

Final Plat HIGHLAND WOODS

Iowa City, Iowa

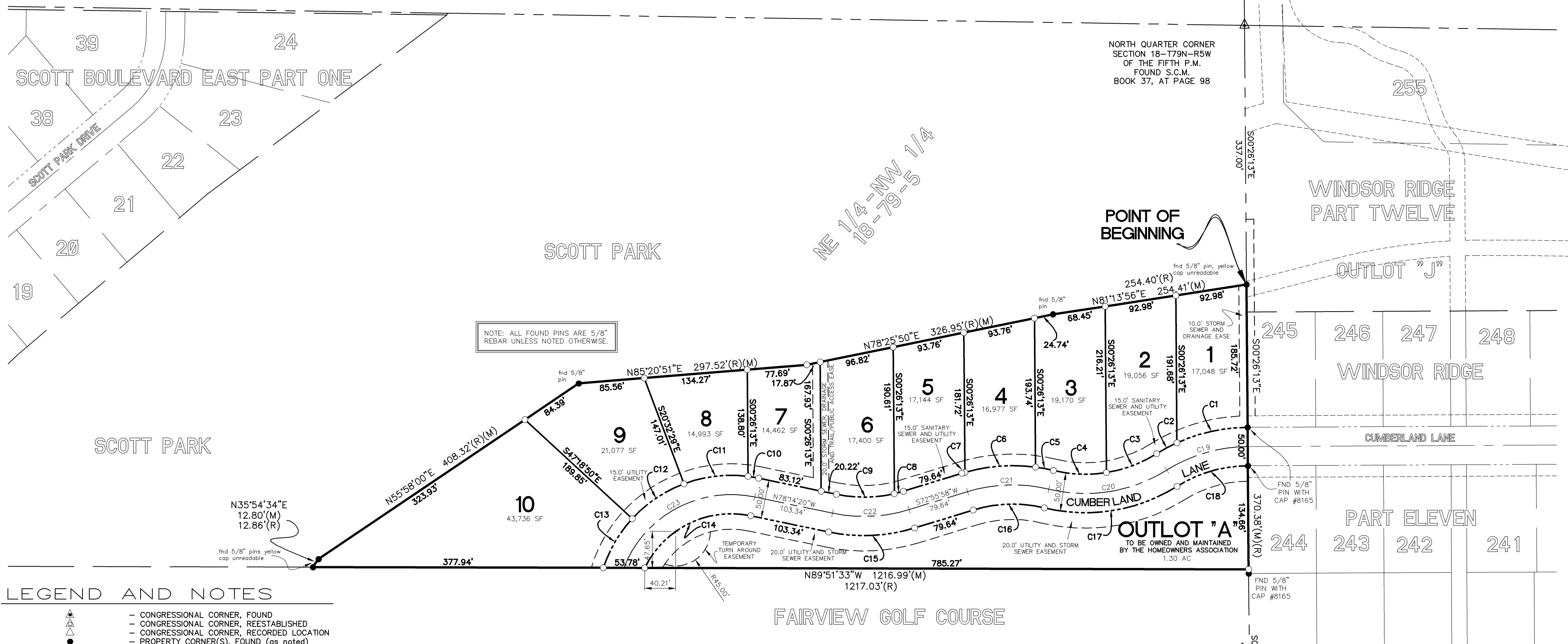
PREPARED BY: MMS CONSULTANTS INC. - 1917 S. GILBERT STREET - IOWA CITY, IOWA, 52240 - (319)351-8282

PLAT PREPARED BY :
MMS CONSULTANTS INC.
1917 S Gilbert St
Iowa City, Iowa, 52240

SUBDIVIDER:
John Moreland
1476 S. 1st Ave
Iowa City, Iowa 52240

SUBDIVIDER'S ATTORNEY:
Mike Kennedy
920 Dubuque St.
Iowa City, Iowa 52240

OWNER:
Mitchell-Phipps
321 Kirkwood Ave
Iowa City, Iowa 52240



NOTE: ALL FOUND PINS ARE 5/8" REBAR UNLESS NOTED OTHERWISE.

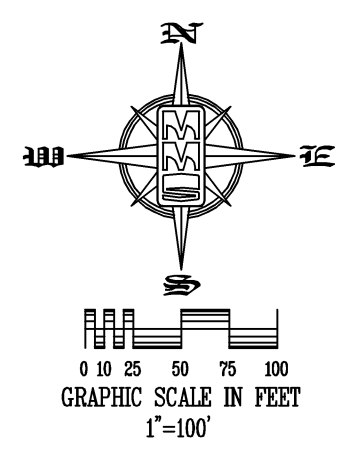
LEGEND AND NOTES

- ▲ - CONGRESSIONAL CORNER, FOUND
- △ - CONGRESSIONAL CORNER, REESTABLISHED
- △ - CONGRESSIONAL CORNER, RECORDED LOCATION
- - PROPERTY CORNER(S), FOUND (as noted)
- - PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- ⊗ - CUT "X"
- - PROPERTY &/or BOUNDARY LINES
- - CONGRESSIONAL SECTION LINES
- - RIGHT-OF-WAY LINES
- - CENTER LINES
- - LOT LINES, INTERNAL
- - LOT LINES, PLATTED OR BY DEED
- - EASEMENT LINES, WIDTH & PURPOSE NOTED
- - EXISTING EASEMENT LINES, PURPOSE NOTED
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- C22-1 - CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS
ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 20,000 FEET

