

CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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

[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision
01-02-2023	LEGAL PER RRN - RLW

FINAL PLAT

MARYVILLE  
PART TWO

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 TWO  
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
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	

LOT "A" CONTAINS 0.33 ACRE, AND IS TO BE DEDICATED TO THE COUNTY OF BUCHANAN FOR PUBLIC RIGHT-OF-WAY FOR GOLF COURSE BOULEVARD.

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

LINE SEGMENT TABLE		
LINE	LENGTH	BEARING
L1	12.50	N02°09'42"W
L2	49.36	N26°08'28"W
L3	85.62	N71°21'53"W

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.

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.

\_\_\_\_\_, 20\_\_\_\_

RICHARD R. NOWOTNY  
P.L.S., Iowa Lic. No. 17916  
My license renewal date is October 31, 20\_\_\_\_.

Pages or sheets covered by this seal: \_\_\_\_\_

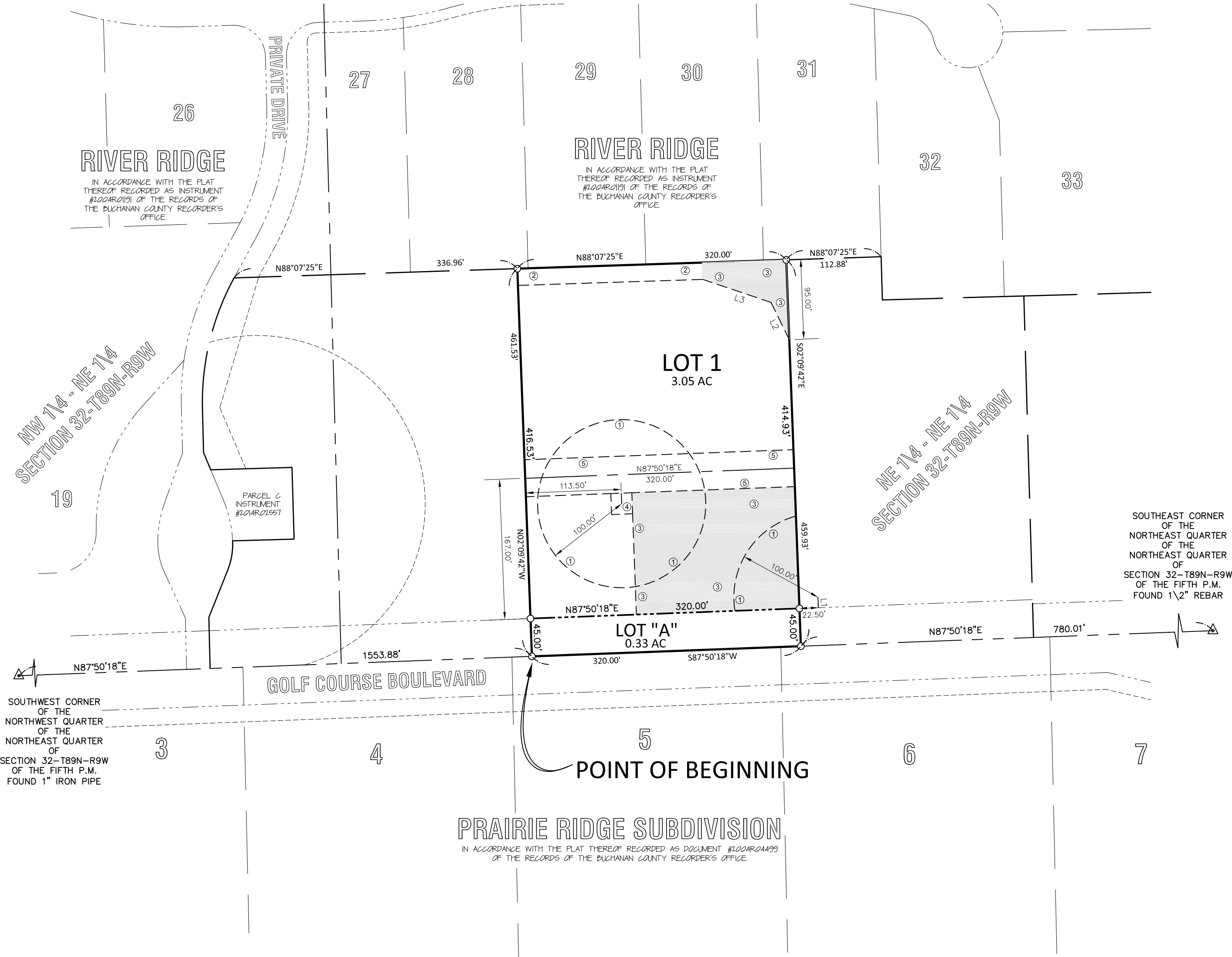
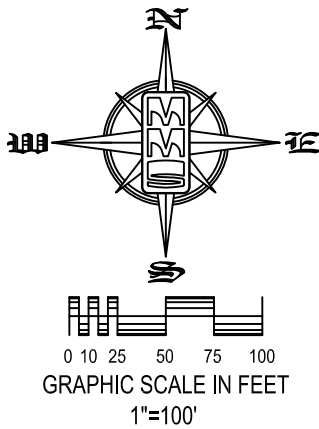
Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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: 4200 JACKSON 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 TWO

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 1553.88 feet, to the POINT OF BEGINNING; Thence N02°09'42"W, 461.53 feet, to a Point on the South Line of Lot 28 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, and the South Lines of Lots 29, 30, and 31 of said River Ridge, 320.00 feet; Thence S02°09'42"E, 459.93 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, 320.00 feet, to the POINT OF BEGINNING. Said Maryville - Part Two, contains 3.38 Acres, and is subject to easements and restrictions of record.