

Line Table		
Line #	Direction	Length
L1	S0°37'38"E	24.80'
L2	N45°13'17"W	70.94'
L3	N0°24'40"W	24.80'

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

PLAT OF SURVEY (RETRACEMENT) LOUISA COUNTY, IOWA

LEGAL DESCRIPTION

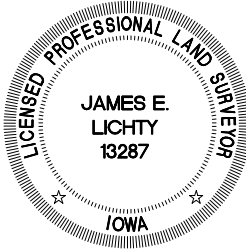
THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 74 NORTH, RANGE 3 WEST OF THE 5TH
P.M., EXCEPT THE NORTH 1-1/2 ACRES THEREOF,
SUBJECT TO PUBLIC HIGHWAYS AND CONTAINING
149.6 ACRES, MORE OR LESS, LOUISA COUNTY,
IOWA.

- NOTES: 1) THE CORRECT ACREAGE IS 158.34 ACRES (154.35 ACRES WITHOUT ROAD RIGHT-OF-WAY), SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 2) THE DAYLIGHT CORNER IN THE SOUTHWEST CORNER OF THIS PARCEL IS AN EASEMENT BY PRESCRIPTION. NO FORMAL CONVEYANCE WAS LOCATED IN THE LOUISA COUNTY ENGINEER'S OFFICE, BUT THIS AREA IS BEING USED FOR ROAD RIGHT-OF-WAY.

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- FENCE POST
- 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 FENCE LINE
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



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.

JAMES E. LICHTY
L.S. Iowa Lic. No. 13287

My license renewal date is December 31, 20__.

Pages or sheets covered by this seal:

SEAL

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

Date	Revision
------	----------

PLAT OF SURVEY (RETRACEMENT)

A PORTION OF THE
SE 1/4 OF SEC. 31
T74N-R3W OF THE 5TH P.M
LOUISA COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 12/07/2015

Surveyed by: JEL	Field Book No: 1123
---------------------	------------------------

Drawn by:	Scale:
MAS	1"=400'

Checked by: GDM	Sheet No: 1
--------------------	----------------

Project No:	
IC 9822-002	of: 1