

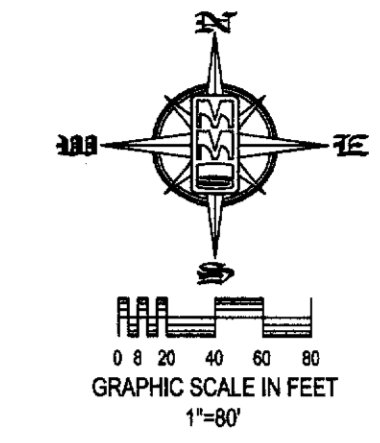
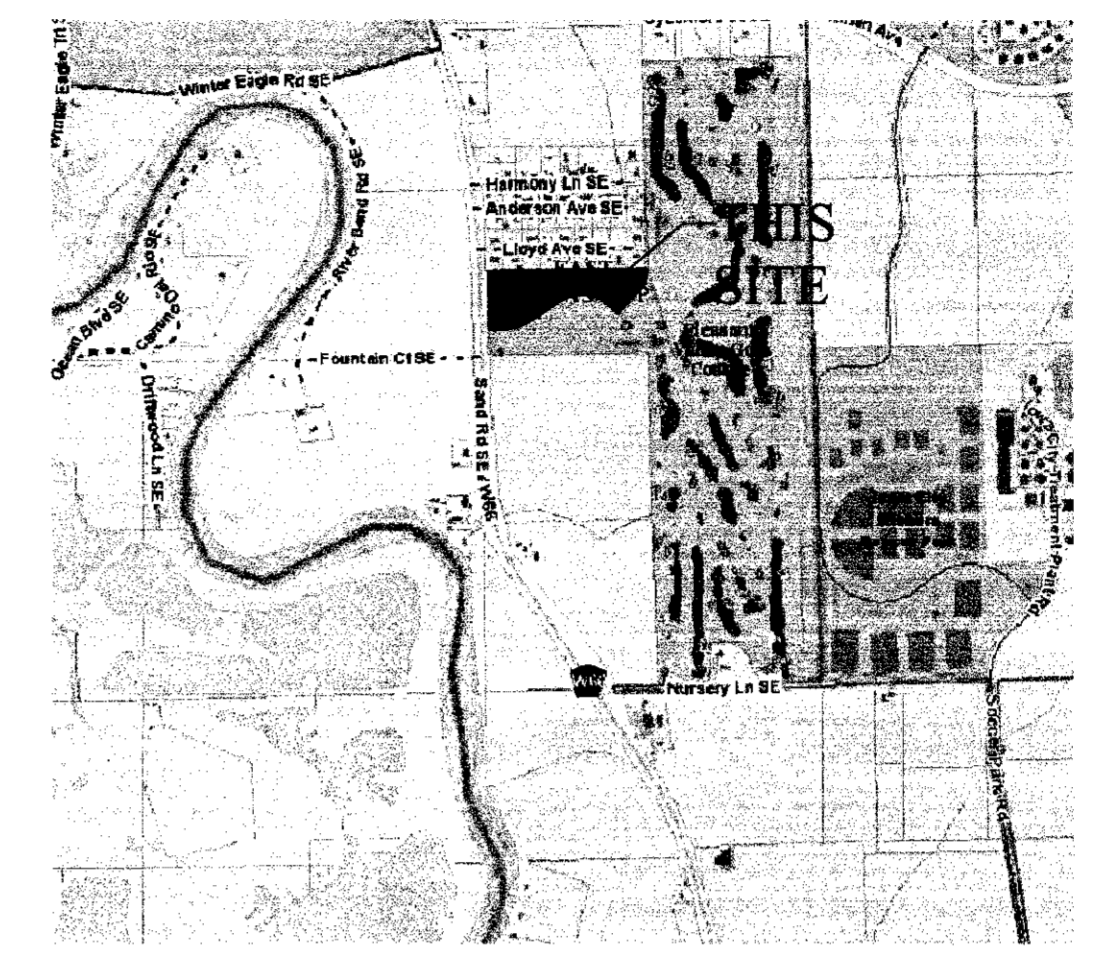
Doc ID: C31790610001 Type: PLA
 Kind: PLAT
 Recorded: 03/14/2022 at 01:39:14 PM
 Fee Amt: \$7.00 Page 1 of 1
 Johnson County Iowa
 Kim Painter County Recorder
 BK 65 pg 263

LOCATION: A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA.	SUBDIVIDER: PLEASANT VALLEY LP 4380 SAND ROAD SE, P.O. BOX 3113 IOWA CITY, IOWA 52244
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: MICHAEL W. KENNEDY 920 S DUBOQUE STREET IOWA CITY, IOWA 52244
DATE OF SURVEY: 03-14-2022	PROPRIETOR OR OWNER: PLEASANT VALLEY LP 4380 SAND ROAD SE, P.O. BOX 3113 IOWA CITY, IOWA 52244
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

