

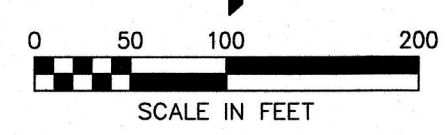
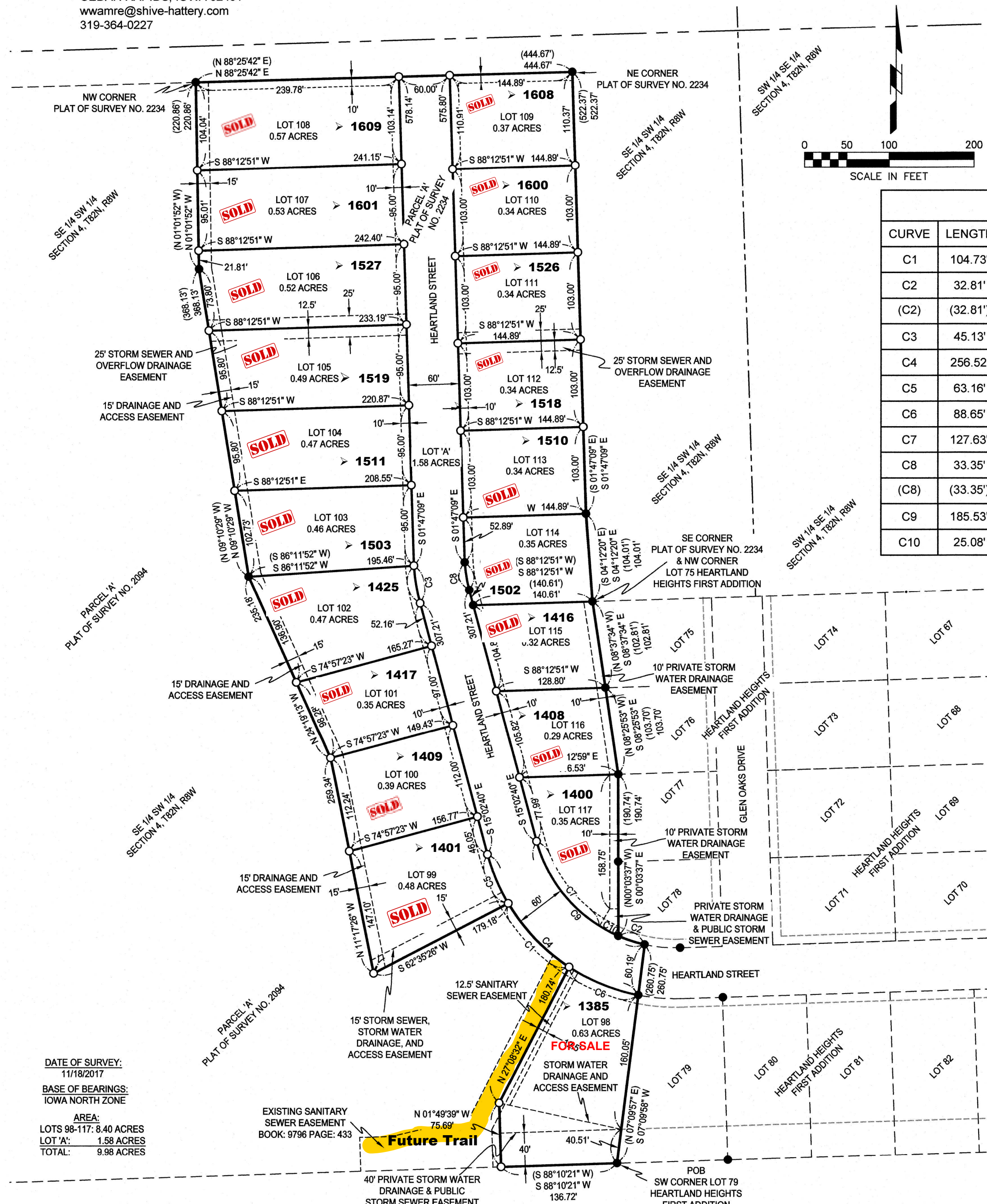
INDEX LEGEND:
LOCATION: S 1/2 OF THE SW 1/4 SECTION 4, T82N, R8W FAIRFAX, LINN COUNTY, IOWA
REQUESTOR: IOWA LOT DEVELOPMENT, LLC.
PROPRIETOR: IOWA LOT DEVELOPMENT, LLC.
SURVEYOR: WADE D. WAMRE, PLS
COMPANY: SHIVE-HATTERY, INC.
RETURN TO: 316 2ND STREET SE, SUITE 500 CEDAR RAPIDS, IOWA 52401
wamre@shive-hattery.com
319-364-0227

FINAL PLAT

HEARTLAND HEIGHTS SECOND ADDITION

IN THE CITY OF FAIRFAX, LINN COUNTY, IOWA

If you are interested in any of the lots marked "Hold", please contact us to double check the status of availability.



