

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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Date	Revision
01-02-2024	LEGAL PER RRN - RLW

FINAL PLAT

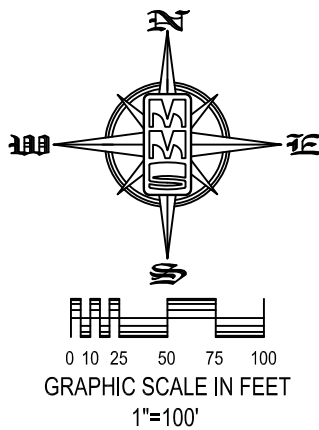
MARYVILLE
PART ONE

BUCHANAN COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	01-02-2024
Designed by:	JDM Field Book No: 1354
Drawn by:	RLW Scale: 1"=100'
Checked by:	RRN Sheet No: 1
Project No:	IOWA CITY 11617-001
	of: 1

FINAL PLAT
MARYVILLE - PART ONE
BUCHANAN COUNTY, IOWA



NOTE:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (NORTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

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")
	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	

AREA SUMMARY TABLE		
1\4 - 1\4	AREA	AREA IN ROW
NE - NE	2.39 ACRES	0.24 ACRE
NW - NE	1.37 ACRES	0.16 ACRE
TOTAL	3.76 ACRES	0.40 ACRE

LOT "A" CONTAINS 0.40 ACRE, AND IS TO BE DEDICATED TO THE BUCHANAN COUNTY FOR PUBLIC RIGHT-OF-WAY FOR GOLF COURSE DRIVE.

LINE SEGMENT TABLE				
LINE	LENGTH	BEARING		
L1	12.50	N02°09'42"W		

CURVE SEGMENT TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	90°00'00"	32.00'	50.27'	32.00'	45.25'

SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32-T89N-R9W OF THE FIFTH P.M. FOUND 1\2" REBAR

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	EXISTING 20' WELL SETBACK EASEMENT
②	EXISTING UTILITY EASEMENT
③	10.0 FOOT WIDE UTILITY EASEMENT
④	25.0' X 25.0' WELL EASEMENT
⑤	100.0' WELL SETBACK EASEMENT
⑥	44.0' WIDE ACCESS AND UTILITY EASEMENT
⑦	25.0' WIDE UTILITY EASEMENT
⑧	20.0' WIDE DRAINAGE EASEMENT

PROPERTY MONUMENTATION TABLE	
LABEL	DESCRIPTION
A	FOUND 1\2" REBAR W/ YELLOW PLASTIC LS CAP 11572

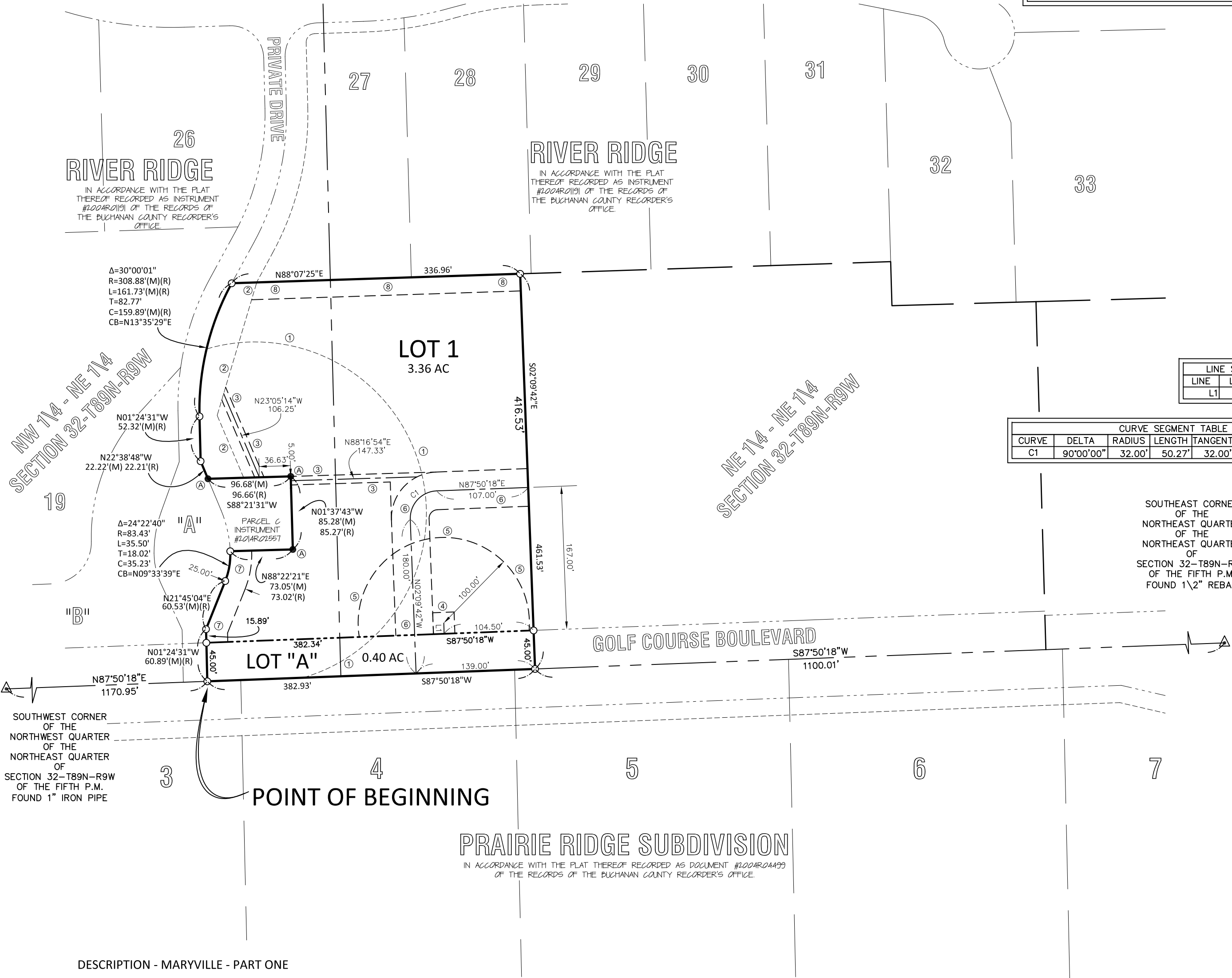
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916
My license renewal date is December 31, 20 ____.

