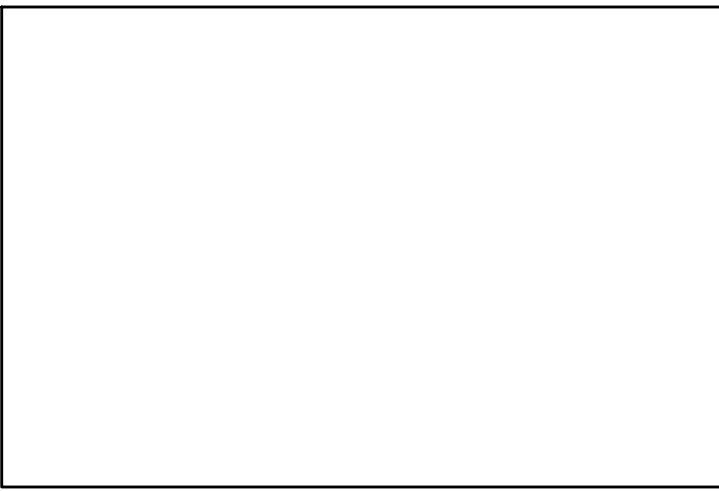


RECORDER'S INDEX
COUNTY: BUCHANAN
SECTION: 33-T89N-R9W
QUARTER SECTION: NW1/4-SW1/4
CITY: INDEPENDENCE
SUBDIVISION: MBH ADDITION
BLOCK: N/A
LOT(S): 1-3
PROPRIETOR: CRAIG AND KATHY FINHOLT
REQUESTED BY: CRAIG AND KATHY FINHOLT



FOR RECORDER'S USE ONLY

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 EAST MAIN ST., SUITE 301 MANCHESTER, IA 52057 - PH: 563.927.2060

**FINAL PLAT  
MBH ADDITION  
IN THE NW 1 / 4 OF THE SW1 / 4 OF SECTION 33-T89N-R09W  
CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA**

NOTE: THIS SUBDIVISION PLAT IS A RETRACEMENT AND DIVISION OF PARCEL K AS SHOWN IN PLAT OF SURVEY RECORDED DECEMBER 29, 1997, IN RECORDING INSTRUMENT #1997R03901 AND IN PLAT OF SURVEY RECORDED JULY 15, 2024, IN RECORDING INSTRUMENT #2024R01787; AND IN QUIT CLAIM DEED RECORDED JULY 2, 1993, IN BOOK 544, PAGE 649; ALL ON FILE IN THE BUCHANAN COUNTY RECORDER'S OFFICE, INDEPENDENCE, IOWA.

**SURVEY DESCRIPTION:**

**MBH ADDITION** IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 89 NORTH, RANGE 9 WEST OF THE 5TH P.M., BUCHANAN COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;  
 THENCE **NORTH 00°16'42" WEST (ASSUMED BEARING) WEST, 380.13 FEET** ALONG WEST LINE OF SAID QUARTER-QUARTER SECTION LINE AND THE CENTERLINE OF GOLF COURSE ROAD TO THE NORTHWEST CORNER OF PARCEL K;  
 THENCE **NORTH 89°20'31" EAST, 231.09 FEET** ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTH EAST CORNER OF SAID PARCEL;  
 THENCE **SOUTH 00°33'01" EAST, 380.08 FEET** ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL, THE CENTERLINE OF 218TH AVE AND THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION LINE;  
 THENCE **SOUTH 89°19'47" WEST, 232.90 FEET** ALONG SAID SOUTH LINE OF SAID PARCEL, THE SAID CENTERLINE AND THE SOUTH QUARTER-QUARTER SECTION LINE TO THE POINT OF BEGINNING;  
 CONTAINING **2.024 ACRES**, INCLUDING 0.359 ACRE OF GOLF COURSE BOULEVARD RIGHT-OF-WAY AND 0.177 ACRE OF 218TH STREET RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**SANITARY SEWER EASEMENT #1**

