

CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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Date	Revision
10-30-2018	PER GDM/RLA REVIEW - RLW
11-01-2018	PER CITY COMMENTS - RLW

## FINAL PLAT

### PRAIRIE VILLAGE PART 1

AUDITOR PARCEL 2017010 IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN

TIFFIN JOHNSON COUNTY IOWA MMS CONSULTANTS, INC.

Date: 10-23-2018

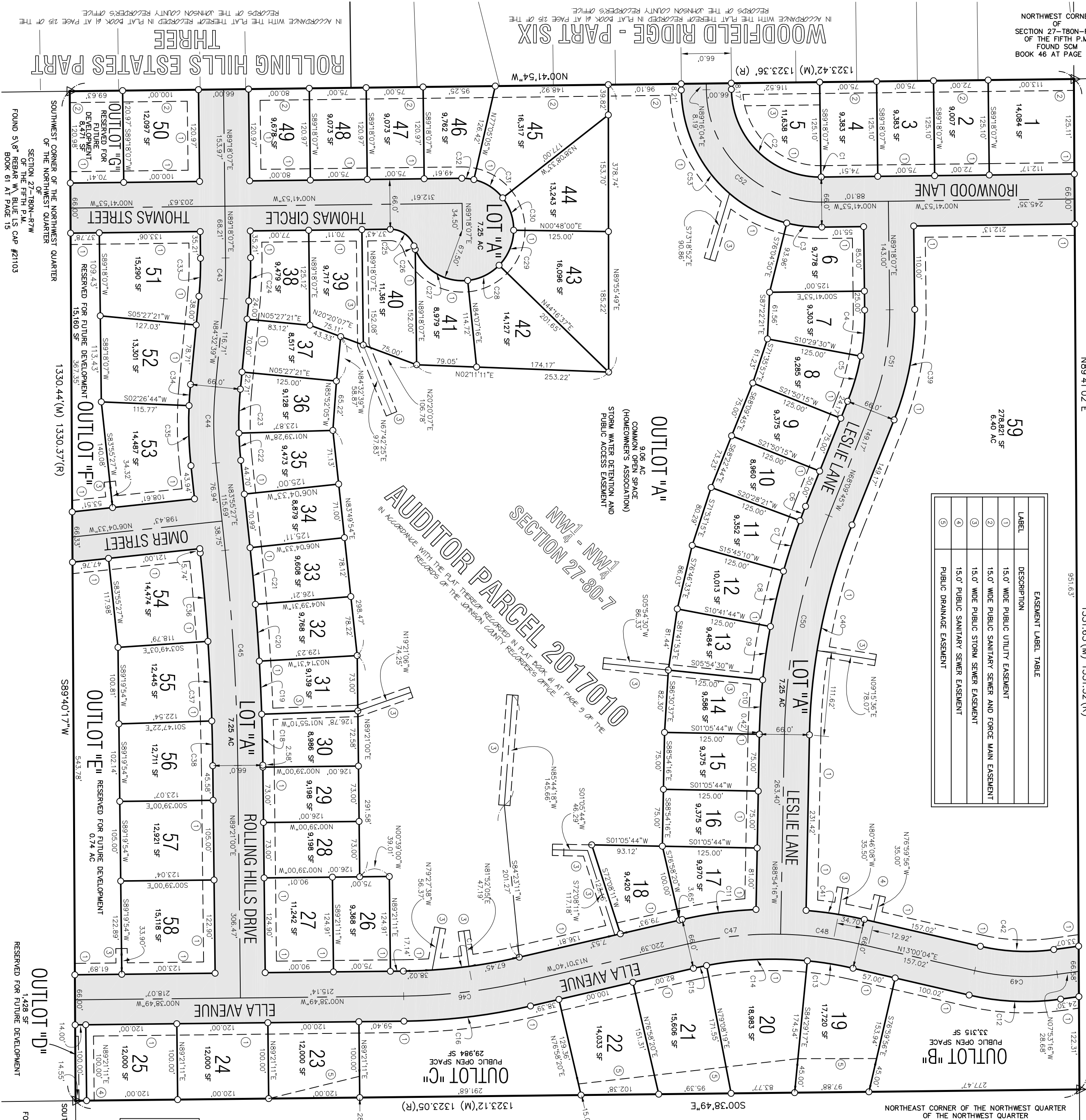
Designed by:	HBK	Field Book No.:	1233
Drawn by:	RLW	Scale:	1"=100'
Checked by:	GDM	Sheet No.:	1
Project No.:	IOWA CITY 6992-270		

