

CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
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FINAL PLAT

LYNCH HEIGHTS

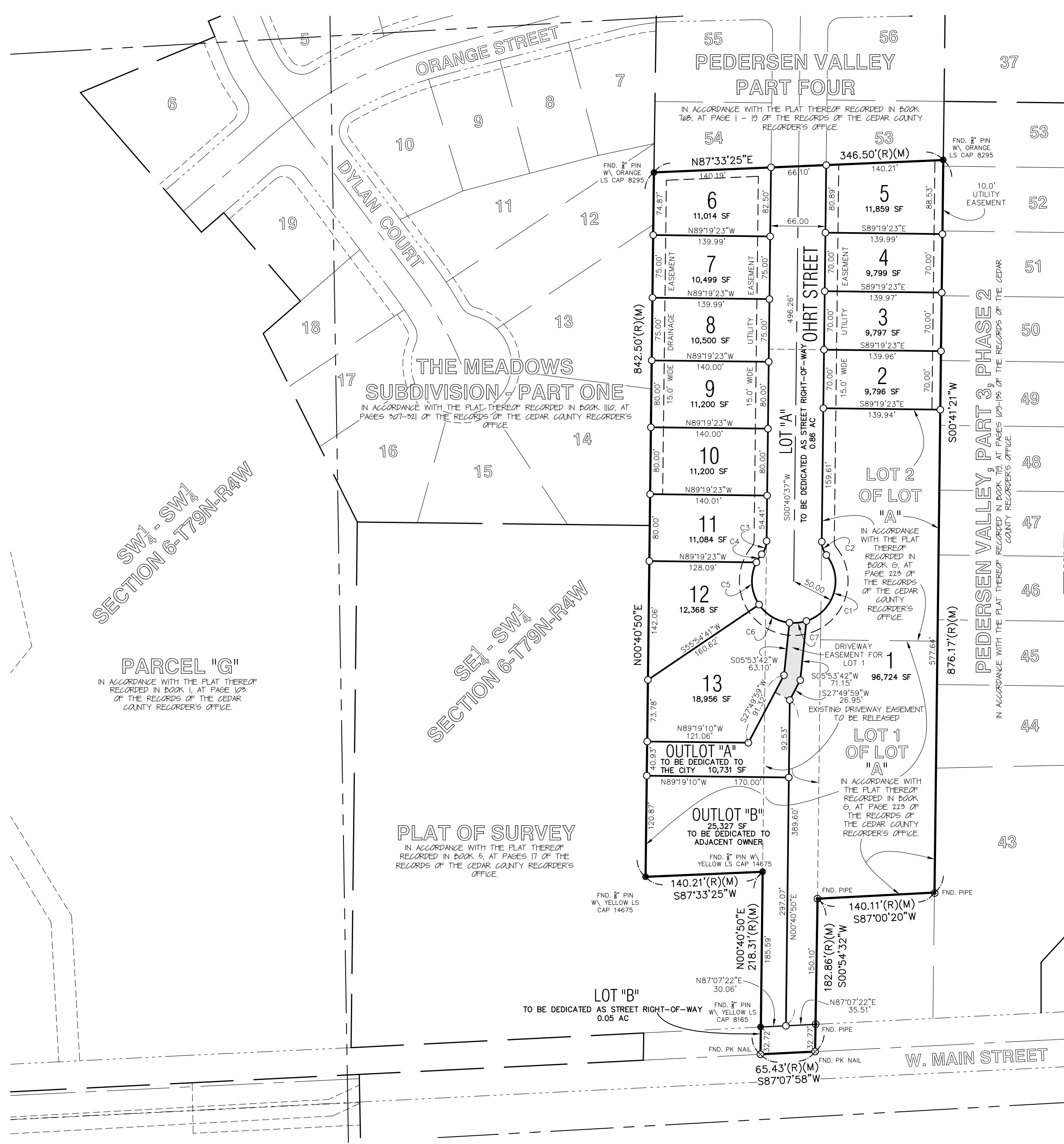
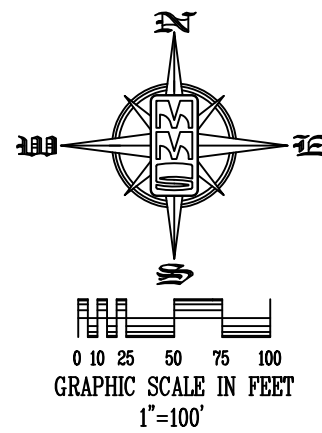
WEST BRANCH, CEDAR COUNTY, IOWA

LOCATION: LOT 1 OF "A", AND LOT 2 OF "A" IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA.	SUBDIVIDER: LYNCH PLUMBING, INC. 829 MAIN STREET TIPTON, IOWA, 52722
LAND SURVEYOR: GLEN D. MEISNER P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: STEVEN C. ANDERSON 568 HIGHWAY 1 WEST IOWA CITY, IOWA, 52246
DATE OF SURVEY: 03-20-2017	PROPRIETOR OR OWNER: LYNCH PLUMBING, INC. 829 MAIN STREET TIPTON, IOWA, 52722
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

FOR COUNTY RECORDER'S USE

LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS 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
	- CENTER LINES
	- LOT LINES, INTERNAL
	- LOT LINES, PLATTED OR BY DEED
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING-EASEMENT LINES, PURPOSE NOTED
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



DESCRIPTION - LYNCH HEIGHTS

I CERTIFY THAT DURING THE MONTH OF MARCH, 2017 AT THE DIRECTION OF LYNCH PLUMBING, INC., A SURVEY WAS MADE UNDER MY SUPERVISION OF LOT 1 OF LOT "A", AND LOT 2 OF LOT "A" IN THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK "G" AT PAGE 223 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE. SAID LOT 1 OF LOT "A", AND LOT 2 OF LOT "A" CONTAINS 7.13 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SEAL

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.

GLEN D. MEISNER
 L.S. Iowa Lic. No. 8165
 My license renewal date is December 31, 20__.

Pages or sheets covered by this seal: _____

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

Notary Public, in and for the State of Iowa.

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	110°59'09"	50.00'	96.85'	72.73'	82.41'	S16°49'26"W
C2	39°20'45"	25.00'	17.17'	8.94'	16.83'	S18°59'45"E
C3	39°20'45"	25.00'	17.17'	8.94'	16.83'	S20°21'00"W
C4	131°7'44"	50.00'	11.60'	5.83'	11.58'	S33°22'30"W
C5	60°48'57"	50.00'	53.07'	29.34'	50.62'	S03°40'50"E
C6	50°00'59"	50.00'	43.65'	23.32'	42.27'	S59°05'48"E
C7	23°34'41"	50.00'	20.58'	10.44'	20.43'	S84°06'22"W

PLAT APPROVED BY:	
LYNCH PLUMBING, INC.	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:	
LINN COUNTY REC	Date:
ALLIANT ENERGY CORPORATION	Date:
LIBERTY COMMUNICATIONS	Date:
MEDIACOM	Date:

Date	Revision
07-19-2017	REV LOTS A,B, AND 1 PER CLIENT - RLW
08-21-2017	OL "A" PURPOSE NOTED PER CITY - RLW

FINAL PLAT

LYNCH HEIGHTS

LOT 1 OF "A", AND LOT 2 OF "A" IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA.

MMS CONSULTANTS, INC.

Date:	03-22-2017
Designed by:	PVA Field Book No.:
Drawn by:	RLW Scale: 1"=100'
Checked by:	GDM Sheet No. 1
Project No:	IOWA CITY 9707-001
	of: 1