A STRIP OF LAND FOR SANITARY SEWER EASEMENT PURPOSES BEING LOCATED IN LOT 1 IN MBH ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 89 NORTH, RANGE 9 WEST OF THE 5TH P.M., BUCHANAN COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID MBH ADDITION;  
 THENCE **SOUTH 00°33'01" EAST, 17.62 FEET** ALONG EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING,  
 THENCE **SOUTH 87°08'33" WEST, 101.85 FEET**;  
 THENCE **SOUTH 01°37'26" EAST, 10.00 FEET**;  
 THENCE **SOUTH 87°08'33" WEST, 10.07 FEET** TO THE WEST LINE OF SAID LOT 1;  
 THENCE **SOUTH 01°42'30" EAST, 10.00 FEET** ALONG SAID WEST LINE;  
 THENCE **NORTH 87°08'33" EAST, 111.53 FEET** TO THE EAST LINE OF SAID LOT 1;  
 THENCE **NORTH 00°33'01" WEST, 20.02 FEET** ALONG SAID EAST LINE TO THE POINT OF BEGINNING;  
 CONTAINING **0.049 ACRE**, SUBJECT TO OTHER EASEMENT OF RECORD.

**WATER SERVICE EASEMENT #1**

A STRIP OF LAND FOR WATER SERVICE EASEMENT PURPOSES BEING LOCATED IN LOT 1 IN MBH ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 89 NORTH, RANGE 9 WEST OF THE 5TH P.M., BUCHANAN COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID MBH ADDITION;  
 THENCE **SOUTH 00°33'01" EAST, 107.16 FEET** ALONG EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING,  
 THENCE CONTINUING **SOUTH 00°33'01" EAST, 10.01 FEET** ALONG SAID EAST LINE;  
 THENCE **SOUTH 87°29'02" WEST, 38.70 FEET**;  
 THENCE **SOUTH 54°36'40" EAST, 47.77 FEET** TO THE SAID EAST LINE;  
 THENCE **SOUTH 00°33'01" EAST, 12.34 FEET** ALONG SAID EAST LINE;  
 THENCE **NORTH 54°36'40" WEST, 57.49 FEET**;  
 THENCE **NORTH 74°25'41" WEST, 13.13 FEET**;  
 THENCE **NORTH 01°42'30" WEST, 12.30 FEET**;  
 THENCE **NORTH 87°29'02" EAST, 59.43 FEET** TO THE SAID EAST LINE AND POINT OF BEGINNING;  
 CONTAINING **0.028 ACRE**, SUBJECT TO OTHER EASEMENTS OF RECORD.

**WATER SERVICE EASEMENT #2**

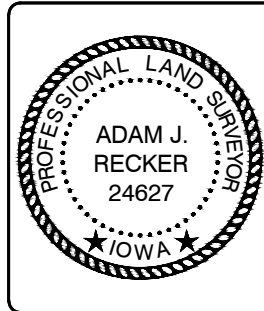
A STRIP OF LAND FOR WATER SERVICE EASEMENT PURPOSES BEING LOCATED IN LOT 1 AND LOT 2 IN MBH ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 89 NORTH, RANGE 9 WEST OF THE 5TH P.M., BUCHANAN COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID MBH ADDITION;  
 THENCE **NORTH 02°46'50" EAST, 74.56 FEET** ALONG WEST LINE OF SAID LOT 1;  
 THENCE **NORTH 00°08'14" WEST, 43.90 FEET** ALONG SAID WEST LINE;  
 THENCE **NORTH 38°42'28" WEST, 18.05 FEET** ALONG SAID WEST LINE TO THE POINT OF BEGINNING;  
 THENCE **SOUTH 41°04'04" WEST, 28.55 FEET**;  
 THENCE **NORTH 43°28'59" WEST, 10.05 FEET**;  
 THENCE **NORTH 41°04'04" EAST, 54.81 FEET**;  
 THENCE **SOUTH 20°32'43" EAST, 11.37 FEET**;  
 THENCE **SOUTH 41°04'04" WEST, 21.81 FEET** TO THE SAID WEST LINE AND THE POINT OF BEGINNING;  
 CONTAINING **0.012 ACRE**, SUBJECT TO OTHER EASEMENTS OF RECORD.

REFERENCE IS HEREBY MADE TO A SURVEY AND PLAT MADE BY DANIEL T. CRAWFORD, RECORDED DECEMBER 29, 1997, IN RECORDING INSTRUMENT #1997R03901; TO A SURVEY AND PLAT MADE BY HAROLD M. JENSEN, RECORDED OCTOBER 28, 1975, IN BOOK 391, PAGE 377; TO A SURVEY AND PLAT MADE BY L. BAGG, RECORDED JUNE 20, 1871, IN BOOK 1, PAGE 53; ALL ON FILE IN THE BUCHANAN COUNTY RECORDER'S OFFICE, INDEPENDENCE, IOWA.

