Index Legend	
Location:	Section 6, Township 81 North, Range 7 West SE 1/4 SE 1/4
Requestor:	Mark Ralston
Proprietor:	Forrest Ridge, LLC
Surveyor:	Stephen M. Scott, P.L.S.
Company: Return To:	Scott Survey, Inc. P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com I (319) 540-5263

Doc ID: 032354490001 Type: PLA
Kind: PLAT
Recorded: 09/25/2024 at 09:05:23 AM
Fee Amt: $7.00 Page 1 of 1
Johnson County Iowa
Kim Painter County Recorder
BK 68 PG 74

FINAL PLAT
PLEASANT HILL FIRST ADDITION
IN THE CITY OF SWISHER JOHNSON COUNTY, IOWA

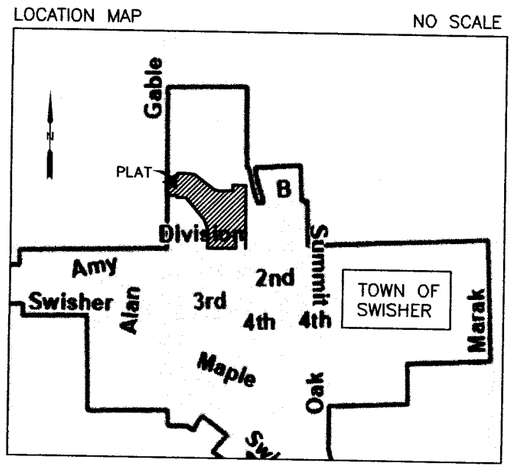
NW CORNER
NE 1/4 SE 1/4
SECTION 6
T81N, R7W
FD. 5/8" REBAR
W/YELLOW CAP
NO. 17916
BOOK 65
PAGE 168

