

INDEX LEGEND

LOCATION:	PART OF SW1/4 SW1/4 SEC. 35-83-N & PART OF NW1/4 NW1/4 SEC. 28-83 CEDAR RAPIDS, LINN COUNTY, IOWA
REQUESTED BY:	GARDENVIEW, INC.
PREPARED BY:	HAMES MANUFACTURED HOME COMMUNITIES, L.P.
SURVEYOR & COMPANY NAME:	R. RONNEY KLIEN, R.S. ANDERSON BOBERT
RETURN TO:	R. RONNEY KLIEN, 400 RIVER CENTER COURT, NE CEDAR RAPIDS, IA 52402 IKLIE@ANDERSON-BOBERT.COM (319) 377-4629

PARCEL A LEGAL DESCRIPTION

PART OF THE SW1/4 SW1/4 OF SECTION 35, TOWNSHIP 83 NORTH, RANGE 8 WEST OF THE 5TH P.M., CEDAR RAPIDS, LINN COUNTY, IOWA FURTHER DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, GARDENVIEW SECOND ADDITION; THENCE S34°27'27"W, 683.80 FEET;
 THENCE N87°16'49"W, 252.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF STONEY POINT ROAD SW;
 THENCE N11°52'47"W ALONG SAID EAST RIGHT-OF-WAY LINE, 200.44 FEET;
 THENCE N00°56'29"W ALONG SAID EAST RIGHT-OF-WAY LINE, 222.75 FEET TO THE SOUTHWEST CORNER OF LOT 9, GARDENVIEW FIRST ADDITION;
 THENCE N89°14'51"E ALONG THE SOUTH LINE OF GARDENVIEW FIRST ADDITION AND GARDENVIEW SECOND ADDITION TO THE POINT OF BEGINNING AND CONTAINING 5.18 ACRES (226,661 SQ.F.T.) MORE OR LESS.
 SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL B LEGAL DESCRIPTION

PART OF THE SW1/4 SW1/4 OF SECTION 35, TOWNSHIP 83 NORTH, RANGE 8 WEST OF THE 5TH P.M., AND PART OF THE NW1/4 NW1/4 OF SECTION 2, TOWNSHIP 82 NORTH, RANGE 8 WEST OF THE 5TH P.M., ALL IN CEDAR RAPIDS, LINN COUNTY, IOWA FURTHER DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, GARDENVIEW SECOND ADDITION; THENCE S00°45'36"E ALONG THE WEST LINE OF GARDENVIEW SECOND ADDITION AND GARDENVIEW FOURTH ADDITION, AND GARDENVIEW FIFTH ADDITION, 12,130.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30;
 THENCE N68°42'13"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 189.99 FEET;
 THENCE N17°37'43"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 146.47 FEET TO THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 35;
 THENCE S89°13'07"W ALONG SAID SOUTH LINE, 238.41 FEET TO THE EAST RIGHT-OF-WAY LINE OF STONEY POINT ROAD SW;
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE 283.23 FEET ALONG A 666.20 FOOT CURVE CONCAVE NORTHEASTERLY WHOSE 281.10 FOOT CHORD BEARS N20°34'09"W;
 THENCE N05°09'05"W ALONG SAID EAST RIGHT-OF-WAY LINE, 349.73 FEET;
 THENCE S57°18'49"E, 232.92 FEET;
 THENCE N34°27'27"E, 683.80 FEET TO THE POINT OF BEGINNING CONTAINING 9.61 ACRES (418,994 SQ.F.T.) MORE OR LESS.
 SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

