

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

FINAL PLAT HILLS COMMERCIAL PARK

A PORTION OF THE NE 1/4 OF THE NE 1/4
A PORTION OF THE SE 1/4 OF THE NE 1/4
AND
A PORTION OF THE NE 1/4 OF THE SE 1/4
OF SECTION 21 - T78N - R6W OF THE FIFTH PRINCIPAL MERIDIAN
INCLUDING LOT 2 OF FRANTZ ADDITION

HILLS, JOHNSON COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS, INC.
1917 SOUTH GILBERT ST.
IOWA CITY, IOWA, 52240

OWNER / APPLICANT:
STREB AND STREB PARTNERSHIP
P.O. BOX 28
NORTH LIBERTY, IOWA 52317

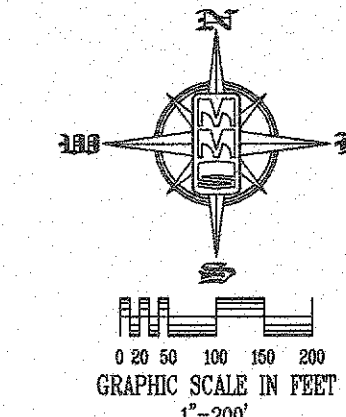
OWNER'S ATTORNEY:
ROBERT N. DOWNER
122 S. LINN STREET
IOWA CITY, IOWA 52240

LOT	ELEVATION	SOURCE
12	631.7	F.E.M.A. FLOOD INSURANCE RATE MAP
13	631.7	COMMUNITY PANEL #191030-0320E, DATED 2-16-2007.
14	631.7	NOTE: CONSTRUCTION ON LOTS NOTED AT LEFT, BELOW 100-YEAR FLOOD ELEVATION MUST CONFORM TO HILLS FLOOD PLAN ORDINANCE, CHAPTER 55, FLOOD PLAIN REGULATIONS.
15	631.7	
16	631.7	
17	631.7	

	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	- CUT
	- 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

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	51°17'25"	1557.00'	143.76'	71.93'	143.71'	N18°34'39"E
C2	6°42'13"	1557.00'	182.17'	91.19'	182.06'	N12°34'50"E
C3	0°09'59"	7839.40'	22.75'	11.37'	22.75'	N01°29'49"W
C4	0°43'52"	7839.40'	100.02'	50.01'	100.02'	N01°02'54"W
C5	0°43'51"	7839.40'	100.00'	50.00'	100.00'	N00°19'02"W
C6	0°43'51"	7839.40'	100.00'	50.00'	100.00'	N00°24'49"E
C7	0°40'08"	7839.40'	91.51'	45.76'	91.51'	N01°06'48"E
C8	0°02'59"	7819.40'	6.77'	3.39'	6.77'	N02°12'44"E
C9	0°44'01"	7819.40'	100.10'	50.05'	100.10'	N02°36'14"E
C10	0°44'02"	7819.40'	100.17'	50.09'	100.17'	N03°20'16"E
C11	0°43'58"	7819.40'	100.00'	50.00'	100.00'	N04°04'16"E
C12	0°43'58"	7819.40'	100.00'	50.00'	100.00'	S04°48'14"W
C13	1°04'10"	7819.40'	145.94'	72.97'	145.93'	S05°42'17"W
C14	0°43'58"	7819.40'	100.01'	50.00'	100.01'	S06°36'21"W
C15	0°43'59"	7819.40'	100.03'	50.02'	100.03'	S07°20'20"W
C16	1°07'57"	7819.40'	154.56'	77.28'	154.55'	S08°16'17"W
C17	2°44'57"	7819.40'	375.18'	187.63'	375.15'	S10°12'44"W
C18	4°05'36"	7819.40'	558.64'	279.44'	558.52'	S13°38'01"W



1/4-1/4	AREA	ROW
NE-NE	8.74 AC	0.00 AC
SE-NE	17.30 AC	0.00 AC
NE-SE	19.72 AC	2.73 AC
TOTAL	45.76 AC	2.73 AC

LEGAL DESCRIPTION - HILLS COMMERCIAL PARK

I certify that during the month of May, 2011, at the direction of Streb and Streb Partnership, a survey was made under my supervision of a Portion of the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, and the Northeast Quarter of the Southeast Quarter, all of Section 21, Township 78 North, Range 6 West, of the Fifth Principal Meridian, Hills, Johnson County, Iowa, the boundaries of which are described as follows:

