

SUBDIVISION NAME
APPROVED BY
CEDAR COUNTY AUDITOR

DATE 3-6-14 | INITIAL JC



Book 1211 Page 333-344

MELISSA HELMOLD, RECORDER
CEDAR COUNTY IOWA

Document 2014 539 Pages 12
Date 3/06/2014 Time 10:06:15AM

3.16 ACRES

FINAL PLAT

COOKSON SUBDIVISION

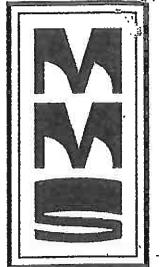
WEST BRANCH, CEDAR COUNTY, IOWA

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

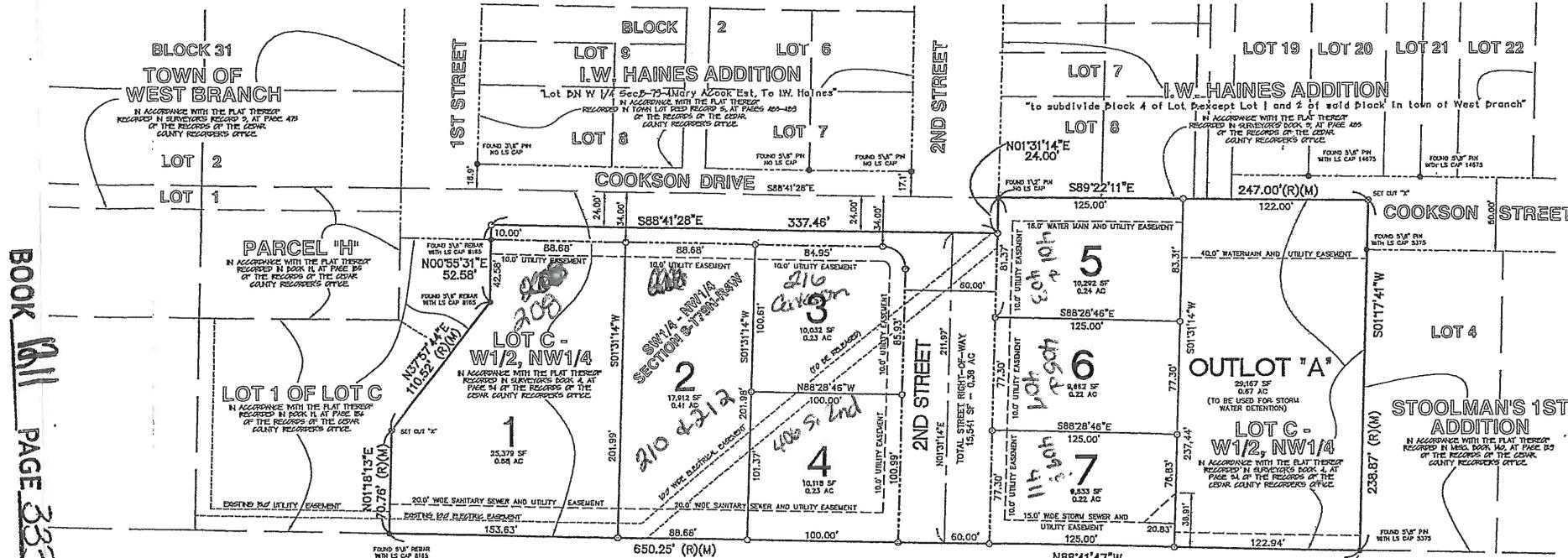
OWNER/SUBDIVIDER:
LYNCH'S EXCAVATING
607 N 4TH STREET
WEST BRANCH, IOWA 52358

OWNER'S 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 (515)351-8282



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(515) 351-8282
www.mmsconsultants.net



BOOK 1211 PAGE 333

Date Revision
10-04-2013 PER GDM REVIEW - RLV

FINAL PLAT

COOKSON SUBDIVISION

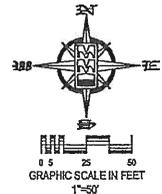
A PORTION OF LOT C OF THE W 1/2 OF THE NW 1/4 OF SECTION 8 - 179N - R4W OF THE FIFTH P.M.

WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC
Date: 10-2-2013
Designed by: KJB Field Book No: 102
Drawn by: RLW Scale: 1"=50'
Checked by: GDM Sheet No: 1
Project No: IOWA CITY
2583027 of: 1

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:



LEGEND AND NOTES

▲	CONGRESSIONAL CORNER, FOUND
△	CONGRESSIONAL CORNER, REESTABLISHED
⊙	CONGRESSIONAL CORNER, RECORDED LOCATION
○	PROPERTY CORNER(S), FOUND (see notes)
⊖	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 HUNDRETHS

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 said North Line, 337.46 feet, 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 Northeast 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.

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.

Shawn D. Mesner 3-5-14
Shawn D. Mesner, L.S. Iowa Lic. No. 8165
My license renewal date is December 31, 2015

Pages or sheets covered by this plat: #1



LILY PHONPHIBOUN
Commission Number 7290333
My Commission Expires July 23, 2016

Signed before me this 6th day of March, 2014.
Notary Public in and for the State of Iowa.