

# CFA ADDITION TO CORALVILLE

## FINAL PLAT

### INDEX LEGEND

LOCATION:  
AUDITOR'S PARCELS 2014027 AND 2014028  
PART LOT 3 AUDITOR'S PLAT 20

OWNERS:  
AUDITOR'S PARCEL 2014028  
AKSHAYA IA CITY, LLC.

AUDITOR'S PARCEL 2014027  
AKSHAYA 708, LLC.

PREPARED FOR:  
HR GREEN  
ATTN: MILAN DOBROSAVLJEVIC  
323 ALANA DRIVE  
NEW LENOX, IL 60451

PREPARED BY:  
LARRY HYLER PLS  
BISHOP ENGINEERING  
3501 104TH ST  
URBANDALE, IA 50322

### APPROVAL SIGNATURES:

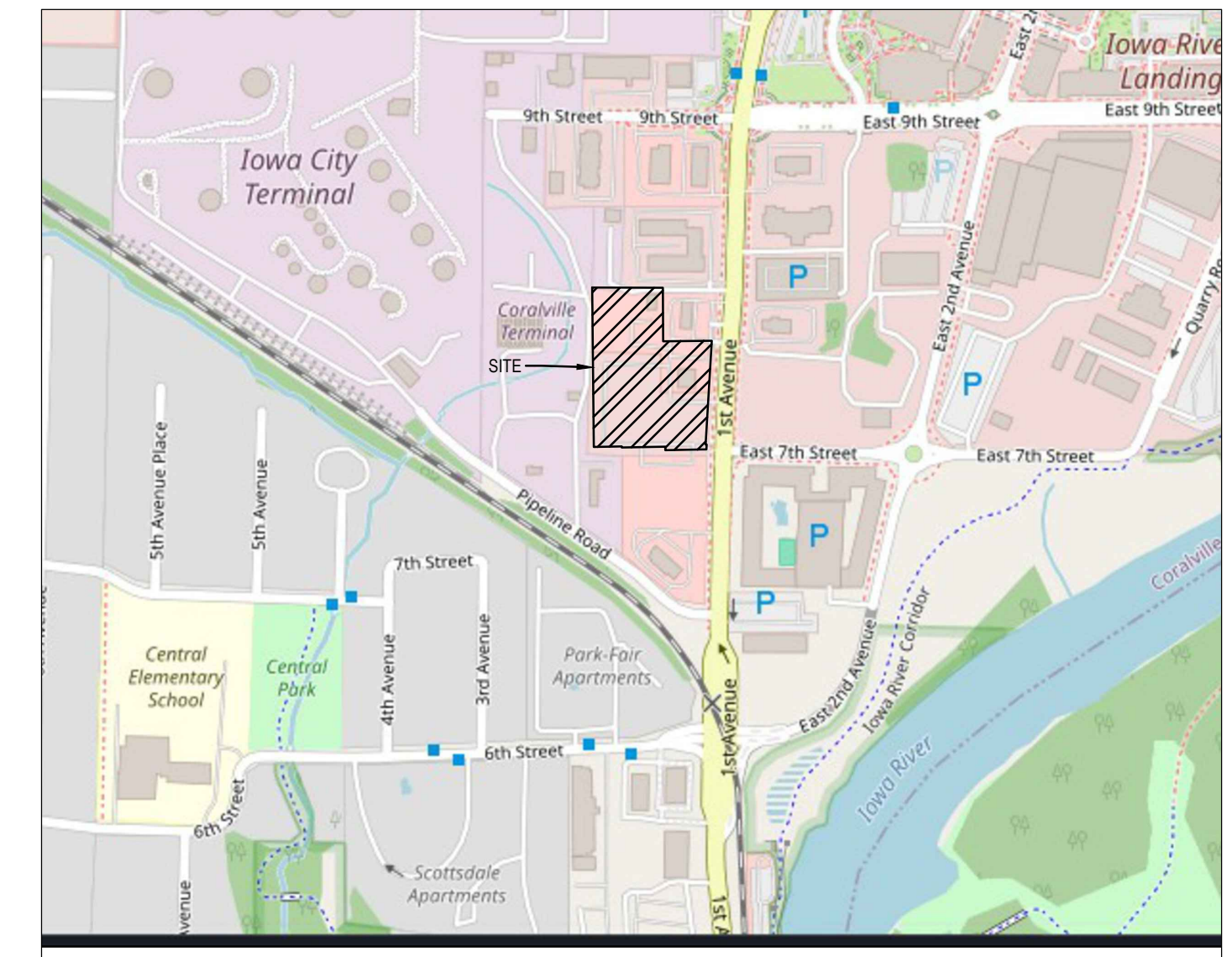
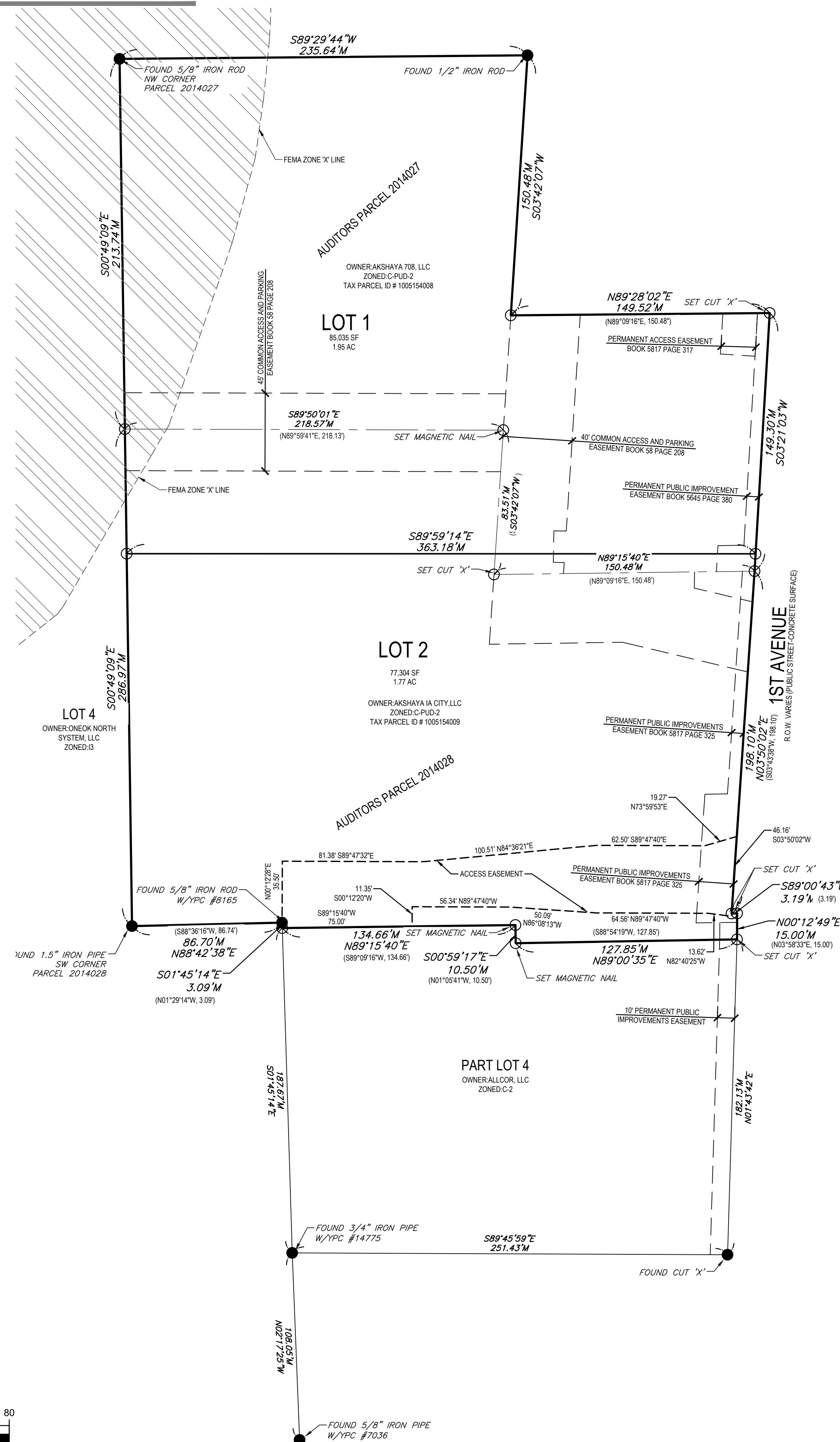
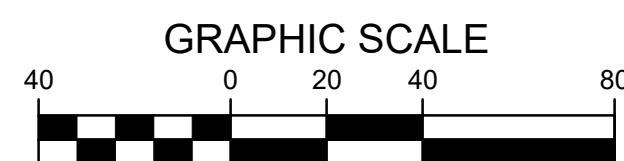
MAYOR	DATE
CITY CLERK	DATE
CHAIRMAN PLAN & ZONE	DATE
LUMEN	DATE
IOWA-AMERICAN WATER COMPANY	DATE
MEDIACOM	DATE
MIDAMERICAN ENERGY	DATE
METRONET	DATE

### LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
- ⊙ SECTION CORNER - FOUND AS NOTED
- ADDRESS

### ABBREVIATIONS:

- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- YPC YELLOW PLASTIC CAP
- MPE MINIMUM PROTECTION ELEVATION
- SF SQUARE FOOTAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



VICINITY MAP  
SCALE: 1" = 500'

### PROPERTY DESCRIPTION:

AUDITOR'S PARCEL 2014028 - PART OF LOT 3 OF AUDITOR'S PLAT NO. 20 OF CORALVILLE, IOWA, AS IS RECORDED IN BOOK 7, PAGE 62, IN THE OFFICE OF THE JOHNSON COUNTY RECORDER, BEING A PART OF OUTLOT 5 OF THE ORIGINAL PLAT OF CLARKVILLE, NOW CORALVILLE, AS IS RECORDED IN BOOK 58, PAGE 208, IN THE OFFICE OF THE JOHNSON COUNTY RECORDER.  
&  
AUDITOR'S PARCEL 2014027 - PART OF LOT 3 OF AUDITOR'S PLAT NO. 20 OF CORALVILLE, IOWA, AS IS RECORDED IN BOOK 7, PAGE 62, IN THE OFFICE OF THE JOHNSON COUNTY RECORDER, BEING A PART OF OUTLOT 5 OF THE ORIGINAL PLAT OF CLARKVILLE, NOW CORALVILLE, AS IS RECORDED IN BOOK 58, PAGE 208, IN THE OFFICE OF THE JOHNSON COUNTY RECORDER.  
SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.  
CONTAINS 162,339 SQUARE FEET

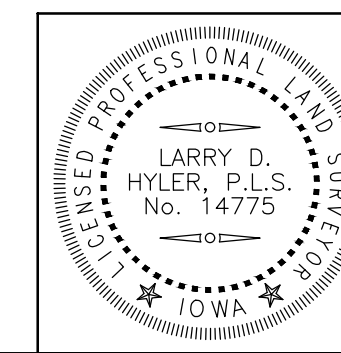
### SURVEY NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 5/8 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

### ZONING:

INFORMATION OBTAINED FROM JOHNSON COUNTY WEBVIEWER C-PUD-2  
FOR AN OFFICIAL ZONING REPORT PLEASE CALL THE CITY OF CORALVILLE AT 319-248-1720



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.

SIGNED: PRELIMINARY DATE:  
LARRY D. HYLER, P.L.S. 14775  
LICENSE RENEWAL DATE: DEC. 31, 2026  
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY



FINAL PLAT  
CFA ADDITION TO CORALVILLE  
CORALVILLE, IOWA

REFERENCE NUMBER:

DRAWN BY:  
JPN

REVISION DATE:

PROJECT NUMBER:  
250273

SHEET NAME:  
FINAL PLAT

SHEET NUMBER:  
1 OF 1