INDEX LEGEND:
LOCATION: NEXT LEVEL 22 PROPERTIES
FIRST ADDITION IN THE CITY OF
HIAWATHA, LINN COUNTY, IOWA
LOTS 9,10, & 16-18 & 23
AUDITOR'S PLAT #372
IN LINN COUNTY, IOWA
REQUESTOR: NEXT LEVEL 22 PROPERTIES, LLC
PROPRIETOR: NEXT LEVEL 22 PROPERTIES, LLC
SURVEYOR: WADE D. WAMRE, PLS
COMPANY: SHIVE-HATTERY, INC.
RETURN TO: 222 THIRD AVENUE SE, SUITE 300
CEDAR RAPIDS, IOWA 52406
wwamre@shive-hattery.com
319-364-0227

FINAL PLAT
NEXT LEVEL 22 PROPERTIES SECOND ADDITION
TO THE CITY OF HIAWATHA, LINN COUNTY, IOWA

NOTE:

1.) DISTANCES ARE IN FEET AND DECIMALS THEREOF.

2.) LOT 'A' TO BE DEDICATED TO THE CITY OF HIAWATHA, IOWA AS PUBLIC ROAD RIGHT OF WAY.

3.) THERE SHALL BE NO PLACEMENT OF ABOVE-GROUND UTILITY STRUCTURES WHERE UTILITY EASEMENTS CROSS SEWER, WATER, DRAINAGE, OR ACCESS EASEMENTS.

4.) LOT 2 IS SUBJECT TO A DEED RESTRICTION AS RECORDED WITH LINN COUNTY.

5.) LOT 3 IS A STORM WATER DETENTION EASEMENT.

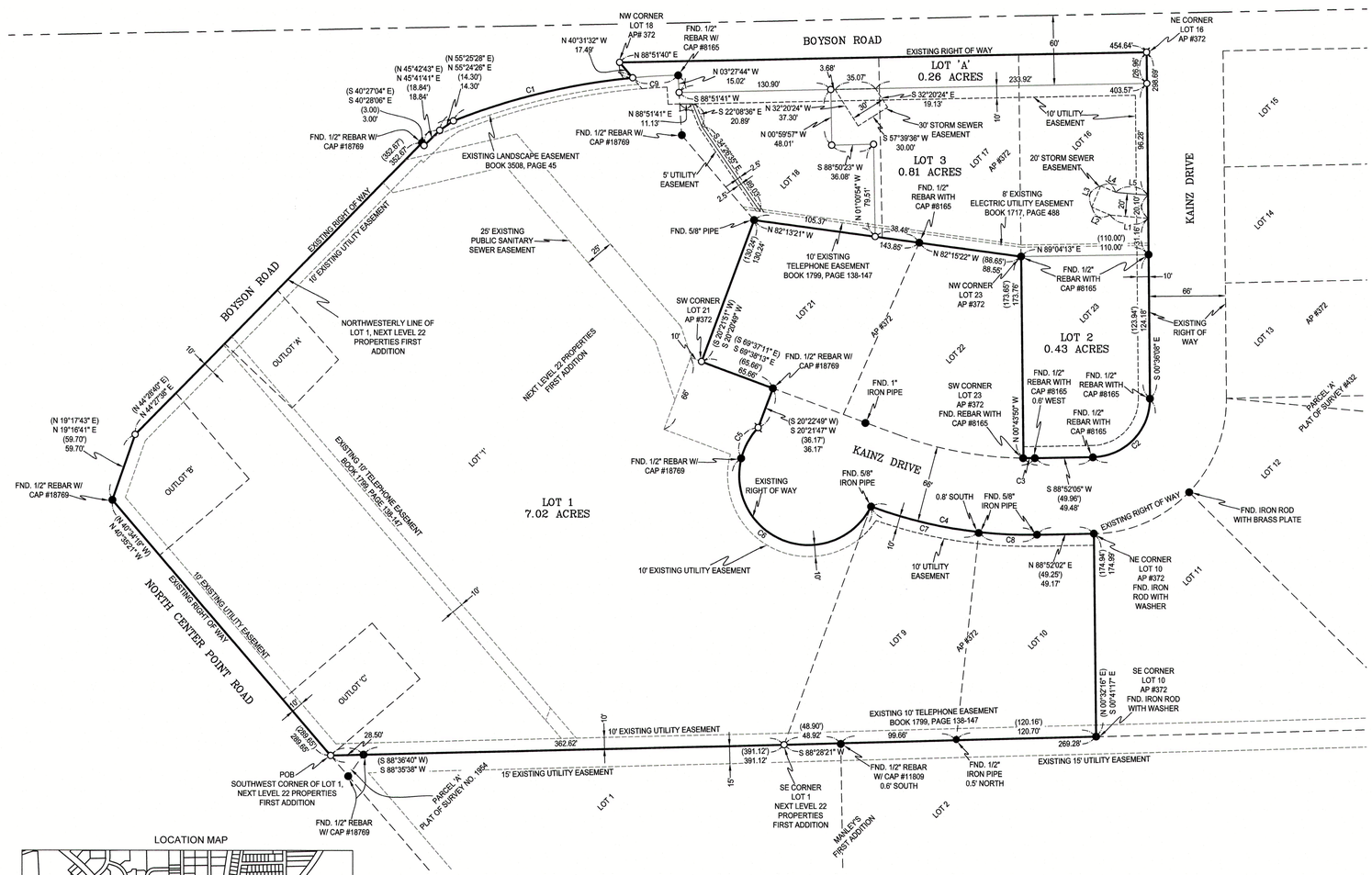
