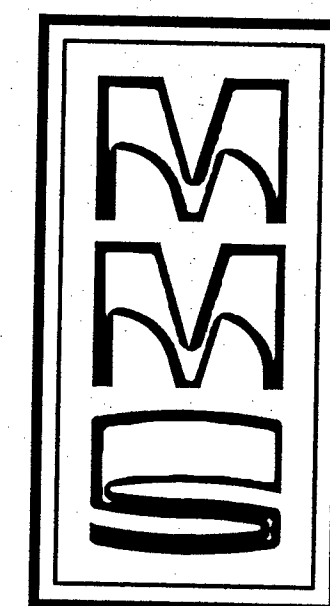


FOR COUNTY RECORDER'S USE

LOCATION: A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 81 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: NANCY D BROWN 1605 SENECA ROAD NW SWISHER, IOWA 52338
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: TIMOTHY G. HOGAN 3101 INGERSOLL AVENUE DES MOINES, IOWA 50312-3918
DATE OF SURVEY: 07-26-2024	PROPRIETOR OR OWNER: NANCY D BROWN 1605 SENECA ROAD NW SWISHER, IOWA 52338
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

PRELIMINARY AND FINAL PLAT SENECA FARM SUBDIVISION (A FARMSTEAD SPLIT) JOHNSON COUNTY, IOWA



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
11-12-2024	PER RRN REVIEW - RLW
12-05-2024	PER CLIENT - LSS
12-12-2024	PER RRN REVIEW - LSS
12-30-2024	PER COUNTY COMMENT - LSS
2-10-2025	REVISE WESTERN BOUNDARY - LSS