Pages or sheets covered by this seal: _____

FOR COUNTY RECORDER'S USE

LOCATION: A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER ALL OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 9 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BUCHANAN COUNTY, IOWA.	SUBDIVIDER: INDEE PROPERTIES LLC 1608 6TH STREET NE INDEPENDENCE, IOWA 50644
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: BRIAN EDDY 2349 JAMESTOWN AVENUE, SUITE 4 INDEPENDENCE, IOWA 50644
DATE OF SURVEY: 11-17-2022	PROPRIETOR OR OWNER: INDEE PROPERTIES LLC 1608 6TH STREET NE INDEPENDENCE, IOWA 50644
	DOCUMENT RETURN INFORMATION: ATTORNEY



DESCRIPTION - MARYVILLE - PART ONE

Commencing at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of section 32, Township 89 North, Range 9 West, of the Fifth Principal Meridian, Buchanan County, Iowa; Thence N87°50'18"E, along the South Line of the North One-Half of the Northeast Quarter of said Section 32, a distance of 1170.95 feet, to a Point on the South Line of Lot "A" of River Ridge, in accordance with the Plat thereof Recorded as Instrument #2004RO1191 of the Records of the Buchanan County Recorder's Office, and the POINT OF BEGINNING; Thence N01°24'31"W, along said South Line, 60.89 feet; Thence N21°45'04"E, along said South Line, 60.53 feet; Thence Northeasterly, 35.50 feet, along said South Line on a 83.43 foot radius curve, concave Northwesterly, whose 35.23 foot chord bears N09°33'39"E, to the Southwest Corner of Parcel "C", in accordance with the Plat thereof Recorded as Instrument #2004RO2557 of the Records of the Buchanan County Recorder's Office; Thence N88°22'21"E, along the South Line of said Parcel "C", 73.05 feet, to the Southeast Corner thereof; Thence N01°37'43"W, along the East Line of said Parcel "C", 85.28 feet, to the Northeast Corner thereof; Thence S88°21'31"W, along the North Line of said Parcel "C", 96.68 feet, to the Northwest Corner thereof, and a Point on the South Line of said Lot "A"; Thence N22°38'48"W, along said South Line, 22.22 feet; Thence N01°24'31"W, along said South Line, 52.32 feet; Thence Northeasterly, 161.73 feet, along said South Line on a 308.88 foot radius curve, concave Southeasterly, whose 159.89 foot chord bears N13°35'29"E, to the Southwest Corner of Lot 27 of said River Ridge; Thence N88°07'25"E, along said South Line, and the South Line of Lot 28 of said River Ridge, 336.96 feet; Thence S02°09'42"E, 461.53 feet, to a Point on the South Line of the North One-Half of the Northeast Quarter of said Section 32; Thence S87°50'18"W, along said South Line, 382.93 feet, to the POINT OF BEGINNING. Said Maryville - Part One, contains 3.76 Acres, and is subject to easements and restrictions of record.