**SURVEYOR:**  
 FEHR GRAHAM  
 221 E. MAIN ST., SUITE 301  
 MANCHESTER, IOWA 52057

**PROPRIETOR/OWNER:**  
 CRAIG AND KATHY FINHOLT  
 1805 218TH ST  
 INDEPENDENCE, IA 50644

**REQUESTED BY/SUBDIVIDER:**  
 CRAIG AND KATHY FINHOLT



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. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

Adam J. Recker, P.L.S. \_\_\_\_\_ Date \_\_\_\_\_  
 License Number: 24627  
 My license renewal date is December 31, 2025.  
 Sheets covered by this seal: SHEETS 1 THROUGH 3

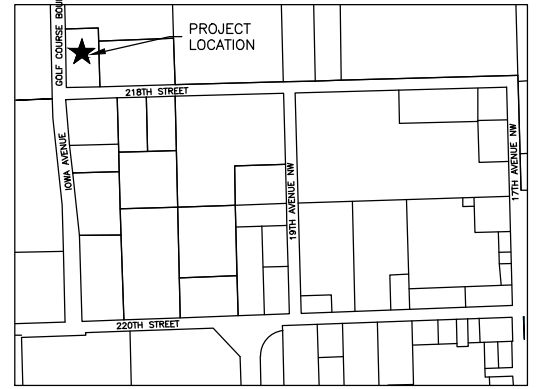
<b>FEHR GRAHAM</b> ENGINEERING & ENVIRONMENTAL © 2024 FEHR GRAHAM	ILLINOIS
	IOWA
	WISCONSIN

G:\C3D\24\24-809\24-809 Legal.dwg	
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SURVEY WAS COMPLETED ON: JULY 16, 2024	SHEET NUMBER: 1 of 1

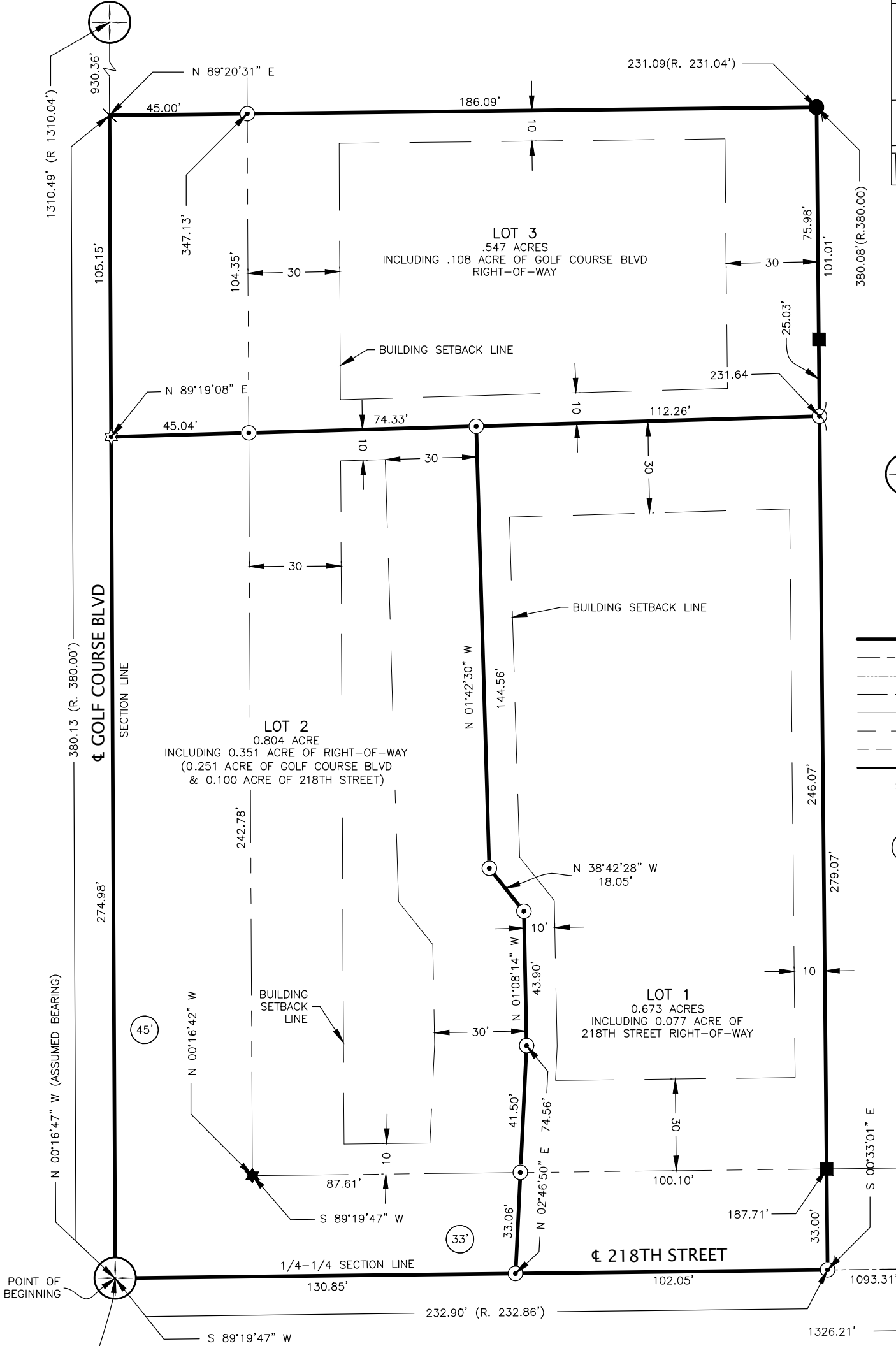
# FINAL PLAT MBH ADDITION IN THE NW 1/4 OF THE SW1/4 OF SECTION 33-T89N-R09W CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA

