

HAWKS POINT THIRD ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA BOOK 7275, PAGES 618-637

HAWKS POINT FIRST ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA BOOK 6601, PAGES 603-646

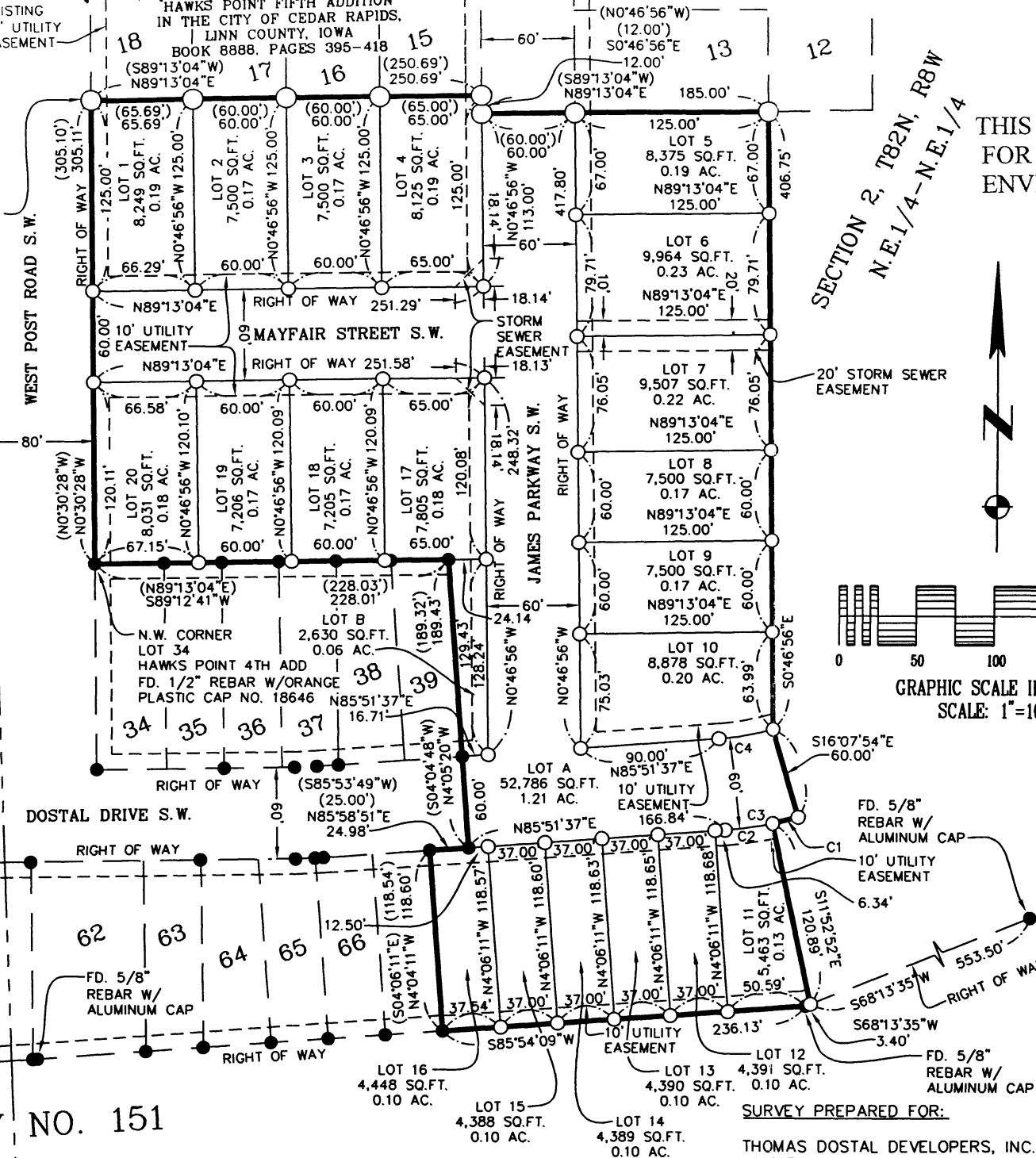
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HAWKS POINT FOURTH ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA BOOK 8009, PAGES 301-332