CURVE	LENGTH	RADIUS	CHORD BRG	CHORD	DELTA
C1	104.73'	230.00'	N 43°49'18" W	103.83'	026°05'20"
C2	32.81'	170.00'	S 72°02'59" E	32.76'	011°03'24"
(C2)	(32.81')	(170.00')	(N 72°02'59" W)	(32.76')	
C3	45.13'	230.00'	S 09°28'11" E	45.06'	011°14'32"
C4	256.52'	230.00'	S 46°59'52" E	243.43'	063°54'15"
C5	63.16'	230.00'	S 22°51'58" E	62.96'	015°43'53"
C6	88.65'	230.00'	S 67°54'34" E	88.10'	022°04'58"
C7	127.63'	170.00'	S 36°33'14" E	124.66'	043°01'02"
C8	33.35'	170.00'	S 09°25'22" E	33.30'	011°14'29"
(C8)	(33.35')	(170.00')	(N 09°25'22" W)	(33.30')	(011°14'29")
C9	185.53'	170.00'	S 46°18'38" E	176.46'	062°32'11"
C10	25.08'	170.00'	S 62°17'21" E	25.06'	08°27'13"

LAND DESCRIPTION:
Part of the S 1/2 of the SW 1/4 of Section 4, T82N, R8W of the 5th P.M., Part of Parcel 'A', Plat of Survey No. 2094, and all of Parcel 'A' Plat of Survey No. 2234, in the City of Fairfax, Linn County, Iowa more particularly described as follows:
Beginning at the Southwest Corner of Lot 79, Heartland Heights First Addition in the City of Fairfax, Linn County, Iowa; Thence S 88°10'21" W along the South line of Parcel 'A', Plat of Survey No. 2094 and also being South line of Section 4, T82N, R8W a distance of 136.72 feet; Thence N 01°49'39" W a distance of 75.69 feet; Thence N 27°08'32" E a distance of 180.74 feet; Thence Northwesterly a distance of 104.73 feet; along the arc of a 230.00 foot radius curve concave Northeastly (Chord bears N 43°50'53" W a distance of 103.84 feet); Thence S 62°35'26" W a distance of 179.18 feet; Thence N 11°17'26" W a distance of 259.34 feet; Thence N 24°19'13" W a distance of 235.18 feet; Thence N 09°10'29" W along a West line of Parcel 'A' Plat of Survey No. 2234 in the City of Fairfax, Linn County, Iowa a distance of 368.13 feet; Thence N 01°01'52" W along a West line of said Parcel 'A' to the Northwest Corner of said Parcel 'A' a distance of 220.86 feet; Thence N 88°25'42" E along the North line of said Parcel 'A' to the Northeast Corner of said Parcel 'A' a distance of 444.67 feet; Thence S 01°47'09" E along an East line of said Parcel 'A' a distance of 522.37 feet; Thence S 04°12'20" E along an East line of said Parcel 'A' to the Southeast Corner of said Parcel 'A' also being the Northwest Corner of Lot 75 of said Heartland Heights First Addition a distance of 104.01 feet; Thence S 08°37'34" E along the West line of said Lot 75 a distance of 102.81 feet; Thence S 08°25'53" E along the West line of Lot 76 of said Heartland Heights First Addition a distance of 103.70 feet; Thence S 00°03'37" E along the West line of Lots 77 & 78 of said Heartland Heights First Addition to the Southwest Corner of said Lot 78 a distance of 190.74 feet; Thence Southeasterly along a South line of said Lot 78 a distance of 32.81 feet along the arc of a 170.00 foot radius curve concave Northeastly (Chord bears S 72°02'59" E a distance of 32.76 feet); Thence S 07°09'58" W along a West line of Lot 'B' and East line of said Lot 79 to the Point of Beginning a distance of 260.75 feet.
Said Parcel contains 9.98 acres, subject to easements and restrictions of record.