CITY OF INDEPENDENCE





















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W1/4 CORNER  
SEC. 33-T89N-R9W  
FD. 1/2"Ø REBAR  
REC. INSTR. 1998R00156

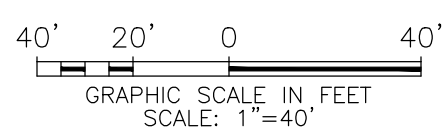
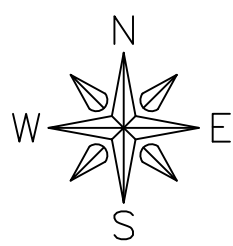


**LEGEND**

-  SECTION CORNER AS DESCRIBED
-  FOUND 1/2"Ø REBAR W/YPC ILLEGIBLE
-  FOUND T-BAR
-  FOUND 1/2"Ø REBAR W/YPC #8812
-  FOUND CUT X
-  SET 1/2"Ø REBAR W/RPC #24627
-  SET CUT X
-  CALCULATED POSITION
-  SURVEY BOUNDARY
-  SECTION LINE
-  1/4-1/4 SECTION LINE
-  EXISTING RIGHT-OF-WAY
-  EXISTING PROPERTY LINE
-  PROPOSED SETBACK LINE
-  PROPOSED EASEMENT
-  PROPOSED PROPERTY LINE
-  STAINLESS STEEL WASHER
-  YELLOW PLASTIC CAP
-  RED PLASTIC CAP
-  RIGHT-OF-WAY WIDTH

