

INDEX LEGEND

COUNTY: POLK
 CITY: MITCHELLVILLE
 SEC/TWN/RNG: SW 1/4, SEC 12, T79N, R22W
 SUBDIVISION: SAGE'S SUBDIVISION
 LOT(S): LOT 21 AND 22

PROPRIETOR: STATE OF IOWA
 800 LINCOLN WAY
 AMES, IA 50010

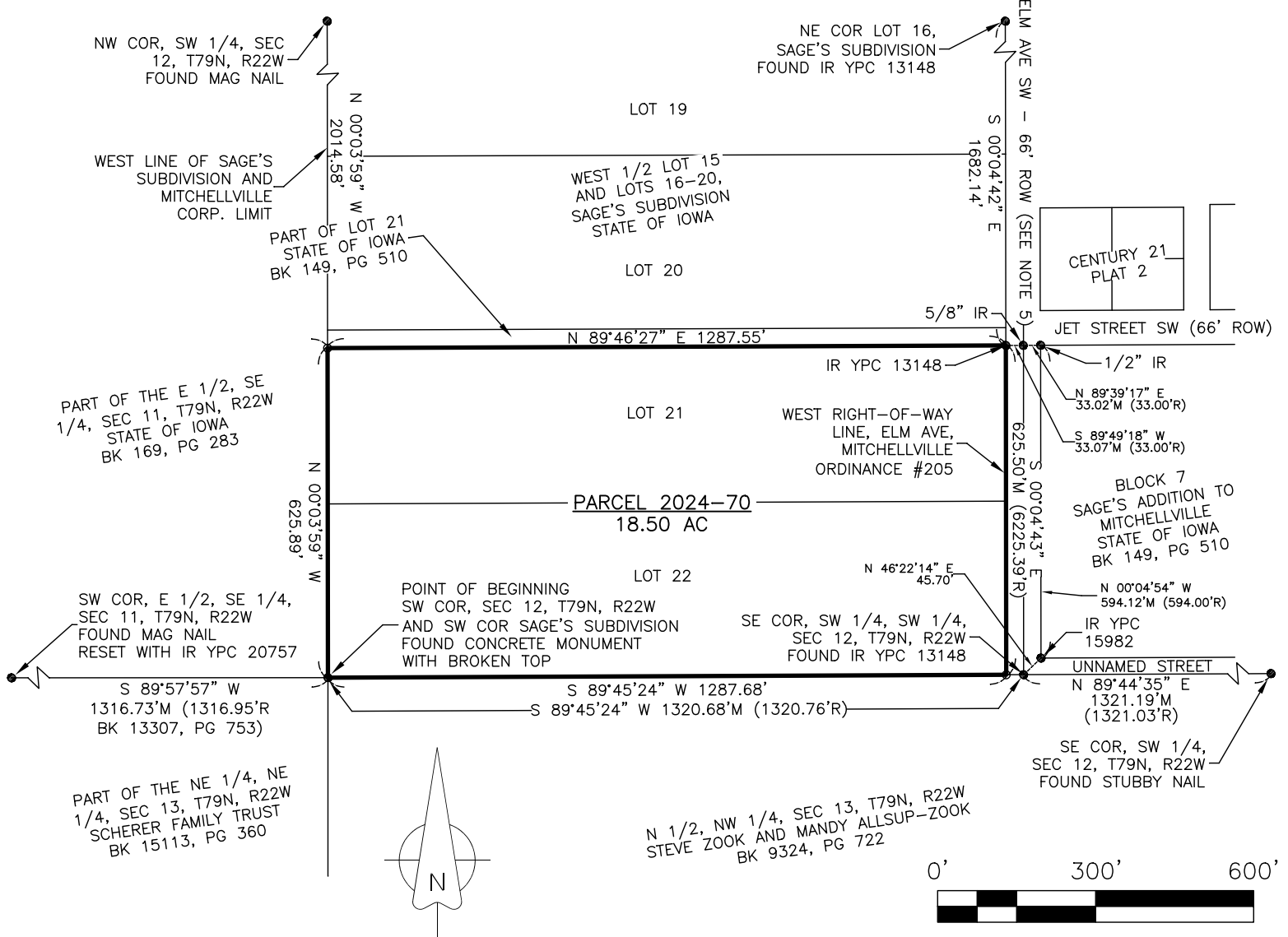
REQUESTER: PAUL CARLSON, STATE OF IOWA
 paul.carlson@iowa.gov