Commencing at the East Quarter Corner of Section 21, Township 78 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S89°44'25"W, along the North Line of Lot 1 of Frantz Addition, in accordance with the Plat thereof Recorded in Plat Book 24, at Page 64, of the Records of the Johnson County Recorder's Office, a distance of 54.96 feet, to the Northeast Corner of Lot 2 of said Frantz Addition, a Point on the Centerline of Oak Crest Hill Road, and the Point of Beginning; Thence Southeasterly, 43.06 feet, along said Centerline and the East Line of said Lot 2, on a 2864.79 foot radius curve, concave Northwesterly, whose 43.06 foot chord bears S11°40'39"W; Thence S12°05'37"W, along said Centerline, and said East Line, a distance of 1314.09 feet, to the Southeast Corner of said Lot 2; Thence S89°53'40"E, along the South Line of said Lot 2, a distance of 593.26 feet, to the Southwest Corner of said Lot 2, and a point on the Easterly Right-of-Way Line of U.S. Highway No. 218; Thence N02°31'41"E, along the West Line of said Lot 2, and said Right-of-Way Line, 438.84 feet; Thence Northeasterly, 1841.41 feet, along said Westerly Line, and Right-of-Way Line on a 7819.40 foot radius curve, concave Northwesterly, whose 1837.16 foot chord bears N08°56'02"E; Thence N12°47'53"E, along said Right-of-Way Line, 104.34 feet; Thence Northwesterly, 414.28 feet, along said Right-of-Way Line, on a 7839.40 foot radius curve, concave Southwesterly, whose 414.23 foot chord bears N00°03'58"W; Thence N01°06'38"E, along said Right-of-Way Line, 77.75 feet; Thence Northeasterly, 325.93 feet, along said Right-of-Way Line, on a 1557.00 foot radius curve, concave Southeasterly, whose 325.34 foot chord bears N15°13'33"E; Thence N21°58'20"E, along said Right-of-Way Line, 545.20 feet; Thence S80°42'19"E, 257.39 feet, to a Point on the West Right-of-Way Line of Oak Crest Hill Road; Thence S00°00'00"W, along said West Right-of-Way Line, 400.25 feet, to the Northeast Corner of Auditor's Parcel 97014, in accordance with the Plat thereof Recorded in Plat Book 53 at Page 162, of the Records of the Johnson County Recorder's Office; Thence S90°00'00"W, along the North Line of said Parcel, 157.80 feet, to the Northwest Corner thereof; Thence S00°00'00"W, along the West Line of said Parcel, 400.00 feet, to the Southwest Corner thereof; Thence N90°00'00"E, along the South Line of said Parcel, 158.00 feet, to the Southeast Corner of said Parcel, and a Point on said West Right-of-Way Line of Oak Crest Hill Road; Thence S00°00'00"E, along said Right-of-Way Line, 942.40 feet; Thence S07°43'15"W, along said Right-of-Way Line, 561.75 feet, to a Point on the North Line of said Frantz Addition; Thence N89°44'25"E, along said North Line, 80.51 feet, to the Point of Beginning. Said Tract of land contains 45.76 Acres, and is subject to easement 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 Professional Land Surveyor under the laws of the State of Iowa.

Glen D. Meisner 3-30-2016
GLEN D. MEISNER
L.S. Iowa Lic. No. 8165
My license renewal date is December 31, 20 17.

