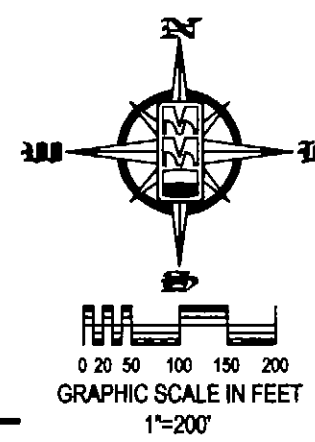


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Kind: SURVEY
Recorded: 12/15/2016 at 02:57:30 PM
Fee Amt: \$7.00 Page 1 of 1
Johnson County, Iowa
Klin Painter County Recorder
BK 60 PG 354



NE 1/4 SE 1/4 (SEC. 36)
SE 1/4 SE 1/4 (SEC. 36)
FRAC. NW 1/4 FRAC. SW 1/4 (SEC. 31)
FRAC. SW 1/4 FRAC. SW 1/4 (SEC. 31)
TOTAL

AREA SUMMARY		
ROW	WITHOUT ROW	TOTAL
0.00 ACRES	0.48 ACRES	0.48 ACRES
0.001 ACRES	33.38 ACRES	37.38 ACRES
0.794 ACRES	8.04 ACRES	8.84 ACRES
1.85 ACRES	40.83 ACRES	42.68 ACRES
2.85 ACRES	82.53 ACRES	85.18 ACRES

CITY/COUNTY AREA SUMMARY		
ROW	WITHOUT ROW	TOTAL
0.16 ACRES	42.96 ACRES	43.12 ACRES
2.49 ACRES	39.57 ACRES	42.06 ACRES
2.85 ACRES	82.53 ACRES	85.18 ACRES

PLAT OF SURVEY
AUDITOR'S PARCEL 2016100
JOHNSON COUNTY*, IOWA

* - NOTE A PORTION OF THE PARCEL IS IN THE CITY OF IOWA CITY AND A PORTION OF THE PARCEL IS IN JOHNSON COUNTY, IOWA.

LEGAL DESCRIPTION

A PORTION OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5TH P.M. AND A PORTION OF 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 2016100

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 5 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA; THENCE N89°24'00"W, ALONG THE SOUTH LINE OF THE FRACTIONAL SOUTHWEST ONE-QUARTER OF SAID SECTION 31, A DISTANCE OF 1331.15 FEET TO THE SOUTHEAST CORNER OF THE FRACTIONAL SOUTHWEST ONE-QUARTER OF THE FRACTIONAL SOUTHWEST ONE-QUARTER OF SAID SECTION 31 AND THE POINT OF BEGINNING; THENCE CONTINUING N89°24'00"W, ALONG SAID SOUTH LINE, 1331.77 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE NO. 80; THENCE NORTHWESTERLY, 1431.21 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND AN ARC OF A 5870.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE 1427.66 FOOT CHORD BEARS N74°22'10"W, TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5TH P.M., CITY OF IOWA CITY, JOHNSON COUNTY, IOWA; THENCE N00°53'10"W ALONG SAID WEST LINE, 960.30 FEET TO THE SOUTHWEST CORNER OF AUDITOR'S PARCEL 2014044 AS SHOWN ON AN AMENDED PLAT OF SURVEY, RECORDED IN PLAT BOOK 58, PAGE 365 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S89°53'20"E, ALONG THE SOUTHERLY LINE OF SAID AUDITOR'S PARCEL 2014044, A DISTANCE OF 1325.19 FEET; THENCE N89°02'58"E, ALONG SAID SOUTHERLY LINE, 345.32 FEET; THENCE N53°45'51"E, ALONG THE SOUTHEASTERLY LINE OF SAID AUDITOR'S PARCEL 2014044, A DISTANCE OF 384.94 FEET; THENCE N12°16'29"E, ALONG SAID SOUTHEASTERLY LINE, 181.56 FEET; THENCE N07°01'31"W, ALONG THE EASTERLY LINE OF SAID AUDITOR'S PARCEL 2014044, A DISTANCE OF 167.07 FEET, TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF NEWPORT PARK SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 19, PAGE 92 IN SAID RECORDER'S OFFICE; THENCE SOUTHEASTERLY, 104.93 FEET, ALONG SAID SOUTHWESTERLY LINE, AND AN ARC OF A 245.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 104.13 FOOT CHORD BEARS S60°38'18"E, THENCE S72°52'28"E, ALONG SAID SOUTHWESTERLY LINE, 224.38 FEET; THENCE S73°05'21"E, ALONG SAID SOUTHWESTERLY LINE, 275.61 FEET; THENCE SOUTHEASTERLY, 265.17 FEET, ALONG AN ARC OF A 210.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE 247.90 FOOT CHORD BEARS S36°50'10"E, TO THE MOST SOUTHERLY CORNER OF SAID NEWPORT PARK SUBDIVISION; THENCE S00°38'05"E, ALONG THE WESTERLY LINE OF AUDITOR'S PARCEL B ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 32, PAGE 59 IN SAID RECORDER'S OFFICE, 475.58 FEET TO THE SOUTHWESTERLY CORNER OF SAID AUDITOR'S PARCEL B; THENCE S01°03'22"E, 1061.73 FEET TO THE POINT OF BEGINNING, CONTAINING 85.18 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

