



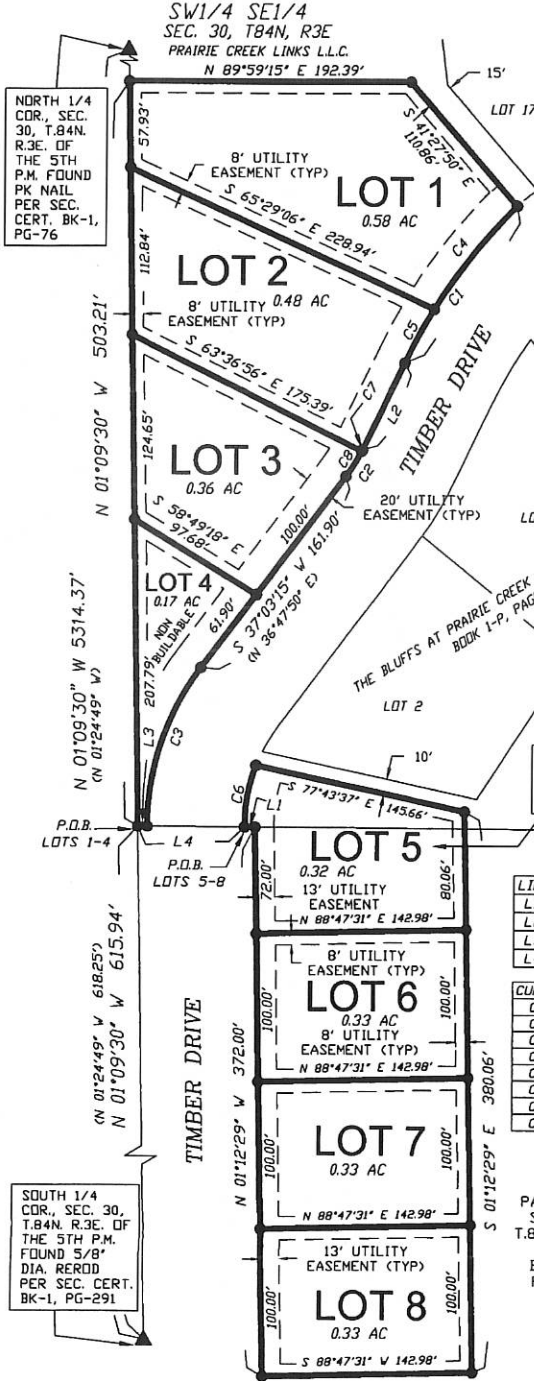
Document 22-2462

Type 14 001 Pages 6  
Date 7/01/2022 Time 8:26 AM  
Rec Amt \$32.00

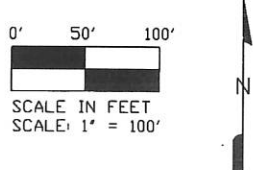
ARLENE SCHAUF, RECORDER/REGISTRAR  
JACKSON COUNTY IOWA

PREPARED BY: MICHAEL J. WEBER, WEBER SURVEYING, LLC, 26789 46TH AVE, BERNARD, IA 52032 (563) 879-4173

# FINAL PLAT of THE BLUFFS AT PRAIRIE CREEK 2ND ADDITION in the City of Maquoketa, Jackson County, Iowa



**Index Legend**  
Location: THE BLUFFS AT PRAIRIE CREEK 2ND ADDITION, City of Maquoketa, Sec. 30, T.84N, R.3E.  
Requestor: James R. Holst  
Proprietor: MEADOWCREST FARMS, LTD.  
Surveyor: Michael J. Weber  
Surveyor Company: Weber Surveying, LLC  
& Return To: 26789 46th AVE, Bernard, IA 52032  
mjweber1@bernardtel.com 563-590-4993

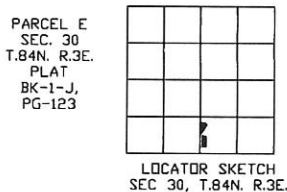


**NOTES:**  
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.  
2. THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.  
3. SEE SHEET NO. 2 FOR DESCRIPTION.

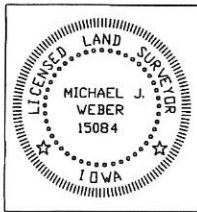
AREA BREAKDOWN OF LOT 5  
AREA IN THE SW-SE, SEC. 30 IS 0.09 AC  
AREA OF LOT 5 IN PARCEL E IS 0.23 AC

LINE	BEARING	DISTANCE	BEARING ( )	DISTANCE ( )
L1	N 89°44'32" W	7.00	N 90°00'00" E	
L2	S 25°30'20" W	65.12	N 25°34'55" E	
L3	N 89°44'32" W	6.60	S 88°10'38" E	6.63
L4	N 89°44'32" W	72.70	S 88°10'38" E	

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	CHORD BEARING ( )
C1	146.49	22°04'23"	380.25	145.59	S 36°52'31" W	
C2	21.48	11°13'01"	109.74	21.45	S 31°26'47" W	N 31°11'23" E
C3	115.56	37°40'33"	175.74	113.49	S 18°12'58" W	N 17°57'33" E
C4	89.97	13°33'22"	380.25	89.76	S 38°52'21" W	
C5	41.52	06°15'20"	380.25	41.50	S 28°58'00" W	
C6	42.94	22°25'01"	109.74	42.66	N 10°03'27" E	
C7	0.95	00°29'46"	109.74	0.95	S 26°11'05" W	
C8	20.53	10°43'15"	109.74	20.50	S 31°41'24" W	



