



Book 2019 Page 13679

Document 3173 Type SUR Pages 1
Date 10/23/2019 Time 8:23:18AM
Rec Amt \$7.00

A-142

SHERRY POPE, RECORDER
IOWA COUNTY IOWA

Ref
Ind
lprf
2prf
Scan

LOCATION:
A PORTION OF THE S 1/2 OF THE SE 1/4 OF SEC. 24 AND A PORTION OF THE N 1/2 OF THE NE 1/4 AND A PORTION OF THE E 1/2 OF THE NW 1/4 OF SEC. 25, ALL IN 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
DATES OF SURVEY:
SEPTEMBER 23-26, 2019
DOCUMENT RETURN INFORMATION:
LAND SURVEYOR

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

PLAT OF SURVEY AUDITOR'S PARCEL 2019-45 IOWA COUNTY, IOWA



NW CORNER
SEC. 25-T81N-R12W
FOUND 5/8" REBAR
3"± DEEP
BOOK 785, PAGE 456

NW CORNER
NE 1/4 NW 1/4
SEC. 25-T81N-R12W
SET A 5/8" REBAR WITH
YELLOW PLASTIC CAP NO. 17916
FLUSH WITH THE GROUND

NW 1/4 NW 1/4
SEC. 25-T81N-R12W

NE 1/4 NW 1/4
SEC. 25-T81N-R12W

AUDITOR'S PARCEL 2019-45 AREA = 154.26 ACRES

SW CORNER
NW 1/4 NE 1/4
SEC. 25-T81N-R12W
SET A 5/8" REBAR
WITH A YELLOW PLASTIC
CAP NO. 17916,
FLUSH WITH THE GROUND

- NOTES: 1) THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 12 WEST OF THE 5TH P.M., IOWA COUNTY, IOWA, BEARS N89°43'00"E, BASED ON THE IOWA REGIONAL COORDINATE SYSTEM (IARCS) (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" REBAR PINS WITH YELLOW PLASTIC CAPS NO. 17916 UNLESS NOTED OTHERWISE.

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- FENCE CORNER/FENCE POST
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- CUT "X"
- 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

CENTER OF SECTION
SEC. 25-T81N-R12W
SET A 5/8" REBAR WITH
A YELLOW PLASTIC CAP
NO. 17916, 6"± EXPOSED

W 1/4 CORNER
SEC. 25-T81N-R12W
FOUND 5/8" REBAR
3"± DEEP
BOOK 537, PAGE 279

FF AVENUE

PLAT OF SURVEY
AUDITOR'S PARCEL 2019-43
IOWA COUNTY, IOWA AS RECORDED
IN BOOK 2019, PAGE 12938 IN THE
RECORDS OF THE IOWA COUNTY
RECORDER'S OFFICE

FOUND 5/8" REBAR
WITH YELLOW PLASTIC
CAP NO. 14675

PLAT OF SURVEY
AUDITOR'S PARCEL 2019-44
IOWA COUNTY, IOWA AS RECORDED
IN BOOK 2019, PAGE 13422 IN THE
RECORDS OF THE IOWA COUNTY
RECORDER'S OFFICE

A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER AND A PORTION OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER IN SECTION 25, ALL IN TOWNSHIP 81 NORTH, RANGE 12 WEST OF THE 5TH PRINCIPAL MERIDIAN, IOWA COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AUDITOR'S PARCEL 2019-45

