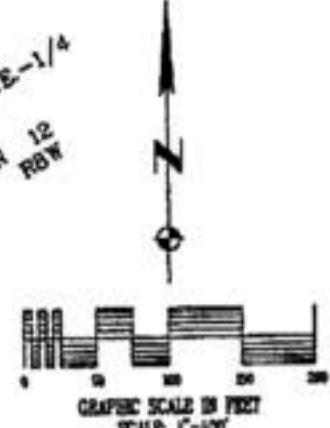
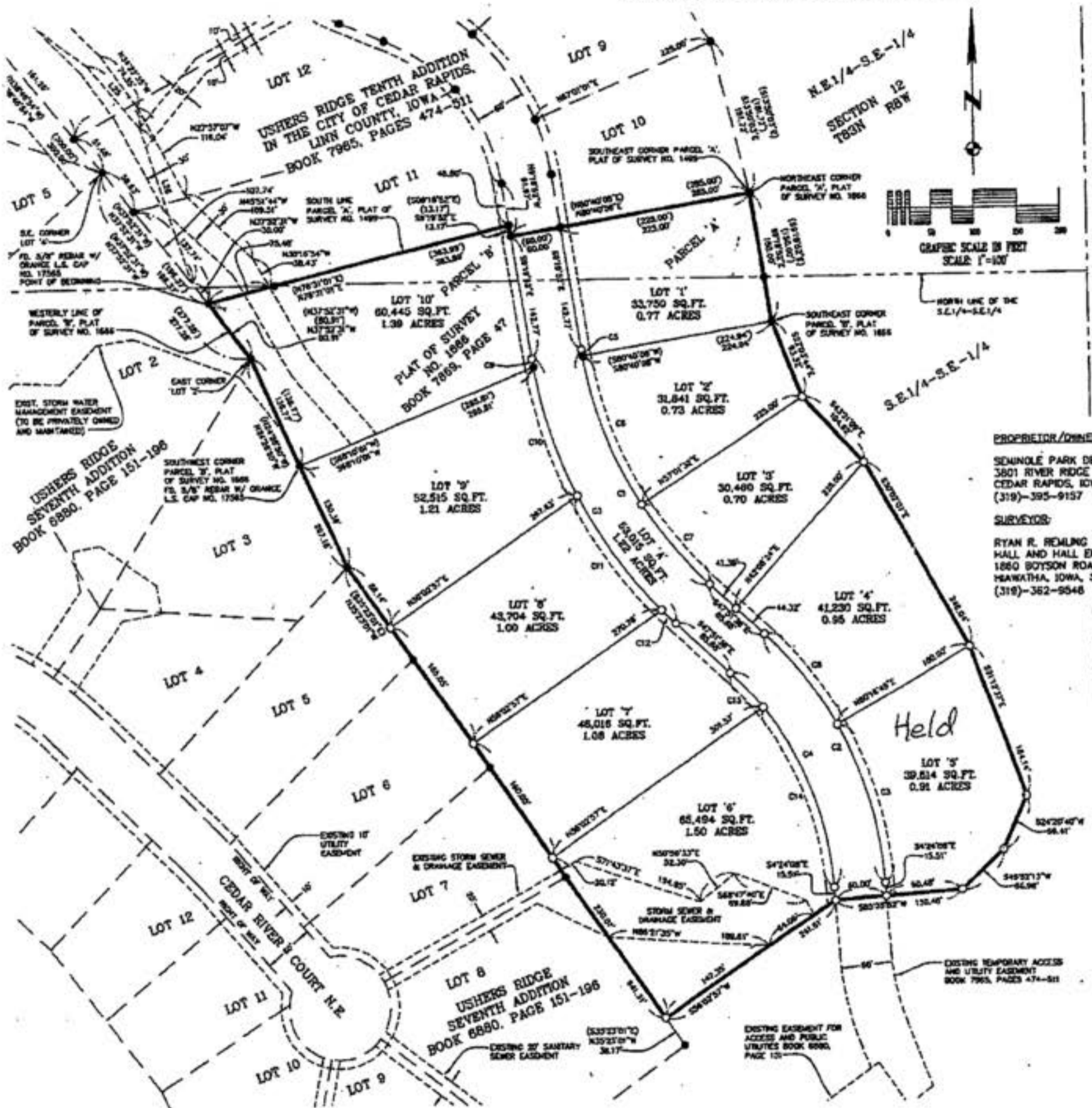


**FINAL PLAT**  
**USHERS RIDGE TWELFTH ADDITION**  
 IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA



**PROPRIETOR/OWNER:**  
 SEMINOLE PARK DEVELOP  
 3801 RIVER RIDGE DRIVE  
 CEDAR RAPIDS, IOWA, 52  
 (319)-395-9157

**SURVEYORS:**  
 RYAN R. REHLING P.L.S.  
 HALL AND HALL ENGINEE  
 1860 BOYSON ROAD  
 HAWKTHA, IOWA, 52233  
 (319)-362-9548

**RV EY LEGEND**

○	SET 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 18769	<b>NOTE:</b>
●	FD. 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 11809 UNLESS NOTED OTHERWISE	LOT 'A' TO BE DEDICATED TO THE CITY OF CEDAR RAPIDS, IOWA AS CITY STREET RIGHT OF WAY.
( )	RECORDED AS	<b>UTILITY NOTE:</b>
---	EASEMENT LINE	THERE SHALL BE NO PLACEMENT OF ABOVE-GROUND UTILITY STRUCTURES WHERE UTILITY EASEMENTS CROSS SEWER, WATER, DRAINAGE, OR ACCESS EASEMENTS.
---	PLAT BOUNDARY	
---	PLAT LOT LINE	
---	1/4-1/4 SEC. LINE	
---	EXISTING LOT LINE	

**LEGAL DESCRIPTION:**  
 PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 8 WEST OF THE 5TH PRINCIPAL M  
 AND PARCEL A AND PARCEL B, PLAT OF SURVEY NO. 1666 AS RECORDED IN BOOK 7869, PAGE 47 IN THE OFFICE  
 DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF USHERS RIDGE TENTH ADDITION IN THE CITY OF CEDAR RAPIDS, LINN CO  
 PAGES 474-511 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER; THENCE N76°31'10"E ALONG THE SOUTHERLY  
 ADDITION, 363.99 FEET TO THE WEST RIGHT OF WAY OF RIVER PARKWAY N.E.; THENCE S9°19'52"E ALONG SAID WEST  
 N80°40'08"E ALONG THE SOUTH LINE OF SAID USHERS RIDGE TENTH ADDITION, 285.00 FEET TO THE SOUTHEAST COR  
 ADDITION; THENCE S9°19'52"W ALONG THE EAST LINE OF PARCEL A, PLAT OF SURVEY NO. 1666, 150.00 FEET TO T  
 THENCE S22°03'44"E, 93.32 FEET; THENCE S43°21'09"E, 104.82 FEET; THENCE S30°02'07"E, 248.04 FEET; THENCE S  
 S24°20'40"W, 66.41 FEET; THENCE S48°52'13"W, 68.96 FEET; THENCE S83°35'52"W, 130.48 FEET; THENCE S56°02'57"  
 USHERS RIDGE SEVENTH ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA AS RECORDED IN BOOK 6880  
 LINN COUNTY, IOWA RECORDER; THENCE N35°23'01"W ALONG SAID EASTERLY LINE, 841.31 FEET; THENCE N24°26'30"  
 THENCE N37°32'31"W ALONG THE SAID EASTERLY LINE, 80.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 498,058 SQ.FT., 11.44 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.