6.) OUTLOTS 'A', 'B', AND 'C' FROM THE FINAL PLAT OF NEXT LEVEL 22 PROPERTIES FIRST ADDITION TO THE CITY OF HIAWATHA, LINN COUNTY, IOWA WERE INTENDED FOR SIGNAGE ALLOWANCES, THE CITY HAS CHANGED THE SIGN CODE TO ELIMINATE THE NEED FOR THESE OUTLOTS.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N 84°53'08" W	32.99'
L2	N 66°56'52" W	17.29'
L3	N 23°03'08" E	20.00'
L4	S 66°56'52" E	14.13'
L5	S 84°53'08" E	27.84'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD	DELTA
C1	159.55'	560.00'	N 76°23'45" E	159.01	016°19'26"
(C1)		560.00'			
C2	78.13'	50.00'	S 44°22'22" W	70.42	089°31'55"
(C2)		50.00'			090°27 1/2'
C3	10.36'	322.80'	S 89°47'13" W	10.36	001°50'18"
(C3)	10.04'	322.80'			
C4	146.04'	388.80'	S 80°22'17" E	145.19	021°31'19"
(C4)		388.80'			
C5	30.48'	60.00'	S 28°51'46" W	30.16	029°06'39"
(C5)	30.50'	60.00'	S 29°01'52" W	30.17	029°07'33"
C6	175.81'	60.00'	S 69°38'13" E	119.33	167°53'18"
(C6)	176.11'	60.00'	S 69°37'11" E	119.36	168°10'31"
C7	95.90'	388.80'	S 76°40'36" E	95.66	014°07'57"
(C7)	95.95'	388.80'			
C8	50.14'	388.80'	S 87°26'15" E	50.11	007°23'22"
(C8)	50.00'	388.80'			
C9	39.14'	560.00'	S 86°33'37" W	39.14	004°00'18"
(C9)		560.00'			



