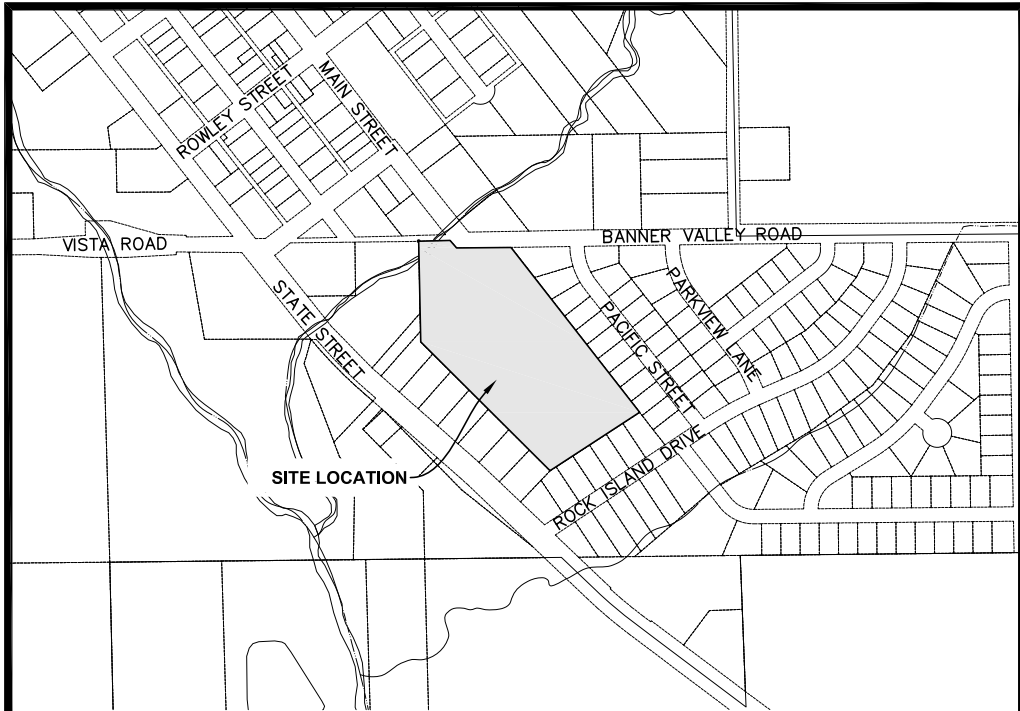


ALL OF PARCEL "A" OF PLAT OF SURVEY 142, EXCEPT FOR THE RIGHT OF WAY OF BANNER VALLEY ROAD, AS RECORDED IN PLAT BOOK 2159, PAGE 313 IN THE RECORDS OF LINN COUNTY RECORDER'S OFFICE, LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 82 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF ELY, LINN COUNTY, IOWA.









Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	63.60	230.00	15.84	63.40	S8° 32' 39"E
C2	87.60	230.00	21.82	87.07	S27° 22' 38"E
C3	12.00	230.00	2.99	12.00	S39° 47' 00"E
C4	90.62	60.00	86.53	82.25	S24° 32' 44"E
C5	66.46	60.00	63.47	63.11	N80° 27' 16"E
C6	66.46	60.00	63.47	63.11	N16° 59' 20"E
C7	90.62	60.00	86.53	82.25	N58° 00' 40"W
C8	13.87	170.00	4.67	13.86	N38° 56' 29"W
C9	106.76	170.00	35.98	105.01	N18° 36' 48"W



LOCATION MAP - NOT TO SCALE

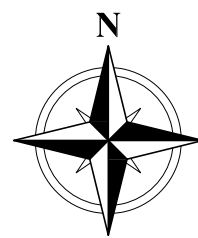
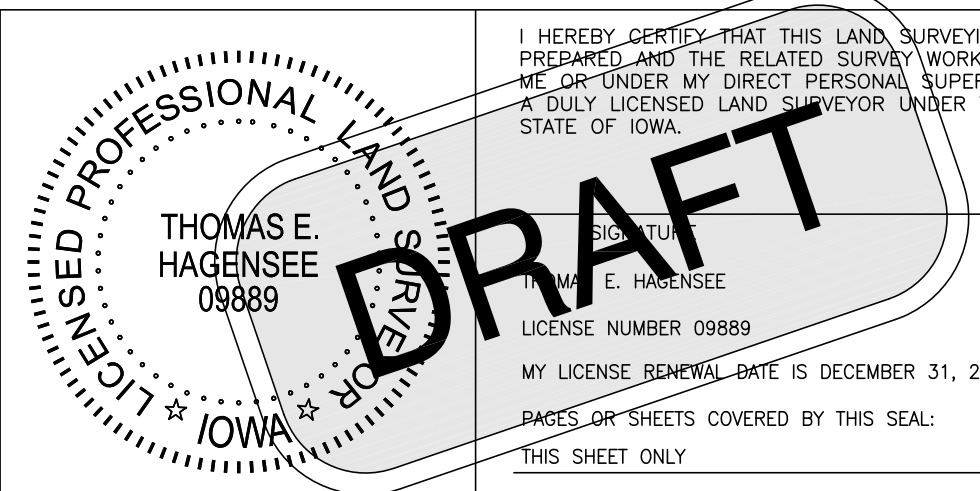
ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 10,000 FEET

STANDARD LEGEND AND NOTES

Boundary or Property Line	
Section Line	
Lot Line, Internal	
Lot Line, Platted or by Deed	
Proposed Easement	
Section Corner, Found	
Property Corner, Found	
Property Corner, Set: 5/8" Rebar w/ Yellow Plastic Cap PLS #3689	
Recorded Dimensions	(R)
Measured Dimensions	(M)

NOTES:

1. ACCESS TO LOTS 1 AND 16 SHALL BE RESTRICTED TO EVELYN DRIVE. NO DIRECT ACCESS TO BANNER VALLEY ROAD FROM LOTS 1 AND 16 SHALL BE ALLOWED.
2. ALL EASEMENTS ARE 10' UTILITY EASEMENTS UNLESS NOTED OTHERWISE.
3. LOT A SHALL BE DEDICATED TO THE CITY OF ELY AS PUBLIC STREET RIGHT-OF-WAY.
4. BASIS OF BEARINGS IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM NORTH ZONE NAD83.



PROJECT NUMBER:

16-0198

PROJECT NAME:

**CREEKSIDE ESTATES
SUBDIVISION**

**PLAT PREPARED
BY:**

hbk

ENGINEERING

HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937

**IOWA DEPARTMENT
OF LABOR
REGISTRATION
NO. 00527328**

WWW.HBKENGINEERING.COM

OWNER:

SK DEVELOPMENT LLC.
1840 COMMERCIAL DRIVE
WALFORD, IA 52351

DEVELOPER:

SK DEVELOPMENT LLC.
1840 COMMERCIAL DRIVE
WALFORD, IA 52351

SURVEYOR:

THOMAS HAGENSEE P.L.S.
616 ENTERPRISE DR.
OAK BROOK, IL 60523
630-230-3099

FOLDER NAME

161098

DATE CREATED

12-20-2016

DRAWING LOG

[illegible]

PROJECT MANAGER

MICHAEL WALCH

SHEET

1 OF 1