

# Final Plat Windsor Ridge - Part Ten Iowa City, Iowa

**PLAT PREPARED BY:**  
MMS CONSULTANTS INC.  
1917 SOUTH GILBERT ST.  
IOWA CITY, IOWA, 52240

**OWNER/SUBDIVIDER:**  
Arlington L.C.  
586 Highway 1 West  
Iowa City, Iowa

**OWNER'S ATTORNEY:**  
Douglas Ruppert  
122 S Linn Street  
Iowa City, Iowa

Delta=06'04'28"  
R=2926.05'  
L=310.21'  
T=155.25'  
C=310.07'  
CB=579'50'56"E

## LEGEND AND NOTES

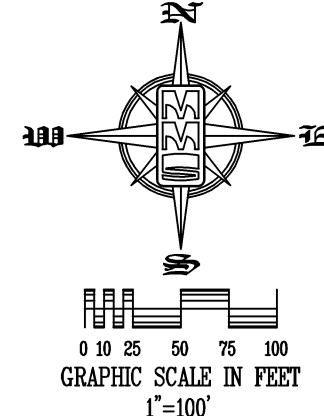
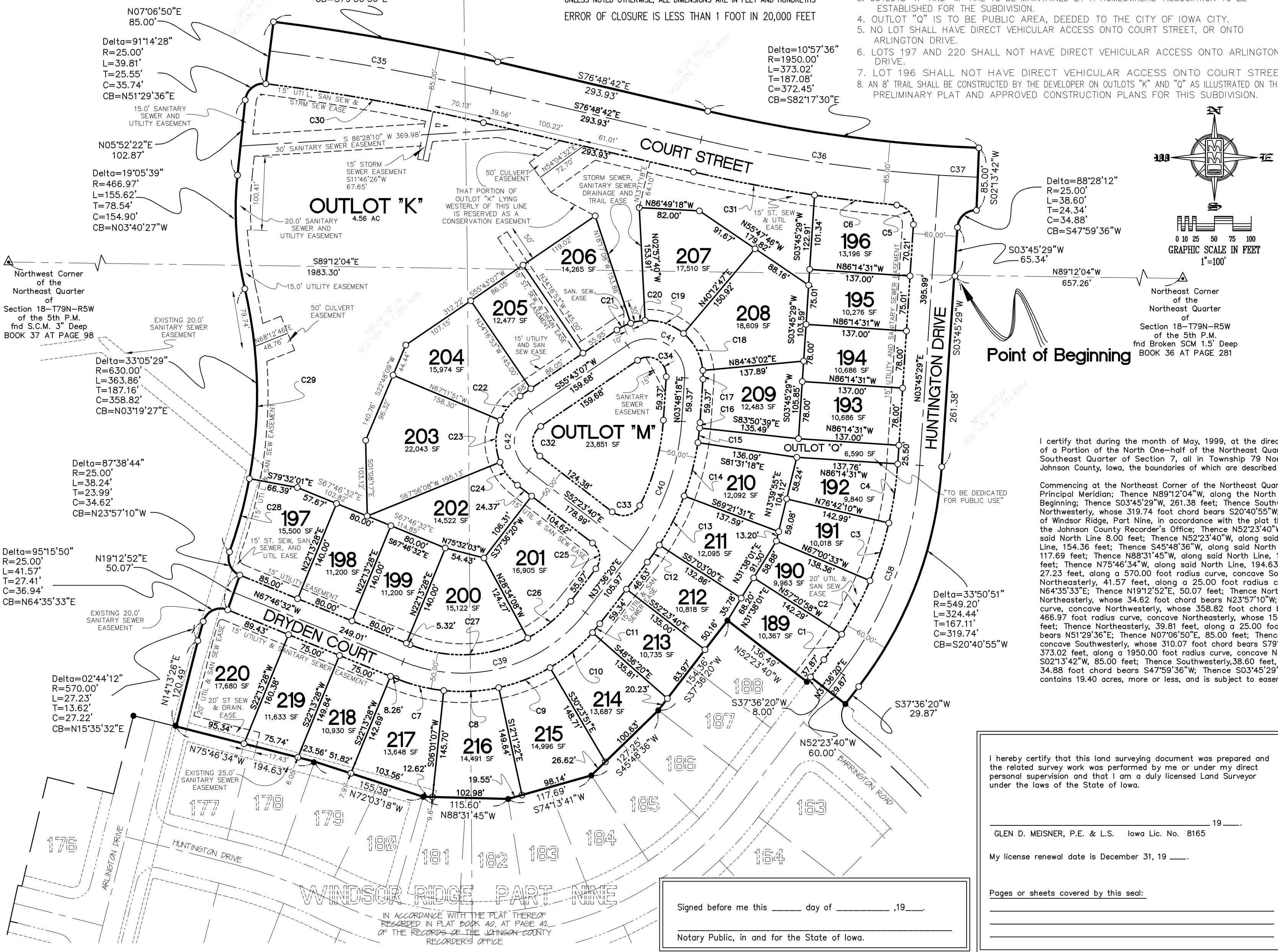
- CONGRESSIONAL CORNER, FOUND
  - PROPERTY CORNER(S), FOUND
  - PROPERTY CORNERS SET (5/8" Iron Pin w/ L.S. Cap)
  - PROPERTY &/or BOUNDARY LINES
  - CONGRESSIONAL SECTION LINES
  - RIGHT-OF-WAY LINES
  - CENTER LINES
  - LOT LINES, INTERNAL
  - LOT LINES, PLATTED OR BY DEED
  - EASEMENT LINES, WIDTH & PURPOSE NOTED
  - EXISTING EASEMENT LINES, PURPOSE NOTED
  - RECORDED DIMENSIONS
  - MEASURED DIMENSIONS
  - CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS  
ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 20,000 FEET

