

RESERVED FOR COUNTY RECORDER'S USE.



Doc ID: 009788740004 Type: GEN  
Recorded: 03/26/2020 at 11:44:56 AM  
Fee Amt: \$22.00 Page 1 of 4  
Black Hawk County Iowa  
SANDIE L. SMITH RECORDER

File 2020-00016589

\* City of Cedar Falls  
env

Jeffrey P. Helland, 220 Clay Street, Cedar Falls, Iowa 50613, (319)-268-5173

UNITED STATES PUBLIC LAND SURVEY CORNER CERTIFICATE  
OF

LAND SURVEY MONUMENTS SITUATED IN SECTION NO. 24, TOWNSHIP NO. 89 NORTH, RANGE NO. 14  
WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACK HAWK COUNTY, IOWA.  
PREVIOUSLY RECORDED IN MISC. BOOK 343 PAGE 216

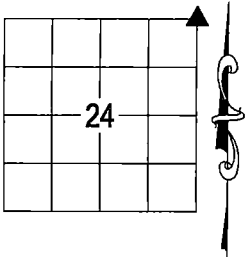
(Show reason for preparing this certificate, the evidence and detail procedures used in establishing the corner positions and monumentation found or placed.)  
MONUMENT DESCRIPTION AND REMARKS: THERE ARE TWO REASONS THIS CORNER CERTIFICATE IS BEING PREPARED, THE CORNER MONUMENT HAS BEEN OBLITERATED BY RECONSTRUCTION OF UNIVERSITY AVENUE AND I AM ACCEPTING A CORNER POSITION THAT DIFFERS FROM USPLSCC MISC. BOOK 343 PAGE 216.

NE CORNER: BLACK HAWK COUNTY ENGINEER REFERENCE TIES (NO DATE) CALLS FOR [CONCRETE MONUMENT].  
"CEDAR MEADOWS ADDITION" DATED 11/24/1953 CALLS FOR [X ON PAVING]. "VALLEY PARK ADDITION" DATED 04/1956 CALLS FOR [IRON STAKE FOUND]. "HOLIDAY PLAZA ADDITION" DATED 02/21/1966 REFERENCES CORNER BUT DOES NOT STATE WHAT WAS FOUND OR SET. IDOT CORNER STONE SURVEY DATED 01/30/1980 CALLS FOR [SET NAIL IN ASPHALT], ALL OF IDOT CORNER STONE SURVEY REFERENCE TIES HAVE BEEN OBLITERATED. "CNB MINOR PLAT" DATED 04/14/2000 REFERENCES CORNER BUT DOES NOT STATE WHAT WAS FOUND OR SET. USPLSCC IN MISC. BOOK 343 PAGE 216 DATED 06/28/2001 CALLS FOR [SET PK NAIL PER DOT SURVEY, SET USING D.O.T.' CORNER TIES]. PLAT OF SURVEY DATED 12/14/2004 RECORDED IN FEE BOOK #2005-15317 UTILIZES CORNER BUT DOES NOT STATE WHAT WAS FOUND OR SET. "KINSETH MINOR PLAT" DATED 10/23/2008 CALLS FOR [FOUND 7/8"Ø IRON PIN IN A.C.C. PAVEMENT]. ACQUISITION PLAT DATED 01/08/2016 RECORDED IN 2016-14495 CALLS FOR [SURVEY NAIL]. CORRECTIVE PLAT OF SURVEY DATED 07/25/2016 RECORDED IN 2017-2438 CALLS FOR [SURVEY NAIL]. "COLLEGE SQUARE MALL ADDITION" DATED 10/24/2016 REFERENCES CORNER BUT DOES NOT STATE WHAT WAS FOUND OR SET. SET CUT "X" IN P.C.C. PAVEMENT AT BEST FIT OF MONUMENTS FOUND IN "CEDAR MEADOWS ADDITION", "VALLEY PARK ADDITION", "HOLIDAY PLAZA ADDITION" AND IDOT CORNER STONE SURVEY. SET CUT "X" IS 0.9' SOUTH AND 0.4' WEST OF THE POSITION PER USPLSCC IN MISC. BOOK 343 PAGE 216 DATED 06/28/2001, AND PER ACQUISITION PLAT DATED 01/08/2016 RECORDED IN 2016-14495 AND PER CORRECTIVE PLAT OF SURVEY DATED 07/25/2016 RECORDED IN 2017-2438. SET CUT "X" IS 0.8' SOUTH AND 0.25' EAST OF THE POSITION PER PLAT OF SURVEY DATED 12/14/2004 RECORDED IN FEE BOOK #2005-15317 AND POSITION PER "COLLEGE SQUARE MALL ADDITION" DATED 10/24/2016.