SURVEYOR: NICHOLAS F. CARTER
 COMPANY & RETURN TO: CARTER SURVEYING & CONSTRUCTION SERVICES
 8755 NE 27TH AVE
 ALTONNA, IA 50009
 515-343-6756

PREPARED BY: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 300 8TH ST SW, #338 - ALTONNA, IA 50009 515-343-6756

PLAT OF SURVEY

PARCEL 2024-70 IN LOT 21 AND LOT 22, SAGE'S SUBDIVISION, CITY OF MITCHELLVILLE, POLK COUNTY, IOWA



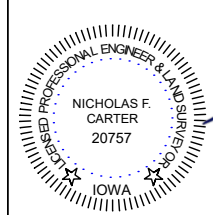
PARCEL 2024-70 DESCRIPTION:

PARCEL 2024-70, LOCATED IN LOTS 21 AND 22 OF SAGES' SUBDIVISION, AN OFFICIAL PLAT, AS RECORDED IN BOOK B, PAGE 30 OF THE POLK COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF MITCHELLVILLE, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A CONCRETE MONUMENT WITH BROKEN TOP, SAID MONUMENT BEING THE SOUTHWEST CORNER OF SAID SAGE'S SUBDIVISION;
 THENCE N00°03'59\"W ALONG THE WEST LINE OF SAID SAGE'S SUBDIVISION, A DISTANCE OF 625.89 FEET;
 THENCE N89°46'27\"E, A DISTANCE OF 1287.55 FEET TO THE WEST RIGHT-OF-WAY LINE OF ELM AVENUE SOUTHWEST;
 THENCE S00°04'43\"E ALONG WEST RIGHT-OF-WAY LINE OF SAID ELM AVENUE SOUTHWEST, A DISTANCE OF 625.50 FEET TO THE SOUTH LINE OF SAID SAGE'S SUBDIVISION;
 THENCE S89°45'24\"W ALONG THE SOUTH LINE OF SAID SAGE'S SUBDIVISION, A DISTANCE OF 1287.68 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 18.50 ACRES, SUBJECT TO EASEMENTS OF RECORD.

SURVEY NOTES:

- SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- DATE OF FIELD WORK: MARCH 29, 2024.
- BASIS OF BEARING FOR THE SURVEY IS THE IOWA RTN - IOWA NORTH STATE PLANE COORDINATE SYSTEM.
- THE PURPOSE OF THIS PLAT OF SURVEY IS TO ESTABLISH PARCEL 2024-70 ALLOWING IT TO BE SEPARATED AND SOLD TO ACHIEVE THE BEST AND HIGHEST USE OF THE PROPERTY WITHIN SAID PARCEL 2024-70.
- THOSE MEASUREMENTS MARKED AS "R" (RECORD) REFER TO THE MEASUREMENTS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 13307, PAGE 753 IN THE OFFICE OF THE POLK COUNTY RECORDER.
- PER NOTE #4 OF THE BOUNDARY RETRACEMENT SURVEY RECORDED IN BOOK 18927, PAGE 856, CITY OF MITCHELLVILLE ORDINANCE 205 EXTENDS ELM AVE SW FROM NORTH LINE OF "SAGE'S ADDITION TO MITCHELLVILLE" TO SOUTH LINE OF SECTION 12.

DRAWN DATE: 4/4/2024
 REV DATE: -
 DRAWN BY: N CARTER
 SCALE: 1" = 300'
 PAGE 1 OF 1
 PROJECT #24-103-A



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.
 NICHOLAS F. CARTER, P.L.S. IA. LIC. NO. 20757 DATE 4/4/24
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

SYMBOLS LEGEND:

| | | | |
|------|--|-----|-------------------|
| ○ | SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 | ROW | RIGHT-OF-WAY |
| ● | SET PK NAIL IN ASPHALT | IR | IRON ROD |
| ● | FOUND MONUMENT AS NOTED | IP | IRON PIPE |
| M | MEASURED DISTANCE | CL | CENTERLINE |
| R | RECORDED DISTANCE | PDB | POINT OF BEGINING |
| BPC | BLUE PLASTIC CAP | | |
| YPC | YELLOW PLASTIC CAP | | |
| PI | POINT OF INTERSECTION | | |
| C.M. | CONCRETE MONUMENT | | |