

INDEX LEGEND

LOCATION: SOUTHEAST 1/4-SOUTHEAST 1/4
SECTION 3, T-79-N, R-7-W

REQUESTOR: NORLAND HUNTER

PROPRIETOR: ALTERNATIVE EQUITY ADVISORS

SURVEYOR: J. SCOTT RITTER, PLS #16546

COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIFFIN, IA 52340

RETURN TO: sritter@hart-frederick.com (319) 545-7215



HART-FREDERICK CONSULTANTS P.C.

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560
www.hart-frederick.com
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SOUTHEAST CORNER-
NORTHEAST 1/4-
SOUTHEAST 1/4
SECTION 3-79-7
FOUND 5/8" REBAR
3" DEEP

LOT 1
BLUEBIRD VALLEY SUBDIVISION
BK. 51, PG. 62

SUBDIVIDOR/OWNER: ALTERNATIVE EQUITY ADVISORS
C/O NORLAND HUNTER
12119 STRATFORD DR. SUITE B
CLIVE, IA. 50325

ATTORNEY: NICK ABUASSALY
115 3rd St. SE Suite 1200
CEDAR RAPIDS, IA. 52401-1266

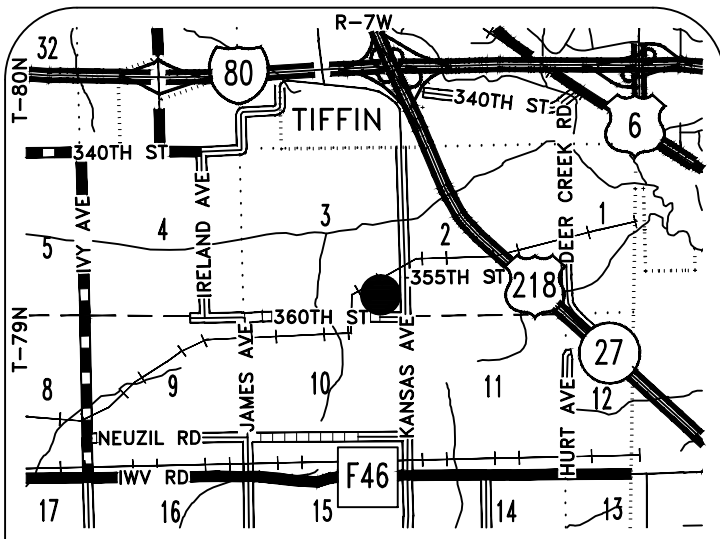
PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
510 EAST STATE STREET
P.O. BOX 560
TIFFIN, IA. 52340

LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD #10896
- FOUND 5/8" IRON ROD #16546
- SET PK NAIL
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- LOCATED FENCE

