



**CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS**

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mrmsconsultants.net

Date	Revision
08-28-2023	PER CLIENT REVIEW - RLW
08-30-2023	PER RRN REVIEW -JDM

FINAL PLAT

FOUNDERS
GROVE
PART

ELY
LINN COUNTY, IOWA
IOWA
MMS CONSULTANTS, INC

Date:	12-20-2022	
	Designed by: KJB	Field Book No: 1343
Drawn by: RLW	Scale: 1"=100'	1
Checked by: RRN	Sheet No:	
Project No:	IOWA CITY	of: 1
1331-758		

cc ID: 026065260026 Type: GEN
Recorded: 10/02/2023 at 03:40:22 PM
Fee Amt: \$137.00 Page 1 of 26
Linn County Iowa
AROLYN SIEBRECHT RECORDER
K115522 P08717 -8742

inv 196B CA61

FOR COUNTY RECORDER'S USE

FINAL PLAT
FOUNDERS GROVE - PART ONE
TO ELY, LINN COUNTY, IOWA

LOCATION:	A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 36, TOWNSHIP 14N, RANGE 10E, WEST OF THE FIFTH PRINCIPAL MERIDIAN, ELY, LINN COUNTY, IOWA.
LAND SURVEYOR:	RICHAUD R. NOWOTNY, P.L.S. 1907 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-361-1262
DATE OF SURVEY:	06-02-2022
SUBDIVISION:	FORNBERG GROVE LCO 425 GARDALE BLVD. SUITE 101 CORONAVAL, IOWA 52241-3404
PROPRIETOR:	FORNBERG GROVE LCO 425 GARDALE BLVD. SUITE 101 CORONAVAL, IOWA 52241-3404
DOCUMENT RETURN INFORMATION:	ATTORNEY
SUBDIVISION'S ATTORNEY:	MICHAEL J. FAGAN, SUITE 201 CORONAVAL, IOWA 52241

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND (no fold)
- PROPERTY CORNER(S), FOUND (no fold)
- PROPERTY CORNER(S) SET
- (58" Iron Pin w/ yellow, plastic L.S. Cap
enclosed with "MUST")
- OUT-PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, EXTERIOR, AS REQUIRED BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- MINIMUM BUILDING SETBACK LINES
- RECORDED DIMENSIONS
- CURVE DATA
- CURVE SEGMENT NUMBER

DESCRIPTION	ONLY
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[illegible]

herby 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.

Richard R. Nowotny
U.S. Iowa Lic. No. 17916
My license renewal date is December 31, 2023

Pages or sheets covered by this seal:

FAL

LINE SEGMENT TABLE		
LINE	LENGTH	BEARING
L1	59.65	N52°28'33"E
L2	55.65	N43°27'23"E
L3	55.65	N34°25'54"E
L4	56.05	N25°24'24"E
L5	0.39	S01°08'08"E
L6	60.01	S89°38'48"W
L7	34.20	N61°53'20"E
L8	41.10	N79°25'11"W

CURVE	CURVE SEGMENT TABLE				
	CU, V	CU, V	CU, V	CU, V	CU, V
C1	84.0754	70.00	250.0	14.53	20.07
C2	84.0754	70.00	250.0	14.53	20.07
C3	84.0754	70.00	250.0	14.53	20.07
C4	84.0754	70.00	250.0	14.53	20.07
C5	84.0754	70.00	250.0	14.53	20.07
C6	84.0754	70.00	250.0	14.53	20.07
C7	84.0754	70.00	250.0	14.53	20.07
C8	84.0754	70.00	250.0	14.53	20.07
C9	84.0754	70.00	250.0	14.53	20.07
C10	84.0754	70.00	250.0	14.53	20.07
C11	84.0754	70.00	250.0	14.53	20.07
C12	84.0754	70.00	250.0	14.53	20.07
C13	84.0754	70.00	250.0	14.53	20.07
C14	84.0754	70.00	250.0	14.53	20.07
C15	84.0754	70.00	250.0	14.53	20.07
C16	84.0754	70.00	250.0	14.53	20.07
C17	84.0754	70.00	250.0	14.53	20.07
C18	84.0754	70.00	250.0	14.53	20.07
C19	84.0754	70.00	250.0	14.53	20.07
C20	84.0754	70.00	250.0	14.53	20.07
C21	84.0754	70.00	250.0	14.53	20.07
C22	84.0754	70.00	250.0	14.53	20.07
C23	84.0754	70.00	250.0	14.53	20.07
C24	84.0754	70.00	250.0	14.53	20.07
C25	84.0754	70.00	250.0	14.53	20.07
C26	84.0754	70.00	250.0	14.53	20.07
C27	84.0754	70.00	250.0	14.53	20.07
C28	84.0754	70.00	250.0	14.53	20.07
C29	84.0754	70.00	250.0	14.53	20.07
C30	84.0754	70.00	250.0	14.53	20.07
C31	84.0754	70.00	250.0	14.53	20.07
C32	84.0754	70.00	250.0	14.53	20.07
C33	84.0754	70.00	250.0	14.53	20.07
C34	84.0754	70.00	250.0	14.53	20.07
C35	84.0754	70.00	250.0	14.53	20.07
C36	84.0754	70.00	250.0	14.53	20.07
C37	84.0754	70.00	250.0	14.53	20.07
C38	84.0754	70.00	250.0	14.53	20.07
C39	84.0754	70.00	250.0	14.53	20.07
C40	84.0754	70.00	250.0	14.53	20.07
C41	84.0754	70.00	250.0	14.53	20.07
C42	84.0754	70.00	250.0	14.53	20.07
C43	84.0754	70.00	250.0	14.53	20.07
C44	84.0754	70.00	250.0	14.53	20.07
C45	84.0754	70.00	250.0	14.53	20.07
C46	84.0754	70.00	250.0	14.53	20.07
C47	84.0754	70.00	250.0	14.53	20.07
C48	84.0754	70.00	250.0	14.53	20.07
C49	84.0754	70.00	250.0	14.53	20.07
C50	84.0754	70.00	250.0	14.53	20.07
C51	84.0754	70.00	250.0	14.53	20.07
C52	84.0754	70.00	250.0	14.53	20.07
C53	84.0754	70.00	250.0	14.53	20.07
C54	84.0754	70.00	250.0	14.53	20.07
C55	84.0754	70.00	250.0	14.53	20.07
C56	84.0754	70.00	250.0	14.53	20.07
C57	84.0754	70.00	250.0	14.53	20.07
C58	84.0754	70.00	250.0	14.53	20.07
C59	84.0754	70.00	250.0	14.53	20.07
C60	84.0754	70.00	250.0	14.53	20.07
C61	84.0754	70.00	250.0	14.53	20.07
C62	84.0754	70.00	250.0	14.53	20.07

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	10.00 FOOT WIDE PUBLIC UTILITY EASEMENT
②	20.00 FOOT STORM SEWER AND OVERLAND FLOW EASEMENT (CENTERED)
③	10.00 FOOT STORM SEWER AND OVERLAND FLOW EASEMENT
④	10.00 FOOT WIDE EASEMENT
⑤	10.00 FOOT WIDE SANITARY SEWER EASEMENT (CENTERED)
⑥	STORM WATER MANAGEMENT EASEMENT
⑦	STORM WATER MANAGEMENT EASEMENT

POINT OF COMMENCEMENT

SECTION 29-T82N-R6W
OF
THE FIFTH PRINCIPAL MERIDIAN

=POINT OF BEGINNING