LAND DESCRIPTION:

Next Level 22 Properties Second Addition in the City of Hiawatha, Linn County, Iowa and Lots 9, 10, 16, 17, 18, and 23 of Auditors Plat #372 in Linn County, Iowa more particularly described as follows;

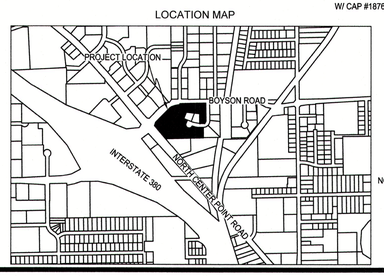
Beginning at the Southwest Corner of Lot 1, Next Level 22 Properties First Addition in the City of Hiawatha, Linn County, Iowa; Thence N 40°35'21" W along a Westerly line of said Lot 1 and also the Easterly Right of Way of North Center Point Road to the Westerly corner of said Lot 1 a distance of 289.65 feet; Thence N 19°16'41" E along a Northwesterly line of said Lot 1 and the South Right of Way of Boyson Road a distance of 59.70 feet; Thence N 44°27'38" E along a Northwesterly line of said Lot 1 and said South Right of Way of Boyson Road a distance of 352.67 feet; Thence S 40°28'06" E along a Northerly line of said Lot 1 and said South Right of Way of Boyson Road a distance of 3.00 feet; Thence N 45°41'41" E along a Northerly line of said Lot 1 and said South Right of Way of Boyson Road a distance of 18.84 feet; Thence N 55°24'26" E along a Northerly line of said Lot 1 and said South Right of Way of Boyson Road a distance of 14.30 feet; Thence Easterly along a 560.00 foot radius curve concaved Southerly along a Northerly line of said Lot 1 and said South Right of Way of Boyson Road to the Westerly line of Lot 18, Auditor's Plat # 372, Linn County, Iowa a distance of 159.55 feet (Chord bears N 76°23'45" E a distance of 159.01 feet); Thence N 40°31'32" W along said Westerly line of Lot 18 and said South Right of Way of Boyson Road to the Northwest corner of said Lot 18 a distance of 17.49 feet; Thence N 88°51'40" E along the North line of Lots 16, 17, and 18 of Auditor's Plat #372 and said South Right of Way of Boyson Road to the Northeast corner of said Lot 16 and West Right of Way of Kainz Drive a distance of 454.64 feet; Thence S 00°36'08"E along the East line of said Lot 16 and the East Line of Lot 23, Auditor's Plat # 372 and said West Right of Way of Kainz Drive a distance of 298.69 feet; Thence Southwesterly along said West Right of Way of Kainz Drive to the Northerly Right of Way of Kainz Drive along a 50.00 foot radius curve concaved Northwesterly a distance of 78.13 feet (Chord bears S 44°22'22" W a distance of 70.42 feet); Thence S 88°52'05" W along the South line of said Lot 23 and said North Right of Way of Kainz Drive a distance of 49.48 feet; Thence Westerly along said North Right of Way of Kainz Drive and said South line of said Lot 23 to the Southwest corner of said Lot 23 along a 322.8 foot radius concaved Northerly a distance of 10.36 feet (Chord bears S 89°47'13" W a distance of 10.36 feet); Thence N 00°43'50" W along the West line of said Lot 23 to the Northwest corner of said Lot 23 a distance of 173.76 feet; Thence N 82°15'22" W along a South line of said Lot 17 a distance of 88.55 feet; Thence N 82°13'21" W along the South line of said Lot 17 and Lot 18 to the Southwest corner of said Lot 18 a distance of 143.85 feet; Thence S 20°20'49" W along the West line of Lot 21 of said Auditor's Plat and an East line of said Lot 1 to the Southwest corner of said Lot 21 a distance of 130.24 feet; Thence S 69°38'13" E along the South line of said Lot 21 and a Easterly line of said Lot 1 to the Westerly Right of Way of Kainz Drive a distance of 65.66 feet; Thence S 20°21'47" W along said Easterly line and said Westerly Right of Way of Kainz Drive a distance of 36.16 feet; Thence Southeasterly along the Right of Way of Kainz Drive along a 60.00 foot radius curve concaved Southwesterly a distance 30.50 feet (Chord bears S 28°51'46" W a distance of 30.17 feet); Thence Southeasterly along the Right of Way of Kainz Drive along a 60.00 foot radius curve concaved Northeasterly a distance 175.81 feet (Chord bears S 69°37'11" E a distance of 119.33 feet); Thence Southeasterly along the South Right of Way of Kainz Drive to a Northerly corner of Lot 10, Auditor's Plat #372 along a 388.8 foot radius curve concaved Northerly a distance of 146.04 feet (Chord bears S 80°22'17" E a distance of 145.19 feet); Thence N 88°52'02" E along the South Right of Way of Kainz Drive to the Northeast Corner of said Lot 10 a distance of 49.17 feet; Thence S 00°41'17" E along the East line of said Lot 10 to the Southeast corner of said Lot 10 a distance of 174.99 feet; Thence S 88°28'21" W along the South line of Lots 9 and 10, Auditor's Plat #372 to the Southeast corner of said Lot 1 a distance of 269.28 feet; Thence S 88°35'38" W along the South line of said Lot 1 to the East Right of Way of North Center Point Road and the Point of Beginning a distance of 391.12 feet.

Said Parcel contains 8.52 acres, subject to easements and restrictions of record.

SURVEY LEGEND

- ● FOUND SURVEY MONUMENT AS NOTED
- ○ SET 5/8" REBAR W/ ORANGE CAP #17565
- ⌑ SET CUT 'X'
- ( ) RECORDED AS
- PLAT OR SURVEY BOUNDARY
- PLAT LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- 10' UTILITY EASEMENT LINE
- EXISTING EASEMENT AS NOTED

LOCATION MAP



OWNER:
NEXT LEVEL 22 PROPERTIES, LLC
3100 NORTH CENTER POINT ROAD
CEDAR RAPIDS, IOWA 52411

SURVEYOR / CONTACT:
WADE D. WAMRE, PLS
SHIVE-HATTERY, INC.
222 THIRD AVENUE SE, SUITE 300
CEDAR RAPIDS, IOWA 52406
PHONE: 319-364-0227
FAX: 319-364-4251
wwamre@shive-hattery.com

DATE OF SURVEY:
05/26/2018

BASE OF BEARINGS:
IOWA NORTH ZONE

AREA:
TOTAL : 8.52 ACRES

PROFESSIONAL LAND SURVEYOR
WADE D. WAMRE, PLS
17565
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 Land Surveyor under the Laws of the State of Iowa.

(signature) (date)

WADE D. WAMRE, PLS
License number: 17565
My license renewal date is December 31, _____
Pages or sheets covered by this seal: _____

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
Iowa | Illinois | Indiana | Missouri
http://www.shive-hattery.com

FINAL PLAT
NEXT LEVEL 22 PROPERTIES SECOND ADDITION
TO THE CITY OF HIAWATHA, LINN COUNTY, IOWA

DATE	11-14-2019	SCALE	1"=60'
DRAWN	cen	FIELD BOOK	1283
REFERENCE DRAWING		APPROVED	
REVISION			

PROJECT NO.
2173290

ISSUED FOR