

SENECA FARM SUBDIVISION

(A FARMSTEAD SPLIT)

JOHNSON COUNTY, IOWA

[illegible]

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 Northeasterly, 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 N00°39'55"W, 251.54 feet, to the POINT OF BEGINNING. Said Seneca Farm Subdivision contains 9.26 Acres, and is subject to easements and restrictions of record.

SENECA FARM
SUBDIVISION

JOHNSON COUNTY
IOWA
MMS CONSULTANTS, INC.

Date:		5-12-2025	
Designed by:	LSS	Field Book No:	
Drawn by:	LSS	Scale:	1"=100'
Checked by:	RRN	Sheet No:	1
Project No:	IOWA CITY		
10831-002		of: 1	