Book 2025 Page 4808
Document 1182 Type SUR Pages 1
Date 5/23/2025 Time 12:42:07PM
Rec Amt $7.00

A-1163

SHERRY POPE, RECORDER
IOWA COUNTY IOWA

Ref
Ind
1prf ✓
2prf ✓
Scan

FOR COUNTY RECORDER'S USE

| LOCATION: | SURVEY REQUESTED BY: |
|---|---|
| A PORTION OF AUDITOR'S PARCEL 2020-55, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 81 NORTH, RANGE 10 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IOWA COUNTY, IOWA. | THOMAS BALLARD<br>2469 110TH STREET<br>MARENGO, IOWA 52301 |
| LAND SURVEYOR: | PROPRIETOR OR OWNER: |
| RICHARD R. NOWOTNY P.L.S.<br>MMS CONSULTANTS INC.<br>1917 SOUTH GILBERT STREET<br>IOWA CITY, IOWA, 52240<br>PHONE: 319-351-8282 | NITRO SPEEDWAY LLC<br>2469 110TH STREET<br>MARENGO, IOWA 52301 |
| DOCUMENT RETURN INFORMATION: | DATE OF SURVEY: |
| LAND SURVEYOR | 04-22-2025 |

# PLAT OF SURVEY

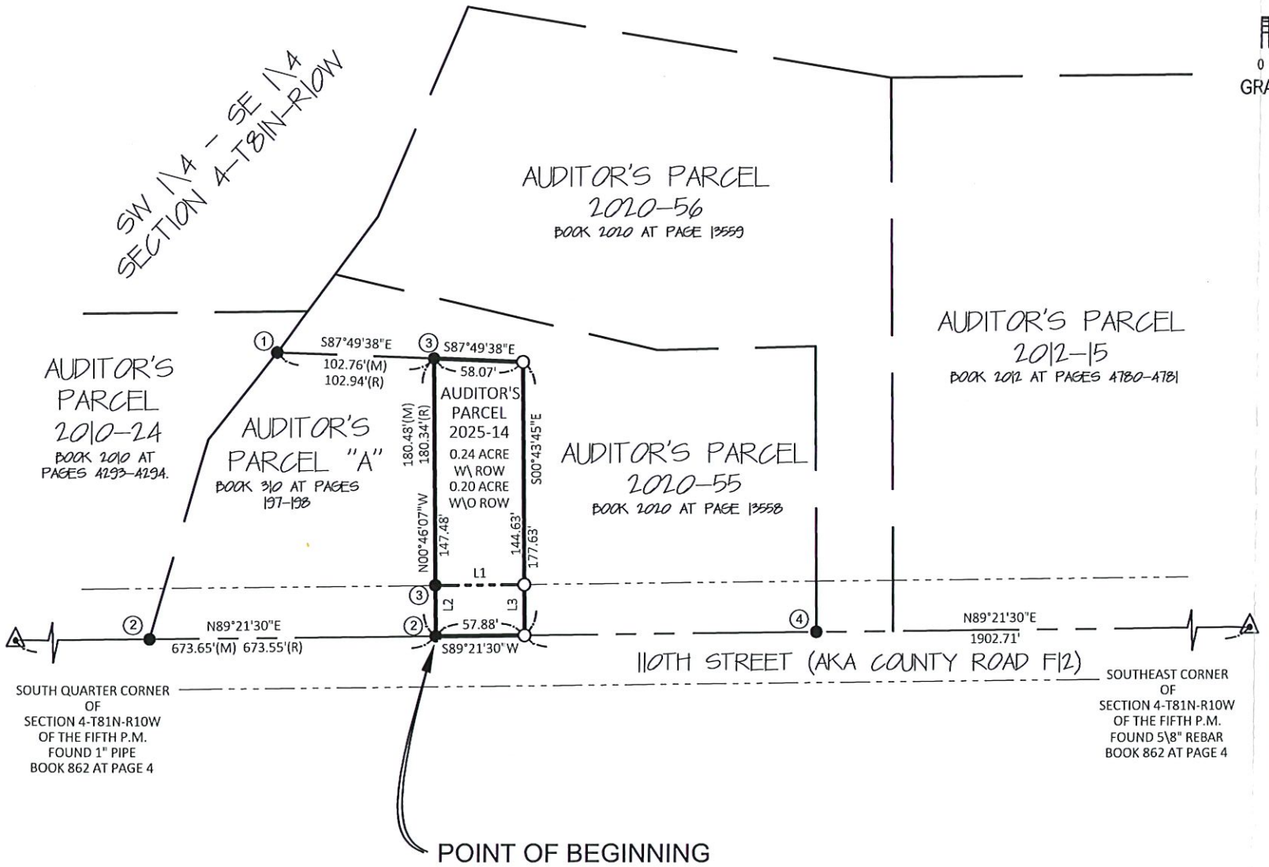
## AUDITOR'S PARCEL 2025-14

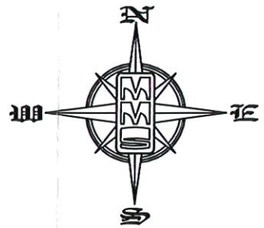
## IOWA COUNTY, IOWA

| PROPERTY MONUMENTATION TABLE | |
|---|---|
| LABEL | DESCRIPTION |
| ① | FOUND 5\8" REBAR W\O LS CAP |
| ② | FOUND 5\8" REBAR W\ YELLOW PLASTIC LS CAP 13287 |
| ③ | FOUND 5\8" REBAR W\ YELLOW PLASTIC LS CAP 7036 |
| ④ | FOUND 1\2" REBAR W\ RED PLASTIC LS CAP 13482 |

NOTE:

ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.




## LEGEND AND NOTES

- ⊿ – CONGRESSIONAL CORNER, FOUND
- ● – 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

| LINE SEGMENT TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N89°21'30"E | 57.90' |
| L2 | N0°46'07"W | 33.00' |
