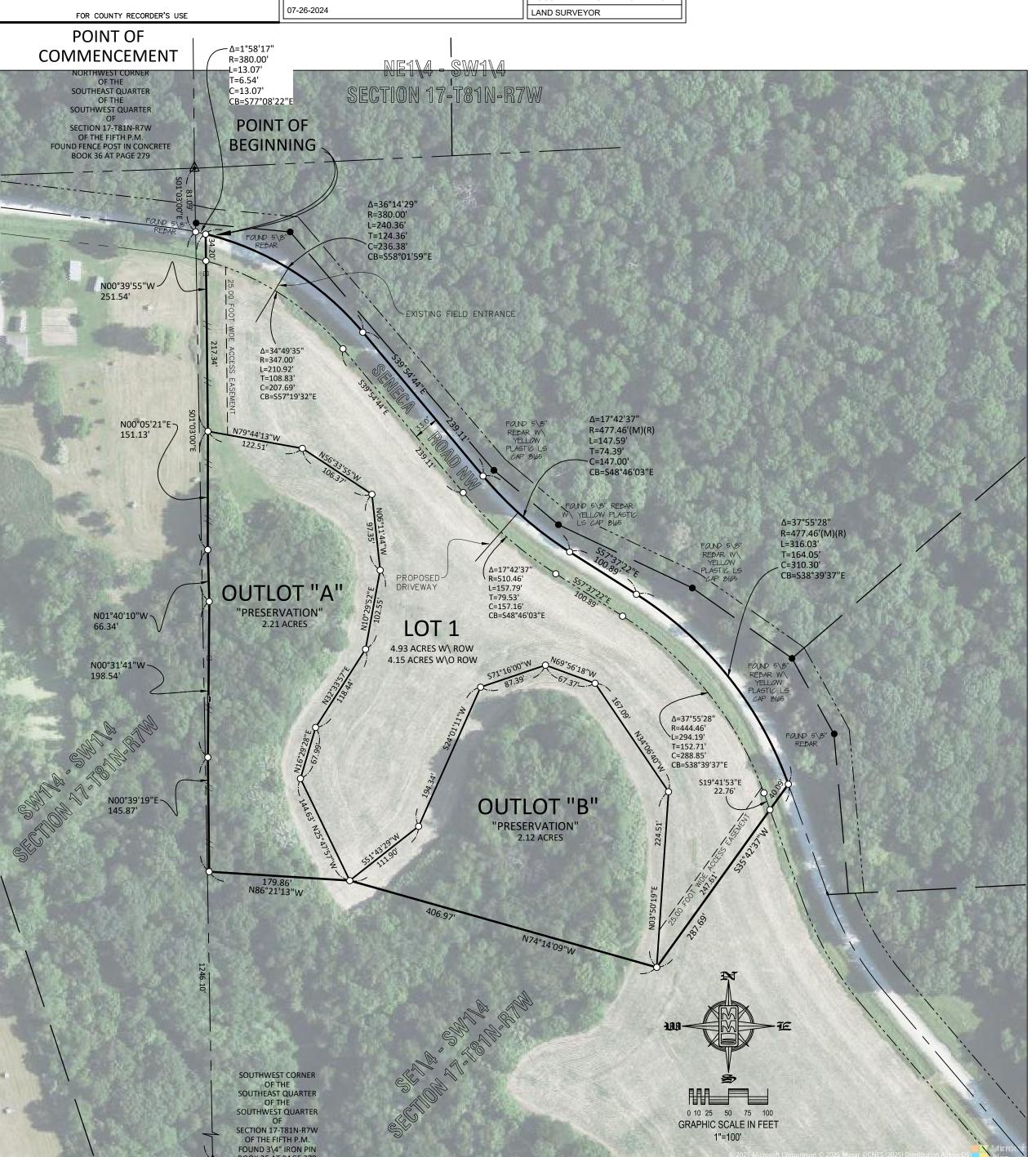
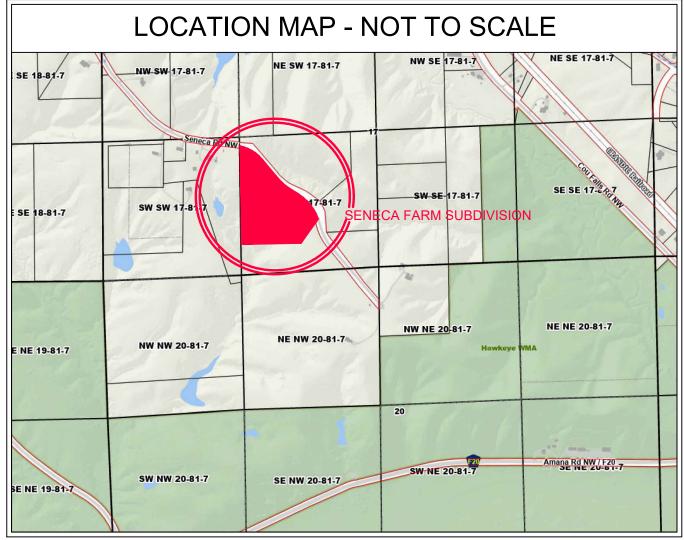
## LOCATION: SUBDIVIDER: NANCY D BROWN A PORTION OF THE SOUTHEAST QUARTER OF THE 1605 SENECA ROAD NW SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 81 SWISHER, IOWA 52338 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL SUBDIVIDER'S ATTORNEY: TIMOTHY C. HOGAN 3101 INGERSOLL AVENUE LAND SURVEYOR: DES MOINES. IOWA 50312-3918 RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET PROPRIETOR OR OWNER: NANCY D BROWN IOWA CITY, IOWA, 52240 1605 SENECA ROAD NW PHONE: 319-351-8282 SWISHER, IOWA 52338 DATE OF SURVEY: DOCUMENT RETURN INFORMATION:

## SENECA FARM SUBDIVISION

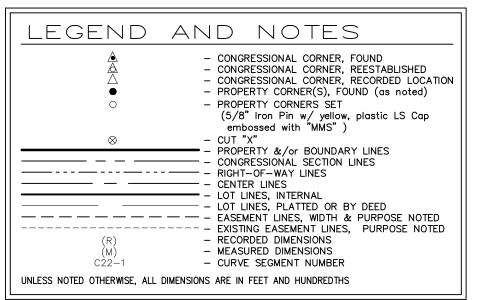
(A FARMSTEAD SPLIT)
JOHNSON COUNTY, IOWA

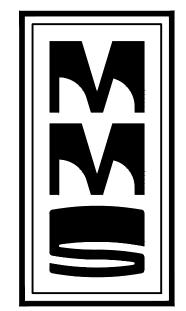




**DESCRIPTION - SENECA FARM SUBDIVISION** 

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 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.





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

**EXHIBIT** 

SENECA FARM SUBDIVISION

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

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

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