greg Jager, City Attorney; Lisa Fuhrman, Community Development Secretary; Denny Snyder, City Engineer

Rafferty introduced new commission member Jeff Bert.

2. Approval of the minutes of the meeting of April 18, 2012.

On motion by Stoltenberg, seconded by Laas, that the minutes of the meeting of April 18, 2012 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Land Use Amendment/Rezoning

4. Case 12-029; Lots 2 and 3, Arias Subdivision, Traditional Residential to Medium-density Residential, submitted by Victor Saldivar.

5. Case 12-030; Lots 2 and 3, Arias Subdivision, R-2, Single-family Residence district to R-4, Multi-family Residence district, submitted by Victor Saldivar.

Beck reviewed the staff reports.

Rafferty asked if the property had originally been zoned such that it would be compatible with the residential lots nearby. Beck confirmed this, adding that the proposed multi-family structure would serve as a transition between the traditional residential uses on 30th Street and the commercial ones along 29th Street. Rafferty stated that he would be supportive of the

proposal if the structure's access is from 29th Street. Beck explained that a 29th Street access is also staff's and the applicant's preference.

Chris McDannell, 519 - 29th Street, asked how the proposed multi-unit structure would affect traffic on her street. She explained that 29th Street is very difficult to traverse in the winter when it is icy, adding that children from the neighborhood slide down the hill during the winter and questioned how her home would be affected by new building and sewer construction.

Beck explained that when the applicant submits the required site development plan, design issues such as storm water, drainage, and utility connections would be addressed by the Commission and City Council. He added that there would be an opportunity for public comment at that time.

McDannell asked how the proposed construction would affect her property taxes. Beck suggested that McDannell contact the Scott County Assessor with regard to her property tax assessment.

McDannell asked for clarification regarding access to the proposed structure. Beck explained that while there is an available access from 30th Street, it is only 20 feet wide. He added that the applicant would prefer to install an access on 29th Street since it is already an improved street.

McDannell stated that it is already difficult to travel up 29th Street in the winter before the snow plow goes through and places salt on the street, adding that something would have to be done about snow removal if more families move to the neighborhood. Rafferty reiterated that the current request is for a land use amendment and rezoning, adding that design issues would be addressed at a later date. McDannell expressed her opposition to the current requests.

On motion by Bennett, seconded by Stoltenberg, that the land use amendment for Lots 2 and 3, Arias Subdivision, Traditional Residential to Medium-density Residential be recommended for approval subject to staff comments.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Laas, that the rezoning of Lots 2 and 3, Arias Subdivision, R-2, Single-family Residence District to R-4, Multi-family Residence district be recommended for approval subject to staff comments.

ALL AYES

Motion carried.

Preliminary Plat

6. Case 12-033; Grayhawk Additions, submitted by KW Development, LLC.

Beck reviewed the staff report.

Bennett asked if there are any plans to improve Tanglewood Road. Snyder explained that the project is not listed in the 5-year Community Improvement Program, adding that it would be improved relatively soon as it is very well-traveled.

On motion by Laas, seconded by Stoltenberg, that the preliminary plat of Grayhawk Additions be recommended for approval subject to staff comments.

ALL AYES

Motion carried.

Site Development Plan

7. Case 12-034; 2339 - 53rd Avenue, submitted by Ascentra Credit Union.

Beck reviewed the staff report.

Bert announced that he would abstain from discussion and voting on Case 12-034.

Rafferty asked if staff is comfortable with allowing access directly onto 53rd Avenue. Snyder explained that while he would prefer that there be no direct access to a major arterial, the original subdivision plat indicates that a shared access with the adjacent lot is permitted.

Josh Schoenemann, architect representing the applicant, reviewed the layout of the proposed building and commented that it will be constructed of durable materials such as brick, stone, and metal panels.

Stoltenberg commented that it appears as though the traffic flow design is such that it may encourage customers using the drive-up lanes to exit nearest 18th Street. He stated that he believes that motorists will not be able to exit there and will tend to circle the building and use the exit further west. Stoltenberg suggested that the concrete be placed such that motorists would be better able to make that circular turn. Schoenemann explained that the curve of the driveway is intended to isolate member traffic from drive-up traffic, adding that when the exit closest to 18th Street is available, motorists will use it. He indicated that if it is not, customers have the ability to circle the building in order to use the other Falcon Avenue exit.

