

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

ALL OF PARCEL 'A' OF PLAT OF SURVEY 2093 AS RECORDED IN PLAT BOOK 9668, PAGE 634 IN THE RECORDS OF LINN COUNTY RECORDER'S OFFICE, LYING IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4 IN TOWNSHIP 82 NORTH, RANGE 8 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FAIRFAX, IOWA;

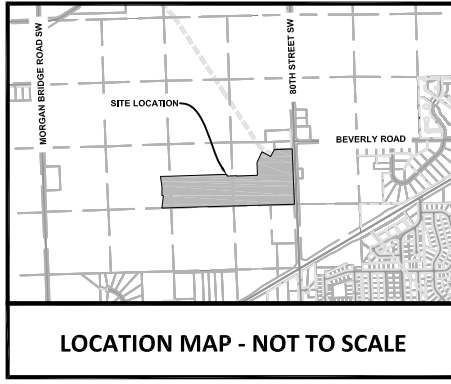
AND A PORTION OF PARCEL 'A' OF PLAT OF SURVEY 2094 AS RECORDED IN PLAT BOOK 9668, PAGE 635 IN THE RECORDS OF LINN COUNTY RECORDER'S OFFICE LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 82 NORTH, RANGE 8 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FAIRFAX, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'A', ALSO BEING THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE S88°10'21"W ALONG THE SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 184.65 FEET; THENCE N07°09'57"E, A DISTANCE OF 260.75 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING OF N72°02'59"W, AN ARC LENGTH 32.81 FEET; THENCE N00°03'37"W, A DISTANCE OF 190.74 FEET; THENCE N08°25'53"W, A DISTANCE OF 103.70 FEET; THENCE N08°37'34"W, A DISTANCE OF 102.81 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 'A'; THENCE N88°12'51"E ALONG SAID NORTH LINE, A DISTANCE OF 190.21 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE S02°03'43"E ALONG THE EAST LINE OF SAID PARCEL 'A', A DISTANCE OF 664.25 FEET TO THE POINT OF BEGINNING.

SAID TRACTS OF LAND CONTAIN 49.24 ACRES MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SEVIG, GORDON C. & SHIRLEY A.

SE 1/4 SE 1/4
SEC 4-T82N-R8W



LOCATION MAP - NOT TO SCALE

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

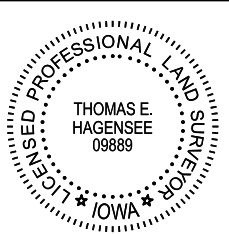
STANDARD LEGEND AND NOTES

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 #9889	○
Recorded Dimensions	(R)
Measured Dimensions	(M)

NOTES:

