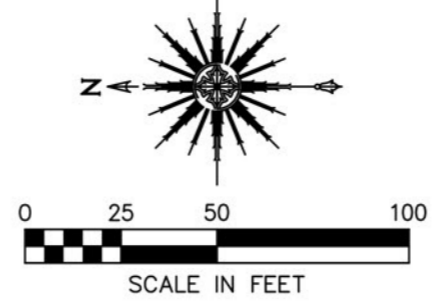


FINAL PLAT WEXFORD WEST SECOND ADDITION TO CEDAR RAPIDS, IOWA



INDEX LEGEND
 Location: SW 1/4 NW 1/4 & NW 1/4 SW 1/4,
 Section 36-T84N-R8W
 Lot 1, Hudson-Miller First Addition to Linn County

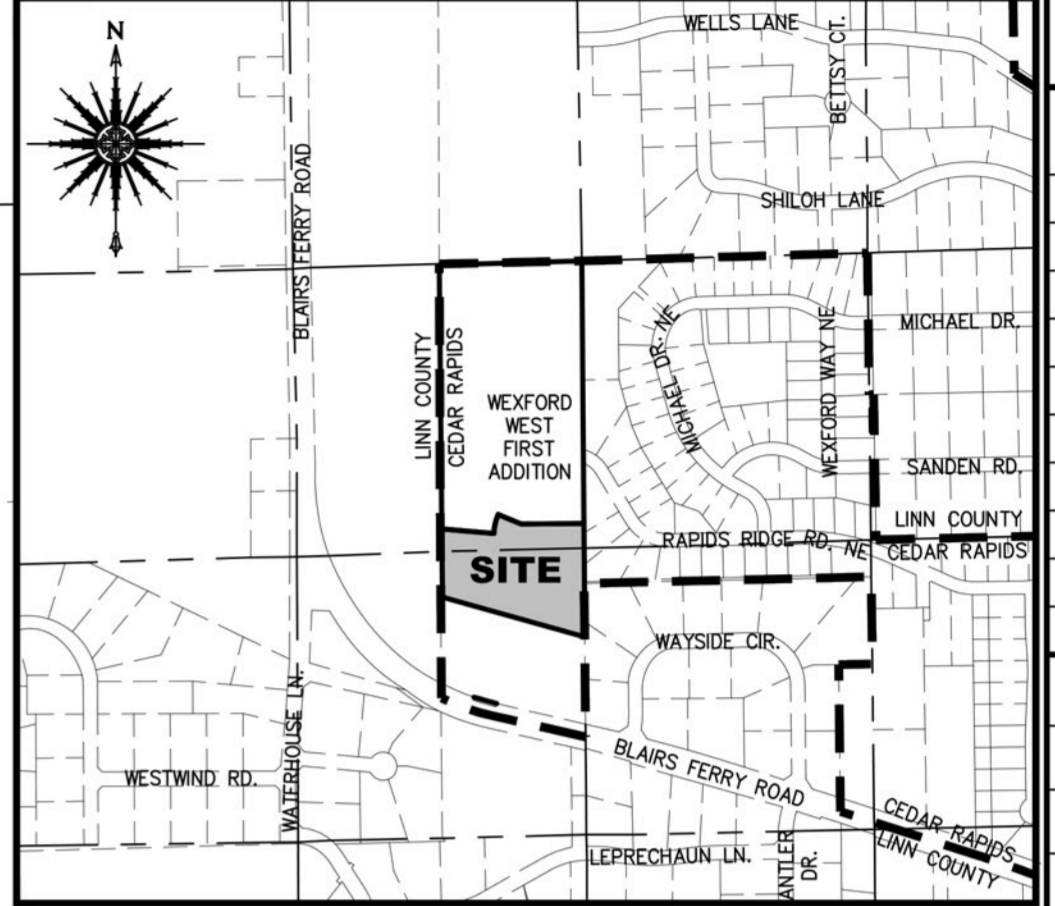
Requestor: Robarb I, LLC.
 Proprietor: Robarb I, LLC.
 Surveyor: Jed Schnoor