On motion by Bennett, seconded by Stoltenberg, that the site development plan for 2339 - 53rd Avenue be recommended for approval subject to staff comments.

ROLL CALL ON MOTION

AYE:	Bennett, Laas, Rafferty, Stoltenberg
NAY:	None
ABSTAIN:	Bert

Motion carried.

8. Case 12-035; 3285 Utica Ridge Road, submitted by Franich Properties, LLC.

Beck reviewed the staff report.

Laas asked why there are two access points from Utica Ridge Road and expressed concern about the traffic difficulties that may result. Beck explained that the northernmost driveway is right-out exit only. Snyder explained that the full-access driveway on the south end of the lot is intended to eliminate the difficulty of making a left turn onto Utica Ridge Road by reducing the number of motorists turning north who are using the full-access drive. He added that it is likely that motorists turning right will use the exit-only driveway to avoid the congestion that may occur at the full-access entrance.

Joe Pheifer, 3325 Utica Ridge Road, explained that a fifth lane will be added on Utica Ridge Road during the upcoming construction season. He indicated that the right-out only exit serving the new structure will facilitate movement of vehicles exiting the property and turning north. He stated that if the second access is eliminated, motorists will be forced to use the shared access and compete with traffic from the adjacent car wash. Pheifer stated that because that access is closer to the intersection of Spruce Hills Drive and Utica Ridge Road, it is better to allow traffic turning north to use the second exit-only access.

Laas asked for clarification regarding the fifth lane that will be added to Utica Ridge Road. Snyder explained that Utica Ridge Road from Spruce Hills Drive to Tanglefoot Lane will become a 5-lane street with a center turn lane.

Bert asked if traffic would be allowed to make a left-turn from the shared access onto Utica Ridge Road. Beck confirmed this, adding that it is full-access.

Rafferty asked if there is only one exit from the car wash/detailing business. Beck confirmed this. Rafferty asked if it would make sense to widen the full-access driveway to accommodate the motorists exiting and entering from both businesses who share the drive. Bennett commented that it is unlikely that there are very many cars exiting from the car wash at one time. Snyder stated that perhaps the driveway should be widened, reiterating that the goal is to allow motorists who are turning right onto Utica Ridge Road to exit as quickly as possible and avoid stacking. He indicated that widening the driveway would allow the right-turning motorists the ability to exit quickly from the car wash.

Stoltenberg indicated that it is his recollection that there had been discussion of having cross-access from the parking lots serving the Symmetry Mortgage building and the occupant of any business that eventually located at 3285 Utica Ridge Road. He indicated that this would eliminate the need for the right-out only exit. Greg Franich, the applicant, explained that there is approximately an 8-foot difference in elevation between the two properties, adding that the same problem exists with the car wash. He stated that he would need to bring in about 9 feet of fill in order for there to be a 3-foot elevation change from the car wash lot. He indicated that the elevation change would make it almost impossible to have cross-access between parking lots. Franich stated that the driveways serving the Symmetry Mortgage building and the car wash were located according to the city engineer's preference of having them be directly opposite those serving the businesses on the west side of Utica Ridge Road. He reiterated that the right-out only exit would reduce the number of motorists using the shared driveway who plan to turn north and would alleviate congestion for those turning south.

Rafferty commented that he is not necessarily opposed to the right-out only exit but expressed concern about the configuration of the shared driveway. He indicated that in his opinion it is likely that motorists who plan to turn left from either property will encounter difficulty because of a possible bottleneck effect. He suggested that either customers from both businesses be encouraged to utilize the right-out only exit or that the shared driveway be widened.

Chris Townsend, the applicant's engineer, stated that in his opinion widening the shared access would confuse motorists. He indicated that if car wash customers choose to do so, the right-out only exit would be available to use. Townsend suggested that he work with the city engineer to determine the most practical configuration for the shared driveway. Snyder concurred, adding that he believes that there should be a designated right- and left-turn there which would separate the traffic and possibly prevent a backup.

Mike Moritz, 3312 Magnolia Court, expressed concern about the retention pond that will serve the property adding that he had been under the impression that there would not be a pond. He indicated that he would prefer that a storm sewer be installed so that the water would not be held on the site.