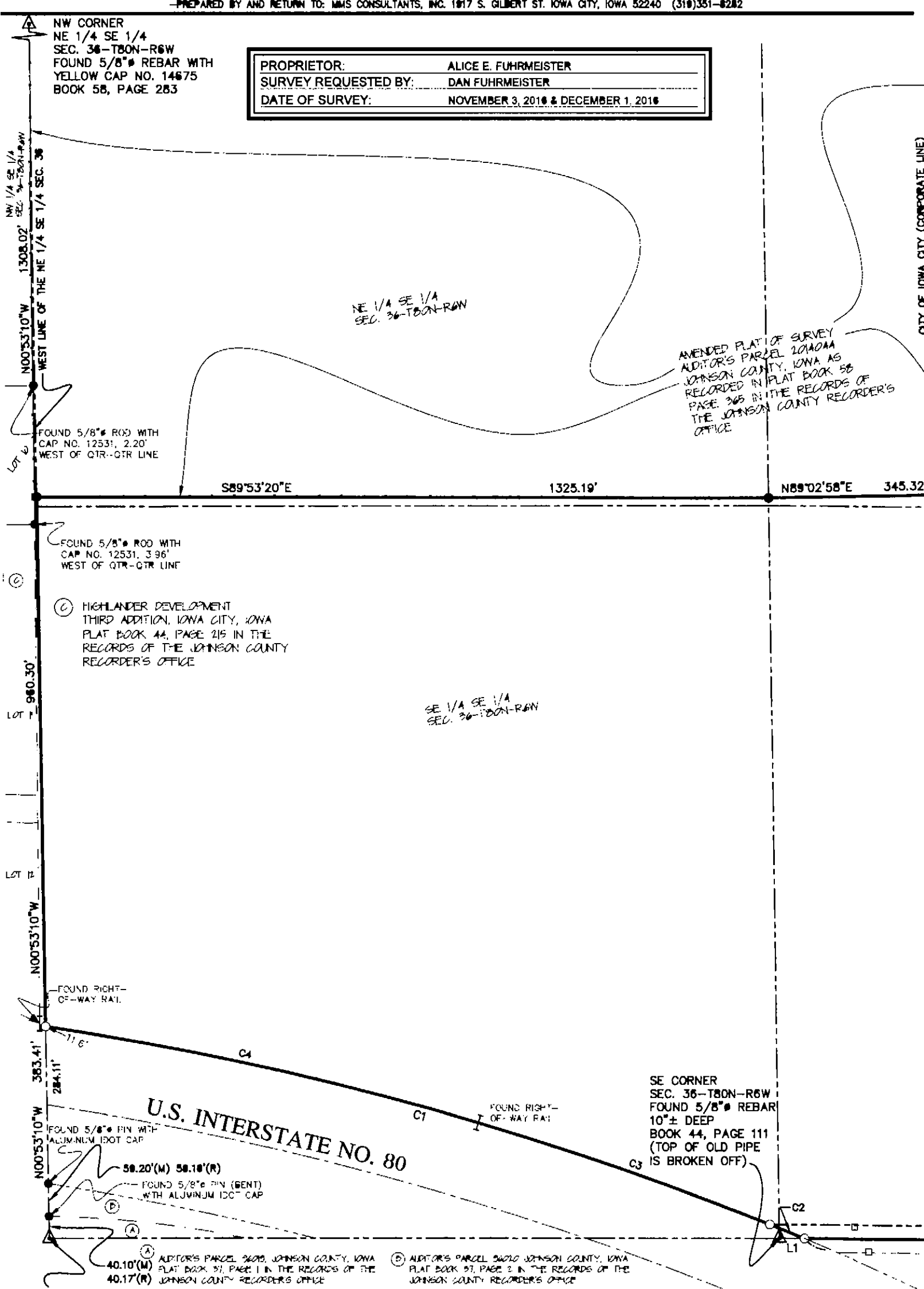
- NOTES: 1) THE SOUTH LINE OF THE FRACTIONAL SW 1/4 OF SECTION 31-T80N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA, BEARS N89°24'00"W, BASED ON GEODETIC NORTH AND A ONE POINT CALIBRATION USING GPS AND THE IOWA REAL TIME NETWORK (RTN) BEGINNING ON NOVEMBER 3, 2016.
- 2) ALL FOUND PINS ARE 5/8" REBARS WITH YELLOW PLASTIC CAPS NO. 14675, UNLESS NOTED OTHERWISE.
- 3) FOUND A STANDARD CONCRETE MONUMENT (SCM) 36"± DEEP AND LEANING SLIGHTLY WEST AT THE N 1/4 CORNER OF SEC. 6-T79N-R5W OF THE 5TH P.M. SET A 5/8" REBAR WITH YELLOW PLASTIC CAP NO. 14675, DIRECTLY ABOVE THE STANDARD CONCRETE MONUMENT AND 1.32 FEET WEST OF THE S 1/4 CORNER OF SEC. 31-T80N-R5W OF THE 5TH P.M. AS SHOWN BELOW.

