LICENSED PROFESSIONAL LAND SURVEYOR
JAMES E. LICHTY
13287
IOWA

SEAL

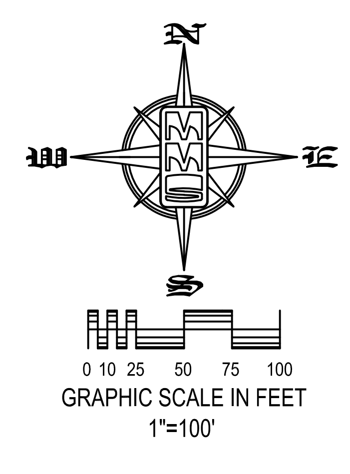
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

_______________________________ 20___

JAMES E. LICHTY
L.S. Iowa Lic. No. 13287

My license renewal date is December 31, 20___.

Pages or sheets covered by this seal:



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
(R)	– RECORDED DIMENSIONS
(M)	– MEASURED DIMENSIONS
C22-1	– CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

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

EASEMENT PLAT

A PORTION OF THE NW1/4-SW1/4 SECTION 36-T81N-R7W AND A PORTION OF THE NE1/4-SE1/4 OF SECTION 35-T81N-R7W

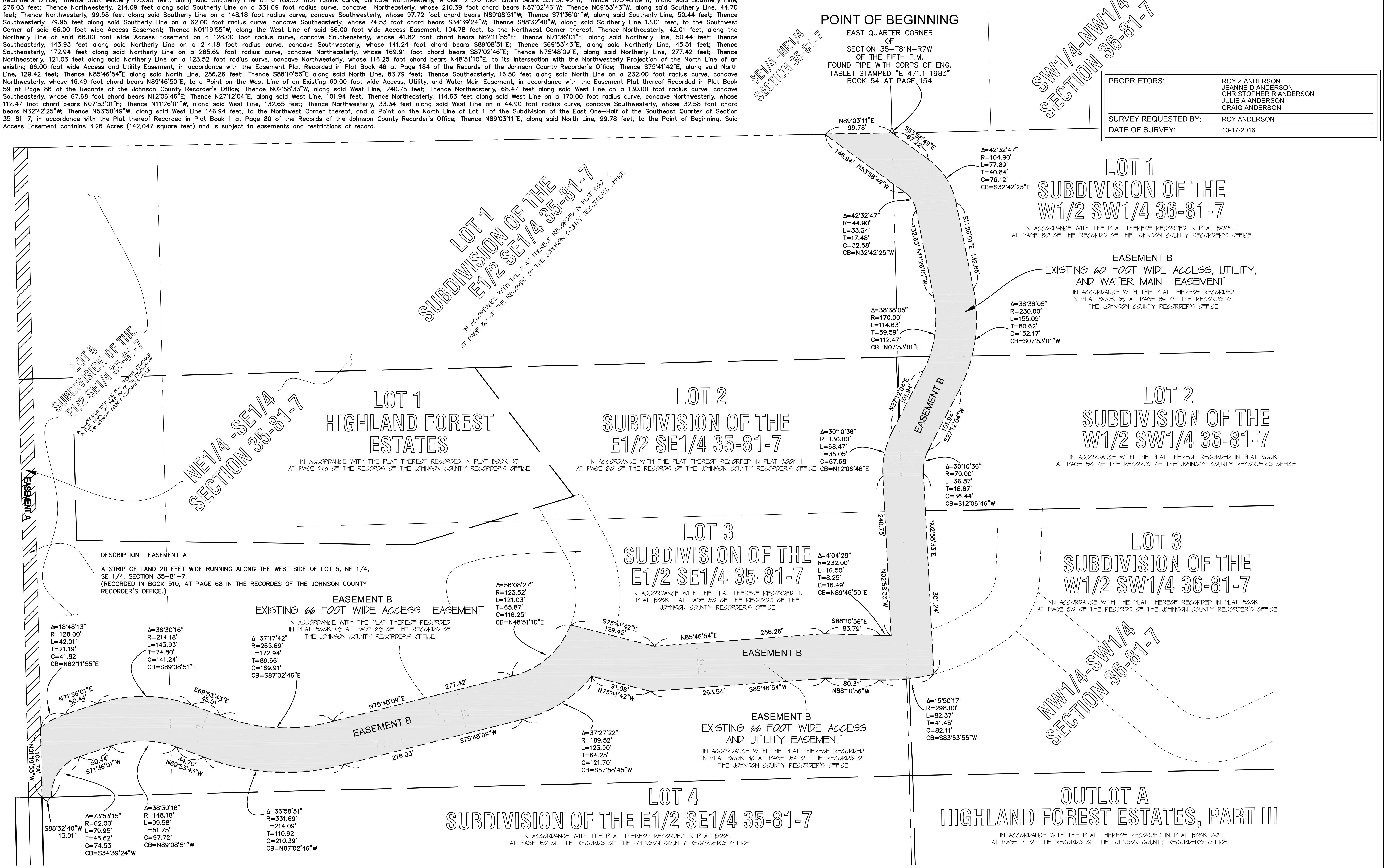
JOHNSON COUNTY, IOWA

DESCRIPTION – EASEMENT B

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, AND A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 81 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Beginning at the East Quarter Corner of Section 35, Township 81 North, Range 7 West, of the Fifth Principal Meridian; Thence S53°58'49"E, along the East Line of an Existing 60.00 foot wide Access, Utility, and Water Main Easement, in accordance with the Easement Plat thereof Recorded in Plat Book 59 at Page 86 of the Records of the Johnson County Recorder's Office, 67.22 feet; Thence Southeasterly, 77.89 feet along said East Line on a 104.90 foot radius curve, concave Southwesterly, whose 76.12 foot chord bears S32°42'25"E; Thence S11°26'01"E, along said East Line, 132.65 feet; Thence Southwesterly, 155.09 feet along said East Line on a 230.00 foot radius curve, concave Northwesterly, whose 152.17 foot chord bears S07°53'01"W; Thence S27°12'04"W, along said East Line, 101.94 feet; Thence Southwesterly, 36.87 feet along said East Line on a 70.00 foot radius curve, concave Southeasterly, whose 36.44 foot chord bears S12°06'46"W; Thence S02°58'33"E, along said East Line and Southerly Projection thereof, 301.24 feet, to a Point on the South Line of an existing 66.00 foot wide Access and Utility Easement, in accordance with the Easement Plat Recorded in Plat Book 46 at Page 184 of the Records of the Johnson County Recorder's Office; Thence Southwesterly, 82.37 feet along said South Line on a 298.00 foot radius curve, concave Northwesterly, whose 82.11 foot chord bears S83°53'55"W; Thence N88°10'56"W, along said South Line, 80.31 feet; Thence S85°46'54"W, along said South Line, 263.54 feet; Thence