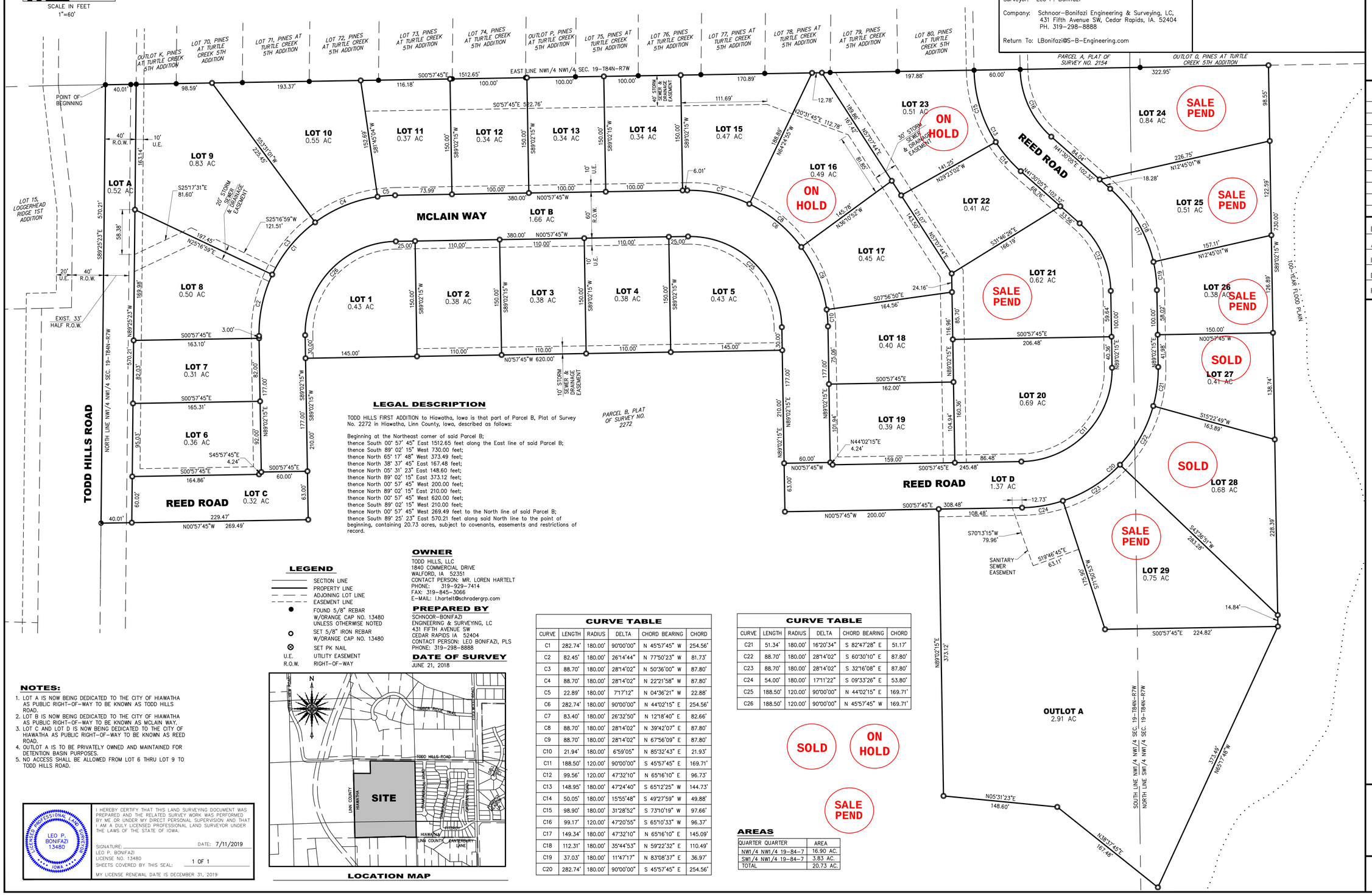
FINAL PLAT
TODD HILLS FIRST ADDITION TO HIAWATHA, IOWA

N

0 30 60 120
SCALE IN FEET
1"=60'



LEGAL DESCRIPTION

TODD HILLS FIRST ADDITION to Hiawatha, Iowa is that part of Parcel B, Plat of Survey No. 2272 in Hiawatha, Linn County, Iowa, described as follows:

Beginning at the Northeast corner of said Parcel B;
thence South 00° 57' 45" East 1512.65 feet along the East line of said Parcel B;
thence South 89° 02' 15" West 730.00 feet;
thence North 65° 17' 48" West 373.49 feet;
thence North 38° 37' 45" East 167.48 feet;
thence North 05° 31' 23" East 148.60 feet;
thence North 89° 02' 15" East 373.12 feet;
thence North 00° 57' 45" West 200.00 feet;
thence North 89° 02' 15" East 210.00 feet;
thence North 00° 57' 45" West 620.00 feet;
thence South 89° 02' 15" West 210.00 feet;
thence North 00° 57' 45" West 269.49 feet to the North line of said Parcel B;
thence South 89° 25' 23" East 570.21 feet along said North line to the point of beginning, containing 20.73 acres, subject to covenants, easements and restrictions of record.

