

FINAL PLAT
OF
BITTERSWEET MEADOW
"OPEN SPACE SINGLE FAMILY RESIDENTIAL HOUSE SUBDIVISION"

4498969
3.6.00

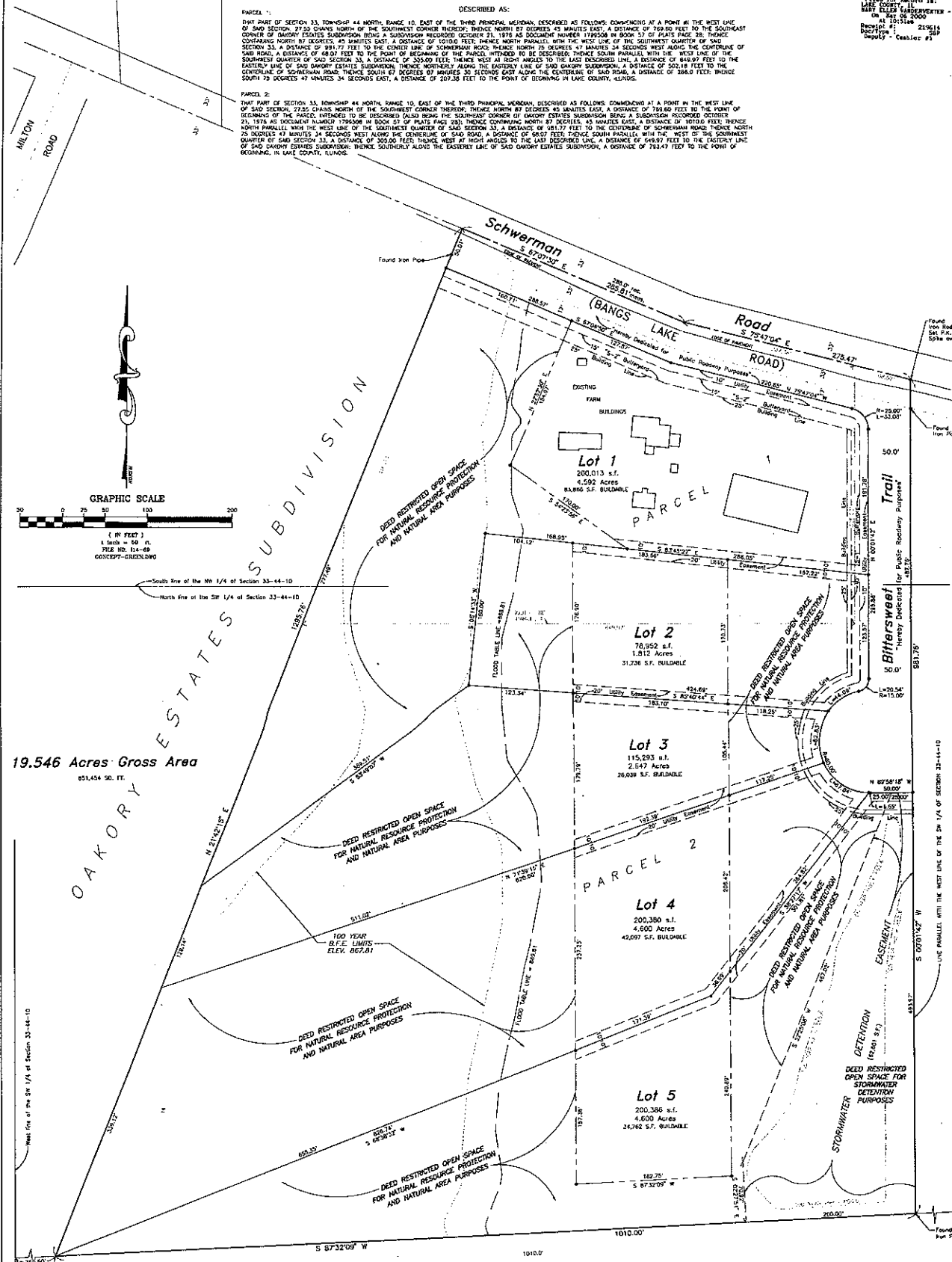
SHEET 1 OF 2

4498969

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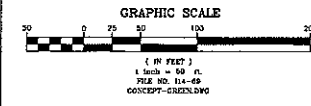
PARCEL 1:
THAT PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION, 27.20 CHAINS NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 87 DEGREES 45 MINUTES EAST, A DISTANCE OF 769.50 FEET TO THE SOUTHWEST CORNER OF GAWKRY ESTATES SUBDIVISION BEING A SUBDIVISION RECORDED OCTOBER 31, 1976 AS DOCUMENT NUMBER 179206 IN BOOK 57 OF PLATS PAGE 28; THENCE CONTAINING NORTH 87 DEGREES 45 MINUTES EAST, A DISTANCE OF 1070.00 FEET; THENCE NORTH PARALLEL, WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 891.77 FEET TO THE CENTER LINE OF SCHWERMAN ROAD; THENCE NORTH 75 DEGREES 47 MINUTES 34 SECONDS WEST ALONG THE CENTERLINE OF SAID ROAD, A DISTANCE OF 68.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL, INTENDED TO BE DESCRIBED; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 355.00 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 848.87 FEET TO THE EASTERN LINE OF SAID GAWKRY ESTATES SUBDIVISION; THENCE NORTHERLY ALONG THE EASTERN LINE OF SAID GAWKRY ESTATES SUBDIVISION, A DISTANCE OF 202.18 FEET TO THE CENTERLINE OF SCHWERMAN ROAD; THENCE SOUTH 87 DEGREES 47 MINUTES 34 SECONDS EAST, A DISTANCE OF 207.30 FEET TO THE POINT OF BEGINNING IN Linn County, IOWA.

PARCEL 2:
THAT PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION, 27.25 CHAINS NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 87 DEGREES 45 MINUTES EAST, A DISTANCE OF 769.60 FEET TO THE POINT OF BEGINNING OF THE PARCEL, INTENDED TO BE DESCRIBED; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 891.77 FEET TO THE CENTER LINE OF SCHWERMAN ROAD; THENCE NORTH 75 DEGREES 47 MINUTES 34 SECONDS WEST ALONG THE CENTERLINE OF SAID ROAD, A DISTANCE OF 68.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL, INTENDED TO BE DESCRIBED; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 355.00 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 848.87 FEET TO THE EASTERN LINE OF SAID GAWKRY ESTATES SUBDIVISION; THENCE NORTHERLY ALONG THE EASTERN LINE OF SAID GAWKRY ESTATES SUBDIVISION, A DISTANCE OF 202.18 FEET TO THE CENTERLINE OF SCHWERMAN ROAD; THENCE SOUTH 87 DEGREES 47 MINUTES 34 SECONDS EAST, A DISTANCE OF 207.30 FEET TO THE POINT OF BEGINNING IN Linn County, IOWA.



19.546 Acres Gross Area
851,454 sq. ft.

OAKORY ESTATES SUBDIVISION



NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereafter - show how easements before building.
Contact your distributor for any drawings with this plat and AT ONCE report any discrepancies which may exist.

R.E. ALLEN and associates, Ltd.
professional land surveyors
graylock 247-223-0914 2464

NO.	DATE	ORIGINAL ISSUE	DESCRIPTION	BY
4	02-04-00	CLERK REVIEW COMMENTS		B.J.L.
3	01-05-00	COUNTY REVIEW COMMENTS		B.J.L.
2	11-11-99	COUNTY REVIEW COMMENTS		B.J.L.
1	05-22-99	ORIGINAL ISSUE		B.J.L.