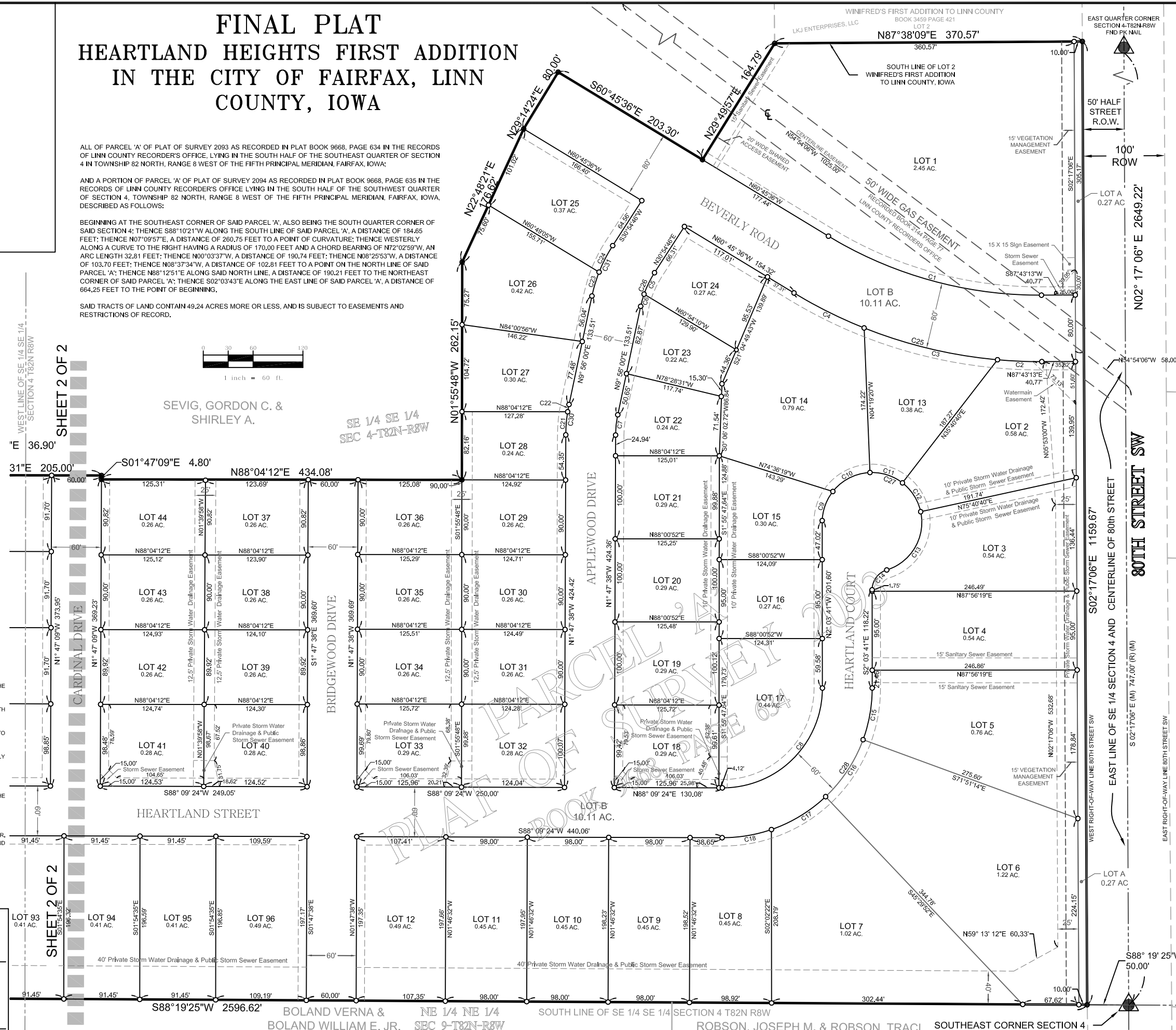
- ACCESS TO LOT 1 SHALL BE RESTRICTED TO A SHARED ACCESS FROM BEVERLY ROAD, LOCATED ALONG THE WEST PROPERTY LINE OF LOT 1. NO DIRECT ACCESS TO 80TH STREET SW FROM LOT 1 SHALL BE ALLOWED.
- ACCESS TO LOTS 2, 3, 4, 5, AND 6 SHALL BE RESTRICTED TO HEARTLAND COURT, NO DIRECT ACCESS TO 80TH STREET SW FROM LOTS 2, 3, 4, 5, AND 6 SHALL BE ALLOWED.
- ACCESS TO LOTS 2, 13, AND 14 SHALL BE RESTRICTED TO HEARTLAND COURT, NO DIRECT ACCESS TO BEVERLY ROAD FROM 2, 13, AND 14 SHALL BE ALLOWED.
- ACCESS TO LOTS 24 AND 25 SHALL BE RESTRICTED TO APPLEWOOD DRIVE, NO DIRECT ACCESS TO BEVERLY ROAD FROM LOTS 24 AND 25 SHALL BE ALLOWED.
- ALL EASEMENTS ARE 10' UTILITY EASEMENTS UNLESS NOTED OTHERWISE.
- PRIVATE STORM WATER DRAINAGE EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS OF PROPERTIES ON WHICH THEY ARE LOCATED.
- LOT A AND LOT B SHALL BE DEDICATED TO THE CITY OF FAIRFAX AS PUBLIC STREETS 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.
- BASIS OF BEARINGS IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE NORTH ZONE NAD83.

**Notes on this plat are not intended to create any vested private interest in any stated use restriction or covenant or create any third party beneficiaries to any noted use restriction or covenant.