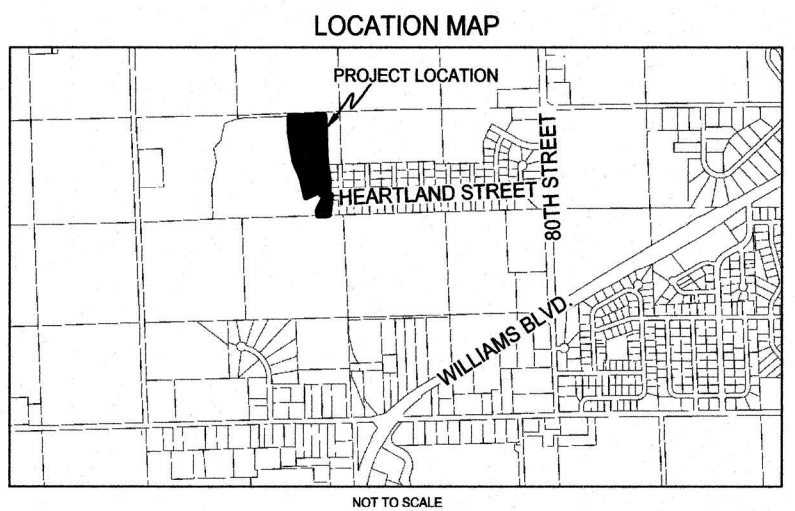
- NOTE:**
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF THE SURVEYOR.
 - ALL EASEMENTS SHOWN ARE PUBLIC EASEMENTS, UNLESS NOTED.
 - LOT 'A' SHALL BE DEDICATED TO THE CITY OF FAIRFAX AS PUBLIC STREET RIGHT OF WAY.
 - THE PRIVATE STORM WATER DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER, THE PHYSICAL STRUCTURES WITHIN THE PUBLIC STORM SEWER EASEMENT SUCH AS PIPE, INTAKE, END SECTION, AND REVETMENT SHALL BE MAINTAINED BY THE CITY.
 - ACCESS TO LOTS 108 AND 109 SHALL BE RESTRICTED TO HEARTLAND STREET ONLY. THESE TWO LOTS SHALL NOT HAVE DIRECT ACCESS TO BEVERLY ROAD.

DATE OF SURVEY:
11/18/2017
BASE OF BEARINGS:
IOWA NORTH ZONE
AREA:
LOTS 98-117: 8.40 ACRES
LOT 'A': 1.58 ACRES
TOTAL: 9.98 ACRES

OWNER:
IOWA LOT DEVELOPMENT, LLC.
1840 COMMERCIAL DRIVE
WALFORD, IOWA 52351
SURVEYOR / CONTACT:
WADE D. WAMRE, PLS
SHIVE-HATTERY, INC.
316 2ND STREET SE, SUITE 500
CEDAR RAPIDS, IOWA 52401
PHONE: 319-364-0227
FAX: 319-364-4251
wamre@shive-hattery.com

SURVEY LEGEND

- FOUND 5/8" REBAR WITH YELLOW CAP #9889 UNLESS OTHERWISE NOTED
- SET 5/8" REBAR W/ ORANGE CAP #17565
- ▲ SECTION CORNER FOUND AS NOTED
- () RECORDED AS
- PLAT OR SURVEY BOUNDARY
- - - PLAT LOT LINE
- - - EXISTING LOT LINE
- - - SECTION LINE
- - - EASEMENT LINE AS NOTED
- - - 10' PUBLIC UTILITY EASEMENT



PROFESSIONAL LAND SURVEYOR
WADE D. WAMRE, PLS
17565
IOWA

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 Land Surveyor under the Laws of the State of Iowa.

(signature) *WaDe D. Wamre* 5/2/18 (date)

WADE D. WAMRE, PLS
License number: 17565
My license renewal date is December 31, 2018
Pages or sheets covered by this seal: 1

➤ **Street Address**

KEY PLAN	SHIVE-HATTERY ARCHITECTURE+ENGINEERING
DRAWN: GSH	316 2nd Street SE, Suite 500 Cedar Rapids, Iowa 52401
APPROVED: WADE D. WAMRE, PLS	515 2nd Street SE Cedar Rapids, Iowa 52401
DATE: 05/07/2018	Phone: 319-364-0227 Fax: 319-364-4251 www.shive-hattery.com
FIELD BOOK: 1588	1000 First Avenue, Suite 100 Cedar Rapids, Iowa 52401
PROJECT NO.: 2164290	