SEE SHEET 2 OF 4 FOR DETAIL OF THE NE 1/4 OF SEC. 24-T89N-R14W AND "CEDAR MEADOWS ADDITION" AND LEGEND.

SEE SHEET 3 OF 4 FOR DETAIL OF "HOLIDAY PLAZA ADDITION" AND "VALLEY PARK ADDITION".

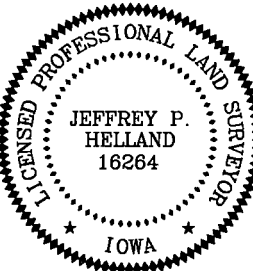
SEE SHEET 4 OF 4 FOR PLAN VIEW.



DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION  
CITY OF CEDAR FALLS, IOWA  
220 CLAY ST.  
CEDAR FALLS, IOWA  
50613  
(319) 273-8606

SHEET 1 OF 4

OPC = PLASTIC CAP (O=ORANGE,R=RED,Y=YELLOW)  
DRAWN BY: JPH  
FILE NAME: USPLSCC 24-89-14-NE 0.25-S.1.dwg  
(00') RECORDED AS



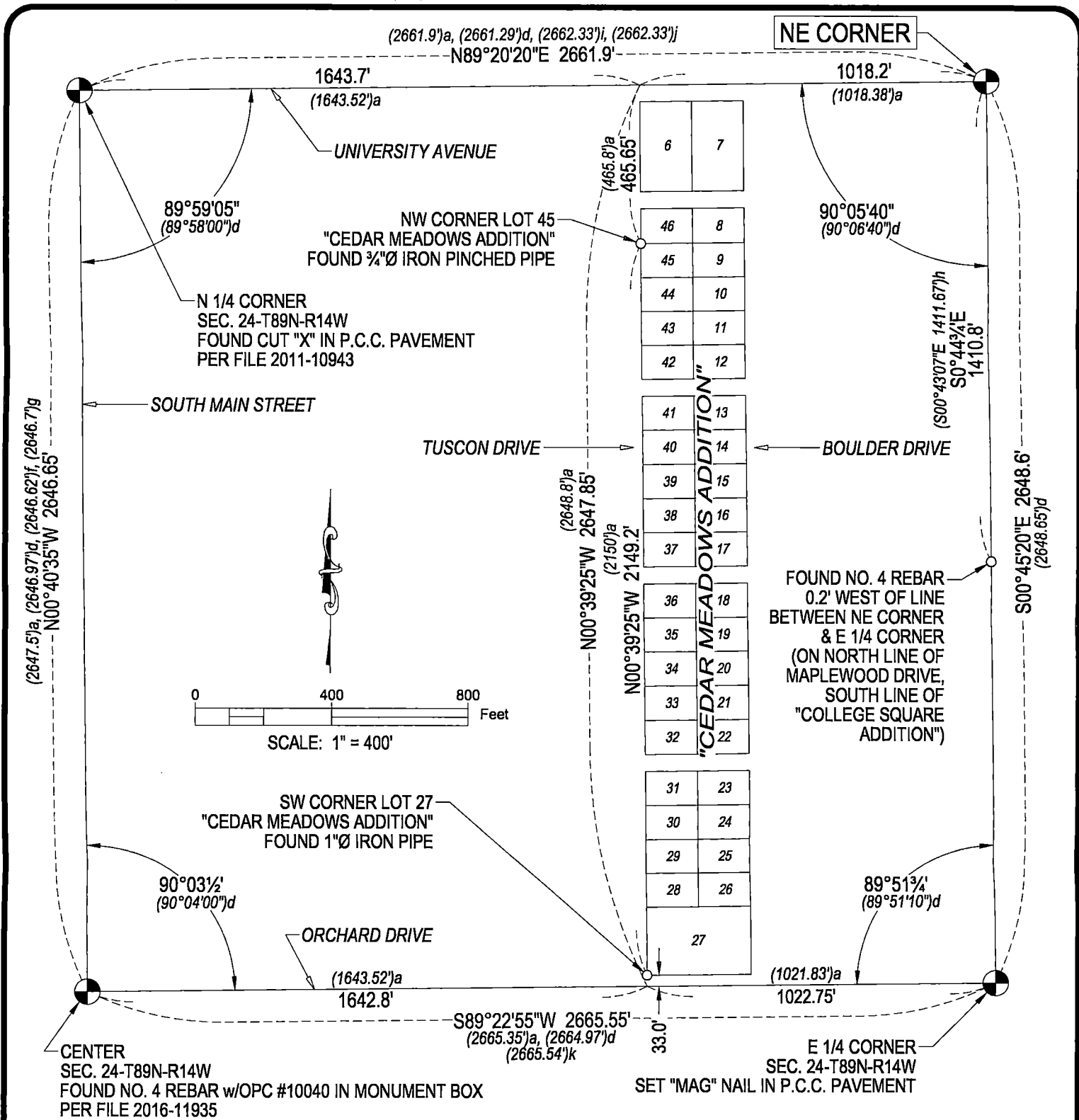
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Jeffrey P. Helland, L.S. Date: 3/10/2020  
Iowa License No. 16264  
My license renewal date is December 31, 2021.  
All Pages or Sheets are covered by this Seal except:

LIST CORNERS TO BE INDEXED

CORNER	SECTION	TOWNSHIP	RANGE
NE CORNER	24	89N	14W
SE CORNER	13	89N	14W
SW CORNER	18	89N	13W
NW CORNER	19	89N	13W

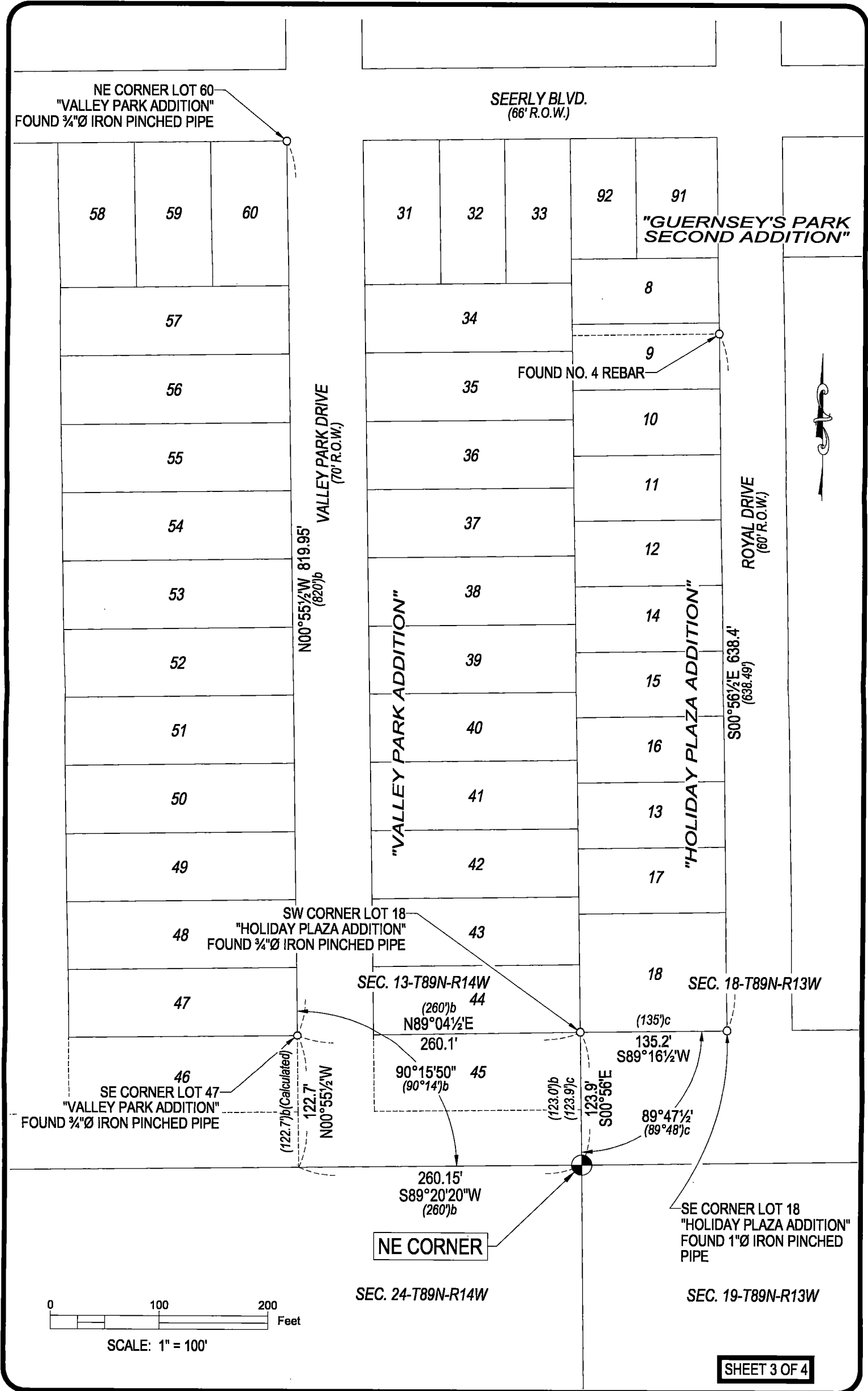
Jeffrey P. Helland, 220 Clay Street, Cedar Falls, Iowa 50613, (319)-268-5173



LEGEND

- |          |   |          |  |
|----------|---|----------|--|
| (0.00')a | PER "CEDAR MEADOWS ADDITION"<br>DATED 11/24/1953    | (0.00')j | PER ACQUISITION PLAT 2017-2438<br>DATED 07/25/2016     |
| (0.00')b | PER "VALLEY PARK ADDITION"<br>DATED 04/1956         | (0.00')k | PER PLAT OF SURVEY 2017-7848<br>DATED 09/23/2016       |
| (0.00')c | PER "HOLIDAY PLAZA ADDITION"<br>DATED 02/21/1966    | (0.00')l | PER "COLLEGE SQUARE MALL<br>ADDITION" DATED 10/24/2016 |
| (0.00')d | PER IDOT CORNER STONE SURVEY<br>DATED 01/30/1980    |          |  |
| (0.00')e | PER USPLSCC 343 MISC. 216<br>DATED 06/28/2001       |          |  |
| (0.00')f | PER PLAT OF SURVEY 2004-21405<br>DATED 01/09/2004   |          |  |
| (0.00')g | PER PLAT OF SURVEY 2004-30675<br>DATED 04/16/2004   |          |  |
| (0.00')h | PER PLAT OF SURVEY 2005-15317<br>DATED 12/14/2004   |          |  |
| (0.00')i | PER ACQUISITION PLAT 2016-14495<br>DATED 01/08/2016 |          |  |

Jeffrey P. Helland, 220 Clay Street, Cedar Falls, Iowa 50613, (319)-268-5173



Jeffrey P. Helland, 220 Clay Street, Cedar Falls, Iowa 50613, (319)-268-5173

PLAN VIEW

(Show a minimum of three reference ties to durable physical objects, relevant monuments and physical conditions that will enable recovery of the corner.)