PLAT/PLAN APPROVED by the City of Iowa City	
City Clerk	Date:
UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES; SEE CONSTRUCTION PLANS FOR DETAILS.	
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	
MIDAMERICAN ENERGY CO.	Date:
QWEST COMMUNICATIONS	Date:
MEDIACOM	Date:

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	24°07'20"	225.00'	94.73'	48.08'	94.03'	S77°38'12"W
C2	7°38'45"	225.00'	30.02'	15.03'	30.00'	S61°45'10"W
C3	22°58'58"	175.00'	70.20'	35.58'	69.73'	S69°25'17"W
C4	22°42'28"	175.00'	69.36'	35.14'	68.90'	S87°44'01"E
C5	6°00'54"	225.00'	23.62'	11.82'	23.61'	S79°23'14"E
C6	23°38'46"	225.00'	92.86'	47.10'	92.20'	S85°46'56"W
C7	1°01'35"	225.00'	4.03'	2.02'	4.03'	S73°26'45"W
C8	4°00'01"	175.00'	12.22'	6.11'	12.22'	S74°55'58"W
C9	24°49'41"	175.00'	75.83'	38.52'	75.24'	S89°20'49"W
C10	4°34'19"	175.00'	13.96'	6.99'	13.96'	S80°31'29"E
C11	27°43'50"	175.00'	84.70'	43.20'	83.87'	S83°19'26"W
C12	26°46'21"	175.00'	81.77'	41.65'	81.03'	S56°04'21"W
C13	24°26'48"	175.00'	74.67'	37.91'	74.10'	S30°27'46"W
C14	75°50'26"	125.00'	165.46'	97.38'	153.64'	S63°50'27"W
C15	28°49'42"	225.00'	113.21'	57.83'	112.02'	S87°20'49"W
C16	30°41'15"	175.00'	93.73'	48.02'	92.61'	S88°16'36"W
C17	45°41'26"	225.00'	179.43'	94.79'	174.71'	S80°46'31"W
C18	31°48'23"	175.00'	97.15'	49.86'	95.90'	S73°49'59"W
C19	31°47'05"	200.00'	110.95'	56.94'	109.53'	S73°49'20"W
C20	45°41'26"	200.00'	159.49'	84.26'	155.30'	S80°46'31"W
C21	30°41'15"	200.00'	107.12'	54.88'	105.84'	S88°16'36"W
C22	28°49'42"	200.00'	100.63'	51.40'	99.57'	S87°20'49"W
C23	80°22'16"	150.00'	210.41'	126.69'	193.58'	S61°34'32"W



I certify that during the month of May, 2003, at the direction of John Moreland, a survey was made under my supervision of a Portion of the Northeast Quarter of the Northwest Quarter of Section 18, Township 79 North, Range 5 West, of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa, the boundaries of which are described as follows:

Commencing at the North Quarter Corner of Section 18, Township 79 North, Range 5 West, of the Fifth Principal Meridian; Thence S00°26'13"E, along the East Line of the West One Half, of said Section 18, Township 79 North, Range 5 West, of the Fifth Principal Meridian, 337.00 feet, to the Point of Beginning; Thence continuing S00°26'13"E, along said East Line, 370.38 feet; Thence N89°51'33"W, 1216.99 feet; Thence N35°54'34"E, 12.80 feet; Thence N55°58'00"E, 408.32 feet; Thence N85°20'51"E, 297.52 feet; Thence N78°25'50"E, 326.95 feet; Thence N81°13'56"E, 254.41 feet, to the Point of Beginning. Said Tract of land contains 6.91 acres, more or less, and is subject to easements and restrictions of record.

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.

_____, 20____
GLEN D. MEISNER, P.E. & L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____

Signed before me this ____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

MMS CONSULTANTS, INC.
Iowa City, Iowa (319) 351-8282

CIVIL ENGINEERS & LAND SURVEYORS
LANDSCAPE ARCHITECTS & LAND PLANNERS
WETLAND SPECIALISTS

Final Plat
HIGHLAND WOODS
Iowa City, Iowa

Sheet Title:	Project Title:
Designed by:	DAM
Drawn by:	RLW
Checked by:	GDM
Date:	5-29-03
Field Book No:	683
Scale:	1"=100'
Sheet	1 of 1
Project Number:	0916112F

Revision No	Date	Description
06-05-03	06/12/03	per city comments dam
6/19/03	6/19/03	PER GDM REVIEW -JDM
07-09-03	07-09-03	PER CITY COMMENTS dam
7-18-03	7-18-03	gdm review dam