

# PLAT OF SURVEY PARCEL Y AND AMENDED PARCEL A

NE 1/4 SE 1/4 SEC. 3-T88N-R9W, BUCHANAN COUNTY, IOWA

DESCRIPTION: (AMENDED PARCEL A) AMENDING THE PLAT RECORDED AS INST. #1994R02480

THAT PORTION OF PARCEL A LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5th P.M., RECORDED AS DOCUMENT 1994R02480, CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL A; THENCE S00°50'27"E ALONG THE EAST LINE OF SAID PARCEL A, 462.48 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE S88°49'41"W ALONG THE SOUTH LINE OF SAID PARCEL A, 450.42 FEET; THENCE N07°04'10"W, 454.56 FEET TO THE NORTH LINE OF SAID PARCEL A; THENCE N87°38'44"E ALONG SAID NORTH LINE, 499.90 FEET TO THE POINT OF BEGINNING, CONTAINING 4.99 ACRES, AT THE TIME OF SURVEY, AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION: (PARCEL Y)

THAT PORTION OF PARCEL A LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5th P.M., RECORDED AS DOCUMENT 1994R02480, CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A; THENCE N87°38'44"E ALONG THE NORTH LINE OF SAID PARCEL A, 345.00 FEET; THENCE S07°04'10"E, 454.56 FEET TO THE SOUTH LINE OF SAID PARCEL A; THENCE S88°49'41"W ALONG SAID SOUTH LINE, 15.00 FEET; THENCE S89°50'54"W, 258.43 FEET; THENCE S87°17'25"W ALONG SAID SOUTH LINE, 61.02 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE N02°39'58"W ALONG THE WEST LINE OF SAID PARCEL A, 307.49 FEET; THENCE S89°02'35"W ALONG THE PERIMETER OF SAID PARCEL A, 49.82 FEET; THENCE N00°55'05"W ALONG SAID WEST LINE, 134.50 FEET TO THE POINT OF BEGINNING, CONTAINING 3.40 ACRES, AT THE TIME OF SURVEY, AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION: (20' WIDE INGRESS & EGRESS EASEMENT)

THAT PORTION OF PARCEL A LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5th P.M., RECORDED AS DOCUMENT 1994R02480, CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA, BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE THE SIDELINES SHALL EXTEND OR TERMINATE AT THE PROPERTY LINES:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL A; THENCE S00°55'05"E ALONG THE WESTERN PERIMETER OF SAID PARCEL A, 134.50 FEET; THENCE N89°02'35"E ALONG SAID PERIMETER, 49.82 FEET; THENCE S02°39'58"E ALONG SAID PERIMETER TO THE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE; THENCE S86°26'06"E, 55.07 FEET; THENCE SOUTHEASTERLY 137.61 FEET ALONG A 756.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE 137.42 FOOT CHORD BEARS S81°13'13"E; THENCE SOUTHEASTERLY 40.11 FEET ALONG A 150.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE 40.00 FOOT CHORD BEARS S68°20'40"E; THENCE S60°40'59"E, 12.48 FEET; THENCE SOUTHEASTERLY 157.20 FEET ALONG AN ARC OF A 199.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE 153.15 FOOT CHORD BEARS S38°03'07"E; THENCE S15°25'15"E, 15.01 FEET; THENCE SOUTHEASTERLY 69.45 FEET ALONG AN ARC OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE 69.37 FOOT CHORD BEARS S10°26'48"E; THENCE S05°28'21"E, 44.82 FEET TO THE SOUTH LINE OF SAID PARCEL A, AND THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.

