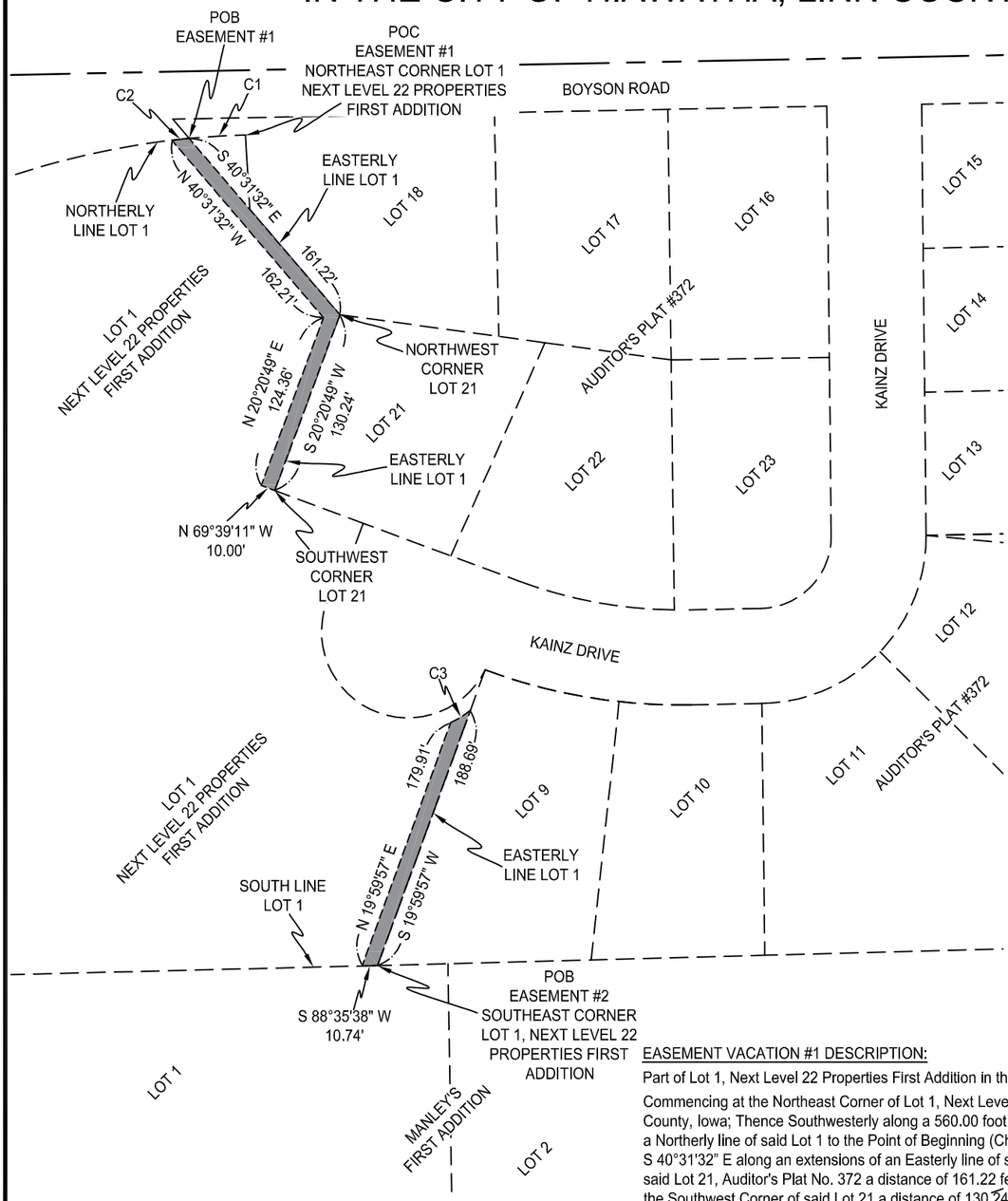
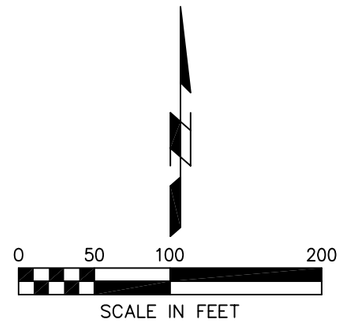
INDEX LEGEND:
LOCATION: NEXT LEVEL 22 PROPERTIES
FIRST ADDITION IN THE CITY OF
HIAWATHA, LINN COUNTY, IOWA
LOT 1
IN LINN COUNTY, IOWA
REQUESTOR: NEXT LEVEL 22 PROPERTIES, LLC
PROPRIETOR: NEXT LEVEL 22 PROPERTIES, LLC
SURVEYOR: WADE D. WAMRE, PLS
COMPANY: SHIVE-HATTERY, INC.
RETURN TO: 222 3RD AVENUE SE, SUITE 300
CEDAR RAPIDS, IOWA 52406
wwamre@shive-hattery.com
319-364-0227

