



Measured Curve Table

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	38° 55' 38"	224.98'	432.51'	636.60'	424.24'	S70° 58' 45"E

Record Curve Table

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	38° 56'	225'	432.6'	636.6'		

Area Table

	R.O.W.	NET	TOTAL
S.E.1/4-S.W.1/4		147 SF	147 SF
N.E.1/4-N.W.1/4		76 SF	76 SF
S.W.1/4-S.E.1/4	1.56 AC	33.97 AC	35.53 AC
N.W.1/4-N.E.1/4		3.25 AC	3.25 AC
S.E.1/4-S.E.1/4	0.58 AC	3.04 AC	3.62 AC
TOTAL	2.14 AC	40.26 AC	42.40 AC

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 17 AND PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, CORALVILLE, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF FREE REIN SUBDIVISION TO JOHNSON COUNTY, IOWA AS RECORDED IN BOOK 40, PAGE 151 IN THE OFFICE OF THE JOHNSON COUNTY, IOWA RECORDER; THENCE N2°17'23"W 446.15 FEET ALONG THE EAST LINE OF SAID FREE REIN SUBDIVISION TO THE POINT OF BEGINNING; THENCE CONTINUING N2°17'23"W 340.61 FEET ALONG SAID EAST LINE; THENCE N1°59'05"W 889.55 FEET ALONG SAID CENTERLINE AND NORTHERLY EXTENSION TO THE CENTERLINE OF DUBUQUE STREET N.E.; THENCE N89°32'24"E 889.55 FEET ALONG SAID CENTERLINE; THENCE SOUTHEASTERLY 432.51 FEET ALONG SAID CENTERLINE AND THE ARC OF A 636.60 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY (CHORD BEARS S70°58'45"E 424.24 FEET); THENCE S51°29'55"E 564.99 FEET ALONG SAID CENTERLINE; THENCE S38°30'05"W 500.00 FEET; THENCE N51°29'55"W 190.00 FEET; THENCE S38°30'05"W 959.25 FEET; THENCE S87°42'37"W 621.24 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 42.40 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SPACE RESERVED FOR RECORDING PURPOSES

Doc ID: 027089330001 Type: PLA
 Kind: SURVEY
 Recorded: 07/09/2018 at 10:19:14 AM
 Fee Amt: \$7.00 Page 1 of 1
 Johnson County Iowa
 Kim Painter County Recorder

BK **62** PG **98**

CASH

INDEX LEGEND

Location: SW1/4 & SE1/4 SEC. 17, T80N, R6W
 NW1/4 & NE1/4 SEC. 20, T80N, R6W

Requestor: SCANLON FAMILY, L.L.C.
 Proprietor: SCANLON FAMILY, L.L.C.
 Surveyor: Ryan R. Remling, P.L.S.
 Company: Hall & Hall Engineers, Inc.
 1860 Boyson Road
 Hiawatha, Iowa 52233
 1-319-362-9548
 ryan@halleng.com

Return to: Ryan Remling

SURVEY LEGEND

- SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 18769 UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR W/YELLOW PLASTIC CAP NO. 8165 UNLESS NOTED OTHERWISE
- ▲ SECTION CORNER FOUND AS NOTED
- () RECORDED AS
- EASEMENT LINE
- ==== PLAT OR SURVEY BOUNDARY
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4-1/4 SECTION LINE
- EXISTING LOT LINE

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.

Signed: *[Signature]* Date: **7/9/18**

RYAN R. REMLING, L.S. 18769
 My license renewal date is December 31, **2019**

Pages or sheets covered by this seal: **THIS SHEET ONLY**

HALL & HALL ENGINEERS, INC.
 1860 BOYSON ROAD, HIAWATHA, IOWA 52233
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 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
 LAND SURVEYING • LAND DEVELOPMENT PLANNING
 www.halleng.com

AUDITOR'S PARCEL NO. 2018040

S.W. 1/4 & S.E.1/4, SEC. 17 AND N.W.1/4 & N.E.1/4, SEC. 20 BOTH IN T80N, R6W
 CORALVILLE, JOHNSON COUNTY, IOWA

Checked by: _____
 Drawn by: _____
 Designed by: _____
 Plotted By: RYAN-REMLING

Date: 7/9/18
 Field Book No: OT102/228
 Scale: 1"=200'
 Sheet: 1 of 1
 Project Number: 9749-7