

INDEX LEGEND

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Plat Prepared by: Robert H. Lance Iowa P.L.S. #21980

1505 North Broadway Street, Mt. Pleasant, IA 52641

FINAL PLAT  
MINOR SUBDIVISION  
IN PART OF W1/2 SW1/4 SECTION 14-74-5 &  
PART OF W1/2 SECTION 23-74-5 LOUISA COUNTY, IOWA

Sheet 1/1 | Survey Requested by: Steffes Group | Proprietor: Elaine & Patricia Gipple

Survey Completed: 11/01/2016 | Basis of Bearing: Iowa RTK, Iowa State Plane South

Subdivision Name

Certification:

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.

Robert H. Lance

Date

Iowa Professional Land Surveyor #21980

License renewal date: December 31, 2017

Pages covered by this seal: 1

Subdivision Description

In part of the W1/2 of the SW1/4 of Section 14 and part of the W1/2 of Section 23 all in Township 74 North, Range 5 West, of the 5th P.M., Louisa County, Iowa described as follows:

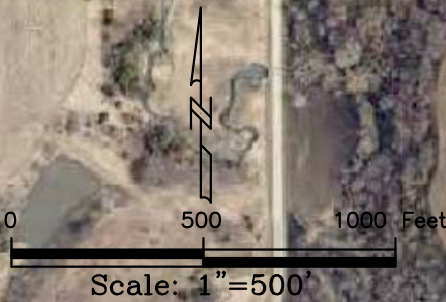
Commencing at the North Quarter corner of said Section 23, said point being also the **POINT OF BEGINNING**; thence south 89°32'30" West, along the north line of the NW1/4 of Section 23, a distance of 1,328.76 feet to the Northeast corner of the NW1/4 of the NW1/4 of Section 23; thence North 00°30'21" West, along the east line of said W1/2 of the SW1/4 of Section 14, a distance of 1,469.22 feet to the northeast corner of the south 45 acres of said W1/2 of the SW1/4 of Section 14; thence, along the north line of said 45 acres, South 89°32'30" West, 148.24 feet to the northwest corner of the east 5 acres of said south 45 acres of the W1/2 of the SW1/4 of Section 14; thence, along the west line of said 5 acres, South 00°30'21" East, 979.48 feet; thence South 89°32'30" West, along the north line of the south 15 acres of the west 40 acres of said south 45 acres of the W1/2 of the SW1/4 of Section 14, a distance of 1,184.17 feet to a point on the west line of said SW1/4 of Section 14; thence, along said line, South 00°55'48" East, 489.76 feet to the Northwest corner of said Section 23; thence, along the west line of the NW1/4 of said Section 23 South 01°18'41" East, 2,661.07 feet to the West Quarter corner of said Section 23; thence, South 01°19'10" East, along the west line of the SW1/4 of said Section 23, a distance of 665.91 feet; thence, North 88°54'50" East, along the south line of the N1/4 of said SW1/4 of Section 23, a distance of 2,650.52 feet; thence, North 01°11'46" West, along the east line of said W1/2 of Section 23, a distance of 3,297.83 feet to the **POINT OF BEGINNING**, containing 220.11 acres, of which 3.97 acres are public road right of way.

The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.

- End of Description -

Legend:

- fence line
- found 1/2" rebar/yellow cap #11307
- found 3/8" rebar
- set 1/2"x30" rebar/orange cap #21980
- found standard concrete monument
- found 5/8" rebar yellow cap #8165
- found 1/2" rebar/yellow cap #7550 over stone
- found pin in road centerline
- (D) dimension from previous record
- [D] area in acres within aliquot part



SHORT LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N 89°40'04" E	108.12'
L2	N 0°19'56" W	274.76'
L3	N 42°52'38" E	123.44'
L4	N 89°40'04" E	119.99'
L5	S 50°33'25" E	95.40'
L6	N 0°19'56" W	213.83'
L7	N 89°40'04" E	134.70'

Surveyor's Note:

**Zoning:** Current-A-1; Proposed-A-1

**Set-back Restrictions:**

Front: 80 ft. from highway R.O.W.

Side: 15 ft. from property line

**Utility Easements:**

Utilities shall be installed and maintained on all platted streets or road rights of way, as well as a 25 foot wide strip along and adjacent to all streets and road right of way lines; 7.5 foot wide strips alongside all interior lot lines; and a 15 foot wide strip, being 7.5 feet either side of the utility service as built, from the point of origin to the point of service entrance.