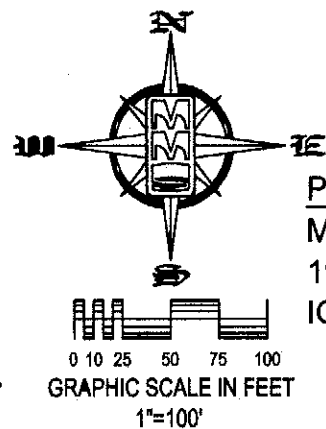


See Res. BK.5553 Pg.385

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



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

PRELIMINARY AND FINAL PLAT
MADISON FARM SECOND ADDITION
A RESUBDIVISION OF LOT 1, MADISON FARM ADDITION
JOHNSON COUNTY, IOWA

OWNERS:
CHARLES F. SAXTON &
ELIZABETH E. SAXTON
2635 JAMES AVENUE NW
NORTH LIBERTY, IOWA 52317

SUBDIVIDER:
CENTRAL IOWA POWER COOPERATIVE
C/O DAN KETCHUM
P.O. BOX 2517
CEDAR RAPIDS, IOWA 52406-2527

SUBDIVIDER'S ATTORNEY:
DENNIS L. PUCKETT
SULLIVAN & WARD, P.C.
6601 WESTOWN PARKWAY #200
WEST DES MOINES, IOWA 50266

LEGAL DESCRIPTION

LOT 1, MADISON FARM ADDITION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 32, PLAT RECORDS OF JOHNSON COUNTY, IOWA, SUBJECT TO EASEMENTS, AGREEMENTS AND RESTRICTIONS OF RECORD.

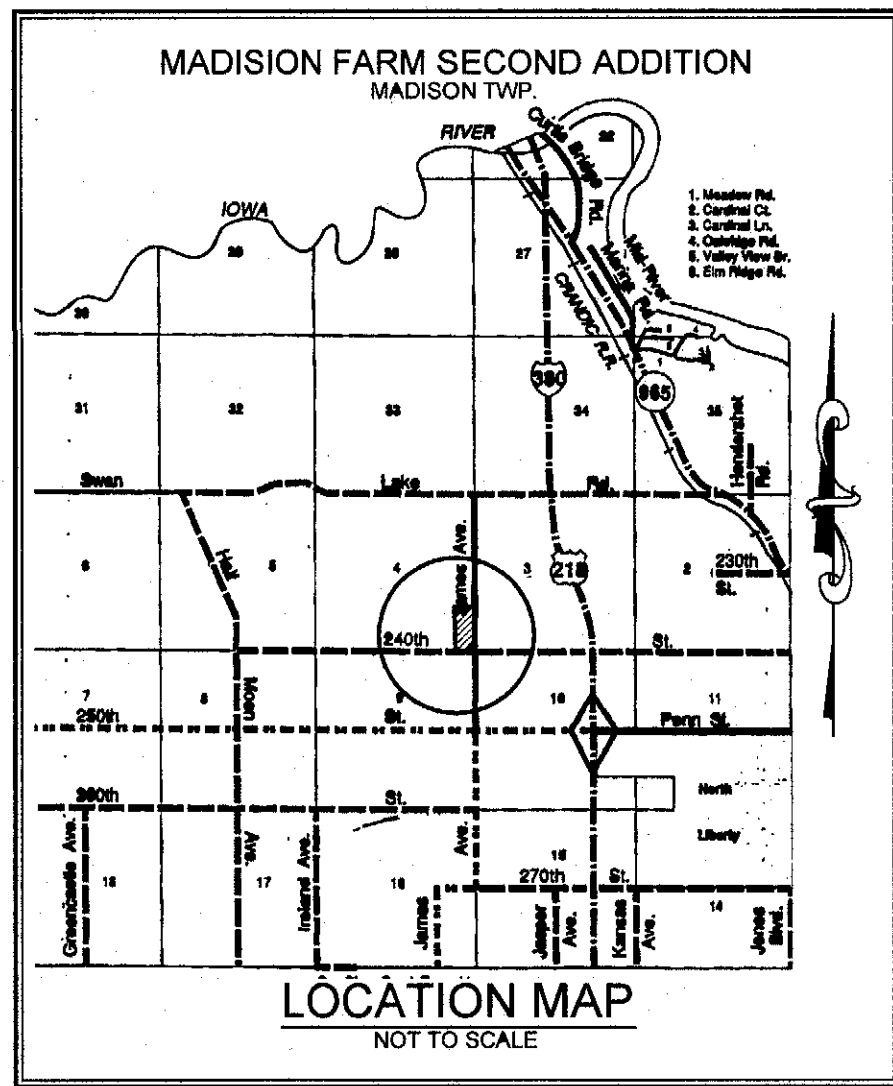
- NOTES: 1) THE LEGAL DESCRIPTION IS TAKEN FROM A WARRANTY DEED - JOINT TENANCY, RECORDED IN BOOK 3208, PAGES 303-304 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
2) THE EAST LINE OF LOT 1, MADISON FARM SECOND ADDITION, BEARS S01°20'14"E, BASED ON IOWA STATE PLAN COORDINATES (SOUTH ZONE) - LIBRARY CALIBRATION ON MAY 6, 2016. THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

PLAT APPROVED BY:		
JOHNSON COUNTY BOARD OF SUPERVISORS:		
CHAIRPERSON <i>Bob Sullivan</i> 7-27-16 DATE		

Line Table		
Line #	Direction	Length
L1	S89°02'29"W	21.18'

* - 21.00'(R)

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
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	CURVE SEGMENT NUMBER
(R)	22-1
(M)	
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	



	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.
	<i>Glen D. Meisner</i> 7-6-2016 GLEN D. MEISNER I.S. Iowa Lic. No. 8165 My license renewal date is December 31, 2017.
SEAL	Pages or sheets covered by this seal: #1



Signed before me this 6th day of July, 2016.
Gina Le Landau
Notary Public, in and for the State of Iowa.

Date	Revision
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PRELIMINARY AND FINAL PLAT
MADISON FARM
SECOND ADDITION

A RESUBDIVISION OF LOT 1,
MADISON FARM ADDITION
LOCATED IN THE SE 1/4 SE 1/4
OF SEC. 4-T80N-R7W
OF THE 5TH P.M.
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	5/11/2016
Surveyed by:	RRN
Field Book No:	1140
Drawn by:	MAS
Scale:	1"=100'
Checked by:	GDM
Sheet No:	1
Project No:	9998-001
IOWA CITY	
of:	