LEGEND

- SECTION LINE
- PROPERTY LINE
- ADJOINING LOT LINE
- EASEMENT LINE
- ● FOUND 5/8" REBAR W/ORANGE CAP NO. 13480 UNLESS OTHERWISE NOTED
- ○ SET 5/8" IRON REBAR W/ORANGE CAP NO. 13480
- ⊗ SET PK NAIL
- U.E. UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY

OWNER

TODD HILLS, LLC
1840 COMMERCIAL DRIVE
WALFORD, IA 52351
CONTACT PERSON: MR. LOREN HARTELT
PHONE: 319-929-7414
FAX: 319-845-3066
E-MAIL: l.hartelt@schroadergrp.com

PREPARED BY

SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS IA 52404
CONTACT PERSON: LEO BONIFAZI, PLS
PHONE: 319-298-8888

DATE OF SURVEY

JUNE 21, 2018

NOTES:

1. LOT A IS NOW BEING DEDICATED TO THE CITY OF HIAWATHA AS PUBLIC RIGHT-OF-WAY TO BE KNOWN AS TODD HILLS ROAD.
2. LOT B IS NOW BEING DEDICATED TO THE CITY OF HIAWATHA AS PUBLIC RIGHT-OF-WAY TO BE KNOWN AS MCLAIN WAY.
3. LOT C AND LOT D IS NOW BEING DEDICATED TO THE CITY OF HIAWATHA AS PUBLIC RIGHT-OF-WAY TO BE KNOWN AS REED ROAD.
4. OUTLOT A IS TO BE PRIVATELY OWNED AND MAINTAINED FOR DETENTION BASIN PURPOSES.
5. NO ACCESS SHALL BE ALLOWED FROM LOT 6 THRU LOT 9 TO TODD HILLS ROAD.

LEO P. BONIFAZI 13480 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

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.

SIGNATURE: DATE: 7/11/2019
LEO P. BONIFAZI
LICENSE NO. 13480
SHEETS COVERED BY THIS SEAL: 1 OF 1
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

LOCATION MAP

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	282.74'	180.00'	90°00'00"	N 45°57'45" W	254.56'
C2	82.45'	180.00'	26°14'44"	N 77°50'23" W	81.73'
C3	88.70'	180.00'	28°14'02"	N 50°36'00" W	87.80'
C4	88.70'	180.00'	28°14'02"	N 22°21'58" W	87.80'
C5	22.89'	180.00'	7°17'12"	N 04°36'21" W	22.88'
C6	282.74'	180.00'	90°00'00"	N 44°02'15" E	254.56'
C7	83.40'	180.00'	26°32'50"	N 12°18'40" E	82.66'
C8	88.70'	180.00'	28°14'02"	N 39°42'07" E	87.80'
C9	88.70'	180.00'	28°14'02"	N 67°56'09" E	87.80'
C10	21.94'	180.00'	6°59'05"	N 85°32'43" E	21.93'
C11	188.50'	120.00'	90°00'00"	S 45°57'45" E	169.71'
C12	99.56'	120.00'	47°32'10"	N 65°16'10" E	96.73'
C13	148.95'	180.00'	47°24'40"	S 65°12'25" W	144.73'
C14	50.05'	180.00'	15°55'48"	S 49°27'59" W	49.88'
C15	98.90'	180.00'	31°28'52"	S 73°10'19" W	97.66'
C16	99.17'	120.00'	47°20'55"	S 65°10'33" W	96.37'
C17	149.34'	180.00'	47°32'10"	N 65°16'10" E	145.09'
C18	112.31'	180.00'	35°44'53"	N 59°22'32" E	110.49'
C19	37.03'	180.00'	11°47'17"	N 83°08'37" E	36.97'
C20	282.74'	180.00'	90°00'00"	S 45°57'45" E	254.56'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C21	51.34'	180.00'	16°20'34"	S 82°47'28" E	51.17'
C22	88.70'	180.00'	28°14'02"	S 60°30'10" E	87.80'
C23	88.70'	180.00'	28°14'02"	S 32°16'08" E	87.80'
C24	54.00'	180.00'	17°11'22"	S 09°33'26" E	53.80'
C25	188.50'	120.00'	90°00'00"	N 44°02'15" E	169.71'
C26	188.50'	120.00'	90°00'00"	N 45°57'45" W	169.71'

SOLD ON HOLD SALE PEND

AREAS

QUARTER QUARTER	AREA
NW1/4 NW1/4 19-84-7	16.90 AC.
SW1/4 NW1/4 19-84-7	3.83 AC.
TOTAL	20.73 AC.

INDEX LEGEND

Location: PARCEL B, PLAT OF SURVEY NO. 2272
NW 1/4 19-84-7

Requestor: TODD HILLS, LLC.

Proprietor: TODD HILLS, LLC.

Surveyor: Leo P. Bonifazi

Company: Schnoor-Bonifazi Engineering & Surveying, LC, 431 Fifth Avenue SW, Cedar Rapids, IA. 52404
PH. 319-298-8888

Return To: LBonifazi@S-B-Engineering.com

SPACE RESERVED FOR RECORDING PURPOSES

Schnoor Bonifazi Engineering & Surveying
SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)

REVISIONS

DRAWN: JED SCHNOOR
APPROVED: LEO BONIFAZI
ISSUED FOR: APPROVAL
DATE: 8/9/2019
PROJECT NO.: 18034

FINAL PLAT
TODD HILLS FIRST ADDITION TO HIAWATHA, IOWA

FINAL PLAT

1 OF 1