

FINAL PLAT  
BACHMEIER  
ADDITION

CITY OF ROBINS  
LINN COUNTY, IOWA



**PROPERTY LOCATION:**  
250 SINGER HILL LANE  
250 SINGER HILL LANE  
TWP 84N R7W  
RANGE 7  
THROE TOWNSHIP

**PREPARED BY:**  
JOHN J. KELCHEN, JR.  
JOHN J. KELCHEN, SR.  
BOB A. KELCHEN

**OWNER:**  
KELLI KELCHEN  
250 SQUAW CREEK ROAD  
MASONIA, IA 52302  
319-389-8002

**INTENDED FOR:**  
BACHMEIER  
BACHMEIER  
27 BENTHAM STREET  
ROBINS RAPIDS, IA 52403  
319-683-7233

**PREPARED BY:**  
STEPHEN M. SCOTT  
206 STANDLEE ROAD  
ROBINSVILLE, IA 52341  
319-340-5263

**DATE OF SURVEY:**  
AUGUST 7, 2014

**LEGAL DESCRIPTION:**  
Part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 84 North, Range 7 West of the Fifth Principal Meridian, City of Robins, Linn County, Iowa, described as follows:  
Beginning at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 20, Township 84 North, Range 7 West of the Fifth Principal Meridian; thence N89°53'05"W along the north line of said Southwest Quarter of the Northwest Quarter, 852.74 feet; thence S0°39'33"E along the west line of said Southwest Quarter of the Northwest Quarter, 324.57 feet to the former centerline of Singer Hill Lane; thence N87°37'14"E along said former centerline, 409.87 feet; thence N80°07'14"E along said former centerline, 264.18 feet to the east line of said Southwest Quarter of the Northwest Quarter; thence N0°39'33"W, 264.00 feet to the point of beginning.  
The parcel contains 4.56 acres, subject to easements and restrictions of record.

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HIGHLIGHTED DIMENSIONS ARE IN METERS. BASIS OF BEARING IS GPS GRID NORTH.



SW 1/4 NW 1/4  
SECTION 20, T84N, R7W  
T.D. MAGNETIC NAIL  
BOOK 6146, PAGE 532



Stephen M. Scott, P.E. & L.S.  
Civil Engineer & Land Surveyor  
319-540-5263  
www.scotts-survey.com  
email@scotts-survey.com  
P.O. Box 315, Center Point, IA 52215-0315

- NOTES:**
- 1) LOT A (0.86 ACRE) IS DEDICATED TO THE CITY OF ROBINS FOR ROAD RIGHT OF WAY.
  - 2) LOW OPENING ELEVATIONS:  
LOT 1: 836.5  
LOT 2: 844.5
  - 3) THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN ONE IN TEN THOUSAND FOR THE SUBDIVISION BOUNDARY AND IS NOT GREATER THAN ONE IN FIVE THOUSAND FOR THE INDIVIDUAL LOTS.
  - 4) PROPERTY IS ZONED R-1 CURRENTLY AND NO CHANGE IS PROPOSED.



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.

STEPHEN M. SCOTT, L.S. Iowa Lic. No. 18842  
My license renewal date is December 31, 2014  
Pages or sheets covered by this seal:  
THIS PAGE ONLY

DRAFT