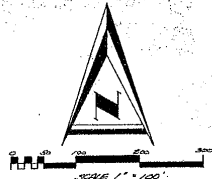
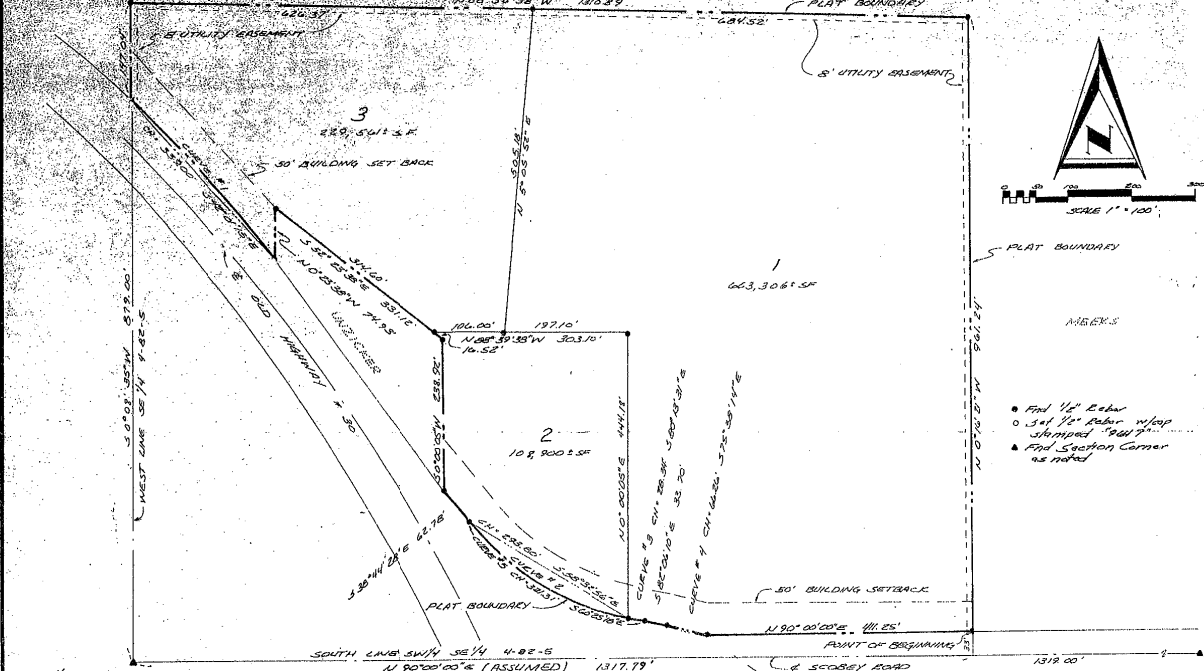


FINAL PLAT  
**WEST OAKS ADDITION**  
 TO MOUNT VERNON, IOWA  
 PLAT 2

Doc ID: 2198500019  
 Record: 02/27/2024 10:08:00 PM  
 Page 1 of 18  
 Linn County, Iowa  
 JAMES H. HARRIS, Recorder  
 1866 PG 342360

BOOK 1866 PAGE 345

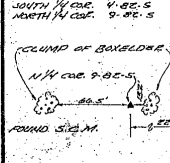


- Find 1/4" Easement
- Set 1/2" Barber's Loop
- Set 1/2" Barber's Loop
- Find Section Corner as noted

WEST OAKS ADDITION 'PLAT 2' MT. VERNON, IOWA  
 FINAL PLAT

Location: J1W14 S214 4-82-5  
 N1614 R14W 9-82-5  
 Draftsman: JFC  
 Scale: 1" = 100'  
 Date: 08/27/24  
 Work Order: 20240001

Address: madisonconsultants, inc.  
 560 S. 14th Street  
 Mount Vernon, Iowa 52302  
 Engineers: Andrew J. Plummer, Surveyor



Curve No.	R	Δ	CURVE TABLE			Chord	Chord Bearing
			T	L	Chord		
1	2342.00'	8°28'03"	168.95'	330.30'	339.00'	S 22°01'18" E	
2	435.52'	89°20'52"	156.14'	299.74'	293.80'	S 58°32'58" E	
3	433.52'	3°44'40"	14.18'	28.34'	28.34'	S 80°12'33" E	
4	394.20'	12°55'51"	33.34'	66.40'	66.26'	S 75°38'11" E	
5	453.52'	40°11'08"	171.62'	333.08'	320.31'	S 60°25'14" E	

**LEGAL DESCRIPTION:**  
 That part of the SW 1/4 Section 4, T82N, R5W of the 5th P.M., Linn County, Iowa, more particularly described as follows:  
 Commencing at the SE Corner of said Section 4; thence N 90°00'00" E (the South line of the SW 1/4 SE 1/4 of Section 4-82-5 is assumed to bear N 90°00'00" E for the purposes of this description only) 1317.78 feet; thence N 0°10'21" W, 53.00 feet to a point on the north right of way line of Schooby Road being the point of beginning; thence continuing N 0°12'21" W, 961.04 feet; thence N 88°38'58" W, 1310.89 feet; thence S 0°08'36" W, 147.04 feet to the north right of way line of old Hwy. #50; thence Southeasterly along said north right of way and along a curve to the right having a radius of 2312.00 feet and a central angle of 3°28'03", an arc distance of 389.30 feet; thence N 0°23'08" W, 71.93 feet; thence S 32°23'28" E, 301.12 feet; thence S 0°00'00" W, 238.92 feet to the north right of way line of old Hwy. #30; thence S 38°14'28" E, 62.78 feet along said north right of way; thence continuing Southeasterly along said north right of way and along a curve to the left having a radius of 433.52 feet and a central angle of 43°11'39", an arc distance of 328.08 feet; thence S 82°00'10" E along said north right of way 33.70 feet; thence continuing Southeasterly along said north right of way and along a curve to the right having a radius of 241.20 feet and a central angle of 12°55'51", an arc distance of 68.40 feet to the north right of way line of Schooby Road; thence N 90°00'00" E, 411.26 feet along said north right of way line to the point of beginning. Plat contains 21.61 acres more or less.