FINAL PLAT

INCLUDING LOTS 1 AND 2 OF GROWMARK FIRST ADDITION
AND AUDITOR'S PARCEL 2003152

JARAS ADDITION

CORALVILLE, JOHNSON COUNTY, IOWA

26.73 ACRES

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

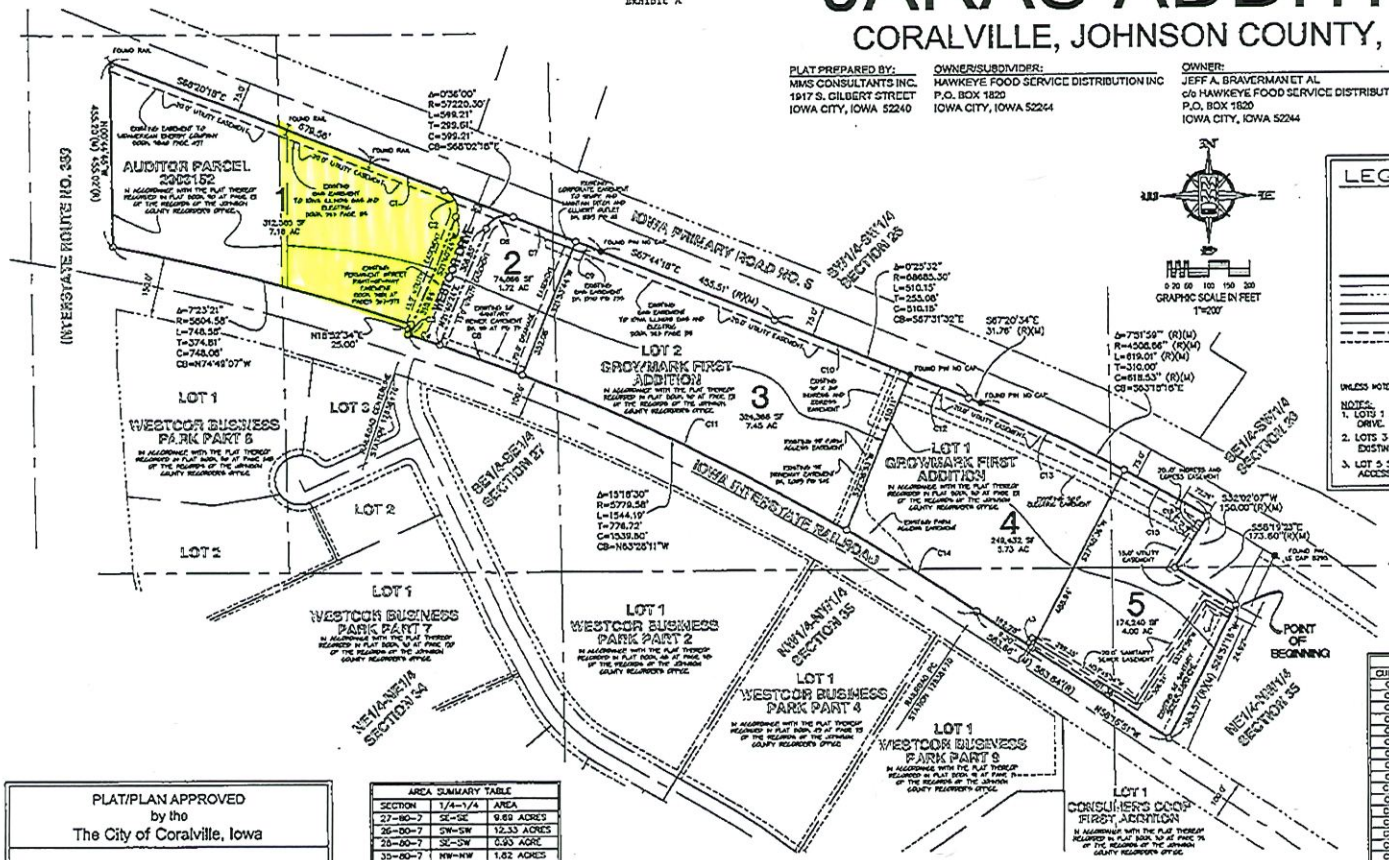
Exhibit A

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

OWNER/SUBDIVIDER:
HAWKEYE FOOD SERVICE DISTRIBUTION INC
P.O. BOX 1820
IOWA CITY, IOWA 52244

OWNER:
JEFF A. BRAVERMAN ET AL
c/o HAWKEYE FOOD SERVICE DISTRIBUTION INC
P.O. BOX 1820
IOWA CITY, IOWA 52244

OWNER'S ATTORNEY:
ROBERT D. ANDEWEG
700 WALNUT, SUITE 1600
DES MOINES, IOWA 50309



LEGEND AND NOTES

- ▲ – 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 "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
- (R) – RECORDED DIMENSIONS
- (M) – MEASURED DIMENSIONS
- C22=1 – CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

NOTES:
1. LOTS 1 AND 2 SHALL HAVE ACCESS RESTRICTED TO WESTCOR DRIVE.
2. LOTS 3 AND 4 SHALL HAVE ACCESS RESTRICTED TO THE EXISTING INGRESS/EGRESS EASEMENT ADJACENT TO THOSE LOTS.
3. LOT 5 SHALL HAVE ACCESS RESTRICTED TO ITS CURRENT ACCESS ON TO HIGHWAY NO. 6.

LINE SEGMENT TABLE		
LINE	LENGTH	BEARING
L1	32.25	S01°32'00"E
L2	73.82	N60°43'56"W
L3	16.51	S21°55'43"W

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	0°31'28"	57220.30'	190.92'	95.46'	190.92'	S68°47'34"E
