

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

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 CLARKSVILLE, 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 CLARKSVILLE, 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

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

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.

LEGEND:

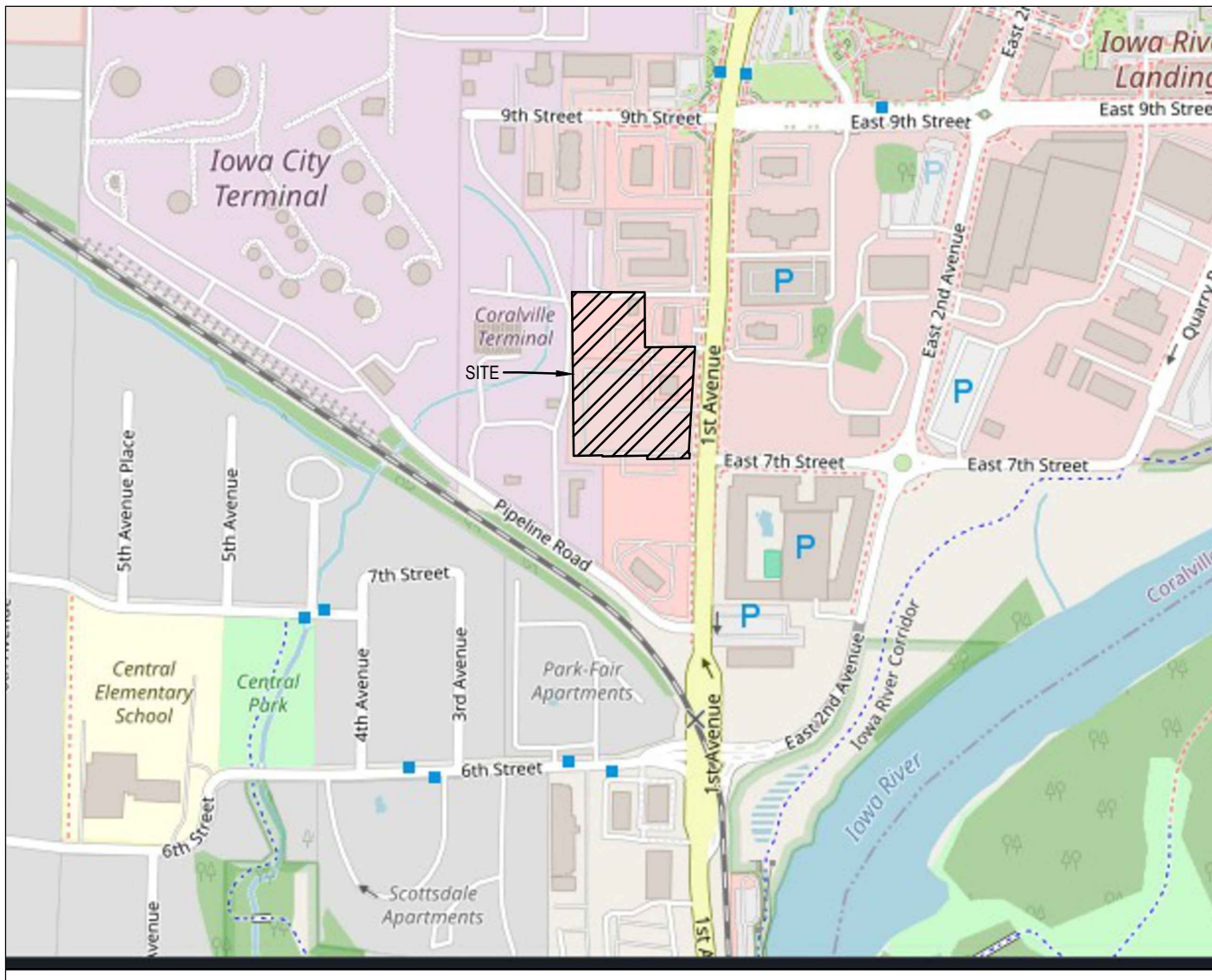
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
- ⊕ SECTION CORNER - FOUND AS NOTED
- ADDRESS

ABBREVIATIONS:

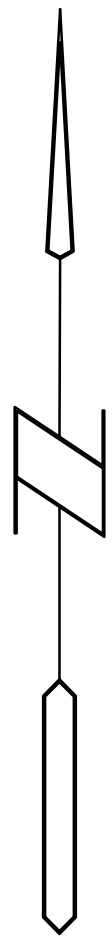
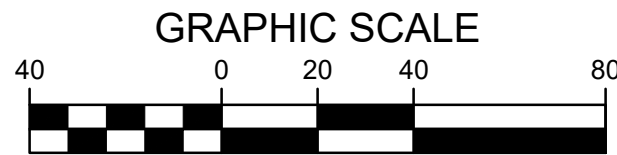
- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- YPC YELLOW PLASTIC CAP
- MPE MINIMUM PROTECTION ELEVATION
- SF SQUARE FOOTAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

LAND TO BE ACQUIRED BY
AKSHAYA 708, LLC:
15,464 SQ. FT. (0.355 AC.)

LAND TO BE ACQUIRED BY CFA:
1,648 SQ. FT. (0.038 AC.)



VICINITY MAP
SCALE: 1" = 500'



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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

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

