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ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

Date	Revision
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FINAL PLAT

MARYVILLE
PART THREE

BUCHANAN COUNTY
IOWA

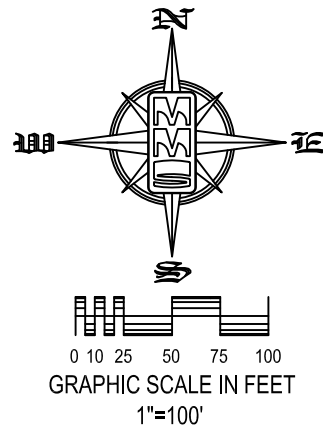
MMS CONSULTANTS, INC.

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 THREE

BUCHANAN COUNTY, IOWA



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
(R)	
(M)	
C22-1	
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS	

LOT A CONTAINS 0.29 ACRE, AND IS TO BE DEDICATED TO BUCHANAN COUNTY FOR PUBLIC RIGHT-OF-WAY FOR GOLF COURSE BOULEVARD.

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.

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	100.0' WELL SETBACK EASEMENT
②	20.0' WIDE STORM SEWER EASEMENT
③	STORM WATER DETENTION EASEMENT
④	25.0' X 25.0' WELL EASEMENT
⑤	44.0' WIDE ACCESS AND UTILITY EASEMENT

PROPERTY MONUMENTATION TABLE	
LABEL	DESCRIPTION
Ⓐ	FOUND 1/2" REBAR W/O LS CAP
Ⓑ	FOUND 1/2" REBAR W/ YELLOW PLASTIC LS CAP 7474
Ⓒ	FOUND CUT "X"

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:

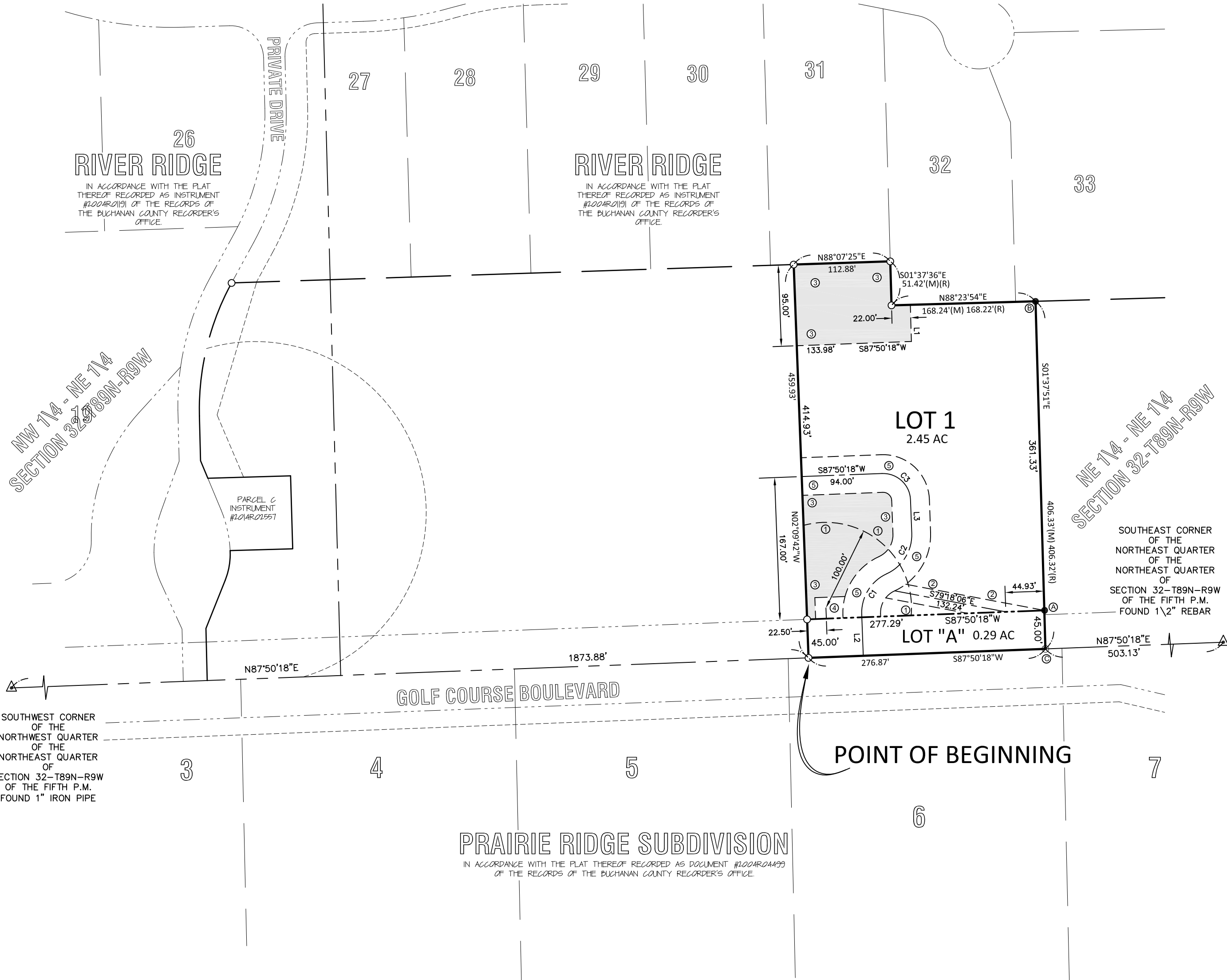
Signed before me this ____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

OWNER — DEVELOPER:
INDEE PROPERTIES LLC

INDEE PROPERTIES LLC

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: RAMSEY HOLDINGS LLC 1608 6TH STREET NE INDEPENDENCE, IOWA 50644
	SUBDIVIDER'S ATTORNEY: BRIAN EDDY 2349 JAMESTOWN AVENUE, SUITE 4 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	PROPRIETOR OR OWNER: INDEE PROPERTIES LLC 1608 6TH STREET NE INDEPENDENCE, IOWA 50644
DATE OF SURVEY: 11-17-2022	DOCUMENT RETURN INFORMATION: ATTORNEY



DESCRIPTION - MARYVILLE - PART THREE

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 1873.88 feet, to the POINT OF BEGINNING; Thence N02°09'42"W, 459.93 feet, to a Point on the South Line of Lot 31 of River Ridge, in accordance with the Plat thereof Recorded as Instrument #2004RO1191 of the Records of the Buchanan County Recorder's Office; Thence N88°07'25"E, along said South Line, 112.88 feet, to the Southeast Corner thereof, and a Point on the West Line of Lot 32 of said River Ridge; Thence S01°37'36"E, along said West Line, 51.42 feet, to the Southwest Corner of said Lot 32; Thence N88°23'54"E, along the South Line of said Lot 32, and the South Line of Lot 33 of said River Ridge, 168.24 feet; Thence S01°37'51"E, 406.33 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, 276.87 feet, to the POINT OF BEGINNING. Said Maryville - Part Three, contains 2.74 Acres, and is subject to easements and restrictions of record.