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Document 2025 2960 Pages 1
Date 10/21/2025 Time 8:13:26AM
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MELISSA BAHNSEN, RECORDER
CEDAR COUNTY IOWA

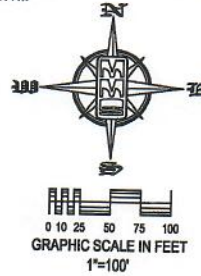
PLAT OF SURVEY

PARCEL C

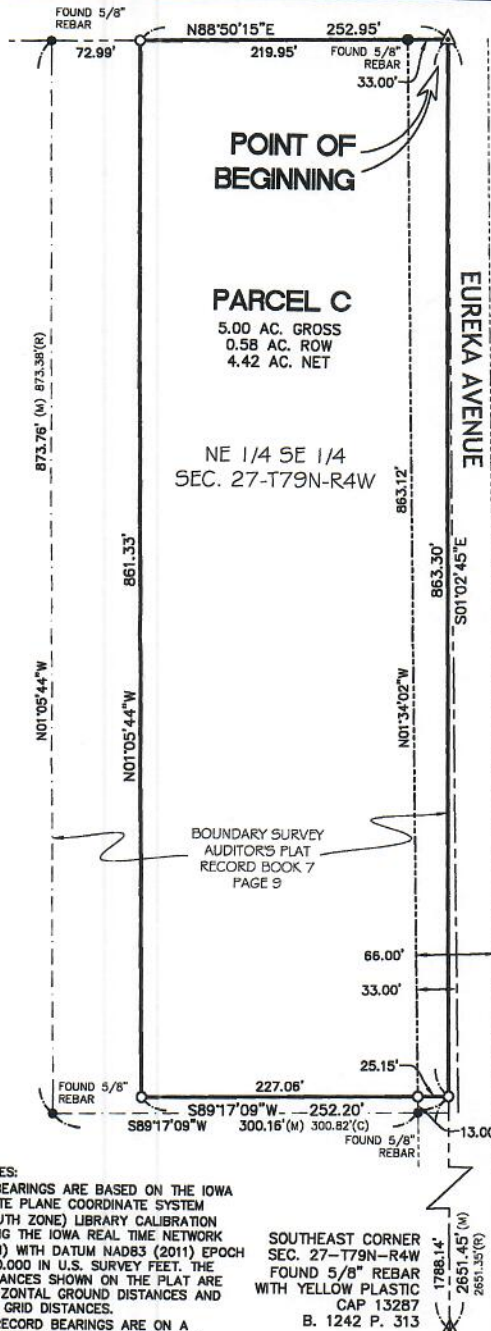
(AMENDMENT)

NE 1/4 SE 1/4 SECTION 27-T79N-R4W
CEDAR COUNTY, IOWA

THIS PLAT AMENDS AND SUPERCEDES THE PLAT AS FILED IN THE RECORDS OF THE CEDAR COUNTY, IOWA AUDITOR SHOWN IN SURVEY RECORD BOOK 7 AT PAGE 9 AND NOW IS TO BE KNOWN AS PARCEL C IN THE NE 1/4 OF THE SE 1/4 OF SECTION 27-T79N-R4W.



PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282



EAST 1/4 CORNER
SEC. 27-T79N-R4W
FOUND 5/8" REBAR
WITH YELLOW PLASTIC
CAP 13287
B. 1242 P. 314

DESCRIPTION: (PARCEL C)

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5th P.M., CEDAR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE S01°02'45"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 27, A DISTANCE OF 863.30 FEET; THENCE S89°17'09"W, 252.20 FEET; THENCE N01°05'44"W, 861.33 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE N88°50'15"E ALONG SAID NORTH LINE, 252.95 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES. AT THE TIME OF SURVEY, WHICH INCLUDES 0.58 ACRES OF COUNTY ROAD RIGHT-OF-WAY EASEMENT, AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND AND NOTES

- CONGRESSIONAL CORNER
 - FOUND IRON RAIL
 - FENCE CORNER / FENCE POST
 - MONUMENT(S), FOUND (as noted)
 - FOUND PIPE(S), (as noted)
 - PROPERTY CORNERS SET (5/8"x 24" REBAR WITH ORANGE PLASTIC CAP EMBOSSED WITH "MMS 15749")
 - SET "X", MAG NAIL, OR GIN SPINDLE
 - PROPERTY &/or BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - CENTER LINES
 - FENCE LINES
 - LOT LINES, PLATTED OR BY DEED
 - EASEMENT LINES, WIDTH & PURPOSE NOTED
 - EXISTING EASEMENT LINES, PURPOSE NOTED
 - EXISTING PLATTED BOUNDARY
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - COMPUTED DIMENSIONS
 - CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



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.

David M. West 10/15 2025

DAVID M. WEST
P.L.S. Iowa Lic. No. 15749

My license renewal date is December 31, 2026.

Pages or sheets covered by this seal:

NOTES:

1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000 IN U.S. SURVEY FEET. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.

2) RECORD BEARINGS ARE ON A DIFFERENT BASIS AND HAVE BEEN OMITTED.

SOUTHEAST CORNER
SEC. 27-T79N-R4W
FOUND 5/8" REBAR
WITH YELLOW PLASTIC
CAP 13287
B. 1242 P. 313

PLAT OF SURVEY
PARCEL C
2203 EUREKA AVENUE
SPRINGDALE,
CEDAR COUNTY,
IOWA
MMS CONSULTANTS, INC.
Date: 10/13/2025
Surveyed by: JFD
Drawn by: DMW
Checked by: DMW
Project No: 4455-004
Sheet No: 1
Scale: 1" = 100'

Date
Revision

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