FINAL PLAT

PLEASANT VALLEY PRESERVE

JOHNSON COUNTY, IOWA

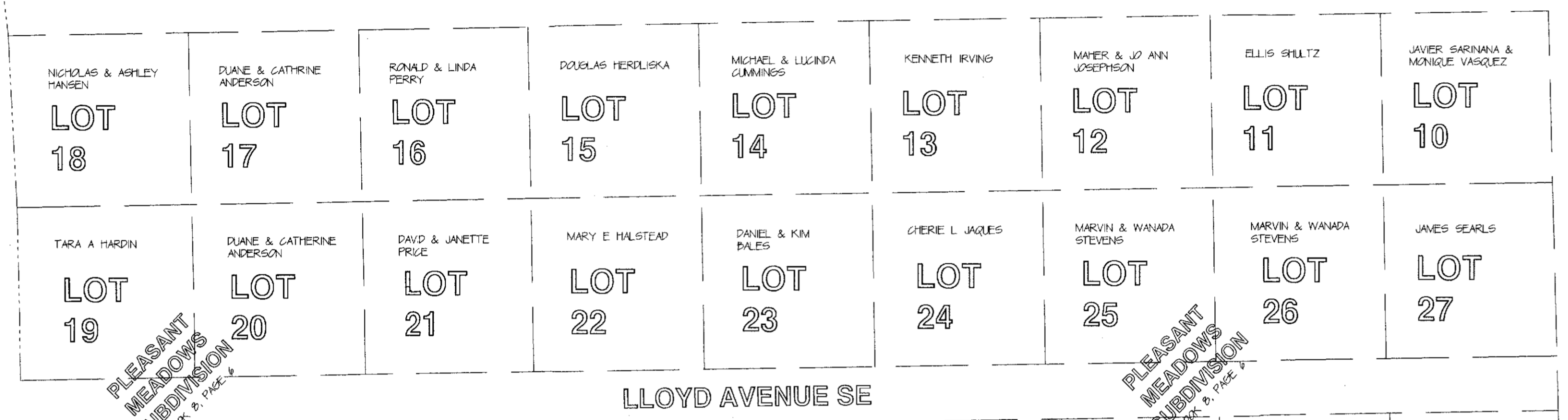


SETBACKS:
 FRONT - 30'
 REAR - 30'
 SIDE - 8'



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS
 1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
 www.mmsconsultants.net

Date	Revision
11-09-2021	PER GDM REVIEW - CAT
12-16-2021	PER JOCC REVIEW - CAT



LLOYD AVENUE SE

LOCATION MAP - N.T.S.

LEGEND AND NOTES	
▲	CONGRESSIONAL CORNER, FOUND
△	CONGRESSIONAL CORNER, REESTABLISHED
●	CONGRESSIONAL CORNER, RECORDED LOCATION
○	PROPERTY CORNERS, FOUND (as noted)
○	PROPERTY CORNERS SET
○	(5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
—	SET MAG NAIL
—	PROPERTY &/or BOUNDARY LINES
—	CONGRESSIONAL SECTION LINES
—	RIGHT-OF-WAY LINES
—	CENTER LINES
—	LOT LINES, INTERNAL
—	LOT LINES, PLATTED OR BY DEED
—	EASEMENT LINES, WIDTH & PURPOSE NOTED
—	EXISTING EASEMENT LINES, PURPOSE NOTED
(R)	RECORDED DIMENSIONS
(M)	MEASURED DIMENSIONS
C22-1	CURVE SEGMENT NUMBER
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	

NOTE:
 1) LOT 4 CONTAINS 1.63 ACRES AND IS TO BE DEEDED TO PLEASANT VALLEY, LP AND TO BE MAINTAINED BY PLEASANT VALLEY, LP AS RIGHT-OF-WAY FOR PLEASANT VALLEY DRIVE SE.
 2) THE 100 FOOT WELL SETBACK ONLY PERTAINS TO SEPTIC FIELDS AND STRUCTURES. THIS DOES NOT IMPACT THE BUILDING STRUCTURES.
 3) THE OWNERS OF ALL LOTS ARE REQUIRED TO INSTALL AND MAINTAIN PRIVATE WATER TREATMENT SYSTEMS IN EACH DWELLING TO ADDRESS THE ELEVATED GROSS ALPHA AND RADIUM DETECTED IN WATER SAMPLES OBTAINED PRIOR TO FINAL PLATT. (SEE SUBDIVIDER'S AGREEMENT FILED OF RECORD.)