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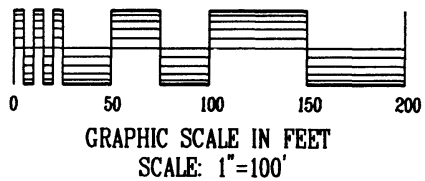
THIS IS A REDUCED DRAWING FOR DRAWING TO SCALE, SEE ENVELOPE SSB PLAT CAB 3rd

FINAL PLAT  
**HAWKS POINT SIXTH ADDITION**  
 IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

**SURVEY LEGEND**

- SET 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 18769
- FD. 1/2" REBAR W/ ORANGE PLASTIC CAP NO. 18646
- ⊙ FD. 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 18769
- ( ) RECORDED AS
- - - EASEMENT LINE
- PLAT OR SURVEY BOUNDARY
- PLAT LOT LINE
- SECTION LINE
- - - 1/4-1/4 SECTION LINE
- EXISTING LOT LINE

SECTION 2, T82N, R8W  
 N.E.1/4 - N.E.1/4



**LEGAL DESCRIPTION:**

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 82 NORTH, RANGE 8 WEST OF THE 5TH PRINCIPAL MERIDIAN, CEDAR RAPIDS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18, HAWKS POINT FIFTH ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA AS RECORDED IN BOOK 8888, PAGES 395-418 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER; THENCE N89°13'04"E 250.69 FEET ALONG THE WEST RIGHT OF WAY OF JAMES PARKWAY S.W.; THENCE S0°46'56"E 12.00 FEET ALONG SAID WEST RIGHT OF WAY; THENCE N89°13'04"E 185.00 FEET ALONG SAID SOUTH LINE; THENCE S0°46'56"E 406.75 FEET; THENCE S16°07'54"E 60.00 FEET; THENCE SOUTHWESTERLY 17.06 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS S75°59'37"W 17.06 FEET); THENCE S11°52'52"E 120.89 FEET TO THE NORTH RIGHT OF WAY OF U.S. HIGHWAY NO. 151; THENCE S68°13'35"W 3.40 FEET ALONG SAID NORTH RIGHT OF WAY; THENCE S85°54'09"W 236.13 FEET ALONG SAID NORTH RIGHT OF WAY TO THE SOUTHEAST CORNER OF HAWKS POINT FOURTH ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA AS RECORDED IN BOOK 8009, PAGES 301-332 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER; THENCE N4°04'11"W 118.60 FEET ALONG THE EAST LINE OF SAID HAWKS POINT FOURTH ADDITION; THENCE N85°58'51"E 24.98 FEET ALONG SAID EAST LINE; THENCE N4°05'20"W 189.43 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID HAWKS POINT FOURTH ADDITION; THENCE S89°12'41"W 228.01 FEET ALONG THE NORTH LINE OF SAID HAWKS POINT FOURTH ADDITION TO THE EAST RIGHT OF WAY OF WEST POST ROAD S.W.; THENCE N0°30'28"W 305.11 FEET ALONG SAID EAST RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 196,230 SQ.FT., 4.50 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**Curve Table**

| Curve | Delta       | Tangent | Length | Radius  | Chord  | Chord Brg     |
|-------|-------------|---------|--------|---------|--------|---------------|
| C1    | 4° 15' 02"  | 8.54'   | 17.06' | 230.00' | 17.06' | S75° 59' 37"W |
| C2    | 7° 46' 38"  | 15.63'  | 31.22' | 230.00' | 31.20' | N82° 00' 27"E |
| C3    | 12° 01' 40" | 24.23'  | 48.28' | 230.00' | 48.19' | N79° 52' 56"W |
| C4    | 12° 01' 40" | 17.91'  | 35.69' | 170.00' | 35.62' | N79° 52' 56"E |

**NOTES:**

THERE SHALL BE NO PLACEMENT OF ABOVE-GROUND UTILITY STRUCTURES WHERE UTILITY EASEMENTS CROSS SEWER, WATER, DRAINAGE, OR ACCESS EASEMENTS, OR IN CORNER VISUAL CLEARANCE AREAS.