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: THOMAS E. HAGENSEE
LICENSE NUMBER 09889
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017.
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2



PROJECT NUMBER:
15-0099

PROJECT NAME:
HEARTLAND HEIGHTS FIRST ADDITION

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/APPLICANT:
IOWA LOT DEVELOPMENT, LLC
1840 COMMERCIAL DRIVE
WALFORD, IA 52351

SURVEYOR CONTACT:
THOMAS HAGENSEE, PLS
HBK ENGINEERING, LLC
616 ENTERPRISE DR
OAKBROOK, IL 60523
thagensee@hbkengineering.com

FOLDER NAME:
150099

DATE CREATED:
07-08-2016

DRAWING LOG

DATE	ISSUED FOR	DB	CB
07-08-16	DESIGN	ESW	TEH
09-06-16	FOR REVIEW	ESW	TEH
10-27-16	CITY REVIEW	ESW	TEH
02-09-17	CITY REVIEW	ESW	TEH

PROJECT MANAGER:
NICK BETTIS

SHEET:
1 OF 2

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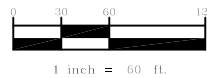
NORTH QUARTER CORNER
SECTION 4-T82N-R8W
FND SCM

INDEX LEGEND

Location: Parcel 'A' of Plat of Survey 2094 and a portion of Parcel 'A' of Plat of Survey 2093
Requestor: Iowa Lot Development, LLC
Proprietor: Iowa Lot Development, LLC
Surveyor: Thomas E. Hagensee
Company: HBK Engineering, LLC
509 S. Gilbert St.
Iowa City, Iowa 52240
Return To: Thomas Hagensee, PLS
509 S. Gilbert St.
Iowa City, Iowa 52240

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 #9889 ○
Recorded Dimensions (R)
Measured Dimensions (M)



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	269.56'	490.00'	31°31'11"	N76° 31' 11"W	266.17'
C2	53.40'	570.00'	5°22'04"	S89° 35' 47"E	53.38'
C3	165.72'	570.00'	16°39'28"	S78° 35' 01"E	165.14'
C4	94.45'	570.00'	9°29'39"	S65° 30' 27"E	94.34'
C5	28.79'	120.00'	13°44'48"	N24° 02' 22"E	28.72'
C6	15.15'	120.00'	7°13'58"	N13° 32' 59"E	15.14'
C7	24.56'	120.00'	11°43'36"	N4° 04' 11"E	24.52'
C8	189.09'	120.00'	90°17'09"	S43° 04' 53"W	170.13'
C9	37.96'	60.00'	36°15'05"	S18° 07' 33"W	37.33'
C10	51.76'	60.00'	49°25'35"	S60° 57' 53"W	50.17'
C11	41.89'	60.00'	40°00'00"	N74° 19' 20"W	41.04'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	41.89'	60.00'	40°00'00"	N34° 19' 20"W	41.04'
C13	89.15'	60.00'	85°07'44"	N28° 14' 32"E	81.17'
C14	31.79'	25.00'	72°52'05"	N34° 22' 21"E	29.69'
C15	63.48'	180.00'	20°12'27"	N8° 02' 32"E	63.15'
C16	82.80'	180.00'	26°21'23"	N31° 19' 27"E	82.07'
C17	76.92'	180.00'	24°29'06"	N56° 44' 41"E	76.34'
C18	60.43'	180.00'	19°14'13"	N78° 36' 21"E	60.15'
C19	51.52'	230.00'	12°50'02"	S85° 22' 08"E	51.41'
C20	74.96'	170.00'	25°15'55"	N79° 09' 12"W	74.36'
C21	27.93'	180.00'	8°53'22"	S2° 39' 03"W	27.90'
C22	8.91'	180.00'	2°50'16"	S8° 30' 52"W	8.91'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C23	30.06'	180.00'	9°34'09"	S14° 43' 04"W	30.03'
C24	35.85'	180.00'	11°24'37"	S25° 12' 27"W	35.79'
C25	313.57'	570.00'	31°31'11"	S76° 31' 11"E	309.63'
C26	43.94'	120.00'	20°58'46"	S20° 25' 29"W	43.69'
C27	266.97'	60.00'	254°56'19"	N56° 39' 12"W	95.24'
C28	283.64'	180.00'	90°17'09"	N43° 04' 54"E	255.19'
C29	42.15'	170.00'	14°12'27"	S84° 40' 56"E	42.05'
C30	36.84'	180.00'	11°43'38"	S4° 04' 03"W	36.78'
C31	65.91'	180.00'	20°58'46"	S20° 25' 23"W	65.54'