N75°41'42"W, along said South Line, 91.08 feet, to a Point on the Southerly Line of and Existing 66.00 foot wide Access Easement, in accordance with the Easement Plat thereof Recorded in Plat Book 59, at Page 89 of the Records of the Johnson County Recorder's Office; Thence Southwesterly 123.90 feet, along said Southerly Line on a 189.52 foot radius curve, concave Northwesterly, whose 121.70 foot chord bears S57°58'45"W; Thence S75°48'09"W, along said Southerly Line, 276.03 feet; Thence Northwesterly, 214.09 feet along said Southerly Line on a 331.69 foot radius curve, concave Northeasterly, whose 210.39 foot chord bears N87°02'46"W; Thence N69°53'43"W, along said Southerly Line, 44.70 feet; Thence Northwesterly, 99.58 feet along said Southerly Line on a 148.18 foot radius curve, concave Southwesterly, whose 97.72 foot chord bears N89°08'51"W; Thence S71°36'01"W, along said Southerly Line, 50.44 feet; Thence Southwesterly, 79.95 feet along said Southerly Line on a 62.00 foot radius curve, concave Southeasterly, whose 74.53 foot chord bears S34°39'24"W; Thence S88°32'40"W, along said Southerly Line 13.01 feet, to the Southwest Corner of said 66.00 foot wide Access Easement; Thence N01°19'55"W, along the West Line of said 66.00 foot wide Access Easement, 104.78 feet, to the Northwest Corner thereof; Thence Northeasterly, 42.01 feet, along the Northerly Line of said 66.00 foot wide Access Easement on a 128.00 foot radius curve, concave Southeasterly, whose 41.82 foot chord bears N62°11'55"E; Thence N71°36'01"E, along said Northerly Line, 50.44 feet; Thence Southeasterly, 143.93 feet along said Northerly Line on a 214.18 foot radius curve, concave Southwesterly, whose 141.24 foot chord bears S89°08'51"E; Thence S69°53'43"E, along said Northerly Line, 45.51 feet; Thence Southeasterly, 172.94 feet along said Northerly Line on a 265.69 foot radius curve, concave Northeasterly, whose 169.91 foot chord bears S87°02'46"E; Thence N75°48'09"E, along said Northerly Line, 277.42 feet; Thence Northeasterly, 121.03 feet along said Northerly Line on a 123.52 foot radius curve, concave Northwesterly, whose 116.25 foot chord bears N48°51'10"E, to its intersection with the Northwesterly Projection of the North Line of an existing 66.00 foot wide Access and Utility Easement, in accordance with the Easement Plat Recorded in Plat Book 46 at Page 184 of the Records of the Johnson County Recorder's Office; Thence S75°41'42"E, along said North