NE CORNER  
SW1/4-SW1/4  
SEC. 33-T89N-R9W  
FD. 1/2"Ø REBAR  
REC. BK. 2, PG. 286

SW CORNER  
NW1/4-SW1/4  
SEC. 33-T89N-R9W  
FD. 1/2"Ø REBAR  
REC. BK. 2, PG. 286



FEHR GRAHAM

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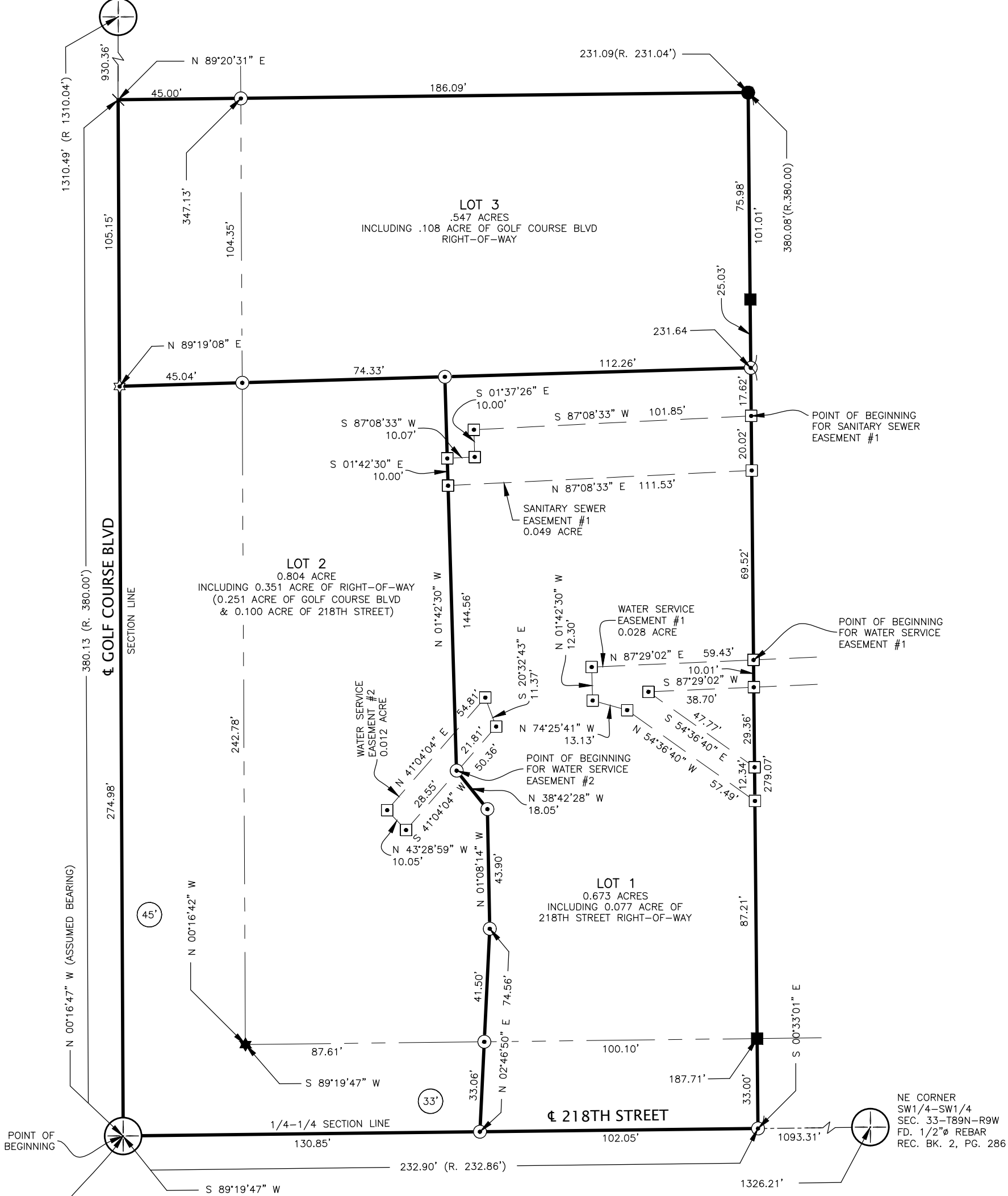
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2023 RECKER No. 1  
PG: 57  
SURVEY WAS COMPLETED ON:  
JULY 16, 2024

JOB NUMBER:  
24-809  
SHEET NUMBER:  
2 of 3

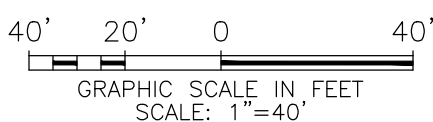
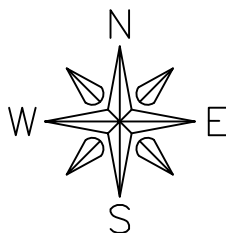
**FINAL PLAT OF SURVEY**  
**MBH ADDITION**  
**IN THE NW 1/4 OF THE SW1/4 OF SECTION 33-T89N-R09W**  
**CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA**

W1/4 CORNER  
 SEC. 33-T89N-R9W  
 FD. 1/2" Ø REBAR  
 REC. INSTR. 1998R00156



SW CORNER  
 NW1/4-SW1/4  
 SEC. 33-T89N-R9W  
 FD. 1/2" Ø REBAR  
 REC. BK. 2, PG. 286

NE CORNER  
 SW1/4-SW1/4  
 SEC. 33-T89N-R9W  
 FD. 1/2" Ø REBAR  
 REC. BK. 2, PG. 286



**FEHR GRAHAM**  
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SURVEY WAS COMPLETED ON:  
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