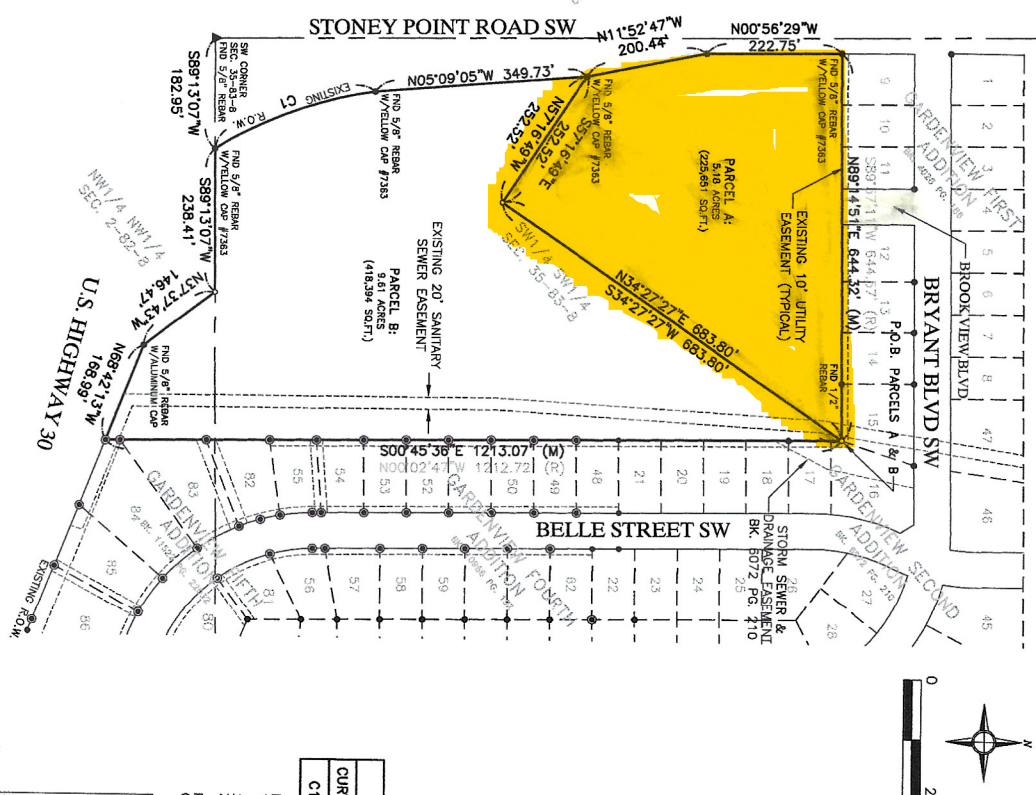
LEGEND

BOUNDARY LINE	---
ADJOINING LOT LINE	---
SECTION LINE	---
RIGHT-OF-WAY LINE	---
FOUND 5/8" REBAR (CONCRETE)	●
FOUND 1/2" REBAR (CONCRETE)	○
SET 3/32" REBAR W/OBRANCE CAP #18646	×
SET SECTION/QUARTER CORNER FOUND SECTION/QUARTER CORNER MEASURED	▲
RECORD	(M)

PARCEL B AREA DETAIL	
SW1/4 SW1/4 SEC. 35-83-N	8.95 ACRES
NW1/4 NW1/4 SEC. 2-82-W	0.66 ACRES

**PLAT OF SURVEY #2822
PARCELS A & B**

PART OF SW1/4 SW1/4 SECTION 35, TOWNSHIP 83 NORTH, RANGE 8 WEST OF THE 5TH P.M., AND PART OF NW1/4 NW1/4 SECTION 2, TOWNSHIP 82 NORTH, RANGE 8 WEST OF THE 5TH P.M., CEDAR RAPIDS, LINN COUNTY, IOWA
 PREPARED BY & RETURN TO: R. RONNEY KLIEN, ANDERSON-BOBERT ENGINEERS & SURVEYORS, INC.
 400 RIVER CENTER CT. NE CEDAR RAPIDS, IOWA 52402 (319) 377-4629



CURVE	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD	TANGENT
C1	24°21'33"	666.20	283.23	N20°34'09"W	281.10	143.788