Company: Schnoor-Bonifazi Engineering & Surveying, LC,
 431 Fifth Avenue SW, Cedar Rapids, IA. 52404
 PH. 319-298-8888

Return To: jschnoor@S-B-Engineering.com

Schnoor Bonifazi
 Engineering & Surveying

SCHNOOR-BONIFAZI
 ENGINEERING & SURVEYING, LC
 431 FIFTH AVENUE SW
 CEDAR RAPIDS, IA 52404
 (319) 298-8888 (PHONE)



REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |

DRAWN: JED SCHNOOR
 APPROVED: JED SCHNOOR
 ISSUED FOR: APPROVAL
 DATE: 1/23/2024
 PROJECT NO.: 20068

1 SITE LOCATION MAP
 NOT TO SCALE

LEGAL DESCRIPTION
 WEXFORD WEST SECOND ADDITION to Cedar Rapids, Linn County, Iowa is that part of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter, all in Section 36, Township 84 North, Range 8 West of the 5th P.M., Cedar Rapids, Linn County, Iowa, described as follows:

Beginning at the Southwest corner of Lot 26, Wexford West First Addition to Cedar Rapids, Iowa;
 (the preceding four courses follow the Southerly boundary of Wexford West First Addition)
 thence South 84° 59' 11" East 242.66 feet to a point on a 303.00' radius curve concave Southeasterly;
 thence Northeasterly through a central angle of 17° 14' 23", arc distance of 91.17 feet (chord bearing North 13° 38' 01" East 90.83 feet);
 thence South 67° 44' 47" East 116.14 feet;
 thence North 89° 32' 47" East 293.07 feet to the Southeast corner of Lot 29, Wexford West First Addition and also being a point on the West line of Wexford Heights Fourth Addition and the East line of the Southwest Quarter of the Northwest Quarter of said Section 36;
 thence South 00° 27' 13" East 99.95 feet along said East line to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 36;
 thence South 00° 31' 25" East 430.63 feet along the East line of the Northwest Quarter of the Southwest Quarter of said Section 36;
 thence North 74° 23' 36" West 691.29 feet to the West line of Lot 1, Hudson-Miller First Addition to Linn County;
 thence North 00° 25' 51" West 228.56 feet along said West line to the Northwest corner of said Lot 1;
 thence North 00° 33' 46" West 90.63 feet to the Point of Beginning, containing 6.51 acres, subject to covenants, easements and restrictions of record.

For the purpose of this description, the West line of Lot 1, Hudson-Miller First Addition is assumed to bear North 00° 25' 51" West.

OWNER
 ROBARB I, LLC
 111 MILLER ROAD
 HIAWATHA, IOWA 52232
 CONTACT: MR. DUSTIN KERN
 PHONE: 319-654-6706
 EMAIL: dustin@klondservices.com

SURVEYOR
 LEO P. BONIFAZI, PLS
 SCHNOOR-BONIFAZI
 ENGINEERING & SURVEYING, LC
 431 FIFTH AVENUE SW
 CEDAR RAPIDS IA 52404
 PH (319) 298-8888

DATE OF SURVEY
 JUNE 12, 2020 & JULY 28, 2021

LEGEND

| | |
|-----------|---|
| — | PROPERTY LINE |
| - - - | ADJOINING LOT LINE |
| - · - · - | SECTION LINE |
| - · - · - | EASEMENT LINE |
| - · - · - | ADJOINING EASEMENT LINE |
| — · — · — | R.O.W. |
| — · — · — | U.E. |
| ○ | RIGHT-OF-WAY |
| ○ | UTILITY EASEMENT |
| ○ | FOUND 5/8" IRON REBAR W/ORANGE CAP NO. 13480 (UNLESS OTHERWISE NOTED) |
| ○ | SET 5/8" IRON REBAR W/ORANGE CAP NO. 13480 |
| ○ | EXISTING FENCE LINE |

NOTES
 Placement of above-ground utility structures is prohibited where utility easements cross sewer, water, drainage, or access easements, or in corner visual clearance areas.