PRELIMINARY AND
FINAL PLAT

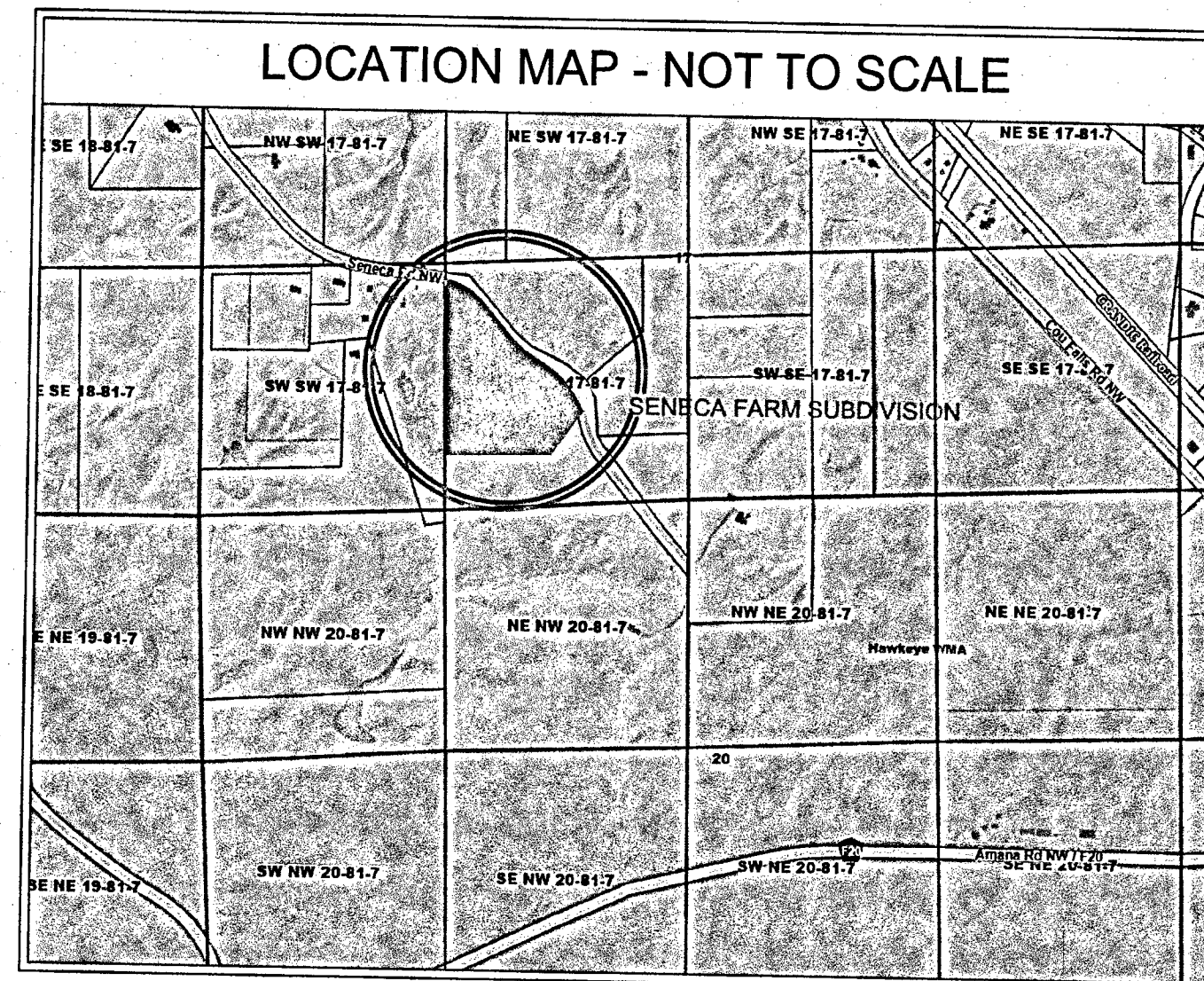
SENECA FARM
SUBDIVISION

JOHNSON COUNTY
IOWA
MMS CONSULTANTS, INC.

Date: 11-07-2024

Designed by:	LS	Field Book No:	1393
Drawn by:	RLW	Scale:	1"=100'
Checked by:	RRN	Sheet No:	1
Project No:	IOWA CITY		
10831-002		of:	1

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	



DESCRIPTION - SENECA FARM SUBDIVISION

Commencing at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 17, Township 81 North, Range 7 West, of the Fifth Principal Meridian; Thence S01°03'00"E, along the West Line of said Southeast Quarter of the Southwest Quarter, 81.09 feet, to its intersection with the Centerline of Seneca Road NW; Thence Southeasterly, 13.07 feet, along said Centerline, on a 380.00 foot radius curve, concave Southwesterly, whose 13.07 foot chord bears S77°08'22"E, to a point on said Centerline and the POINT OF BEGINNING; Thence Southeasterly, along said Centerline, 240.36 feet, on a 380.00 foot radius curve, concave Southwesterly, whose 236.38 foot chord bears S58°01'59"E; Thence S39°54'44"E, along said Centerline, 239.11 feet; Thence Southeasterly, 147.59 feet, along said Centerline on a 477.46 foot radius curve, concave Northwesterly, whose 147.00 foot chord bears S48°46'03"E; Thence S57°37'22"E, along said Centerline, 100.89 feet; Thence Southeasterly, 316.03 feet, along said Centerline on a 477.46 foot radius curve, concave Southwesterly, whose 310.30 foot chord bears S38°39'37"E; Thence S35°42'37"W, 287.69 feet; Thence N74°14'09"W, 406.97 feet; Thence N86°21'13"W, 179.86 feet; Thence N00°39'19"E, 145.87 feet; Thence N00°31'41"W, 198.54 feet; Thence N01°40'10"W, 66.34 feet; Thence N00°05'21"E, 151.13 feet; Thence S01°03'00"E, along the West Line of said Southeast Quarter of the Southwest Quarter, 81.09 feet, to its intersection with the Centerline of Seneca Road NW; Thence Southeasterly, 13.07 feet, along said Centerline, on a 380.00 foot radius curve, concave Southwesterly, whose 13.07 foot chord bears S77°08'22"E, to a point on said Centerline and the POINT OF BEGINNING. Said Seneca Farm Subdivision contains 9.26 Acres, and is subject to easements and restrictions of record.

	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.
	<i>Richard R. Nowotny</i> 3-10-2025 RICHARD R. NOWOTNY P.L.S. Iowa Lic. No. 17916 My license renewal date is December 31, 2025
	Pages or sheets covered by this seal: 1

- NOTES:
- 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. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
 - SEE THE SENSITIVE AREAS REPORT WHICH IS RECORDED WITH THE PLAT DOCUMENTS FOR THIS PRELIMINARY AND FINAL PLAT OF SENECA FARM SUBDIVISION, JOHNSON COUNTY, IOWA, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
 - THE PARENT PARCEL OF 63 ACRES ± IS DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 865, PAGE 290 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

Signed before me this 10th day of March, 2025.	
Notary Public, in and for the State of Iowa.	<i>Lori K. Yoder</i> LORI K. YODER Commission Number 759128 My Commission Expires July 13, 2027
PLAT APPROVED BY:	3/14/25
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	DATE