PROPRIETOR:
FORREST RIDGE, LLC
C/O MARK RALSTON
100 1ST STREET
PALO, IOWA 52324

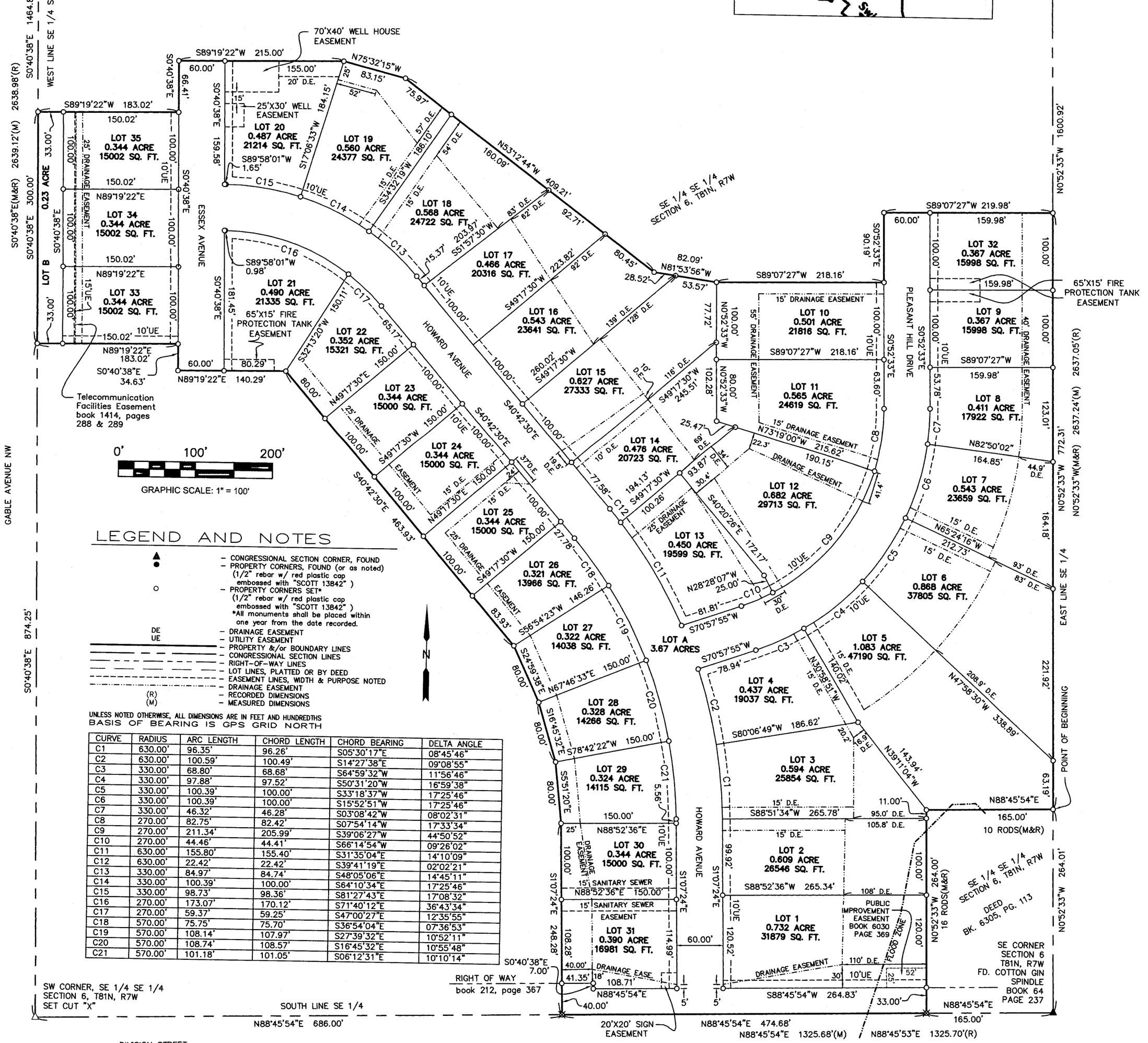
SURVEYOR:
STEPHEN M. SCOTT
3426 STANDLEA ROAD
TODDVILLE, IA 52341
319-540-5263

DATE OF SURVEY:
MARCH, 2024

LOCATION MAP NO SCALE



E 1/4 CORNER
SECTION 6
T81N, R7W
FD. SCM
BOOK 44
PAGE 118



0' 100' 200'
GRAPHIC SCALE: 1" = 100'

LEGEND AND NOTES

- ▲ ● – CONGRESSIONAL SECTION CORNER, FOUND
- ● – PROPERTY CORNERS, FOUND (or as noted) (1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
- ○ – PROPERTY CORNERS SET* (1/2" rebar w/ red plastic cap embossed with "SCOTT 13842") *All monuments shall be placed within one year from the date recorded.
- DE – DRAINAGE EASEMENT
- UE – UTILITY EASEMENT
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- DRAINAGE EASEMENT
- (R) – RECORDED DIMENSIONS
- (M) – MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS
BASIS OF BEARING IS GPS GRID NORTH

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	630.00'	96.35'	96.26'	S05°30'17"E	08°45'46"
C2	630.00'	100.59'	100.49'	S14°27'38"E	09°08'55"
C3	330.00'	68.80'	68.68'	S64°59'32"W	11°56'46"
C4	330.00'	97.88'	97.52'	S50°31'20"W	16°59'38"
C5	330.00'	100.39'	100.00'	S33°18'37"W	17°25'46"
C6	330.00'	100.39'	100.00'	S15°52'51"W	17°25'46"
C7	330.00'	46.32'	46.28'	S03°08'42"W	08°02'31"
C8	270.00'	82.75'	82.42'	S07°54'14"W	17°33'34"
C9	270.00'	211.34'	205.99'	S39°06'27"W	44°50'52"
C10	270.00'	44.46'	44.41'	S66°14'54"W	09°26'02"
C11	630.00'	155.80'	155.40'	S31°35'04"E	14°10'09"
C12	630.00'	22.42'	22.42'	S39°41'19"E	02°02'21"
C13	330.00'	84.97'	84.74'	S48°05'06"E	14°45'11"
C14	330.00'	100.39'	100.00'	S64°10'34"E	17°25'46"
C15	330.00'	98.73'	98.36'	S81°27'43"E	17°08'32"
C16	270.00'	173.07'	170.12'	S71°40'12"E	36°43'34"
C17	270.00'	59.37'	59.25'	S47°00'27"E	12°35'55"
C18	570.00'	75.75'	75.70'	S36°54'04"E	07°36'53"
C19	570.00'	108.14'	107.97'	S27°39'32"E	10°52'11"
C20	570.00'	108.74'	108.57'	S16°45'32"E	10°55'48"
C21	570.00'	101.18'	101.05'	S06°12'31"E	10°10'14"