- NOTES:**
- ALL PROPOSED ELECTRICAL, TELEPHONE AND CABLE TELEVISION SERVICE AND DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND.
  - STREET SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER AT THE FOLLOWING LOCATIONS:
    - A.) ALONG THE COURT STREET FRONTAGE OF OUTLOT "K" AND LOT 196
    - B.) ALONG THE DRYDEN COURT FRONTAGE OF OUTLOT "Q"
    - C.) ALONG THE HUNTINGTON DRIVE FRONTAGE OF OUTLOT "K"
    - D.) ALONG THE DRYDEN COURT FRONTAGE OF OUTLOT "K"
    - E.) ALONG THE ARLINGTON DRIVE FRONTAGE OF OUTLOT "K"
    - F.) ALONG THE HUNTINGTON DRIVE FRONTAGE OF OUTLOT "O" LOCATED IN WINDSOR RIDGE-PART THIRTEEN
  - OUTLOTS "K" AND "M" ARE TO BE MAINTAINED BY A HOMEOWNERS' ASSOCIATION TO BE ESTABLISHED FOR THE SUBDIVISION.
  - OUTLOT "Q" IS TO BE PUBLIC AREA, DEEDED TO THE CITY OF IOWA CITY.
  - NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS ONTO COURT STREET, OR ONTO ARLINGTON DRIVE.
  - LOTS 197 AND 220 SHALL NOT HAVE DIRECT VEHICULAR ACCESS ONTO ARLINGTON DRIVE.
  - LOT 196 SHALL NOT HAVE DIRECT VEHICULAR ACCESS ONTO COURT STREET.
  - AN 8' TRAIL SHALL BE CONSTRUCTED BY THE DEVELOPER ON OUTLOTS "K" AND "O" AS ILLUSTRATED IN THE PRELIMINARY PLAT AND APPROVED CONSTRUCTION PLANS FOR THIS SUBDIVISION.