ALL EASEMENTS ARE EXISTING 10' WIDE UTILITY EASEMENTS UNLESS OTHERWISE NOTED.

DIRECT ACCESS FROM LOTS 11 - 16 (ALL INCLUSIVE) TO US HIGHWAY 30 AND HIGHWAY 151 IS PROHIBITED.

**SURVEY PREPARED FOR:**  
 THOMAS DOSTAL DEVELOPERS, INC.  
 4116 PRO FARMER ROAD SW.  
 CEDAR RAPIDS, IOWA 52404

**OWNER:**  
 THOMAS DOSTAL DEVELOPERS, INC.  
 4116 PRO FARMER ROAD SW.  
 CEDAR RAPIDS, IOWA 52404

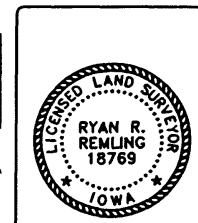
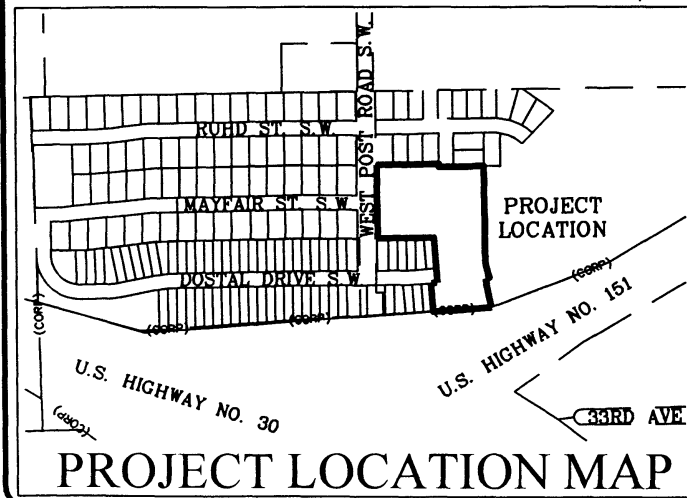
**SURVEYOR:**  
 RYAN R. REMLING P.L.S.  
 HALL & HALL ENGINEERS, INC.  
 1860 BOYSON ROAD  
 HIAWATHA, IOWA 52233  
 (319)-362-9548

**SURVEY FIELD WORK PERFORMED:**  
 4/26/13

**NOTE:**

LOT A TO BE DEDICATED TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA AS PUBLIC ROAD RIGHT OF WAY.

LOT B TO BE COMBINED WITH ADJOINING BUILDABLE LOT 39, HAWKS POINT FOURTH ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA WITHIN 90 DAYS OF RECORDATION OF FINAL PLAT.



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.

Signed: *[Signature]* Date: 6/24/14

RYAN R. REMLING, L.S. 18769  
 My license renewal date is December 31, 2015

Pages or sheets covered by this seal: THIS SHEET ONLY

HALL & HALL ENGINEERS, INC.  
 1860 BOYSON ROAD, HIAWATHA, IOWA 52233  
 PHONE: (319) 362-9548 FAX: (319) 362-7595  
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
 LAND SURVEYING • LAND DEVELOPMENT PLANNING  
 www.halleng.com

Designed by: DLK Drawn by: DLK Checked by: [Signature]

Sheet Title: FINAL PLAT  
**HAWKS POINT SIXTH ADDITION**  
 IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

Sheet: 1 of 1  
 Project Number: 9401

Date: 6/24/14  
 Field Book No: 205/208  
 Scale: 1"=100'