

INDEX LEGEND	RESERVED FOR RECORDER
LOCATION:	
REQUESTED BY:	
PROPRIETOR:	
SURVEYOR:	
ATTN: LEO BONIFAZI PLS 431 - 5TH AVE. SW CEDAR RAPIDS, IA 52404	
lbonifazi@s-b-engineering.com PH. (319) 298-8888	

AREAS	
1/4 1/4 SECTION	AREA
SW 1/4 SW 1/4 SECTION 29	1.65 AC
SE 1/4 SW 1/4 SECTION 29	6.06 AC
NW 1/4 NW 1/4 SECTION 32	2.92 AC
NE 1/4 NW 1/4 SECTION 32	0.81 AC
TOTAL	11.44 AC

OWNERS
WRIGHT BROTHERS BOULEVARD, LC
2000 PROGRESS DRIVE
HIAWATHA, IA 52233
CONTACT PERSON: MR. DON PRIMUS
PHONE: 319-743-7819
FAX: 319-743-7822

SURVEYOR
LEO P. BONIFAZI, PLS
SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS IA 52404
PH (319) 298-8888

LEGAL DESCRIPTION

HUNTER COMMERCE PARK SIXTH ADDITION TO HIAWATHA, IOWA, is Parcel A, Plat of Survey No. 690, Lot 3, Fisher's Addition, a part of Parcel A, Plat of Survey No. 654, and a part of the vacated Hunter Drive right-of-way recorded in Book 5768, pages 114-115 in the Office of the Linn County Recorder, all in Hiawatha, Linn County, Iowa, described as follows:

Beginning at the Southwesterly corner of Lot 1, Hunter Commerce Park Fourth Addition to Hiawatha, Iowa; thence South 82° 12' 17" East 314.58 feet along the South line of said Lot 1 to the Southeast corner thereof;
thence North 02° 35' 21" East 329.86 feet along the East line of said Lot 1 to the Northeast corner thereof and a point on the Southerly right-of-way line of Ketelsen Drive and on a 330.00 foot radius curve concave Northeastly;
thence Southeastly along said right-of-way line through a central angle of 3° 53' 13" on an arc distance of 22.39 feet (chord bearing South 88° 43' 04" East 22.38 feet);
thence North 89° 20' 24" East 276.30 feet along said right-of-way line to the beginning of a 330.00' radius curve concave Northwestly;
thence Northeastly along said right-of-way line through a central angle of 50° 05' 41" on an arc distance of 288.53 feet (chord bearing North 64° 17' 32" East 279.43 feet);
thence South 50° 45' 23" East 10.00 feet along said right-of-way line; thence North 39° 14' 37" East 204.68 feet along said right-of-way line to the Westerly right-of-way line of North Center Point Road;
thence South 50° 45' 18" East 550.77 feet along said right-of-way line to the Northerly right-of-way line of Mitchell Drive;
thence South 85° 24' 07" West 278.73 feet along said Northerly right-of-way line;
thence South 71° 24' 07" West 397.77 feet along said Northerly right-of-way line;
thence South 82° 24' 07" West 223.94 feet along said Northerly right-of-way line;
thence South 00° 51' 20" East 60.42 feet along said right-of-way line;
thence North 82° 24' 07" East 110.01 feet along the Southerly right-of-way line of said Mitchell Drive to the Northeast Corner of Parcel A, Plat of Survey No. 690 and a point on a 60.00' radius curve concave Northwestly;
thence Southwesterly along the east line of said Parcel A through a central angle of 48° 22' 28" on an arc distance of 50.66 feet (chord bearing South 39° 57' 56" West 49.17 feet);
thence South 25° 50' 53" East 11.60 feet along the East line of said Parcel A;
thence South 35° 59' 27" West 61.71 feet along the East line of said Parcel A;
thence South 06° 24' 58" East 155.46 feet along the East line of said Parcel A;
thence South 35° 58' 56" West 100.18 feet along the East line of said Parcel A to the South corner thereof and a point on the Interstate 380 right-of-way line;
thence North 53° 53' 35" West 476.79 feet along said right-of-way line;
thence North 53° 09' 10" West 260.96 feet along said right-of-way line to the point of beginning, containing 11.44 acres, subject to covenants, easements and restrictions of record.

For the purpose of this description, the South line of Lot 1, Hunter Commerce Park Fourth Addition is assumed to bear South 82° 12' 17" East.

NOTES

Hunter Commerce Park Sixth Addition to Hiawatha, Iowa is contained within the NAD 83 - Iowa North reference frame which accounts for the variance in bearings of record.