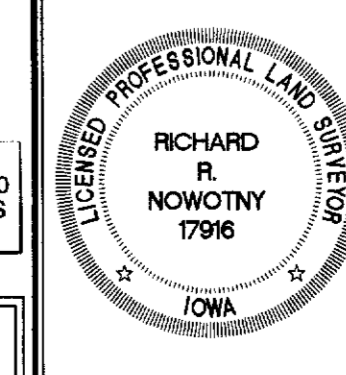
DESCRIPTION - PLEASANT VALLEY PRESERVE

A TRACT OF LAND BEING PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN; THENCE N88°55'04"E, 52.44 FEET ALONG THE SOUTH LINE OF SAID SECTION 26; THENCE N01°28'28"W, 164.55 FEET ALONG THE EAST LINE OF ACQUISITION PLAT - PARCEL #43, RECORDED AT BOOK 47, PAGE 309, IN THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE CONTINUING N00°48'00"W, 29.84 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N00°48'00"W, 86.33 FEET ALONG SAID EAST LINE; THENCE CONTINUING N00°18'25"W, 385.81 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF PLEASANT MEADOWS SUBDIVISION, AN OFFICIAL PLAT, RECORDED AT BOOK 8, PAGE 6, IN THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N89°07'22"E, 1264.55 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PLEASANT MEADOWS SUBDIVISION; THENCE S01°18'48"E, 102.41 FEET; THENCE S40°43'54"W, 342.65 FEET; THENCE N49°30'58"W, 124.11 FEET; THENCE NORTHWESTERLY 406.56 FEET ALONG A 310.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WHOSE 378.04 FOOT CHORD BEARS N87°05'13"W; THENCE S55°20'32"W, 256.32 FEET; THENCE SOUTHWESTERLY 283.85 FEET ALONG A 470.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WHOSE 279.55 FOOT CHORD BEARS S72°38'36"W; THENCE S89°56'41"W, 90.28 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 9.09 ACRES MORE OR LESS.
 SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

PLAT APPROVED BY:
 JOHNSON COUNTY BOARD OF SUPERVISORS:
 Richard Doster 03/14/2022
 CHAIRPERSON DATE

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 Professional Land Surveyor under the laws of the State of Iowa.
 Richard R. Nowotny 3-14-2022
 RICHARD R. NOWOTNY
 P.L.S. Iowa Lic. No. 17916
 My license renewal date is December 31, 2023
 Pages or sheets covered by this seal: 1



LACEY STUTZMAN
 Commission Number 822560
 MY COMMISSION EXPIRES
 DECEMBER 3, 2022