▲ UNITED STATES PUBLIC LAND CORNER DESCRIPTION AS NOTED  
● PLACED 5/8" DIA. REROD W/DRANGE CAP NO. 15084  
— LOT LINE THIS PLAT  
- - - ROW EASEMENT LINE  
- - - EXISTING PARCEL LINE  
- X - EXISTING FENCE LINE  
( ) RECORDED DIMENSION  
P.O.B. POINT OF BEGINNING  
ROW RIGHT OF WAY  
AC ACRES



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.  
*Michael J. Weber* December 6, 2021  
MICHAEL J. WEBER (DATE)  
LICENSE NUMBER 15084  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

WEBER SURVEYING, LLC  
26789 46TH AVE  
BERNARD, IA 52032  
PH: (563) 590-4993  
mjweber1@bernardtel.com  
DRAWN BY: MJW  
SURVEY DATE: 12/06/21  
DWG. 21173  
SHEET 1 OF 6

**LEGAL DESCRIPTION**

**THE BLUFFS AT PRAIRIE CREEK 2<sup>ND</sup> ADDITION IN THE CITY OF MAQUOKETA, JACKSON COUNTY, IOWA** Part of Parcel E as recorded in the office of the Jackson County Recorder in Book 1-J, Page 123 and part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) all in Section Thirty (30), Township Eighty-four North (T84N), Range Three East (R3E) of the Fifth Principal Meridian in the City of Maquoketa, Jackson County, Iowa, containing a total of 2.90 Acres, divided into Eight (8) lots and numbered Lot One (1) through Lot Eight (8) as shown on the attached plat, subject to easements of record and more particularly described by metes and bounds as follows:

**LOTS ONE (1) THROUGH FOUR (4)**

**COMMENCING** at the South Quarter (S1/4) corner of Section Thirty (30), Township Eighty-four North (T84N), Range Three East (R3E) of the Fifth Principal Meridian, Jackson County, Iowa;

**Thence** North 01°-09'-30" West 615.94 feet along the West line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section Thirty (30) to the **POINT OF BEGINNING**;

**Thence** continuing along said West line North 01°-09'-30" West 503.21 feet;

**Thence** North 89°-59'-15" East 192.39 feet;

**Thence** South 41°-27'-50" East 110.86 feet to the Westerly right of way line of Timber Drive;

**Thence** along said right of way line and along a circular curve concave Southeasterly for a arc length of 146.49 feet, said circular curve having a central angle of 22°-04'-23", a radius of 380.25 feet, a chord bearing of South 36°-52'-31" West and a chord length of 145.59 feet;

**Thence** continuing along said right of way line South 25°-50'-20" West 65.12 feet;

**Thence** continuing along said right of way line and along a circular curve concave Northwesterly for a arc length of 21.48 feet, said circular curve having a central angle of 11°-13'-01", a radius of 109.74 feet, a chord bearing of South 31°-26'-47" West and a chord length of 21.45 feet;

**Thence** continuing along said right of way line South 37°-03'-15" West 161.90 feet;

**Thence** continuing along said right of way line and along a circular curve concave Southeasterly for a arc length of 115.56 feet, said circular curve having a central angle of 37°-40'-33", a radius of 175.74 feet, a chord bearing of South 18°-12'-58" West and a chord length of 113.49 feet;

**Thence** continuing along said right of way line North 89°-44'-32" West 6.60 feet to the **POINT OF BEGINNING**, containing a total of 0.87 Acres, divided into Four (4) lots and numbered Lot One (1) through Lot Four (4) as shown on the attached plat, **subject to easements of record**;

**LOTS FIVE (5) THROUGH EIGHT (8)**

**COMMENCING** at the South Quarter (S1/4) corner of Section Thirty (30), Township Eighty-four North (T84N), Range Three East (R3E) of the Fifth Principal Meridian, Jackson County, Iowa;

**Thence** North 01°-09'-30" West 615.94 feet along the West line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section Thirty (30);

**Thence** South 89°-44'-32" East 72.70 feet to the **POINT OF BEGINNING**;

**Thence** along the Easterly right of way line of Timber Drive and along a circular curve concave Southeasterly for a arc length of 42.94 feet, said circular curve having a central angle of 22°-25'-01", a radius of 109.74 feet, a chord bearing of North 10°-03'-27" East and a chord length of 42.66 feet;

**Thence** South 77°-43'-37" East 145.66 feet;

**Thence** South 01°-12'-29" East 380.06 feet;

**Thence** South 88°-47'-31" West 142.98 feet to the Easterly right of way line of Timber Drive;

**Thence** North 01°-12'-29" West 372.00 feet along said right of way line;

**Thence** North 89°-44'-32" West 7.00 feet along said right of way line to the **POINT OF BEGINNING**, containing a total of 1.31 Acres, divided into Four (4) lots and numbered Lot Five (5) through Lot Eight (8) as shown on the attached plat, **subject to easements of record**

The West line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4), Section Thirty (30), Township Eighty-four North (T84N), Range Three East (R3E) of the Fifth Principal Meridian, Jackson County, Iowa is assumed to bear North 01°-09'-30" West.