Line, 129.42 feet; Thence N85°46'54"E along said North Line, 256.26 feet; Thence S88°10'56"E along said North Line, 83.79 feet; Thence Southeasterly, 16.50 feet along said North Line on a 232.00 foot radius curve, concave Northwesterly, whose 16.49 foot chord bears N89°46'50"E, to a Point on the West Line of an Existing 60.00 foot wide Access, Utility, and Water Main Easement, in accordance with the Easement Plat thereof Recorded in Plat Book 59 at Page 86 of the Records of the Johnson County Recorder's Office; Thence N02°58'33"W, along said West Line, 240.75 feet; Thence Northeasterly, 68.47 feet along said West Line on a 130.00 foot radius curve, concave Southeasterly, whose 67.68 foot chord bears N12°06'46"E; Thence N27°12'04"E, along said West Line, 101.94 feet; Thence Northeasterly, 114.63 feet along said West Line on a 170.00 foot radius curve, concave Northwesterly, whose 112.47 foot chord bears N07°53'01"E; Thence N11°26'01"W, along said West Line, 132.65 feet; Thence Northwesterly, 33.34 feet along said West Line on a 44.90 foot radius curve, concave Southwesterly, whose 32.58 foot chord bears N32°42'25"W; Thence N53°58'49"W, along said West Line 146.94 feet, to the Northwest Corner thereof, and a Point on the North Line of Lot 1 of the Subdivision of the East One-Half of the Southeast Quarter of Section 35-81-7, in accordance with the Plat thereof Recorded in Plat Book 1 at Page 80 of the Records of the Johnson County Recorder's Office; Thence N89°03'11"E, along said North Line, 99.78 feet, to the Point of Beginning. Said Access Easement contains 3.26 Acres (142,047 square feet) and is subject to easements and restrictions of record.

PROPRIETORS:	ROY Z ANDERSON JEANNE D ANDERSON CHRISTOPHER R ANDERSON JULIE A ANDERSON CRAIG ANDERSON
SURVEY REQUESTED BY:	ROY ANDERSON
DATE OF SURVEY:	10-17-2016



PROJAC

MMS

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
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(319) 351-8282
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Date	Revision
11/28/16	PER CLIENT REQUEST - BRT
2/10/17	PER CLIENT REQUEST - BRT

EASEMENT PLAT

A PORTION OF THE NW1/4-SW1/4 OF SECTION 36-T81N-R7W OF THE 5TH P.M AND A PORTION OF THE NE1/4-SE1/4 OF SECTION 35-T81N-R7W OF THE 5TH P.M.

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 10-17-2016	
Designed by: GDM	Field Book No:
Drawn by: RLW	Scale: 1"=100'
Checked by: GDM	Sheet No: 1
Project No: IOWA CITY	
10113-001	of: 1