



Doc ID: 026926340001 Type: PLA
Kind: SURVEY
Recorded: 12/22/2017 at 10:01:33 AM
Fee Amt: \$7.00 Page 1 of 1
Johnson County Iowa
Kim Painter County Recorder
BK 61 Pg 309

PLAT OF SURVEY
AUDITOR'S PARCEL 2017135
(BOUNDARY LINE ADJUSTMENT)
JOHNSON COUNTY, IOWA
LEGAL DESCRIPTION

A PORTION OF AUDITOR'S PARCEL 2016100, LOCATED IN THE FRACTIONAL WEST ONE-HALF OF THE FRACTIONAL SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AUDITOR'S PARCEL 2017135

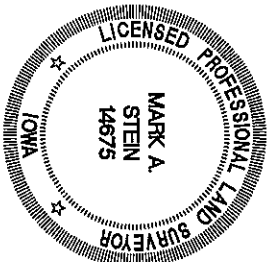
BEGINNING AT THE MOST NORTHERLY CORNER OF AUDITOR'S PARCEL 2016100, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 60, PAGE 354 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, THENCE SOUTHEASTERLY, 104.93 FEET, ALONG THE NORTHERLY LINE OF SAID AUDITOR'S PARCEL 2016100, AND AN ARC OF A 245.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 104.13 FOOT CHORD BEARS S60°38'18"E, THENCE S72°50'28"E, ALONG SAID NORTHERLY LINE, 224.38 FEET, THENCE S73°05'21"E, ALONG SAID NORTHERLY LINE, 24.00 FEET, THENCE S11°38'39"W, 370.01 FEET, THENCE S56°42'05"W, 107.00 FEET, THENCE S01°51'06"W, 80.00 FEET, THENCE S36°39'04"W, 114.00 FEET, THENCE N64°32'05"W, 142.00 FEET, THENCE N27°41'13"W, 175.00 FEET, THENCE N12°16'29"E, ALONG SAID NORTHEASTERLY LINE OF SAID AUDITOR'S PARCEL 2016100, THENCE N53°45'51"E, ALONG SAID NORTHEASTERLY LINE, 384.94 FEET, THENCE N12°16'29"E, ALONG SAID NORTHWESTERLY LINE, 181.56 FEET, THENCE N07°01'31"W, ALONG SAID NORTHWESTERLY LINE, 167.07 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LOCATION:	A PORTION OF AUDITOR'S PARCEL 2016100, LOCATED IN THE FRAC. W 1/2 FRAC. SW 1/4 OF SEC. 31-180N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:	MARK A. STEIN, PLS MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY:	DAN FUHRMEISTER
PROPRIETOR OR OWNER:	DAN FUHRMEISTER
DATE OF SURVEY:	DECEMBER 13, 2017
DOCUMENT RETURN INFORMATION:	LAND SURVEYOR

DATE OF SURVEY:	DECEMBER 13, 2017
DOCUMENT RETURN INFORMATION:	LAND SURVEYOR

NOTE: ALL FOUND PINS ARE 5/8" REBARS WITH YELLOW PLASTIC CAPS NO. 14675, UNLESS NOTED OTHERWISE.

JOHNSON COUNTY ZONING ADMINISTRATOR
DATE 12/21/17



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.
Mark A. Stein
L.S. Iowa Lic. No. 14675
My license renewal date is December 31, 2018.
Pages or sheets covered by this seal: 1

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
 - CONGRESSIONAL CORNER, REESTABLISHED
 - FENCE CORNER/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 EASEMENT LINES
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS



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
AUDITOR'S PARCEL 2017135

A PORTION OF AUDITOR'S PARCEL 2016100, LOCATED IN THE FRAC. W 1/2 OF THE FRAC. SW 1/4 OF SEC. 31-180N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:

12/18/2017

Surveyed by:

RRN

Field Book No. 1209

Drawn by:

MAS

Scale: 1"=100'

Checked by:

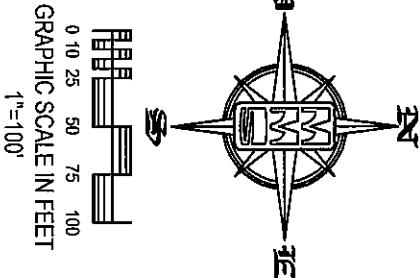
MAS, GDM

Sheet No. 1

Project No. IC

9501-003

of: 1



POINT OF BEGINNING
(MOST N-LY CORNER OF
AUDITOR'S PARCEL 2016100)

AMENDED PLAT OF SURVEY
AUDITOR'S PARCEL 2014044
JOHNSON COUNTY, IOWA AS
RECORDED IN PLAT BOOK 50
PAGE 365 IN THE RECORDS OF
THE JOHNSON COUNTY RECORDER'S
OFFICE

AUDITOR'S PARCEL 2017135
AREA = 5.01 ACRES
4.75 ACRES W/O ROW



PLAT OF SURVEY 2016100
AUDITOR'S PARCEL, IOWA AS
RECORDED IN PLAT BOOK 60
PAGE 354 IN THE RECORDS OF
THE JOHNSON COUNTY RECORDER'S
OFFICE (A PORTION OF THIS
AUDITOR'S PARCEL 2016100 IS IN THE
CITY OF IOWA CITY AND A PORTION IS
IN JOHNSON COUNTY)

AREA SUMMARY

AMENDED PLAT OF SURVEY
AUDITOR'S PARCEL 2014044 +
AUDITOR'S PARCEL 2017135 = 60.88 ACRES
= 59.88 ACRES
W/O ROW

AUDITOR'S PARCEL 2016100 -
AUDITOR'S PARCEL 2017135 = 80.17 ACRES
= 77.79 ACRES
W/O ROW

AREA SUMMARY

FRAC. SW 1/4 FRAC. SW 1/4 0.80 ACRE
FRAC. NW 1/4 FRAC. SW 1/4 4.21 ACRES
TOTAL 5.01 ACRES

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	24°32'22"	53.28'	104.93'	104.13'	S60°38'18"E	
C2	17°18'15"	42.30'	83.96'	278.00'	S64°15'07"E	

Line #	Direction	Length
L1	S73°05'21"E	24.00'
L2	S73°05'21"E	26.92'