Connors explained that there is no retention pond, adding that the site plan indicates that there will be a dry-bottom detention pond that will slow the storm water and release it after a rainfall. Rafferty added that the detention pond will not hold water, but will slow it down after a rain event after which it will be wet for a short period of time. Townsend explained that storm water will be diverted equally between the front and rear of the lot. He indicated that there will be a pipe installed to direct the water to the storm sewer from the rear of the lot and that the detention pond is at a significantly higher elevation than the adjacent homes. He reiterated that the detention pond is not designed to hold water for any length of time, adding that the slope of the pond will be shallow enough that it can be easily mowed.

On motion by Laas, seconded by Stoltenberg, that the site development plan for 3285 Utica Ridge Road be recommended for approval subject to staff comments and any revisions to the configuration of the shared driveway that may occur as a result of discussions between city staff and the developer.

ALL AYES

Motion carried.

9. Case 12-036; 2002 Spruce Hills Drive, submitted by FEPH Acquisitions Fund II, LLC.

Beck reviewed the staff report.

Stoltenberg asked if staff is comfortable with the configuration of the access point on 18th Street. Beck explained that there is an existing access easement that permits the driveway. Stoltenberg commented that it may be difficult because it is on an incline. Connors stated that a similar concern had been expressed at the Board of Adjustment meeting, adding that staff may look at the issue and attempt to ameliorate it in some way.

Tom Lowe, representing the developer, commented that the driveway in its current location on 18th Street is directly opposite the one serving Cumberland Square and in his opinion benefits the site.

On motion by Stoltenberg, seconded by Bennett, that the site development plan for 2002 Spruce Hills Drive be recommended for approval subject to staff comments.

ALL AYES

Motion carried.

10. Commission Update.

Connors stated that the following cases were approved by City Council at the May 1 meeting:

3230 Ridge Pointe, site development plan
Old Hunter Woods Fourth Addition, final plat

There being no further business, the meeting adjourned at approximately 6:30 p.m.

These minutes approved _____

Gregory W. Beck, City Planner



COMMUNITY DEVELOPMENT

City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4071

June 20, 2012

Staff Report

Case No. 12-038

Subdivision Name: Grayhawk First Addition – Final Plat

Applicant: KW Development, LLC

Land Use Designation: Traditional Residential and Medium-Density Residential

Background Information and Facts

KW Development, LLC has submitted an application requesting approval of the final plat of Grayhawk First Addition. The site is located east of Devils Glen Road, north of Tanglefoot Lane, and south of Tanglewood Road (see Aerial Photo, Attachment A). The site encompasses 17.86 acres (see Site Photos, Attachments B). The preliminary plat shows 28 lots and two outlots (see Preliminary Plat, Attachments C). Of the 28 lots on the preliminary plat, 19 lots and two outlots are included in Grayhawk First Addition (see Final Plat, Attachment D).

Land Use

The land use designation for the site is Traditional Residential and Medium-Density Residential. R-1, Single-family Residence District and R-3, Single- and Two-family Residence District (Outlot B) are permitted.

Utilities

Utilities for the site will come along Tanglefoot Lane and Tanglewood Road. Water will come from the south side of Tanglewood Road. Sanitary sewer will to be extended from the south near Tanglefoot Lane. The developer will provide all utility connections to the site. Electrical service would also come from Tanglefoot Lane and is currently located along Devils Glen Road. Outlots A and B are classified as easements to accommodate entry for repairs to City storm and sanitary sewer infrastructure.

Thoroughfare Plan/Access

Access to the site is anticipated from Tanglefoot Lane and Tanglewood Road for all lots except one in the northeast corner facing Tanglewood Road. Grayhawk Court will provide access to Tanglewood Road, and Grayhawk Drive will provide access from Tanglefoot Lane for the proposed platted area.

Storm Water Detention

Storm water detention is addressed by means of two outlots and a storm sewer network. As part of the platted area, a natural depression (Outlot B) will be maintained as a detention area in the southwestern corner of the property and Outlot A in the northeast portion of the proposed subdivision. Storm water system designs must be approved by the City Engineer prior to City Council consideration of a final plat. Sufficient access for city oversight of the outlots must be provided. Requiring the flagging of Outlot A to create a direct boundary connection to a street is what is intended.

Recommended Action

Staff recommends the Planning and Zoning Commission support approval of the final plat. Staff would add the following conditions to approval:

1. Approval of the final plat does not waive any applicable city, state, or federal provision as required by law.
2. The developer will be responsible for all utility connections through adjoining properties.
3. All easements to storm water outlots shall be designed to be 30 feet in width.
4. Caretaking of Outlots A and B is to be done by a Homeowners' Association. A plat note and plat documents to this effect are needed.
5. Outlot A is an access easement. A note on the final plat is necessary to state this easement condition.
6. A 20-foot wide planting strip will be placed north of the utility easement that faces Tanglefoot Lane for Lots 7, 8, 9, 10, and 11.