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 25, 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 THE SOUTHWEST CORNER OF AUDITOR'S PARCEL 2019-43, IOWA COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2019, PAGE 12938 IN SAID RECORDER'S OFFICE; THENCE S89°58'34"E, ALONG THE SOUTHERLY LINE OF SAID AUDITOR'S PARCEL 2019-43, A DISTANCE OF 950.72 FEET TO A POINT ON THE WESTERLY LINE OF AUDITOR'S PARCEL 2019-44, IOWA COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2019, PAGE 13422 IN SAID RECORDER'S OFFICE; THENCE S01°59'33"W, ALONG SAID WESTERLY LINE, 426.55 FEET; THENCE S12°33'35"E, ALONG SAID WESTERLY LINE, 302.04 FEET; THENCE S68°42'44"E, ALONG THE SOUTHERLY LINE OF SAID AUDITOR'S PARCEL 2019-44, A DISTANCE OF 590.49 FEET TO THE SOUTHWEST CORNER OF SAID AUDITOR'S PARCEL 2019-44; THENCE S00°58'06"W, 282.00 FEET TO THE SOUTHWEST CORNER OF LOT 3, OF A PLAT BY O.J. BOLAND, COUNTY SURVEYOR, ACCORDING TO THE PLAT AS SHOWN IN BOOK 3, PAGE 145 IN THE IOWA COUNTY AUDITOR'S OFFICE; THENCE N89°47'42"E, 1086.08 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE S00°53'35"W, ALONG SAID EAST LINE, 993.84 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE S89°56'18"W, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 2646.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE S00°37'31"W, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 1318.47 FEET TO THE CENTER OF SECTION 25; THENCE N89°50'12"W, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 25, A DISTANCE OF 1026.98 FEET; THENCE N19°12'42"E, 897.64 FEET; THENCE N10°27'01"W, 609.86 FEET; THENCE N17°30'29"W, 170.02 FEET; THENCE N65°07'38"E, 158.32 FEET; THENCE N59°57'19"W, 198.65 FEET; THENCE N48°00'18"W, 124.18 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25; THENCE N00°34'38"E, ALONG SAID WEST LINE, 771.53 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25; THENCE N89°50'24"E, ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 1322.27 FEET TO THE POINT OF BEGINNING, CONTAINING 154.26 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LOT 4

LOT 3

LOT 2

PLAT BY O.J. BOLAND, COUNTY SURVEYOR AS SHOWN
IN BOOK 3, PAGE 145 IN THE IOWA COUNTY AUDITOR'S OFFICE

N89°47'42"E

NE 1/4 NE 1/4
SEC. 25-T81N-R12W

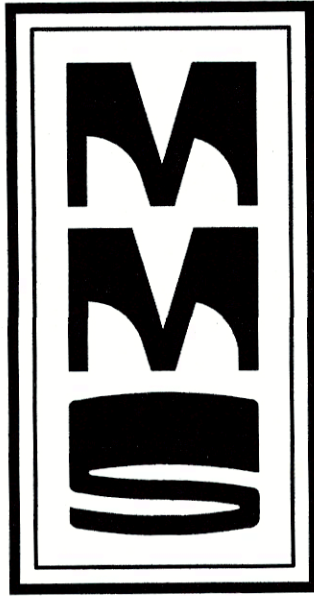
SE CORNER
NE 1/4 NE 1/4
SEC. 25-T81N-R12W
SET A 5/8" REBAR
WITH A YELLOW PLASTIC
CAP NO. 17916,
8"± DEEP

AREA SUMMARY

	AREA IN QUARTER-QUARTER
SW 1/4 SE 1/4 (SEC. 24)	20.55 ACRES
SE 1/4 SE 1/4 (SEC. 24)	0.05 ACRES
NE 1/4 NE 1/4 (SEC. 25)	31.93 ACRES
NW 1/4 NE 1/4 (SEC. 25)	40.18 ACRES
SE 1/4 NW 1/4 (SEC. 25)	25.74 ACRES
NE 1/4 NW 1/4 (SEC. 25)	35.81 ACRES
TOTAL	154.26 ACRES

	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	

E 1/4 CORNER
SEC. 25-T81N-R12W
FOUND 5/8" REBAR
10"± DEEP
BOOK 458, PAGE 253



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date Revision

PLAT OF SURVEY AUDITOR'S PARCEL 2019-45

A PORTION OF THE S 1/2 OF THE SE 1/4
OF SEC. 24 AND A PORTION OF THE
N 1/2 OF THE NE 1/4 AND A PORTION
OF THE E 1/2 OF THE NW 1/4 OF SEC. 25,
ALL IN T81N-R12W OF THE 5TH P.M.,
IOWA COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 10/3/2016

Surveyed by: RRN Field Book No: 1265

Drawn by: MAS Scale: 1" = 250'

Checked by: RRN Sheet No: 1

Project No: IOWA CITY

4070-006

of: 1