All public utility easements are now being dedicated to the public as shown on the final plat.

Lot A is being dedicated to the City of Cedar Rapids as public right-of-way to be known as Lauder Lane NE and Ascot Lane NE.

ADJACENT PLAT RECORDING INFORMATION

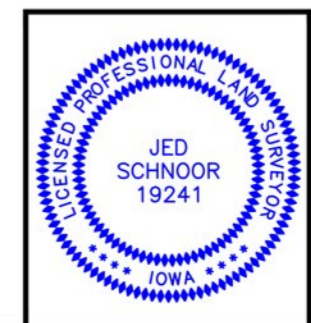
| PLAT NAME | RECORDING DATE | BOOK, PAGES |
|---|----------------|----------------|
| HUDSON-MILLER FIRST ADDITION TO LINN COUNTY | 07/17/2013 | 8738, 304-360 |
| WEXFORD HEIGHTS SECOND ADDITION TO CEDAR RAPIDS | 04/06/2017 | 9802, 267-285 |
| WEXFORD HEIGHTS FOURTH ADDITION TO CEDAR RAPIDS | 07/24/2019 | 10406, 177-200 |
| WEXFORD WEST FIRST ADDITION TO CEDAR RAPIDS | 06/08/2021 | 11038, 547-567 |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
|-------|---------|---------|-----------|---------------|---------|
| C1 | 91.17 | 303.00' | 17°14'23" | N 13°38'01" E | 90.83' |
| C2 | 28.87' | 303.00' | 5°27'35" | N 02°17'02" E | 28.86' |
| C3 | 120.04' | 303.00' | 22°41'59" | S 10°54'13" W | 119.26' |
| C4 | 34.59' | 363.00' | 5°27'35" | S 02°17'02" W | 34.58' |
| C5 | 37.41' | 303.00' | 7°04'27" | S 86°54'33" E | 37.39' |
| C6 | 92.58' | 303.00' | 17°30'09" | S 74°37'15" E | 92.20' |
| C7 | 129.97' | 303.00' | 24°34'36" | N 78°09'28" W | 128.98' |
| C8 | 81.97' | 363.00' | 12°56'20" | N 78°04'35" W | 81.80' |
| C9 | 36.35' | 363.00' | 5°44'15" | N 68°44'18" W | 36.34' |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
|-------|---------|---------|------------|---------------|---------|
| C10 | 118.33' | 363.00' | 18°40'35" | S 75°12'28" E | 117.80' |
| C11 | 41.93' | 50.00' | 48°03'07" | N 89°53'43" W | 40.72' |
| C12 | 13.01' | 50.00' | 14°54'44" | S 58°37'21" W | 12.98' |
| C13 | 80.90' | 60.00' | 77°15'20" | S 89°47'39" W | 74.91' |
| C14 | 53.46' | 60.00' | 51°03'17" | N 26°03'03" W | 51.71' |
| C15 | 58.79' | 60.00' | 56°08'42" | N 27°32'56" E | 56.47' |
| C16 | 61.27' | 60.00' | 58°30'33" | N 84°52'34" E | 58.64' |
| C17 | 254.43' | 60.00' | 242°57'52" | S 07°21'06" E | 102.34' |
| C18 | 54.95' | 50.00' | 62°57'52" | N 82°38'54" E | 52.22' |