Legal Description: DIVISION STREET
Part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 81 North, Range 7 West of the Fifth Principal Meridian, City of Swisher, Johnson County, Iowa, described as follows:

Commencing at the Southeast Corner of Section 6, Township 81 North, Range 7 West of the Fifth Principal Meridian; thence N0°52'33"W along the east line of the Southeast Quarter of said Section 6, a distance of 264.01 feet to the Northeast Corner of a parcel described in a warranty deed found at book 6305, page 113, Office of the Recorder, Johnson County, Iowa, and the point of beginning; thence continuing N0°52'33"W along said east line, 772.31 feet; thence S89°07'27"W, 219.98 feet; thence S0°52'33"E, 90.19 feet; thence S89°07'27"W, 218.16 feet; thence N81°53'56"W, 82.09 feet; thence N53°12'44"W, 409.21 feet; thence N75°32'15"W, 83.15 feet; thence S89°19'22"W, 215.00 feet; thence S0°40'38"E, 66.41 feet; thence S89°19'22"W, 183.02 feet to the west line of the Southeast Quarter of said Southeast Quarter; thence S0°40'38"E along said west line, 300.00 feet; thence N89°19'22"E, 183.02 feet; thence S0°40'38"E, 34.63 feet; thence N89°19'22"E, 140.29 feet; thence S40°42'30"E, 463.93 feet; thence S24°59'38"E, 80.00 feet; thence S16°45'32"E, 80.00 feet; thence S5°51'20"E, 80.00 feet; thence S1°07'24"E, 248.28 feet to the south line of said Southeast Quarter; thence N88°45'54"E along said south line, 474.68 feet to the Southwest Corner of said parcel described at book 6305, page 113; thence N0°52'33"W, 264.00 feet to the Northwest Corner of said parcel; thence N88°45'54"E, 165.00 feet to the point of beginning.

Said parcel contains 20.77 acres, subject to easements and restrictions of record.

SCOTT SURVEY INC
Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor
319-540-5263 www.scottsurvey.com
email@scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315

NOTES:
1) LOT A (3.67 ACRES) AND LOT B (GABLE AVENUE NW – 0.23 AC.) ARE DEDICATED TO THE PUBLIC FOR STREET RIGHT OF WAY PURPOSES.
2) FOR MINIMUM LOW OPENING BUILDING ELEVATIONS FOR THIS DEVELOPMENT, CONTACT THE CITY OF SWISHER TO OBTAIN THE REQUIREMENTS.

FLOOD ZONE:
By scaled map location and graphic plotting only, the subject property appears to contain areas of Zone A according to the Flood Insurance Rate Map for the Johnson County 190882, Community Panel No. 19103C0027E, Effective Date 2/16/2007.

LICENSED PROFESSIONAL LAND SURVEYOR
STEPHEN M. SCOTT 13842
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.

STEPHEN M. SCOTT, P.L.S. Iowa Lic. No. 13842
9/13/2024
My license renewal date is December 31, 2024
Pages or sheets covered by this seal:
THIS PAGE ONLY
PROJECT NO. 2406638