All public utility easements are now being dedicated to the public as shown on the final plat.

Lot A is now being dedicated to the City of Hiawatha for public road right-of-way to be known as Mitchell Drive.

Hunter Commerce Park First Addition to Hiawatha, Iowa was recorded in Book 3970, Pages 90-100 on September 8, 1999 in the Office of the Linn County Recorder.

Hunter Commerce Park Second Addition to Hiawatha, Iowa was recorded in Book 5721, Pages 649-664 on July 19, 2004 in the Office of the Linn County Recorder.

Hunter Commerce Park Third Addition to Hiawatha, Iowa was recorded in Book 8027, Pages 94-109 on August 22, 2011 in the Office of the Linn County Recorder.

Hunter Commerce Park Fourth Addition to Hiawatha, Iowa was recorded in Book 8670, Pages 146-160 on May 10, 2013 in the Office of the Linn County Recorder.

Hunter Commerce Park Fifth Addition to Hiawatha, Iowa was recorded in Book 10676, Pages 63-72 on JUNE 11, 2020 in the Office of the Linn County Recorder.

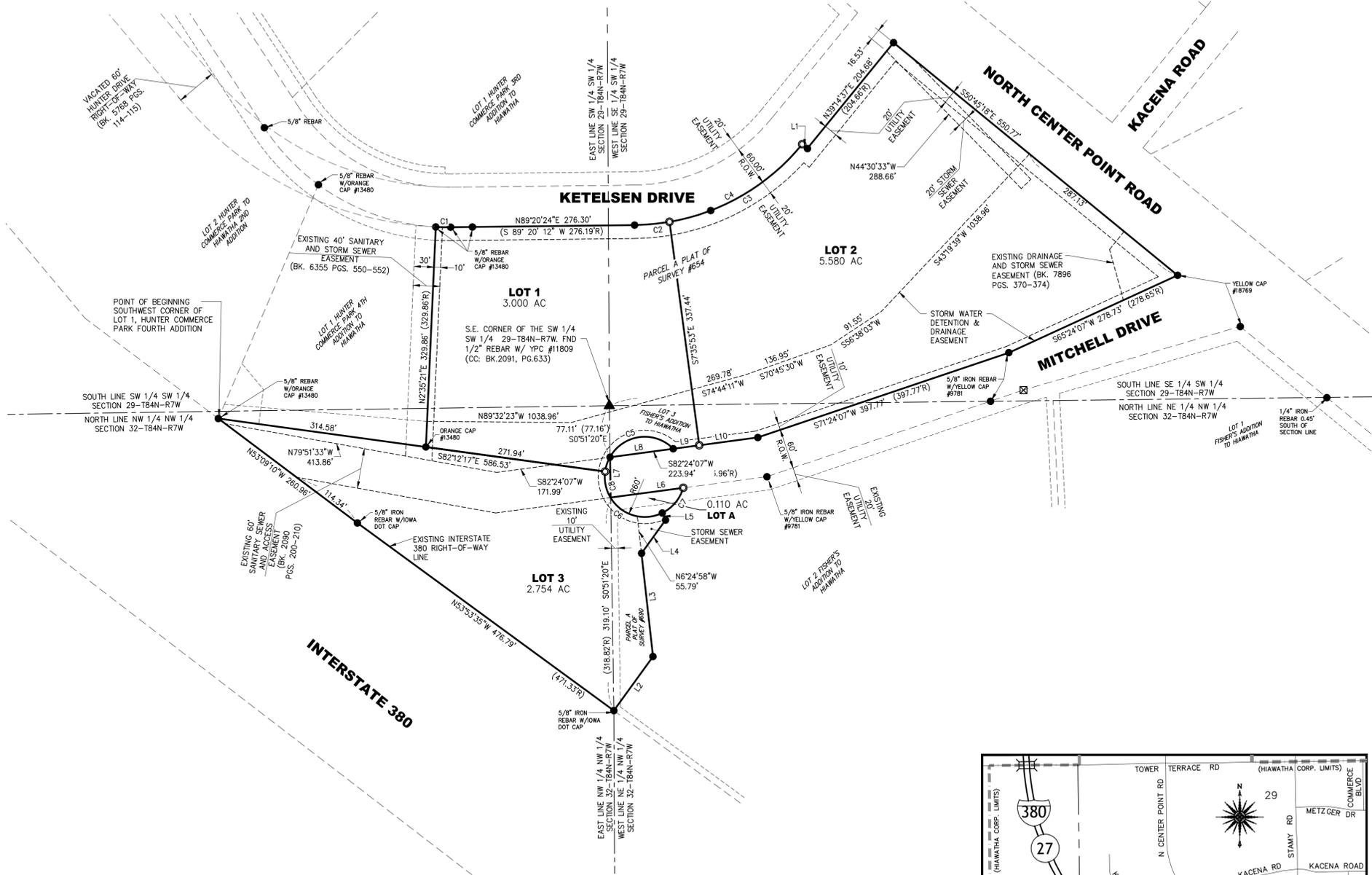
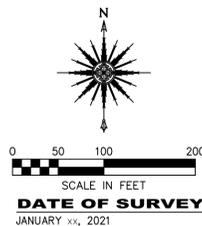
Fisher's Addition to Hiawatha, Iowa was recorded in Book 3279, Pages 369-377 on January 12, 1996 in the Office of the Linn County Recorder.