NOTES:
 1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 2. BEARINGS HEREON ARE BASED UPON IOWA STATE PLANE NAD 83 NORTH ZONE.
 PROPRIETORS: HAMES MANUFACTURED HOME COMMUNITIES, L.P.
 GPR: 13353-92004-00000, 200722-26002-06000

DRAFT

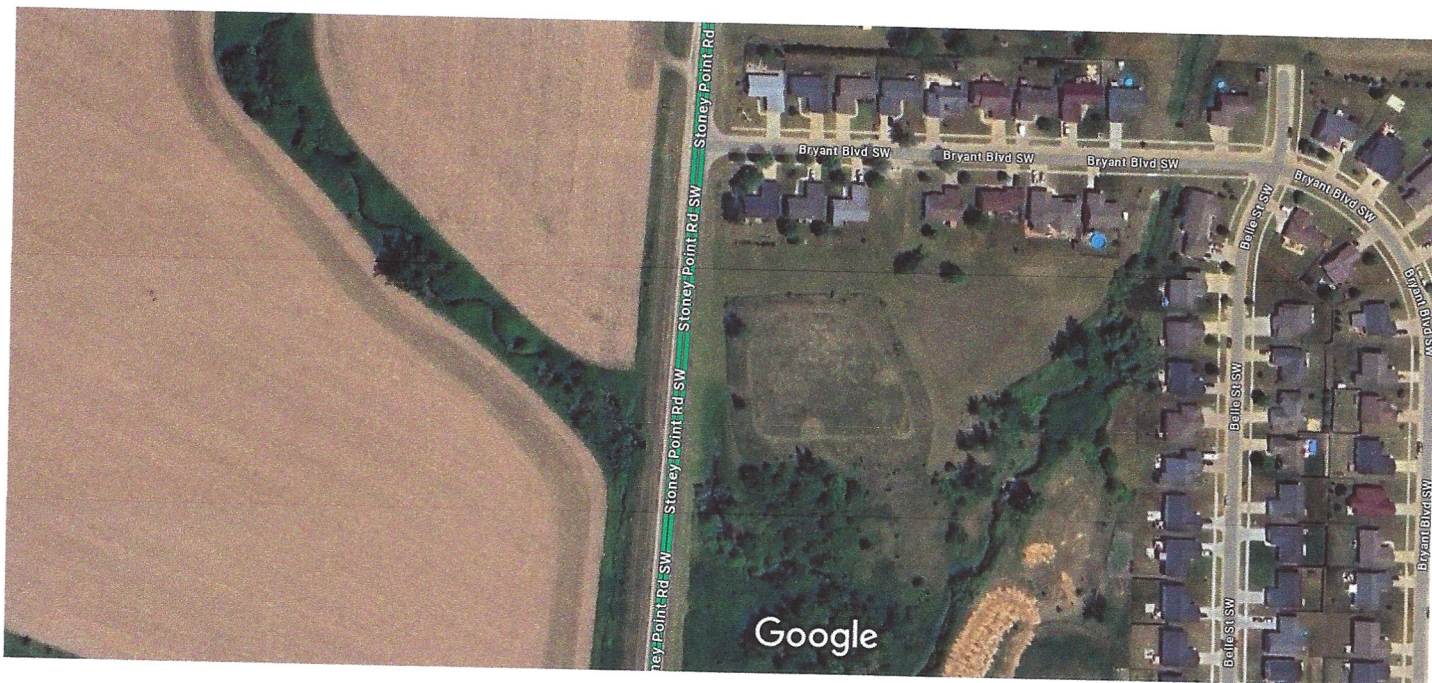
R. RONNEY KLIEN
 LICENSE NO. 5818
 IOWA

I HEREBY CERTIFY THAT THE LINES SHOWN ON THIS PLAT WERE MEASURED AND THE AREA THEREON WAS CALCULATED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE LINES SHOWN ON THIS PLAT WERE MEASURED BY THE STATE OF IOWA.

DATE: _____



5 acres Stoney Pt Rd SW, Cedar Rapids, IA 52404



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft

Live traffic *Fast* *Slow*