EXHIBIT
10' UTILITY EASEMENT VACATION
NEXT LEVEL 22 PROPERTIES FIRST ADDITION
IN THE CITY OF HIAWATHA, LINN COUNTY, IOWA





DATE OF SURVEY:
05/26/2018

BASE OF BEARINGS:
IOWA NORTH ZONE

AREA:
EASEMENT #1 TOTAL : 0.07 ACRES

EASEMENT #2 TOTAL : 0.04 ACRES

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 3RD STREET SE, SUITE 300
CEDAR RAPIDS, IOWA 52406
PHONE: 319-364-0227
FAX: 319-364-4251
wwamre@shive-hattery.com

EASEMENT VACATION #1 DESCRIPTION:

Part of Lot 1, Next Level 22 Properties First Addition in the City of Hiawatha, Linn County, Iowa described as follows:

Commencing at the Northeast Corner of Lot 1, Next Level 22 Properties First Addition in the City of Hiawatha, Linn County, Iowa; Thence Southwesterly along a 560.00 foot radius curve concaved Southerly a distance of 39.14 feet along a Northerly line of said Lot 1 to the Point of Beginning (Chord bears S 86°33'37" W a distance of 39.14 feet); Thence S 40°31'32" E along an extensions of an Easterly line of said Lot 1 and along said Easterly line to a Northwest corner of said Lot 21, Auditor's Plat No. 372 a distance of 161.22 feet; Thence S 20°20'49" W along an Easterly line of said Lot 1 to the Southwest Corner of said Lot 21 a distance of 130.24 feet; Thence N 69°39'11" W a distance of 10.00 feet; Thence N 20°20'49" E and parallel to a said Easterly line of Lot 1 a distance of 124.36 feet; Thence N 40°31'32" W and parallel to a said Easterly line of Lot 1 to the Northerly line of said Lot 1 a distance of 162.21 feet; Thence Northeasterly along a 560.00 foot radius curve concaved Southerly along said Northerly line of said Lot 1 to the Point of Beginning a distance of 12.13 feet (Chord bears N 83°56'15" E a distance of 12.13 feet).

Said easement contains 0.07 acres, subject to easements and restrictions of record.

EASEMENT VACATION #2 DESCRIPTION:

Part of Lot 1, Next Level 22 Properties First Addition in the City of Hiawatha, Linn County, Iowa, described as follows:

Beginning at the Southeast Corner of Lot 1, Next Level 22 Properties First Addition in the City of Hiawatha, Linn County, Iowa; Thence S 88°35'38" W along the South line of said Lot 1 a distance of 10.74 feet; Thence N 19°59'57" E and parallel to a Easterly line of said Lot 1 a distance of 179.91 feet; Thence Northeasterly along a 70.00 foot radius curve concaved Northerly to said Easterly line a distance of 16.20 feet (Chord bears N 58°13'25" E a distance of 16.16 feet); Thence S 19°59'57" W along said East line to the Point of Beginning a distance of 188.69 feet.

Said easement contains .04 acres, subject to easements and restrictions of record.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD	DELTA
C1	39.14'	560.00'	S 86°33'37" W	39.14	004°00'18"
C2	12.13'	560.00'	N 83°56'15" E	12.13	001°14'27"
C3	16.20'	70.00'	N 58°13'25" E	16.16	013°15'30"

SURVEY LEGEND

EXISTING LOT LINE
SECTION LINE
VACATION EASEMENT BOUNDARY
VACATION EASEMENT AREA

EASEMENT VACATION EXHIBIT
NEXT LEVEL 22 PROPERTIES FIRST ADDITION
IN THE CITY OF HIAWATHA, LINN COUNTY, IOWA

DATE 10-5-2019		SCALE	1"=100'
DRAWN cen	APPROVED	FIELD BOOK	1283 & 1266
REFERENCE DRAWING		REVISION	

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PROJECT NO. 2173290
ISSUED FOR
1 OF 1