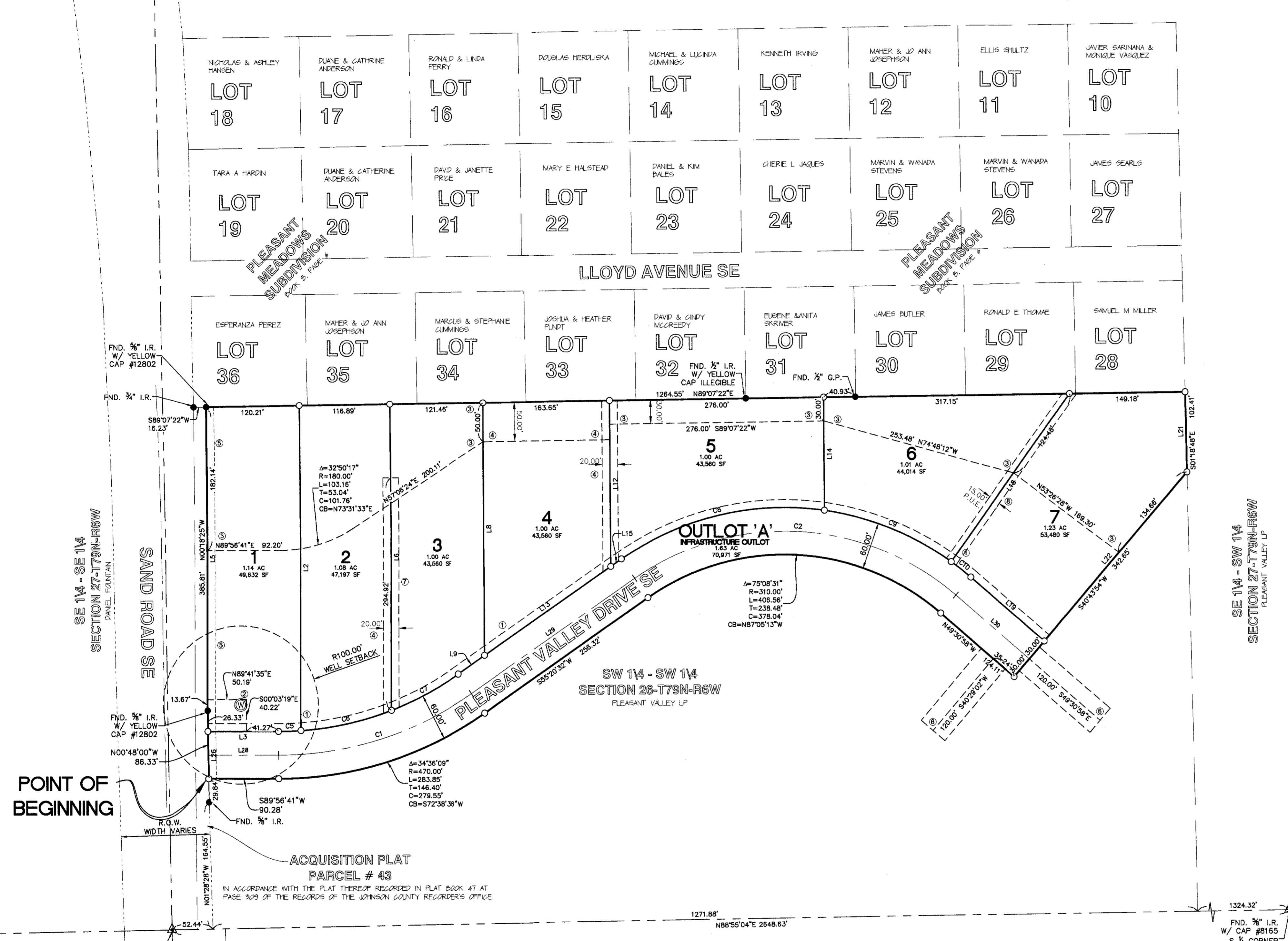
Signed before me this 4th day of March, 2022
 Notary Public, in and for the State of Iowa.

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	34°36'09"	440.00'	137.06'	265.73'	261.71'	N72°38'36"E
C2	75°08'31"	340.00'	261.56'	445.90'	414.63'	S87°05'13"E
C5	4°02'40"	410.00'	14.48'	28.94'	28.94'	S87°55'21"W
C6	16°46'10"	410.00'	60.43'	120.00'	119.57'	S77°30'56"W
C7	13°47'19"	410.00'	49.57'	98.67'	98.43'	S62°14'11"W
C8	42°38'28"	370.00'	144.41'	275.36'	269.05'	S76°39'46"W
C9	27°32'50"	370.00'	90.70'	177.89'	176.18'	N68°14'35"W
C10	4°57'13"	370.00'	16.00'	31.99'	31.98'	N51°59'34"W

LINE SEGMENT TABLE			LINE SEGMENT TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L2	S0°18'25"E	412.84'	L18	S35°31'50"W	262.78'
L3	S89°56'41"W	91.06'	L19	N49°30'58"W	124.37'
L5	N0°18'25"W	385.81'	L21	S1°18'48"E	102.41'
L6	S0°18'25"E	388.78'	L22	S40°43'54"W	282.65'
L8	S0°18'25"E	321.29'	L26	N0°48'00"W	60.01'
L9	S55°20'32"W	41.32'	L28	N89°56'41"E	90.67'
L12	S0°18'25"E	211.08'	L29	N55°20'32"E	256.32'
L13	S55°20'32"W	198.21'	L30	S49°30'58"E	124.24'
L14	S0°18'25"E	143.69'			
L15	S55°20'32"W	16.79'			

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	10.00 FOOT P.U.E. & WATERMAIN EASEMENT
②	WELL & WELL PIT EASEMENT
③	STORM WATER DETENTION & OVERLAND FLOWAGE EASE
④	STORM SEWER & OVERLAND FLOWAGE EASEMENT
⑤	10.00 FOOT PERMANENT ROADWAY EASEMENT
⑥	40.00 FOOT TURNAROUND EASEMENT
⑦	20.00 FOOT ACCESS EASEMENT
⑧	15.00 FOOT ACCESS EASEMENT

FOR COUNTY RECORDER'S USE



NE 1/4 - NE 1/4
 SECTION 34-T79N-R6W
 PANEL CONTAIN

FINAL PLAT

PLEASANT VALLEY PRESERVE

A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M.

Date:	11-10-2021
Designed by:	CAT
Field Book No.:	N/A
Drawn by:	CAT
Scale:	1"=80'
Checked by:	GDM
Sheet No.:	1
Project No.:	10851-004
of:	1