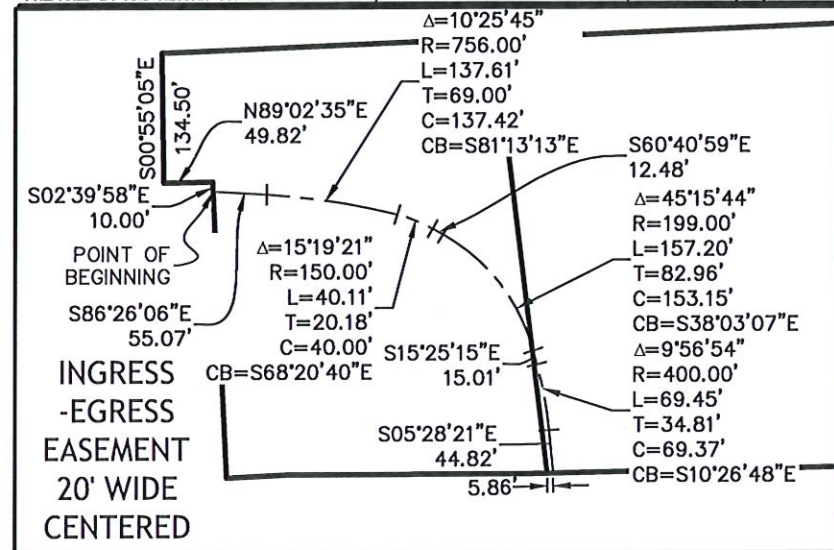
LOCATION:
PORTIONS OF PARCEL 'A' LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5th P.M., INDEPENDENCE, BUCHANAN COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:
RICHARD R. NOWOTNY, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY:
TERRY AND CHRIS JUHL
PROPRIETOR(S) OR OWNER(S):
CHRISTINE R. JUHL & TERRY D. JUHL
DATE(S) OF SURVEY:
APRIL 10, 2026
DOCUMENT RETURN INFORMATION:
LAND SURVEYOR



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)

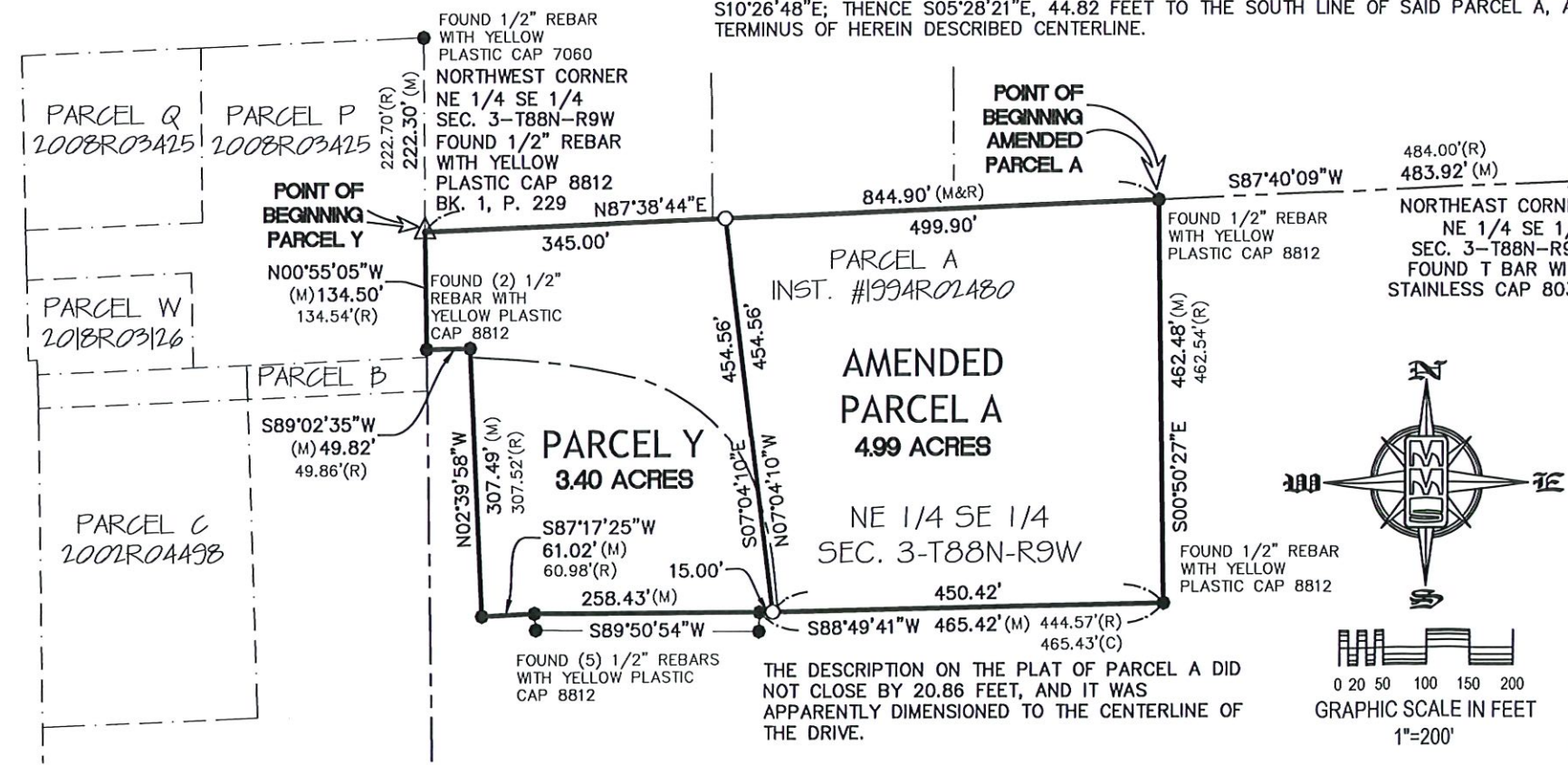
—PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282