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

| CURVE TABLE |          |         |         |             |            |
|-------------|----------|---------|---------|-------------|------------|
| CURVE       | RADIUS   | LENGTH  | CHORD   | BEARING     | DELTA      |
| C1          | 489.20'  | 42.31'  | 42.29'  | N35°07'41"E | 04°57'18"  |
| C2          | 489.20'  | 82.48'  | 82.38'  | N27°49'15"E | 09°39'35"  |
| C3          | 489.20'  | 82.77'  | 82.67'  | N18°08'38"E | 09°41'37"  |
| C4          | 489.20'  | 81.45'  | 81.35'  | N08°31'40"E | 09°32'20"  |
| C5          | 25.00'   | 38.60'  | 34.88'  | N40°28'37"W | 88°28'12"  |
| C6          | 2035.00' | 112.85' | 112.83' | S83°07'24"E | 03°10'38"  |
| C7          | 237.00'  | 67.03'  | 66.81'  | S75°52'42"E | 16°12'21"  |
| C8          | 237.00'  | 75.32'  | 75.00'  | N86°54'53"E | 18°12'29"  |
| C9          | 237.00'  | 75.32'  | 75.00'  | N68°42'23"E | 18°12'29"  |
| C10         | 237.00'  | 75.32'  | 75.00'  | N50°29'54"E | 18°12'29"  |
| C11         | 237.00'  | 15.67'  | 15.67'  | N39°30'00"E | 03°47'20"  |
| C12         | 349.00'  | 28.36'  | 28.35'  | N35°16'40"E | 04°39'20"  |
| C13         | 349.00'  | 74.98'  | 74.83'  | N26°47'45"E | 12°18'31"  |
| C14         | 349.00'  | 75.26'  | 75.12'  | N14°27'48"E | 12°21'22"  |
| C15         | 349.00'  | 20.00'  | 20.00'  | N06°38'36"E | 03°17'02"  |
| C16         | 349.00'  | 7.29'   | 7.29'   | N04°24'12"E | 01°11'47"  |
| C17         | 75.00'   | 11.90'  | 11.88'  | N00°44'20"W | 09°05'16"  |
| C18         | 75.00'   | 58.26'  | 56.80'  | N27°32'06"W | 44°30'15"  |
| C19         | 75.00'   | 56.51'  | 55.19'  | N71°22'26"W | 43°10'27"  |
| C20         | 75.00'   | 20.06'  | 20.00'  | S79°22'36"W | 15°19'28"  |
| C21         | 75.00'   | 20.94'  | 20.87'  | S63°42'59"W | 15°59'46"  |
| C22         | 75.00'   | 43.09'  | 42.50'  | S39°15'38"W | 32°54'58"  |
| C23         | 75.00'   | 58.73'  | 57.24'  | S00°22'08"W | 44°52'00"  |
| C24         | 75.00'   | 39.70'  | 39.24'  | S37°13'46"E | 30°19'48"  |
| C25         | 25.00'   | 39.27'  | 35.36'  | N07°23'40"W | 90°00'00"  |
| C26         | 187.00'  | 77.76'  | 77.20'  | N49°31'06"E | 23°49'32"  |
| C27         | 187.00'  | 165.78' | 160.40' | N86°49'40"E | 50°47'36"  |
| C28         | 630.00'  | 103.40' | 103.28' | N15°10'05"E | 09°24'12"  |
| C29         | 630.00'  | 260.46' | 258.61' | N01°22'39"W | 23°41'16"  |
| C30         | 2841.05' | 301.20' | 301.06' | N79°50'56"W | 06°04'28"  |
| C31         | 2035.00' | 167.75' | 167.70' | S79°10'23"E | 04°43'23"  |
| C32         | 25.00'   | 47.17'  | 40.48'  | S01°39'43"W | 108°06'47" |
| C33         | 25.00'   | 43.86'  | 38.45'  | N77°20'54"E | 100°30'51" |
| C34         | 25.00'   | 55.89'  | 44.96'  | N60°14'18"W | 128°05'11" |
| C35         | 2886.05' | 305.97' | 305.83' | N79°50'56"W | 06°04'28"  |
| C36         | 1990.00' | 327.53' | 327.16' | S81°31'36"E | 09°25'49"  |
| C37         | 1990.00' | 53.14'  | 53.14'  | S87°00'24"E | 01°31'48"  |
| C38         | 519.20'  | 306.72' | 302.28' | N20°40'55"E | 33°50'51"  |
| C39         | 212.00'  | 276.10' | 256.99' | N74°54'54"E | 74°37'08"  |
| C40         | 324.00'  | 191.14' | 188.38' | N20°42'19"E | 33°48'02"  |
| C41         | 50.00'   | 111.78' | 89.91'  | N60°14'18"W | 128°05'11" |
| C42         | 50.00'   | 94.35'  | 80.96'  | S01°39'43"W | 108°06'47" |