Respectfully submitted,

Greg Beck
City Planner



TANGLEWOOD RD

SILVER OAKS LN

TANGLEFOOT LN

TOWNE POINTE DR

WOODFIELD PL

CROWNPOINTE CIR

MIDDLE RD

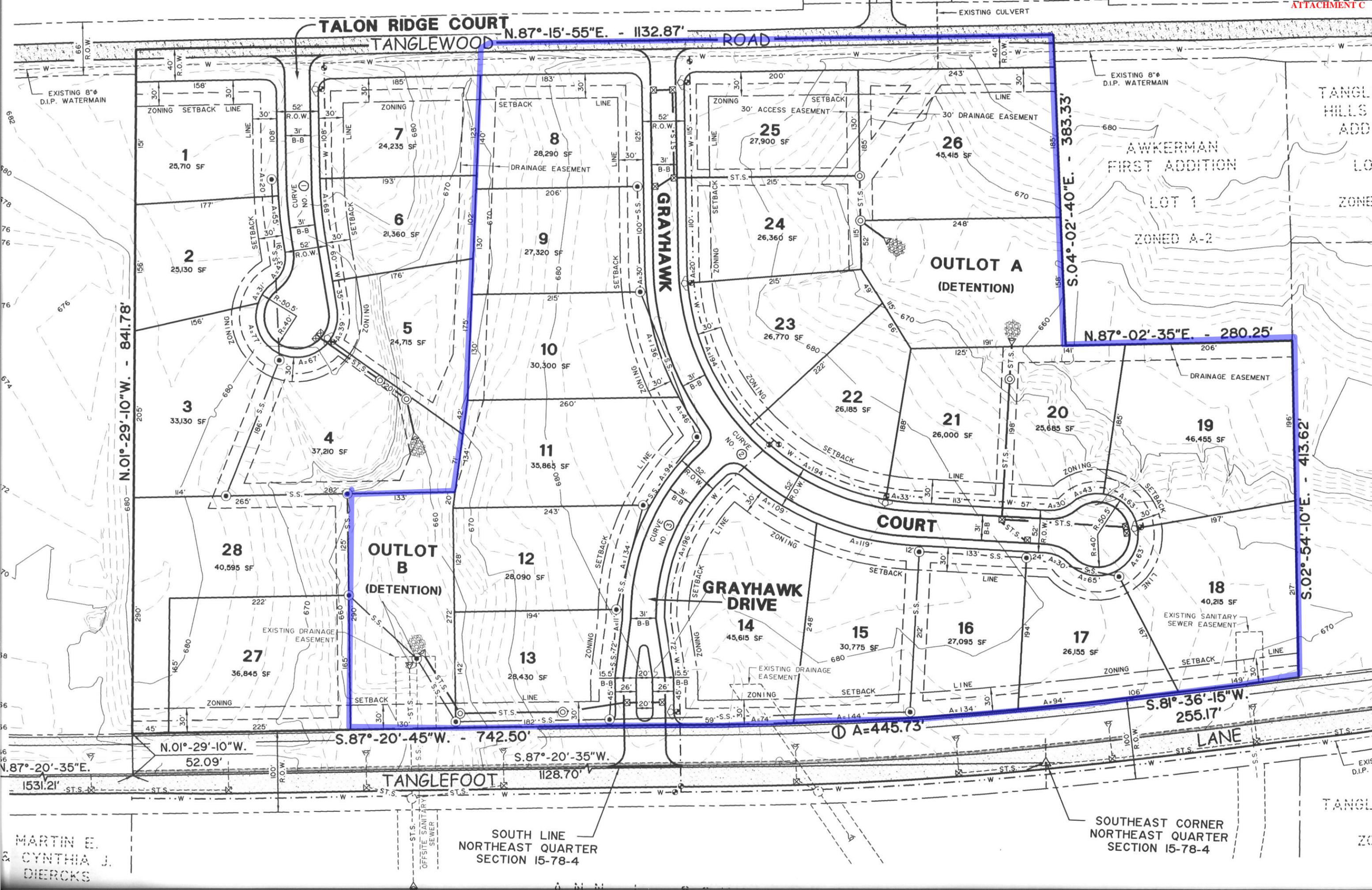
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VIEW LOOKING SOUTH AND EAST