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	014.24°	117.00	0.491	0.25	0.491	N00.54.11°W
C2	89.43.53°	117.00	183.22	116.44	183.07	N44.24.18°E
C3	14.37.03°	183.00	46.69	23.42	46.56	N08.36.99°E
C4	11.11.25°	312.84	61.91	30.65	61.00	N08.06.11°W
C5	12.10.53°	850.00	20.25	10.13	20.25	N08.50.42°E
C6	4.51.14°	850.00	73.02	35.33	73.00	S74.46.53°E
C7	4.47.44°	850.00	71.02	33.53	71.00	S02.39.53°E
C8	4.46.46°	850.00	71.40	33.72	71.35	S02.39.53°E
C9	10.43.23°	333.00	48.35	24.82	48.32	N02.34.44°E
C10	20.29.29°	433.00	62.94	31.53	62.00	S00.15.24°W
C11	16.22.24°	467.00	53.45	27.18	53.45	S02.02.49°W
C12	20.05.51°	729.15	168.36	84.51	168.04	N05.56.40°W
C13	12.29.51°	713.15	154.10	77.35	153.80	N05.50.14°W
C14	11.61.00°	3033.00	67.20	33.60	67.20	N88.42.55°E
C15	11.91.21°	5033.00	20.00	10.00	20.00	N87.25.10°E
C16	12.50.00°	5033.00	75.00	37.50	75.00	N86.07.59°E
C17	4.28.04°	5033.00	36.00	18.00	36.00	N86.08.00°E
C18	7.08.49°	467.00	51.98	26.03	51.94	N86.08.04°W
C19	6.09.14°	533.00	51.25	25.63	51.22	N87.17.16°W
C20	4.58.22°	533.00	40.81	20.40	40.81	N87.16.20°E
C21	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C22	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C23	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C24	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C25	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C26	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C27	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C28	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C29	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C30	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C31	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C32	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C33	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C34	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E
C35	7.56.20°	533.00	52.50	26.25	52.50	N87.16.20°E

LOCATION:	AUDITOR PARCEL 2017010 IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, TIFFIN, JOHNSON COUNTY, IOWA.
SUBDIVIDER:	740 LIBERTY WAY #1 NORTH LIBERTY, IOWA 52317
LAND SURVEYOR:	GLEN D. WEISNER, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-8282
DATE OF SURVEY:	10-15-2018
PROPRIETOR OR OWNER:	MATTHEW J. ADAM 1190 5TH STREET, SUITE 170 CORALVILLE, IOWA 52241
ADVANTAGE DEVELOPMENT INC. 1917 SOUTH GILBERT STREET NORTH LIBERTY, IOWA 52317	
DOCUMENT RETURN INFORMATION:	LAND SURVEYOR

FOR COUNTY RECORDER'S USE

SECTION 27-T80N-R7W OF THE FIFTH P.M. FOUND SOM BOOK 46 AT PAGE 284



EASEMENT LABEL TABLE
1 15.0' WIDE PUBLIC UTILITY EASEMENT
2 15.0' WIDE PUBLIC SANITARY SEWER AND FORCE MAIN EASEMENT
3 15.0' WIDE PUBLIC STORM SEWER EASEMENT
4 15.0' PUBLIC SANITARY SEWER EASEMENT
5 PUBLIC DRAINAGE EASEMENT

### LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNERS, FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic US Cap)
- OUT "A" (as noted with "MMS")
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- EASEMENTS, INTERNAL OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDS

I HEREBY CERTIFY THAT DURING THE MONTH OF OCTOBER, 2018, AT THE DIRECTION OF ADVANTAGE DEVELOPMENT INC., A SURVEY WAS MADE UNDER MY SUPERVISION OF AUDITOR PARCEL 2017010 IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA. I AM THE LICENSED SURVEYOR OF THE JOHNSON COUNTY RECORDER'S OFFICE. SAID AUDITOR PARCEL 2017010 CONTAINS 40.43 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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.

GLEN D. WEISNER  
P.L.S. Iowa Lic. No. 8165  
My license renewal date is December 31, 20\_\_.

Pages or sheets covered by this seal: \_\_\_\_\_

Signed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, in and for the State of Iowa.

PLAT/PLAN APPROVED

by the

City of Tiffin

City Mayor

Date: \_\_\_\_\_

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES. SEE CONSTRUCTION PLANS FOR DETAILS.

UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE (S) FOLLOWING AGENCIES:

MIDAMERICAN ENERGY CO. Date: \_\_\_\_\_

LINN COUNTY R.E.C. Date: \_\_\_\_\_

MEDICADOM Date: \_\_\_\_\_

SOUTH SLOPE CO-OP TELEPHONE

ROLLING HILLS ESTATES PART THREE

SECTION 27-T80N-R7W OF THE FIFTH P.M. FOUND 5V8 REBAR W/ BLUE LS CAP #21103

RESERVED FOR FUTURE DEVELOPMENT

SECTION 27-T80N-R7W OF THE FIFTH P.M. FOUND 5V8 REBAR W/ BLUE LS CAP #21103

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