FINAL PLAT
CAMBRIDGE HEIGHTS SECOND ADDITION TO ROBINS, IOWA

N

0 25 50 100

SCALE IN FEET
1"=50'

INDEX LEGEND

Location: PARCEL A, PLAT OF SURVEY NO. 2076
NE1/4 SW1/4, SEC 17–84–7

Requestor: Wex, Inc.

Proprietor: Wex, Inc.

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

SPACE RESERVED FOR RECORDING PURPOSES

Schnoor Bonifazi
Engineering & Surveying

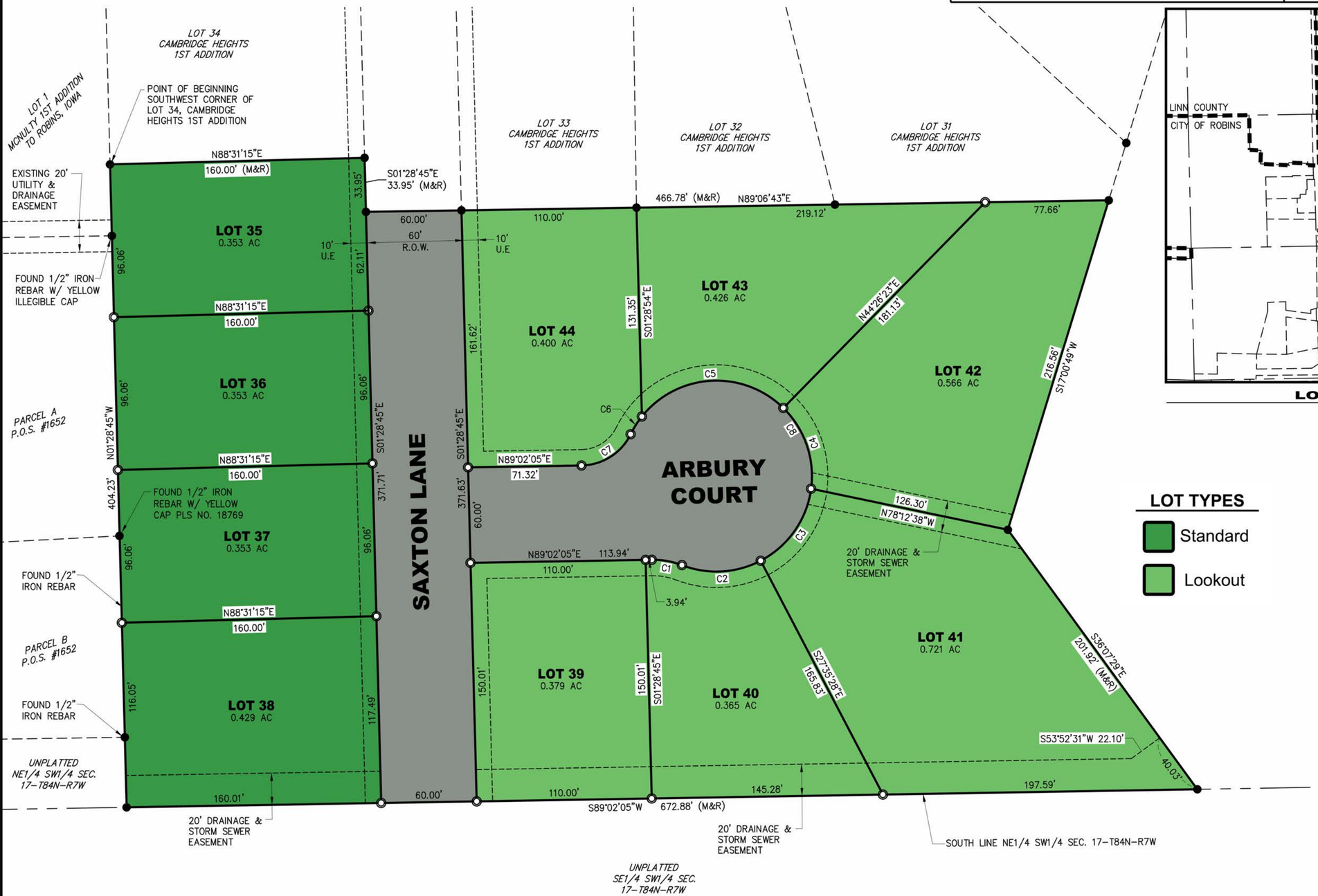
SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC

431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)

s-b-engineering.com

REVISIONS

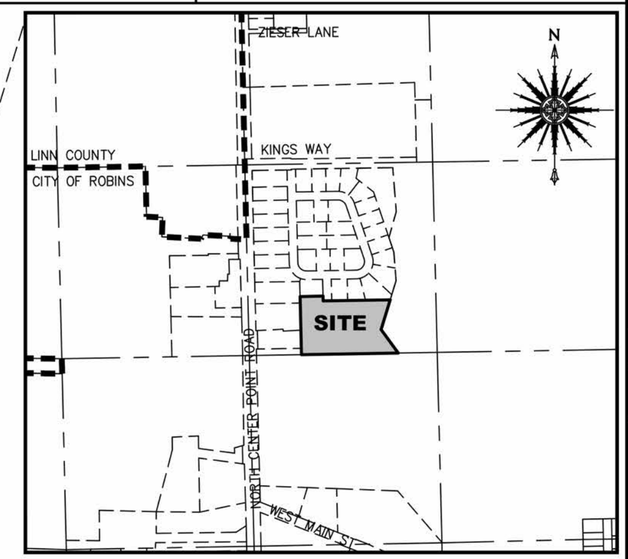
DRAWN: JED SCHNOOR
APPROVED: JED SCHNOOR
ISSUED FOR: REVIEW
DATE: 4/20/2022
PROJECT NO.: 21129



LOT TYPES

Standard

Lookout



LOCATION MAP

AREA OF SUBDIVISION

5.26 ACRES

NOTES:

1. It is prohibited to place any above ground structures where utility easements cross sewer, water, or drainage easements.
2. All public utility easements are now being dedicated to the public as shown on the final plat.
3. Lot A is now being dedicated to the City of Robins as public right–of–way to be known as Saxton Lane for a 28' wide street.
4. Lot B is now being dedicated to the City of Robins as public right–of–way to be known as Arbury Court for a 28' wide street.
5. Minimum Lot Low Opening Elevations exist for Lots 36 thru 42. Contact the City of Robins or Schnoor–Bonifazi Engineering & Surveying for requirements.

OWNER

WEX, INC
222 3RD AVENUE SE, SUITE 299
CEDAR RAPIDS, IA 52401
CONTACT PERSON: DUSTIN KERN
PHONE: 319–373–8533
Email: dustin@dklandservices.com

DATE OF SURVEY

JUNE 21, 2017

LEGEND

— — — —	SECTION LINE
————	PROPERTY LINE
– – – –	ADJOINING LOT LINE
- - - - -	EASEMENT LINE
●	FOUND 5/8" REBAR W/ORANGE CAP NO. 13480 UNLESS OTHERWISE NOTED
o	SET 5/8" IRON REBAR W/BLUE CAP NO. 19241
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT–OF–WAY
(M&R)	MEASURED AND RECORDED DISTANCE AND BEARING

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	19.34'	50.00'	22°09'24"	N 79°53'13" W	19.22'
C2	51.08'	60.00'	48°46'57"	N 86°48'00" E	49.56'
C3	57.42'	60.00'	54°49'57"	N 34°59'34" E	55.25'
C4	55.64'	60.00'	53°08'11"	N 18°59'30" W	53.67'
C5	100.33'	60.00'	95°48'20"	S 86°32'14" W	89.04'
C6	13.20'	60.00'	12°36'15"	S 32°19'57" W	13.17'
C7	38.49'	35.00'	63°00'15"	N 57°31'57" E	36.58'
C8	277.68'	60.00'	265°09'39"	N 21°23'21" W	88.36'

LEGAL DESCRIPTION

CAMBRIDGE HEIGHTS SECOND ADDITION TO ROBINS, IOWA is that part of Parcel A, Plat of Survey No. 2076, Robins, Linn County, Iowa, described as follows:

Beginning at the Southwest corner of Lot 34, Cambridge Heights First Addition to the City of Robins, Linn County, Iowa;
thence North 88° 31' 15" East 160.00 feet along the South line of said Lot 34 to the Southeast corner thereof and a point on the West right–of–way of Saxton Lane;
thence South 01° 28' 45" East 33.95 feet along said right–of–way;
thence North 89° 06' 43" East 466.78 feet along the South line of Cambridge Height First Addition to the Southeasterly corner of Lot 31, of said Cambridge Heights First Addition and a point on the East line of Parcel A, Plat of Survey No. 2076;
thence South 17° 00' 49" West 216.56 feet along the East line of said Parcel A;
thence South 36° 07' 29" East 201.92 feet along the East line of said Parcel A to the Southeast corner thereof;
thence South 89° 02' 05" West 672.88 feet along the South line of said Parcel A to the Southwest corner thereof;
thence North 01° 28' 45" West 404.23 feet along the West line of said Parcel A to the Point of Beginning, containing 5.26 acres, subject to covenants, easements and restrictions of record.

For the purpose of this description, the West line of Parcel A, Plat of Survey No. 2076 is assumed to bear North 01° 28' 45" West

LICENSED PROFESSIONAL LAND SURVEYOR
JED SCHNOOR
19241
IOWA

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: DATE: 4/20/2022
JED SCHNOOR
LICENSE NO. 19241
SHEETS COVERED BY THIS SEAL: 1–OF–1

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

FINAL PLAT
CAMBRIDGE HEIGHTS SECOND ADDITION
TO ROBINS, IOWA

FINAL PLAT