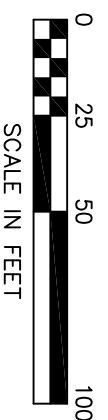


FINAL PLAT SPRING MEADOW FOURTH ADDITION TO SPRINGVILLE, IOWA



QUARTER QUARTER AREA TABLE		
QUARTER QUARTER:	AREA	
SW SE 29-84-5W	2.57 AC	
SE SE 29-84-5W	2.78 AC	

INDEX LEGEND

Location: Parcel A, Plat of Survey No. 107
 SE 1/4 29-84-5W

Requestor: Elite Developers, LLC.
 Proprietor: Elite Developers, 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)



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	184.81'	120.00'	88°14'23"	N 49°32'54" W	187.08'
C2	44.83'	120.00'	21°24'18"	S 14°22'14" E	44.57'
C3	23.59'	120.00'	11°15'45"	S 30°42'16" E	23.55'
C4	67.25'	180.00'	21°24'18"	S 14°22'14" E	66.86'
C5	66.23'	180.00'	21°04'50"	N 15°58'07" W	65.85'
C6	70.18'	180.00'	22°20'21"	N 37°40'42" W	69.74'
C7	64.95'	180.00'	20°58'42"	N 80°00'44" W	64.60'
C8	65.91'	180.00'	20°58'42"	N 80°00'44" W	65.54'
C9	9.95'	180.00'	3°10'00"	S 87°54'55" W	9.95'
C10	277.21'	180.00'	88°14'23"	N 49°32'54" W	250.62'
C11	80.09'	5599.58'	0°49'10"	N 89°00'37" E	80.09'
C12	80.04'	5599.58'	0°49'08"	N 88°11'27" E	80.04'
C13	80.01'	5599.58'	0°49'07"	N 87°22'19" E	80.01'
C14	80.00'	5599.58'	0°49'07"	N 86°33'12" E	80.00'
C15	80.01'	5599.58'	0°49'07"	N 85°44'05" E	80.00'
C16	432.32'	5599.58'	4°25'25"	S 87°32'14" W	432.21'
C17	32.17'	5599.58'	0°19'45"	N 89°35'04" E	32.17'

LEGAL DESCRIPTION
 SPRING MEADOW FOURTH ADDITION TO SPRINGVILLE, IOWA IS THAT PART OF PARCEL A, PLAT OF SURVEY NO. 107, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 19, SPRING MEADOW THIRD ADDITION TO SPRINGVILLE, IOWA;
 THENCE NORTH 84° 34' 18" EAST 180.00 FEET ALONG THE BOUNDARY OF SAID THIRD ADDITION;
 THENCE NORTH 05° 25' 42" WEST 22.23 FEET ALONG THE BOUNDARY OF SAID THIRD ADDITION;
 THENCE NORTH 84° 34' 12" EAST 342.42 FEET ALONG THE BOUNDARY OF SAID THIRD ADDITION;
 THENCE SOUTH 36° 20' 09" EAST 113.26 FEET ALONG THE BOUNDARY OF SAID THIRD ADDITION TO THE SOUTHWEST CORNER OF LOT 30, OF SAID THIRD ADDITION;
 THENCE NORTH 53° 39' 51" EAST 130.00 FEET ALONG THE SOUTH LINE OF SAID LOT 30 TO THE SOUTHEAST CORNER THEREOF AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILD PINE COURT;
 THENCE SOUTH 36° 20' 09" EAST 29.98 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE BEGINNING OF A 120.00 FOOT RADIUS CONCAVE SOUTHWESTERLY;
 THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 11° 15' 45" AN ARC DISTANCE OF 23.59 FEET (CHORD BEARING SOUTH 30° 42' 16" EAST 23.55 FEET);
 THENCE NORTH 64° 55' 37" EAST 60.00 FEET TO A POINT ON A 180.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;
 THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 24' 28" AN ARC DISTANCE OF 67.25 FEET (CHORD BEARING SOUTH 14° 22' 14" EAST 66.86 FEET);
 THENCE SOUTH 03° 40' 05" EAST 93.90 FEET;
 THENCE SOUTH 86° 19' 55" WEST 97.30 FEET;
 THENCE SOUTH 03° 40' 05" EAST 156.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 151 AND A POINT ON A 5599.58 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;
 THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4° 25' 25" AN ARC DISTANCE OF 432.32 FEET (CHORD BEARING SOUTH 87° 32' 14" WEST 432.21 FEET);
 THENCE NORTH 84° 48' 46" WEST 157.66 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE FORMER MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT-OF-WAY;
 THENCE NORTH 05° 25' 42" WEST 247.01 FEET ALONG THE FORMER MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT-OF-WAY TO THE POINT OF BEGINNING, CONTAINING 5.35 ACRES, SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES
 Minimum closure exceeds 1:10,000 feet.
 All utility easements are now being dedicated by the owner for utility requirements as shown on the final plat.

Lot A is now being dedicated to the City of Springville as public right-of-way to be known as Heather Lane.
 Lot B is now being dedicated to the City of Springville as public right-of-way to be known as A Court.

LEGEND
 --- PROPERTY LINE
 --- ADDING LOT LINE
 --- EASEMENT LINE
 ● UTILITY EASEMENT
 ● FOUND REBAR W/ YELLOW CAP NO. 13480
 ● SET 5/8" IRON REBAR W/ORANGE CAP NO. 13480

OWNER/DEVELOPER
 ELITE DEVELOPERS, LLC
 3436 BARNISLEY CIRCLE
 MARION, IA 52302
CONTACT PERSON: KENT BACKEN
 431 FIFTH AVENUE SW
 CEDAR RAPIDS IA 52404
 PHONE: 319-551-9802
 Email: info@elitedevelopers.com

SURVEYOR
 LEO P. BONIFAZI, PLS
 SCHNOOR-BONIFAZI
 ENGINEERING & SURVEYING, LC
 431 FIFTH AVENUE SW
 CEDAR RAPIDS IA 52404
 PH (319) 298-8888

UTILITY EASEMENTS AS SHOWN HEREON ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:

UTILITY EASEMENTS AS SHOWN HEREON ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	DATE
BLACK HILLS ENERGY	DATE
ALLIANT ENERGY	DATE

PLAT APPROVED BY THE CITY OF SPRINGVILLE

DATE	
CITY CLERK	

LICENSED PROFESSIONAL LAND SURVEYOR
 LEO P. BONIFAZI
 13480

DATE: 5/23/2017

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 UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 5/23/2017

1-OF-1

**FINAL PLAT
 SPRING MEADOW FOURTH
 ADDITION
 TO
 SPRINGVILLE, IOWA**

DRAWN: JED SCHNOOR
 APPROVED: LEO BONIFAZI
 ISSUED FOR: REVIEW
 DATE: 5/22/2017
 PROJECT NO.: 09079

REVISIONS

s-b-engineering.com