| L3 | S0°43'45"E | 33.00' |

DESCRIPTION - AUDITOR'S PARCEL 2025-14

COMMENCING at the South Quarter Corner of Section 4, Township 81 North, Range 10 West, of the Fifth Principal Meridian, Iowa County, Iowa; Thence N89°21'30"E, along the South Line of the Southeast Quarter of said Section 4, a distance of 673.65 feet, to the Southwest Corner of Auditor's Parcel 2020-55, in accordance with the Plat thereof Recorded in Book 2020 at Page 13558 of the Records of the Iowa County Recorder's Office, and the POINT OF BEGINNING; Thence N00°46'07"W, along the West Line of said Auditor's Parcel 2020-55, a distance of 180.48 feet; Thence S87°49'38"E, 58.07 feet; Thence S00°43'45"E, 177.63 feet, to a Point on the South Line of the Southeast Quarter of said Section 4; Thence S89°21'30"W, along said South Line, 57.88 feet, to the POINT OF BEGINNING. Said Auditor's Parcel 2025-14 contains 0.24 Acre, and is subject to easements and restrictions of record.

LICENSED PROFESSIONAL LAND SURVEYOR
RICHARD R. NOWOTNY 17916
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.

5-13 20 25

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916

My license renewal date is December 31, 20 25

Pages or sheets covered by this seal: 1

MMS
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 |
|---|---|

PLAT OF SURVEY

AUDITOR'S PARCEL 2025-14

IOWA COUNTY
IOWA

MMS CONSULTANTS, INC.

| | |
|---|---|
| Date: 04-30-2025 | |
| Designed by: RRN | Field Book No: 1404 |
| Drawn by: RLW | Scale: 1"=100' |
| Checked by: RRN | Sheet No: 1 |
| Project No: IC 3394-003 | of: 1 |