C2	89°49'14"	50.00'	78.39'	49.84'	70.60'	S23°11'17"E
C3	0°01'20"	5779.58'	2.24'	1.12'	2.24'	N71°06'45"W
C4	0°46'26"	5779.58'	78.09'	39.03'	78.07'	N70°42'54"W
C5	0°10'42"	57220.30'	178.16'	89.08'	178.16'	N68°03'28"W
C6	90°21'29"	50.00'	78.85'	50.31'	70.93'	N66°51'08"E
C7	0°09'49"	57220.30'	163.38'	81.69'	163.38'	N67°23'33"W
C8	2°00'19"	5779.58'	202.37'	101.19'	202.35'	N69°16'31"W
C9	0°24'01"	57220.30'	66.75'	33.38'	66.75'	S67°46'18"E
C10	0°17'49"	68885.30'	356.88'	177.94'	356.88'	S67°35'23"E
C11	3°41'10"	5779.58'	875.19'	438.94'	875.35'	N63°52'46"W
C12	0°07'43"	68885.30'	154.27'	77.13'	154.27'	S67°22'37"E
C13	4°54'54"	4508.66'	386.78'	193.50'	386.64'	S64°46'52"E
C14	2°43'15"	5779.58'	274.33'	137.23'	274.30'	S57°40'54"E
C15	2°57'05"	4508.66'	232.96'	116.51'	232.93'	S60°56'51"E
C16	79°20'36"	40.00'	53.30'	31.44'	49.44'	S13°22'21"E

AREA SUMMARY TABLE		
SECTION	1/4—1/4	AREA
27—80—7	SE—SE	9.69 ACRES
26—80—7	SW—SW	12.33 ACRES
26—80—7	SE—SW	0.93 ACRE
35—80—7	NW—NW	1.82 ACRES
35—80—7	NE—NW	1.96 ACRES
TOTAL		26.73 ACRES

PLAT/PLAN APPROVED
by the
The City of Coralville, Iowa

MAYOR	Date:
CLERK	Date:
CHAIR PERSON OF PLANNING COMMISSION	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:

MIDAMERICAN ENERGY CO.	Date:
QWEST COMMUNICATIONS	Date:
MEDIACOM	Date:
LINN CO. RURAL ELECTRIC CO-OP	Date:

