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1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 531-8282
www.mmsconsultants.net

Date	Revision

FINAL PLAT

COOKSON ADDITION

A PORTION OF LOT C OF THE W 1/2 OF SECTION 8 - T79N - R4W OF THE NW 1/4 OF SECTION 8 - T79N - R4W OF THE FIFTH P.M.

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	10-2-2013
Designed by:	KJB Field Book No. 1023
Drawn by:	RLW Scale: 1"=50'
Checked by:	GDM Sheet No. 1
Project No.:	IOWA CITY 2583027
of:	1

FINAL PLAT

COOKSON SUBDIVISION

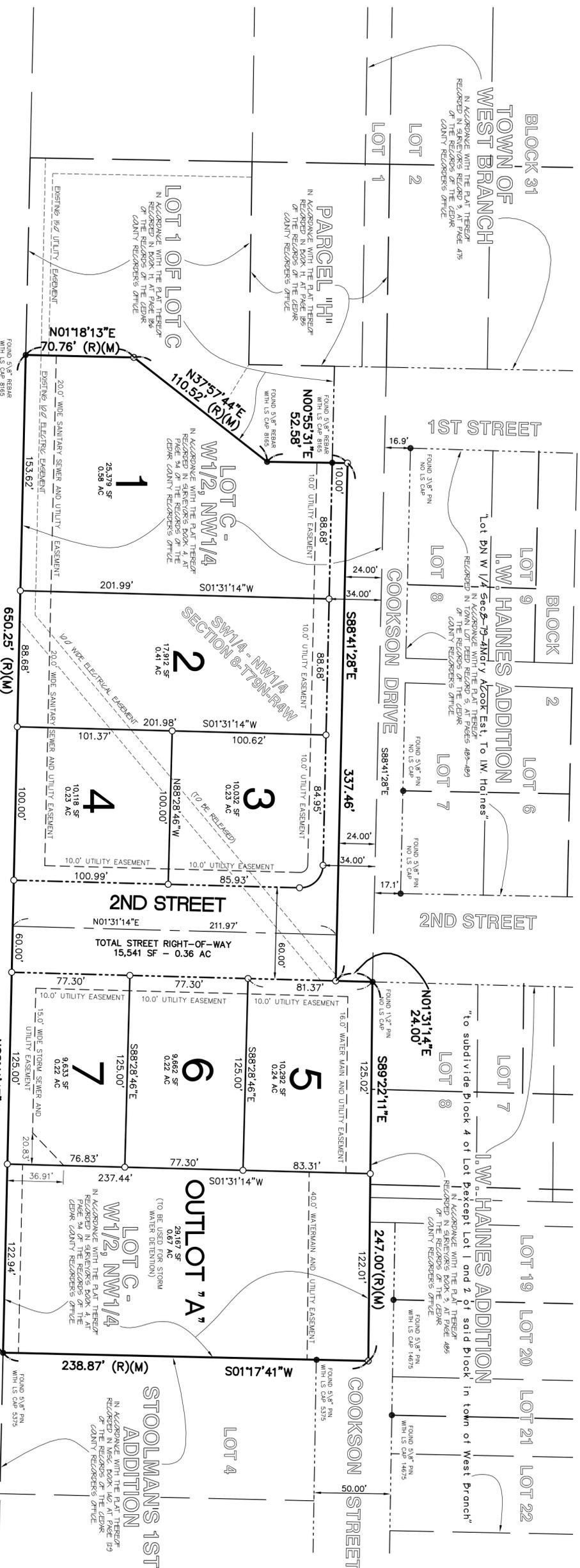
WEST BRANCH, CEDAR COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS, INC.
1917 S. GILBERT STREET
IOWA CITY, IOWA 52240

OWNERS/SUBDIVIDER:
LYNCH'S EXCAVATING
607 N 4TH STREET
WEST BRANCH, IOWA 52358

OWNERS' ATTORNEY:
MELVIN O. SHAW
845 QUARRY ROAD
SUITE 130
CORALVILLE, IOWA 52241

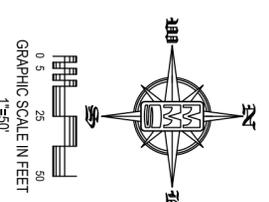
-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)531-8282



DESCRIPTION - COOKSON ADDITION

I CERTIFY THAT DURING THE MONTH OF SEPTEMBER, 2013, AT THE DIRECTION OF LYNCH EXCAVATING, A SURVEY WAS MADE UNDER MY SUPERVISION OF A PORTION OF LOT C OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Beginning at the Southeast Corner of Lot C - W1/2, NW1/4, in accordance with the Plat thereof Recorded in Surveyor's Book 4, at Page 34, of the Records of the Cedar County Recorder's Office; Thence N88°41'47"W, along the South Line of said Lot C, 650.25 feet, to the Southeast Corner of Lot 1 of Lot C, in accordance with the Plat thereof Recorded in Book H at Page 186 of the Records of the Cedar County Recorder's Office; Thence N01°18'13"E, along the East Line of said Lot 1 of Lot C, 70.76 feet; Thence N37°57'44"E, along said East Line, 110.52 feet; Thence N00°55'31"E, along said East Line and Northerly Projection thereof, 52.28 feet, to a Point 24.0 feet normally distant South of the North Line of said Lot C; Thence S88°41'28"E, along a Line parallel with and 24.0 feet normally distant South of the North Line of said Lot C, to its intersection with the Southerly Projection of the East Right-of-Way Line of 2nd Street (as now located); Thence N01°31'14"E, along said Southerly Projection, 24.00 feet, to its intersection with the North Line of said Lot C; Thence S89°22'11"E, along said North Line, 247.00 feet; to the Northwest Corner of said Lot C; Thence S01°17'41"W, along the West Line of said Lot C, 238.87 feet, to the Point of Beginning; Said Tract of Land contains 3.16 Acres (137,737 square feet) and is subject to easements and restrictions of record.



LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER FOUND
 - △ CONGRESSIONAL CORNER REBUILT
 - PROPERTY CORNER(S) FOUND (as noted)
 - PROPERTY CORNER(S) SET (5/8" Iron Pin w/ yellow plastic LS Cap embossed with "MMS")
 - ⊗ CUT "x"
 - PROPERTY &/or BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - LOT LINES, INTERNAL
 - LOT LINES, PLATTED OR BY DEED
 - EASEMENT LINES, WIDTH & PURPOSE NOTED
 - EXISTING EASEMENT LINES, PURPOSE NOTED
 - MEASURED DIMENSIONS
 - CURVE SEGMENT NUMBERS
 - C22-1
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

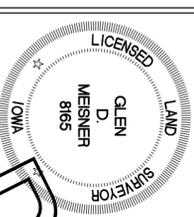
PLAT APPROVED BY:	
LYNCH EXCAVATING	Date:
MAYOR OF WEST BRANCH	Date:
CITY CLERK OF WEST BRANCH	Date:
CHAIR OF PLANNING AND ZONING	Date:
UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES. SEE CONSTRUCTION PLANS FOR DETAILS. UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	
ALLIANT ENERGY CORPORATION	Date:
LIBERTY COMMUNICATIONS	Date:
MEDIACOM	Date:

I hereby certify that this land surveying document was prepared and I prepared and supervised the preparation of this plat under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

GLEN D. WEISNER
Iowa License No. 8165
October 31, 2013

L.S. Iowa Lic. No. 8165

Pages of sheets covered by this seal:



Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.