

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

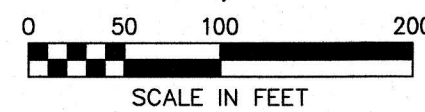
FINAL PLAT HEARTLAND HEIGHTS SECOND ADDITION IN THE CITY OF FAIRFAX, LINN COUNTY, IOWA

IOWA LOT
DEVELOPMENT, LLC

300 Highway 151 E.
P.O. Box 270
Walford, IA 52351

Phone: 319-846-5540
Email: Lots@ialots.com
Website: ialots.com
Facebook: @ialots

**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 Northwest 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°35'28" 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 Southeastly 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.

**EXISTING POND
AREA WITH TRAIL &
PEDESTRIAN
BRIDGE**

DATE OF SURVEY:

11/18/2017

BASE OF BEARINGS:

IOWA NORTH ZONE

AREA:

LOTS 98-117: 8.40 ACRES

LOT 'A': 1.58 ACRES

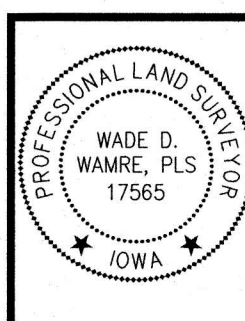
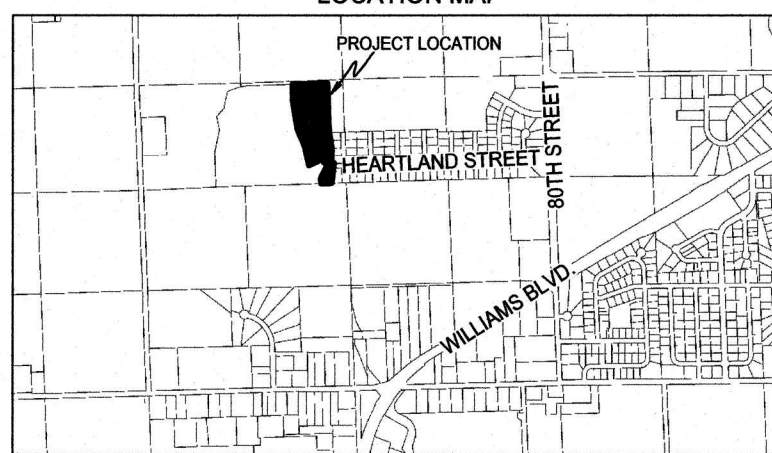
TOTAL: 9.98 ACRES

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

LOCATION MAP



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.
Wade D. Wamre 5/2/18
(signature) (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

DRAWN	GEN
CHECKED FOR	06/07/2018
FIELD BOOK	1288
PROJECT NO.	2164260

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING
316 2ND STREET SE, SUITE 500 | Cedar Rapids, Iowa 52401
319.846.5540 | Fax: 319.364.0227 | www.shive-hattery.com
Email: info@shive-hattery.com | Mobile: 319.364.0227