VIEW FROM SOUTHEAST CORNER



TALON RIDGE COURT TANGLEWOOD ROAD
 N.87°-15'-55"E. - 1132.87'

N.01°-29'-10"W. - 841.78'

S.04°-02'-40"E. - 383.33'

N.87°-02'-35"E. - 280.25'

S.02°-54'-10"E. - 413.62'

S.87°-20'-45"W. - 742.50'

S.87°-20'-35"W. - 1128.70'

S.81°-36'-15"W. - 255.17'

MARTIN E. & CYNTHIA J. DIERCKS

SOUTH LINE
 NORTHEAST QUARTER
 SECTION 15-78-4

SOUTHEAST CORNER
 NORTHEAST QUARTER
 SECTION 15-78-4

- 1 25,710 SF
- 2 25,130 SF
- 3 33,130 SF
- 4 37,210 SF
- 5 24,715 SF
- 6 21,360 SF
- 7 24,235 SF
- 8 28,290 SF
- 9 27,320 SF
- 10 30,300 SF
- 11 35,865 SF
- 12 28,090 SF
- 13 28,430 SF
- 14 45,615 SF
- 15 30,775 SF
- 16 27,095 SF
- 17 26,155 SF
- 18 40,215 SF
- 19 46,455 SF
- 20 25,685 SF
- 21 26,000 SF
- 22 26,185 SF
- 23 26,770 SF
- 24 26,360 SF
- 25 27,900 SF
- 26 45,415 SF
- 27 36,845 SF
- 28 40,595 SF

GRAYHAWK

GRAYHAWK DRIVE

COURT

OUTLOT A (DETENTION)

OUTLOT B (DETENTION)

AWKERMANN FIRST ADDITION

LOT 1

ZONED A-2

TANGL HILLS ADD

LO

ZONE

TANGL

ZO

SCALE 1" = 100'

NW DEVELOPMENT, LLC

5824 CARDINAL ROAD

BETTENDORF, IOWA 52722

ATTN: JARED KERKHOFF AND BOB WALTER

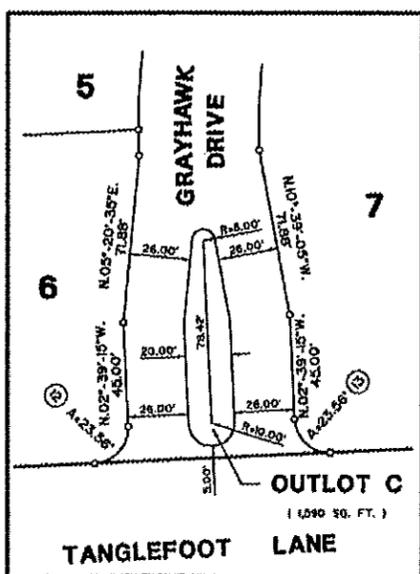
CITY OF BETTENDORF

GRAYHAWK FIRST ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 6th P.M.