Curve Table						
Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	13°58'11"	719.17'	1431.21'	5870.00'	1427.66'	N74° 22' 10"W
C2	0°39'37"	33.83'	67.66'	5870.00'	67.66'	N67° 42' 53"W
C3	5°27'26"	279.75'	559.08'	5870.00'	558.87'	N70° 46' 24"W
C4	7°51'08"	402.86'	804.47'	5870.00'	803.84'	N77° 25' 41"W
C5	24°32'22"	53.28'	104.93'	245.00'	104.13'	S60° 38' 18"E
C6	17°18'15"	42.30'	83.96'	278.00'	83.64'	S64° 15' 07"E
C7	72°20'52"	153.55'	265.17'	210.00'	247.90'	S36° 50' 10"E
C8	72°20'52"	129.42'	223.50'	177.00'	208.94'	S36° 50' 10"E

Line Table		
Line #	Direction	Length
L1	S89°24'00"E	45.07'

S 1/4 CORNER
SEC. 31-T80N-R5W
FOUND 5/8" REBAR
8"± DEEP, OVER TOP
OF BROKEN OFF
CONCRETE MONUMENT
(SEE NOTE #3)

AUDITOR'S PARCEL 2016100
AREA = 85.18 ACRES
82.53 ACRES W/O ROW



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")
- OUT "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

City of Iowa City
Approved by
Douglas W. Boothroy
Director, Neighborhood & Development Services

Professional Land Surveyor Seal for Mark A. Stein, License No. 14675, State of Iowa.

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 12/9/2016

My license renewal date is December 31, 2016.

Pages or sheets covered by this seal:

MMS CONSULTANTS, INC.

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

PLAT OF SURVEY
AUDITOR'S PARCEL
2016100

A PORTION OF THE
E 1/2 SE 1/4 OF SEC. 36
T80N-R6W AND A PORTION OF
THE FRAC. W 1/2 FRAC. SW 1/4 OF
SEC. 31-T80N-R5W OF THE 5TH P.M.
JOHNSON COUNTY*, IOWA

MMS CONSULTANTS, INC.

Date: 11/03/2016

Surveyed by: RRN Field Book No: 1066, 1166

Drawn by: MAS Scale: 1"=200'

Checked by: GDM Sheet No: 1

Project No: IOWA CITY 9501-002

of 1