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____



LOCATION MAP NOT TO SCALE
CLEAR CREEK TOWNSHIP

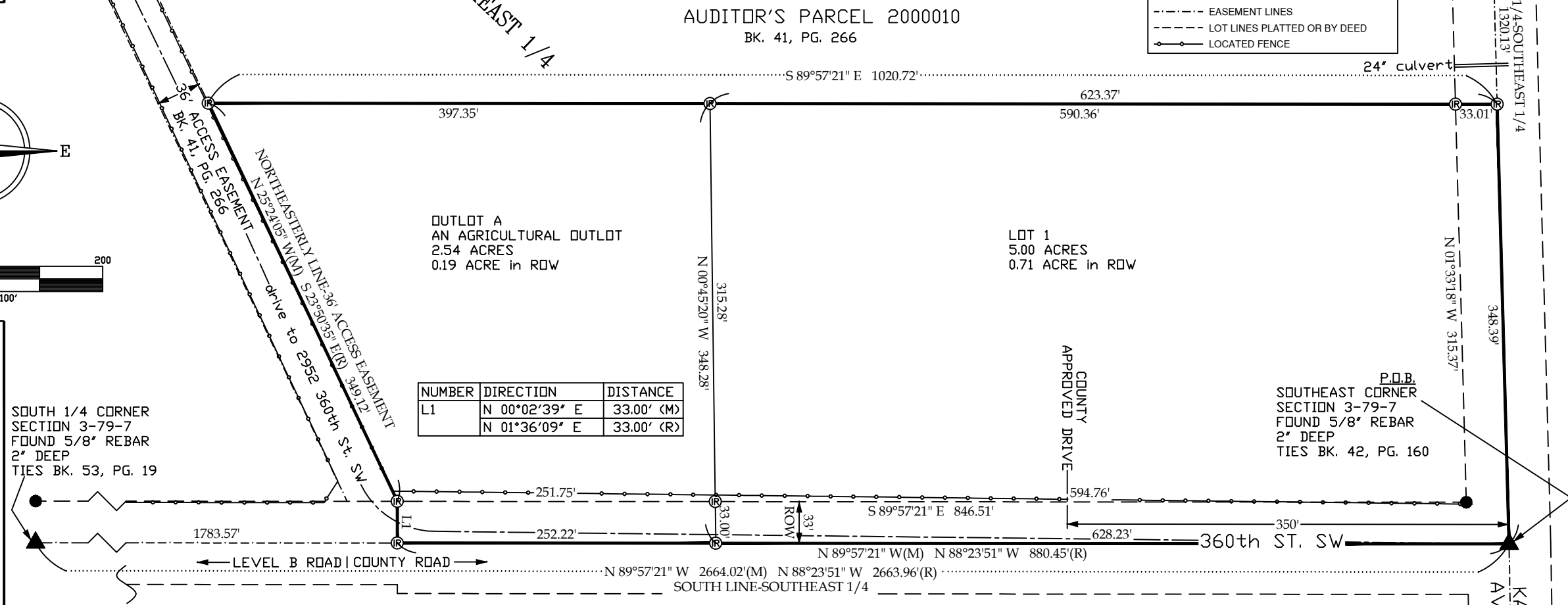
VISTA RIDGE

Is a part of Auditor's Parcel 2000010 as is recorded in Plat Book 41 on page 266 in the office of the Johnson County Recorder, being a portion of the Southeast 1/4 of Section 3, Township 79 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Beginning at the Southeast corner of Section 3, Township 79 North, Range 7 West; thence N 89°57'21" W along the South line of the Southeast 1/4 of said Section 3, a distance of 880.45 feet; thence N 00°02'39" E, a distance of 33.00 feet to a point on the Northeasterly line of a 36 foot access easement as is described in Plat Book 41 on page 266 in the office of the Johnson County Recorder; thence N 25°24'05" W along said Northeasterly line, a distance of 349.12 feet; thence S 89°57'21" E, a distance of 1020.72 feet to a point on the East line of the Southeast 1/4 of the Southeast 1/4 of said Section 3; thence S 01°33'18" E along said East line, a distance of 348.39 feet to the Point of Beginning containing 7.54 acres of which 0.90 acre is existing county road right of way and being subject to all easements and restrictions of record.

PARENT PARCEL: Is found as a Court Officer Deed in Book 3019 on pages 218-219, dated November 20, 2000. Containing 49.91 acres.

AUDITOR'S PARCEL 2000010
BK. 41, PG. 266

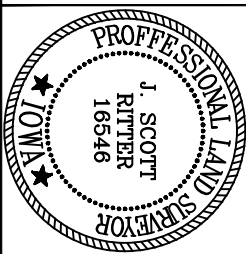


NUMBER	DIRECTION	DISTANCE
L1	N 00°02'39" E	33.00' (M)
	N 01°36'09" E	33.00' (R)

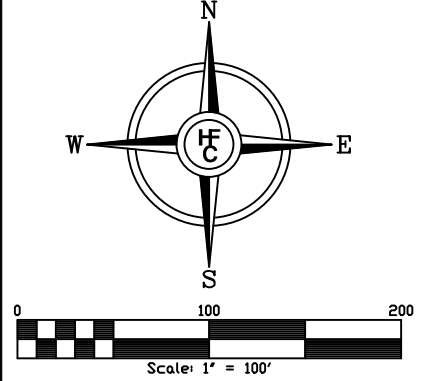
Frederick B. &
Marilyn J. Charbon

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.

J. Scott Ritter, P.L.S.
Iowa License Number: 16546
My license renewal date is December 31, 2022.
Pages covered by this seal: THIS SHEET ONLY



Basis for bearing is IARTN network Iowa South (1402)



PRELIMINARY & FINAL PLAT
VISTA RIDGE
A FARMSTEAD SPLIT
PART OF AUDITOR PARCEL 2000010
IN THE SOUTH 1/2-SOUTHEAST 1/4
OF SECTION 3, T-79-N, R-7-W
JOHNSON COUNTY, IOWA

DATE: 06/16/22 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 227128