Plot of Survey No. 654 was recorded in Book 3840, Page 278 on February 3, 1999 in the Office of the Linn County Recorder.

Plot of Survey No. 690 was recorded in Book 3965, Page 328 on August 31, 1999 in the Office of the Linn County Recorder.

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- SECTION LINE
- EASEMENT LINE
- EASEMENT LINE ON ADJOINING LOT
- FOUND 1/2" REBAR W/YELLOW CAP NO. 11809 (UNLESS OTHERWISE NOTED)
- ⊠ FOUND "X" CUT INTO CONCRETE PAVEMENT
- SET 5/8" IRON REBAR W/ORANGE CAP NO. 13480
- (380.91') RECORDED MEASUREMENT



LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	S 50°45'23" E
L2	100.18'	S 35°58'56" W
L3	155.46'	S 06°24'58" E
L4	61.71'	S 35°59'27" W
L5	11.60'	S 25°50'53" E
L6	110.01'	S 82°24'07" W
L7	60.42'	N 00°51'20" W
L8	95.69'	N 82°24'07" E
L9	39.49'	S 82°24'07" W
L10	88.75'	S 82°24'07" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	22.39'	330.00'	3°53'13"	S 88°43'04" E	22.38'
C2	52.79'	330.10'	9°09'48"	N 84°45'28" E	52.74'
C3	235.74'	330.01'	40°55'40"	N 59°42'32" E	230.76'
C4	288.53'	330.00'	50°05'41"	N 64°17'32" E	279.43'
C5	133.67'	60.00'	127°38'51"	S 71°28'35" W	107.69'
C6	129.33'	60.00'	123°30'01"	S 54°05'50" E	105.71'
C7	50.66'	60.00'	48°22'28"	N 39°57'56" E	49.17'
C8	129.33'	60.00'	123°30'01"	S 54°05'50" E	105.71'

NOTES

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Lot A is now being dedicated to the City of Hiawatha for public road right-of-way to be known as Mitchell Drive.

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FINAL PLAT

HUNTER COMMERCE PARK SIXTH ADDITION TO HIAWATHA, IOWA



SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)

REVISIONS

DRAWN: LEO BONIFAZI

APPROVED: LEO BONIFAZI

SCALE: 1"=100'

DATE: 2/4/2021

PROJECT NO.: 21010

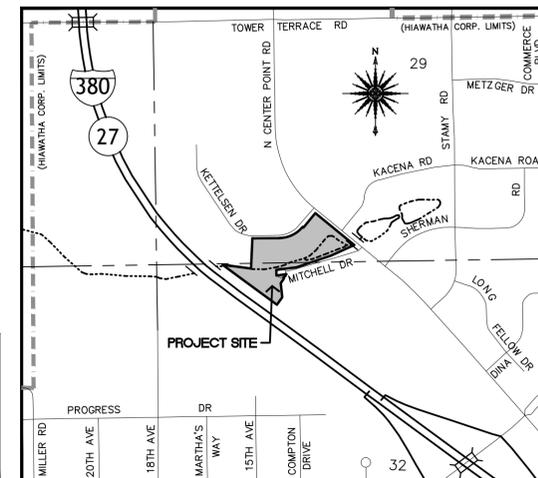
FINAL PLAT

HUNTER COMMERCE PARK SIXTH ADDITION TO HIAWATHA, IOWA



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.

SIGNATURE: _____ DATE: _____
LEO P. BONIFAZI
LICENSE NO. 13480
SHEETS COVERED BY THIS SEAL: _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021



1 SITE LOCATION MAP
1"=1000'

FINAL PLAT

HUNTER COMMERCE PARK SIXTH ADDITION TO HIAWATHA, IOWA

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