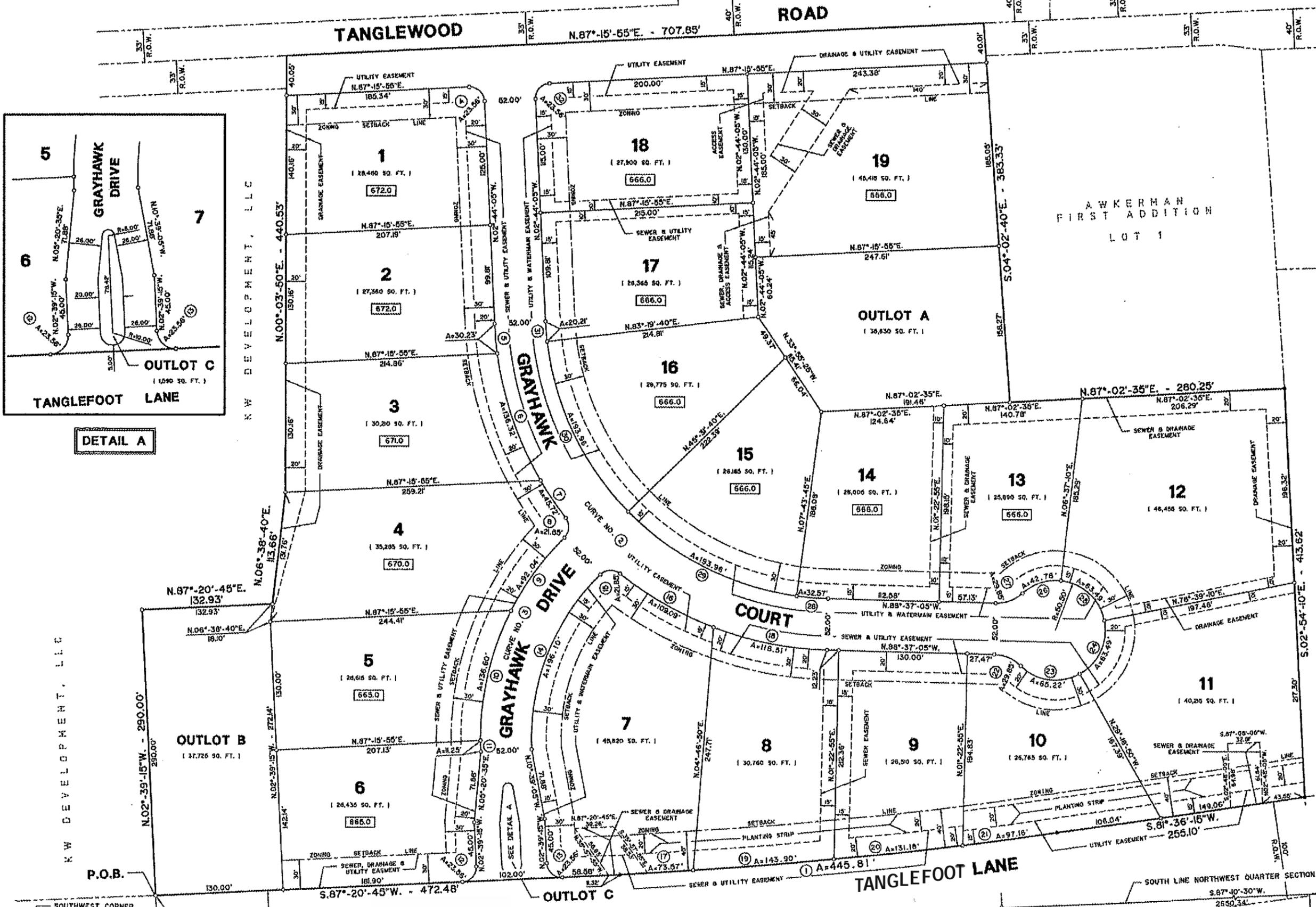
SILVER OAKS THIRD ADDITION
LOT 1 LOT 2
SILVER OAKS FIRST ADDITION
LOT 1



NW DEVELOPMENT, LLC

DETAIL A

P.O.B.
SOUTHWEST CORNER



GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (Symbol) (6/8" IRON PIN)

IRON MONUMENTS SET SHOWN THUS (Symbol) (5/8" x 30" IRON PIN)

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 17.96 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

ALL STREET RIGHTS OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES.

LOTS 1 THROUGH 19 AND OUTLOTS A AND C ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT 1); OUTLOT B IS ZONED R-3 (SINGLE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT 1).

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.

SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERIOR STREETS.

AT SUCH TIME TANGLEWOOD ROAD IS IMPROVED, A FOUR FOOT WIDE SIDEWALK WILL BE REQUIRED TO BE PAID FOR BY THE RESIDENTS OF THIS SUBDIVISION.

ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

FOR LOTS 1 THROUGH 19 THAT ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT 1), AS AN ALTERNATIVE TO THE STAGGERED FRONT YARD SETBACK, THE FRONT YARD SETBACK MAY BE A MINIMUM OF THIRTY FEET IF AT LEAST TWENTY FIVE PERCENT OF THE STRUCTURE IS OFFSET TO PROVIDE A NONUNIFORM FRONTAGE APPEARANCE.

LOTS 1 AND 19 SHALL NOT HAVE DIRECT ACCESS TO TANGLEWOOD ROAD.
LOTS 5 THROUGH 11 SHALL NOT HAVE DIRECT ACCESS TO TANGLEWOOD ROAD.