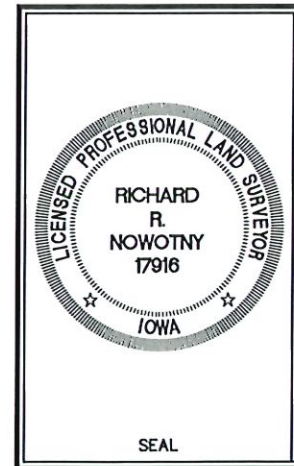
NOTES:

- 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (NORTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000 IN U.S. SURVEY FEET. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
- 2) RECORDED BEARINGS ARE ON A DIFFERENT BASIS AND HAVE BEEN OMITTED FOR CLARITY.

LEGEND AND NOTES	
▲	— CONGRESSIONAL CORNER
— —	— FOUND IRON RAIL
—□—	— FENCE CORNER / FENCE POST
●	— MONUMENT(S), FOUND (as noted)
○	— FOUND PIPE(S), (as noted)
⊙	— PROPERTY CORNERS SET (5/8" x 24" REBAR WITH YELLOW PLASTIC CAP EMBOSSED WITH "MMS 17916")
⊗	— SET 'X', MAG NAIL, OR GIN SPINDLE
—	— PROPERTY &/or BOUNDARY LINES
- - -	— CONGRESSIONAL SECTION LINES
- · - · -	— RIGHT-OF-WAY LINES
— · — · —	— CENTER LINES
- x - x - x	— FENCE LINES
—	— LOT LINES, PLATTED OR BY DEED
—	— EASEMENT LINES, WIDTH & PURPOSE NOTED
—	— EXISTING EASEMENT LINES, PURPOSE NOTED
—	— EXISTING PLATTED BOUNDARY
(R)	— RECORDED DIMENSIONS
(M)	— MEASURED DIMENSIONS
(C)	— COMPUTED DIMENSIONS
C22-1	— CURVE SEGMENT NUMBER
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	



THE DESCRIPTION ON THE PLAT OF PARCEL A DID NOT CLOSE BY 20.86 FEET, AND IT WAS APPARENTLY DIMENSIONED TO THE CENTERLINE OF THE DRIVE.



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* 4-23-2026

RICHARD R. NOWOTNY  
P.L.S. Iowa Lic. No. 17916  
My license renewal date is December 31, 2027.

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

## PLAT OF SURVEY PARCEL Y & AMD. PARCEL A

500 14th AVENUE SE

INDEPENDENCE,  
BUCHANAN COUNTY,  
IOWA

MMS CONSULTANTS, INC.

Date: 04/20/2026	
Surveyed by: JRD	Field Book No: 1437
Drawn by: DMW	Scale: 1" = 200'
Checked by: RRN	Sheet No: 1
Project No: 12425-001	of: 1