I certify that during the month of December, 2011, at the direction of Jeff A. Braverman, a survey was made under my supervision of Lots 1 and 2 of Growmark First Addition, Auditor's Parcel 2003152, and a portion of the Southeast Quarter of the Southeast Quarter of Section 27, Township 80 North, Range 7 West, of the Fifth Principal Meridian, Coralville, Johnson County, Iowa, described as follows:

Beginning at the Eastern most corner of Growmark First Addition, in accordance with the Plat thereof Recorded in Plat Book 50, at Page 191 of the Records of the Johnson County Recorder's Office; Thence S26°51'16"W, along the East Line of said Growmark First Addition, a distance of 363.57 feet, to its intersection with the Northerly Right-of-Way Line of the the Iowa Interstate Railroad; Thence N56°16'51"W, along said Northerly Right-of-Way Line, 363.65 feet, to a Point 50.00 feet normally distant Northeasterly from Railroad Centerline P.C. Station 12838+70; Thence Northwesterly 1544.19 feet, along said Northerly Right-of-Way Line on a 5779.58 foot radius curve, concave Southwesterly, whose 1539.60 foot chord bears N63°25'11"W, to a Point 50.00 feet radially distant Northeasterly from Railroad Centerline Station 12854+00; Thence N18°32'34"E, along said Northerly Right-of-Way Line, 25.00 feet, to a Point 75.00 feet radially distance Northeasterly from said Railroad Centerline Station 12854+00; Thence Northwesterly 748.58 feet along said Northerly Right-of-Way Line on a 5804.58 foot radius curve, concave Southwesterly, whose 748.06 foot chord bears N74°49'07"W, to its intersection with the Westerly Line of Auditor Parcel 2003152, in accordance with the Plat thereof Recorded in Plat Book 50, at Page 191, of the Records of the Johnson County Recorder's Office; Thence N00°44'40"W, along said Westerly Line, 455.20 feet, to the Northwest Corner thereof, and a Point on the Southerly Right-of-Way Line of Iowa Primary Road No. 6; Thence S89°20'18"E, along said Southerly Right-of-Way Line, the North Line of said Auditor Parcel 2003152, and the North Line of said Growmark First Addition, a distance of 679.56 feet; Thence Southeasterly, 599.21 feet along said Southerly Right-of-Way Line, and Northerly Line of Growmark First Addition, on a 57220.30 foot radius curve, concave Southwesterly, whose 599.21 foot chord bears S68°02'18"E; Thence S67°44'18"E, along said Southerly Right- of-Way Line, and Northerly Line, 455.51 feet; Thence Southeasterly, 510.15 feet, along said Southerly Right-of-Way Line, and said Northerly Line on a 68685.30 foot radius curve, concave Southwesterly, whose 510.15 foot chord bears S67°01'32"E; Thence S67°20'34"E, along said Southerly Right-of-Way Line, and said Northerly Line, 31.76 feet; Thence Southeasterly, 619.01 feet, along said Southerly Right-of-Way Line, and said Northerly Line on a 4508.66 foot radius curve, concave Southwesterly, whose 618.53 foot chord bears S63°18'18"E; Thence S32°02'07"W, along said Northerly Line, 150.00 feet; Thence S58°19'23"E, along said North Line, 173.60 feet, to the Point of Beginning. Said Tract of land contains 26.73 Acres, 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.

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

Pages or sheets covered by this seal:

LICENSED LAND SURVEYOR GLEN D. MEISNER 8165 IOWA

SEAL

DRAFT

Signed before me this ____ day of _____, 20___.

Notary Public, in and for the State of Iowa.

MMS
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
01-03-12	PER GDM REVIEW

FINAL PLAT

JARAS ADDITION

CORALVILLE
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	12-29-11
Designed by: DAM	Field Book No: 975
Drawn by: RLW	Scale: 1"=200'
Checked by: GDM	Sheet No: 1
Project No: IOWA CITY 3796004	of: 1