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PROJECT NAME:

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FIRST ADDITION**

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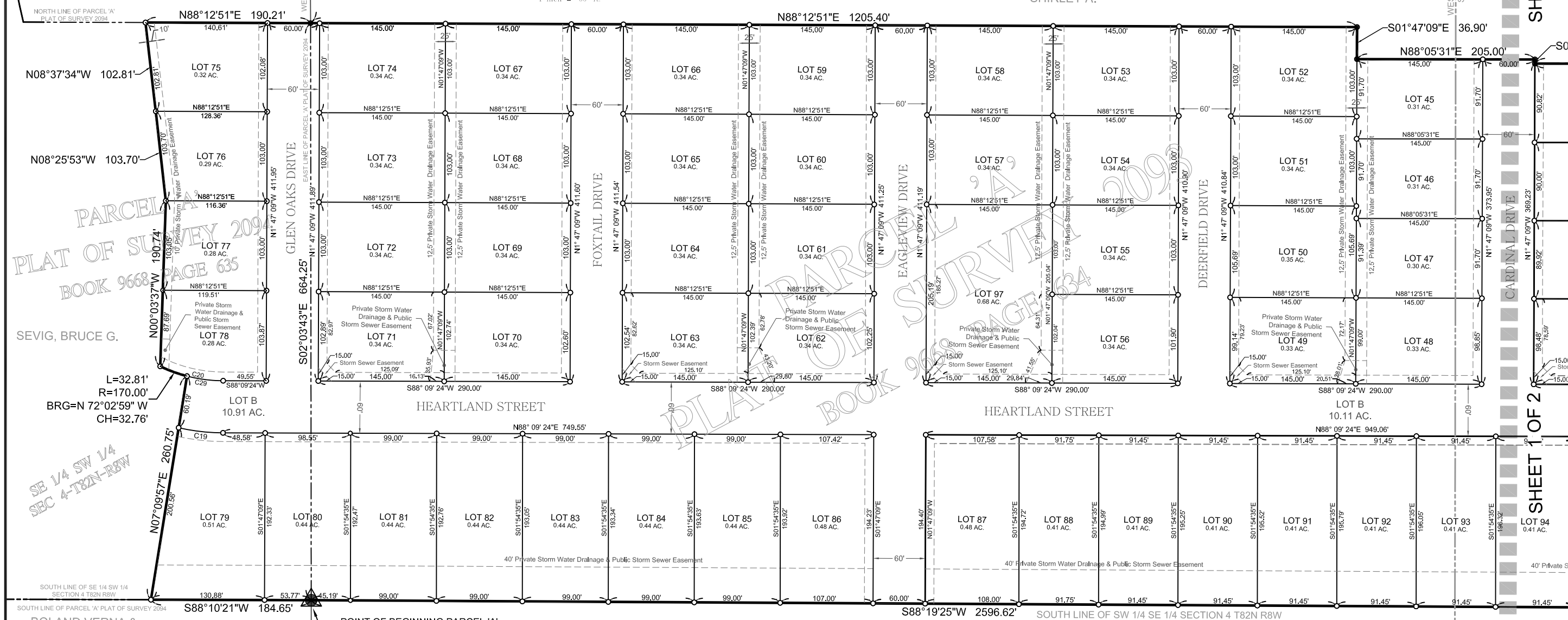
PROJECT MANAGER:

NICK BETTIS

SHEET:

2 OF 2

AREA TABLE			
SECTION 4 - TOWNSHIP 82 NORTH - RANGE 8 WEST			
QUARTER SECTION	LOTS	ROW	TOTAL
SE 1/4 - SE 1/4	21.05 AC	5.55 AC	26.60 AC
SW 1/4 - SE 1/4	16.17 AC	3.88 AC	20.05 AC
SE 1/4 - SW 1/4	1.91 AC	0.68 AC	30.78 AC
TOTAL	39.13 AC	10.11 AC	49.24 AC



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