



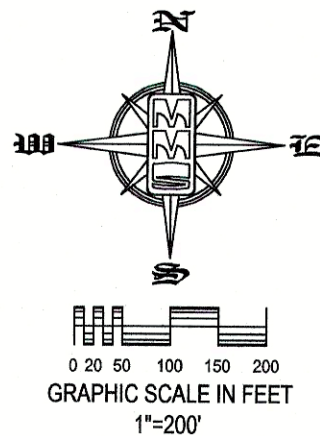
Book 2019 Page 12938

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SHERRY POPE, RECORDER  
IOWA COUNTY, IOWA

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# PLAT OF SURVEY AUDITOR'S PARCEL 2019-43 IOWA COUNTY, IOWA

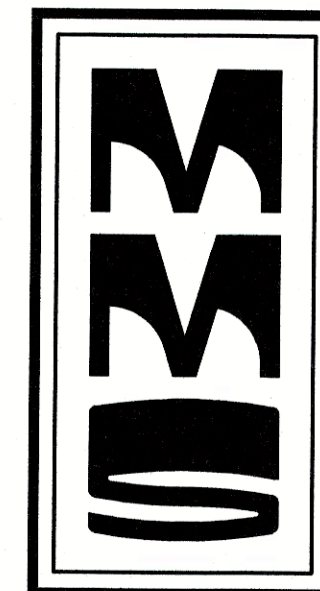
## LEGAL DESCRIPTION

A PORTION OF AUDITOR'S PARCEL 2008-30, IOWA COUNTY, IOWA, LOCATED IN THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 81 NORTH, RANGE 12 WEST OF THE 5TH PRINCIPAL MERIDIAN, IOWA COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## AUDITOR'S PARCEL 2019-43

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 24, TOWNSHIP 81 NORTH, RANGE 12 WEST OF THE 5TH PRINCIPAL MERIDIAN, IOWA COUNTY, IOWA; THENCE N00°57'41"E, ALONG THE WEST LINE OF AUDITOR'S PARCEL 2008-30, IOWA COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 855, PAGES 268-272 IN THE RECORDS OF THE IOWA COUNTY RECORDER'S OFFICE, 892.25 FEET TO A FOUND PIN AT THE SOUTHERLY END OF FF AVENUE AND THE **POINT OF BEGINNING**; THENCE N00°58'59"E, ALONG SAID WEST LINE, 825.25 FEET; THENCE S89°01'01"E, 30.62 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND SHOWN ON A PLAT RECORDED IN BOOK 103, PAGE 108 IN THE RECORDS OF THE IOWA COUNTY RECORDER'S OFFICE, 892.25 FEET TO A FOUND PIN AT THE SOUTHERLY END OF SAID TRACT OF LAND, 309.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE N28°53'35"E, ALONG THE SOUTHEASTERNLY LINE OF SAID TRACT OF LAND AND ITS NORTHEASTERLY EXTENSION, 279.44 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF IOWA STATE HIGHWAY NO. 212 (ALSO KNOWN AS 212TH BOULEVARD); THENCE S57°28'00"E, ALONG SAID CENTERLINE, 468.58 FEET; THENCE S00°00'00"E, 361.67 FEET; THENCE S09°52'26"E, 412.47 FEET; THENCE N89°58'34"W, 950.72 FEET TO THE **POINT OF BEGINNING**, CONTAINING 17.54 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LOCATION:
A PORTION OF AUDITOR'S PARCEL 2008-30, LOCATED IN THE W 1/2 OF THE SE 1/4 OF SEC. 24-T81N-R12W OF THE 5TH P.M., IOWA COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:
RICHARD R. NOWOTNY, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY:
DAVID BREWER AND WILLIAM AND RONA WYANT
PROPRIETORS OR OWNERS:
WILLIAM D. WYANT AND RONA L. WYANT
DATE OF SURVEY:
SEPTEMBER 23-26, 2019
DOCUMENT RETURN INFORMATION:
LAND SURVEYOR



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
www.mmsconsultants.net

- NOTES: 1) THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 81 NORTH, RANGE 12 WEST OF THE 5TH P.M., IOWA COUNTY, IOWA, BEARS S89°43'00"W, BASED ON THE IOWA REGIONAL COORDINATE SYSTEM (ZONE 10), LIBRARY CALIBRATION BEGINNING ON SEPTEMBER 23, 2019. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
- 2) ALL FOUND PINS ARE 5/8"Ø REBAR PINS WITH YELLOW PLASTIC CAPS NO. 14675, UNLESS NOTED OTHERWISE.

## AREA SUMMARY

	ROW	WITHOUT ROW	TOTAL
NW 1/4 SE 1/4	1.02 ACRES	7.46 ACRES	8.48 ACRES
SW 1/4 SE 1/4	0.30 ACRE	8.76 ACRES	9.06 ACRES
TOTAL	1.32 ACRES	16.22 ACRES	17.54 ACRES

Date	Revision
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AUDITOR'S PARCEL 2019-43  
AREA = 17.54 ACRES  
16.22 ACRES W/O ROW

## LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
  - CONGRESSIONAL CORNER, REESTABLISHED
  - CONGRESSIONAL CORNER, RECORDED LOCATION
  - PROPERTY CORNER(S), FOUND (as noted)
  - PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
  - FOUND OR SET "MAG" NAIL AS NOTED
  - PROPERTY &/or BOUNDARY LINES
  - CONGRESSIONAL SECTION LINES
  - RIGHT-OF-WAY LINES
  - CENTER LINES
  - LOT LINES, INTERNAL
  - LOT LINES, PLATTED OR BY DEED
  - EASEMENT LINES, WIDTH & PURPOSE NOTED
  - EXISTING EASEMENT LINES, PURPOSE NOTED
  - RECORDED DIMENSIONS
  - MEASURED DIMENSIONS
  - CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

Line Table		
Line #	Direction	Length
L1	S89°01'01"E	30.62'

	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 Professional Land Surveyor under the laws of the State of Iowa.
	RICHARD R. NOWOTNY P.L.S. Iowa Lic. No. 17916 My license renewal date is December 31, 2019

Pages or sheets covered by this seal: 1

## PLAT OF SURVEY AUDITOR'S PARCEL 2019-43

A PORTION OF AUDITOR'S  
PARCEL 2008-30, LOCATED  
IN THE W 1/2 SE 1/4 OF  
SEC. 24-T81N-R12W  
OF THE 5TH P.M.,  
IOWA COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	9/30/2019
Surveyed by:	RRN
Field Book No:	1265
Drawn by:	MAS
Scale:	1"=200'
Checked by:	GDM, RRN
Sheet No:	1
Project No:	IOWA CITY 4070-006
of:	1