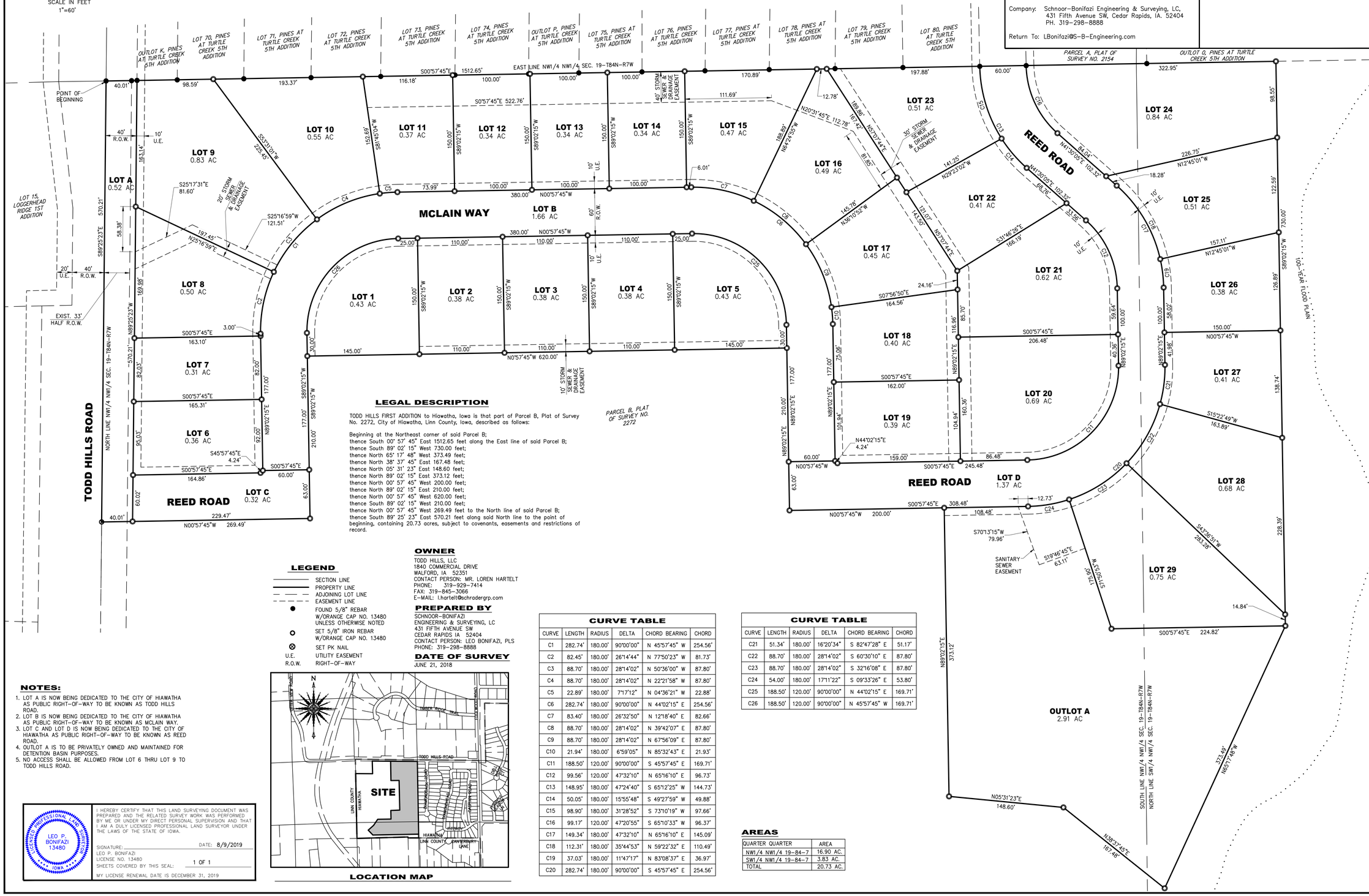
FINAL PLAT
TODD HILLS FIRST ADDITION TO HIAWATHA, IOWA

N

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

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



LEGAL DESCRIPTION

TODD HILLS FIRST ADDITION to Hiawatha, Iowa is that part of Parcel B, Plat of Survey No. 2272, City of 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.

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

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

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.

LICENSED PROFESSIONAL LAND SURVEYOR LEO P. BONIFAZI 13480 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: 8/9/2019
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'

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.

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