Pages or sheets covered by this seal: 21

PLAT/PLAN APPROVED
by the City of Hills

Cathy Johnson 3-28-16
City Clerk 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:

Green Stoddard 4/5/16
ALLIANT Date:

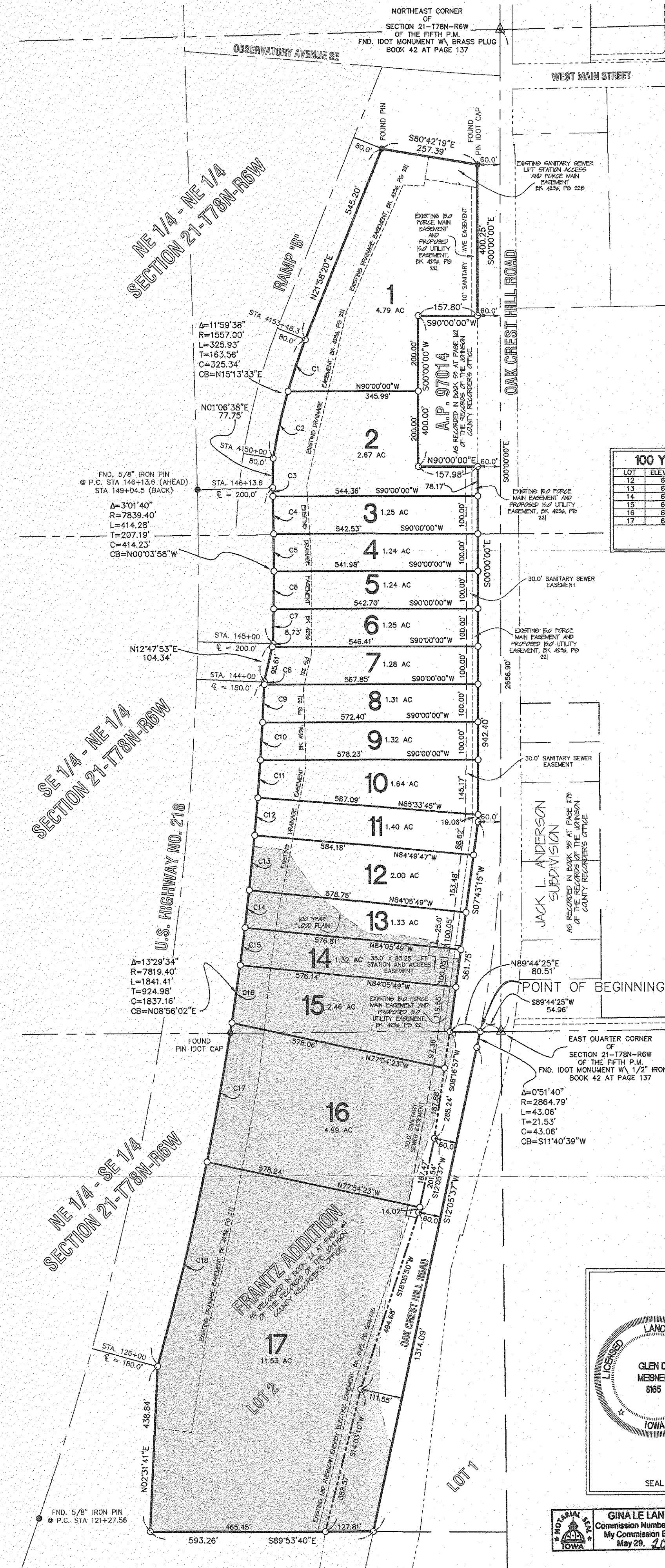
MidAmerican Energy 3/29/16
MIDAMERICAN ENERGY Date:

Sharon Telephone Company 4/1/16
SHARON TELEPHONE COMPANY Date:

V. Green 3-30-16
MEDIACOM Date:

GINALE LANDAU
Commission Number 790231
My Commission Expires
May 28, 2018

Signed before me this 30th day of March, 2016.
Quinn Jordan
Notary Public, in and for the State of Iowa.



HILLS COMMERCIAL PARK FINAL PLAT

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 A PORTION OF THE SE 1/4 OF THE NE 1/4 AND A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 21 - T78N - R6W OF THE FIFTH PRINCIPAL MERIDIAN INCLUDING LOT 2 OF FRANTZ ADDITION

HILLS JOHNSON COUNTY IOWA
MMS CONSULTANTS, INC.

02-22-2016

Designed by: DAM
Drawn by: RLW
Checked by: GDM
Project No: 1057061

Field Book No: 0972
Scale: 1"=200'
Sheet No: 1

45.76 AC

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net