OUTLOTS A, B AND C SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOTS A AND B ARE STORMWATER DETENTION, SEWER AND DRAINAGE EASEMENTS. OUTLOT B IS ALSO AN ACCESS EASEMENT.

SEWER DISPOSAL FOR LOT 19 WILL BE PROVIDED BY A PRIVATE WASTE DISPOSAL SYSTEM APPROVED BY THE SCOTT COUNTY HEALTH DEPARTMENT UNTIL SUCH TIME THAT A MUNICIPAL SANITARY SEWER SYSTEM IS AVAILABLE AND THE HEALTH DEPARTMENT MAKES A DETERMINATION TO REQUIRE CONNECTION TO THE MUNICIPAL SYSTEM. THE PRIVATE SYSTEM WILL THEN BE ABANDONED.

LOT 7 SHALL HAVE ITS EASTERLY BOUNDARY SERVE AS A SIDE LOT LINE AND SHALL MEET THE SIDE YARD SETBACK REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	4,449.00	05°-44'-30"	448.6'	443.63	N.84°-28'-30"E.	223.09'
2	330.00	85°-53'-00"	479.67	436.00	N.40°-40'-35"E.	287.09'
3	258.86	48°-14'-50"	27.99'	28.61'	N.27°-28'-00"E.	15.00'
4	45.00	90°-00'-00"	23.56'	23.56'	N.47°-44'-00"W.	15.00'
5	346.00	05°-00'-25"	30.23'	30.22'	N.05°-04'-15"W.	15.00'
6	246.00	22°-54'-20"	156.32'	156.44'	N.19°-02'-40"W.	89.00'
7	246.00	07°-34'-15"	45.72'	46.63'	N.36°-20'-10"E.	22.00'
8	15.00	85°-28'-45"	3.85'	15.97'	N.02°-01'-45"E.	13.30'
9	264.65	10°-30'-45"	32.04'	32.20'	N.13°-20'-10"E.	46.43'
10	264.65	07°-28'-25"	136.40'	136.40'	N.13°-20'-40"E.	69.64'
11	15.00	00°-14'-45"	4.25'	1.25'	N.02°-01'-25"W.	5.87'
12	264.65	00°-00'-00"	23.64'	23.27'	N.42°-30'-46"E.	15.00'
13	15.00	90°-00'-00"	13.56'	2.27'	N.47°-39'-15"W.	15.00'
14	232.88	48°-14'-50"	196.10'	150.56'	N.28°-28'-40"E.	104.29'
15	15.00	03°-28'-45"	2.90'	19.37'	N.87°-49'-59"E.	13.30'
16	146.00	10°-03'-55"	103.09'	106.64'	N.59°-57'-40"W.	55.00'
17	4,449.00	00°-56'-00"	73.57'	73.67'	N.86°-02'-20"E.	36.79'
18	345.00	10°-37'-30"	48.52'	47.92'	N.78°-49'-20"W.	59.84'
19	4,449.00	00°-10'-10"	143.90'	143.89'	N.85°-28'-20"E.	71.95'
20	4,449.00	00°-40'-20"	18.16'	18.18'	N.83°-47'-00"E.	65.60'
21	4,449.00	00°-45'-00"	97.16'	97.16'	N.82°-19'-20"E.	48.08'
22	39.50	43°-10'-00"	28.85'	29.15'	N.66°-58'-00"W.	15.68'
23	50.50	73°-59'-40"	65.22'	60.73'	N.82°-19'-00"W.	39.05'
24	50.50	72°-02'-00"	63.49'	63.39'	N.24°-40'-10"E.	36.71'
25	50.50	72°-02'-00"	63.49'	63.49'	N.47°-31'-50"W.	38.77'
26	30.00	48°-32'-45"	42.78'	41.51'	N.72°-21'-00"E.	22.77'
27	39.50	43°-46'-00"	29.55'	29.55'	N.85°-35'-40"W.	15.68'
28	294.00	06°-20'-00"	32.57'	32.57'	N.53°-22'-20"W.	100.65'
29	294.00	37°-47'-55"	73.94'	100.46'	N.35°-34'-20"W.	100.65'
30	294.00	37°-47'-55"	73.94'	100.46'	N.35°-34'-20"W.	100.65'
31	15.00	90°-00'-00"	13.56'	2.27'	N.42°-30'-46"E.	15.00'

SOUTHEAST CORNER NORTHWEST QUARTER SECTION 14-78-4 (FOUND 5/8" IRON PIN)