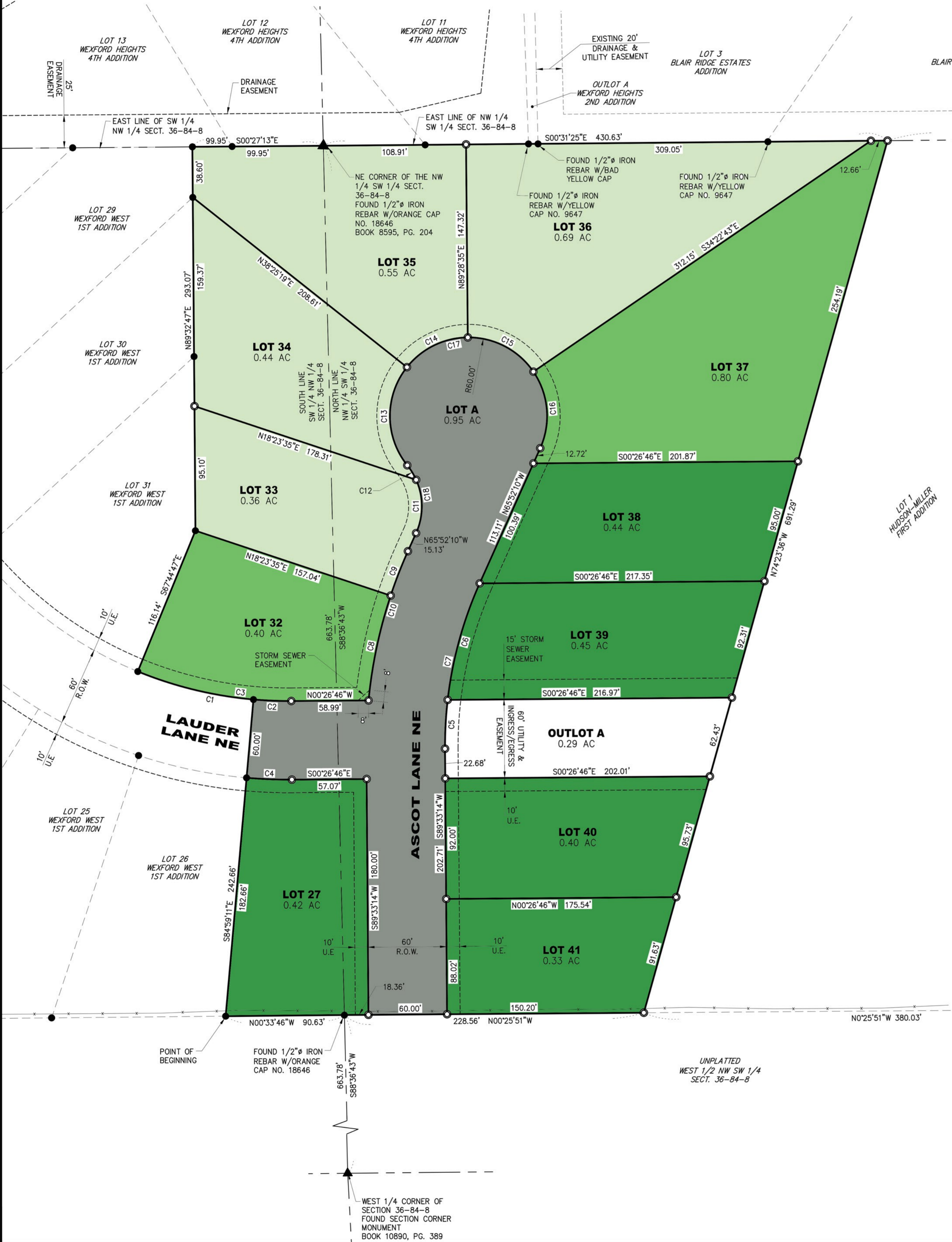
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *Jed Schnoor* DATE: 1/23/2024
 JED SCHNOOR
 LICENSE NO. 19241
 SHEETS COVERED BY THIS SEAL: 1-OF-1
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

FINAL PLAT

1 OF 1

**FINAL PLAT
WEXFORD WEST SECOND ADDITION
TO CEDAR RAPIDS, IOWA**



LOT TYPES

- Standard
- Lookout
- Walkout

BLAIRS FERRY ROAD NE

UNPLATTED
 WEST 1/2 NW SW 1/4
 SECT. 36-84-8

WEST 1/4 CORNER OF
 SECTION 36-84-8
 FOUND SECTION CORNER
 MONUMENT
 BOOK 10890, PG. 389