| AREA TABLE  |             |
|-------------|-------------|
| SW1/4-SE1/4 | 2.16 ACRES  |
| SE1/4-SE1/4 | 3.48 ACRES  |
| NE1/4-NE1/4 | 8.64 ACRES  |
| NW1/4-NE1/4 | 5.12 ACRES  |
| TOTAL       | 19.40 ACRES |



I certify that during the month of May, 1999, at the direction of Arlington L.C., a survey was made under my supervision of a Portion of the North One-half of the Northeast Quarter of Section 18, and a portion of the South One-half of the Southeast Quarter of Section 7, all in 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 Northeast Corner of the Northeast Quarter of Section 18, Township 79 North, Range 5 West, of the Fifth Principal Meridian; Thence N89°12'04"W, along the North Line of said Northeast Quarter, 657.26 feet, to the Point of Beginning; Thence S03°45'29"W, 261.38 feet; Thence S37°36'20"W, 29.87 feet, to a Point on the North Line of Windsor Ridge, Part Nine, in accordance with the plat thereof Recorded in Plat Book 40, at page 42, of the records of the Johnson County Recorder's Office; Thence N52°23'40"W, along said North Line 60.00 feet; Thence S37°36'20"W, along said North Line 8.00 feet; Thence N52°23'40"W, along said North Line, 136.49 feet; Thence S37°36'20"W, along said North Line, 117.69 feet; Thence N88°31'45"W, along said North Line, 115.60 feet; Thence N72°03'18"W, along said North Line, 155.38 feet; Thence N75°46'34"W, along said North Line, 194.63 feet; Thence N14°13'26"E, 120.49 feet; Thence Northeastly, 27.23 feet, along a 570.00 foot radius curve, concave Southeastly, whose 27.22 foot chord bears N15°35'32"E; Thence Northeastly, 41.57 feet, along a 25.00 foot radius curve, concave Southeastly, whose 36.94 foot chord bears N64°35'33"E; Thence N19°12'52"E, 50.07 feet; Thence Northwestly, 36.24 feet, along a 25.00 foot radius curve, concave Northeastly, whose 34.62 foot chord bears N23°57'10"W; Thence Northeastly, 363.88 feet, along a 630.00 foot radius curve, concave Northwestly, whose 358.82 foot chord bears N03°19'27"E; Thence Northwestly, 155.62 feet, along a 466.97 foot radius curve, concave Northeastly, whose 154.90 foot chord bears N03°40'27"W; Thence N05°52'22"E, 102.87 feet; Thence Northeastly, 39.81 feet, along a 25.00 foot radius curve, concave Southeastly, whose 35.74 foot chord bears N51°29'36"E; Thence N07°06'50"E, 85.00 feet; Thence Southeastly, 310.21 feet, along a 2926.05 foot radius curve, concave Southwestly, whose 310.07 foot chord bears S79°50'56"E; Thence S76°48'42"E, 293.93 feet; Thence Southeastly, 373.02 feet, along a 1950.00 foot radius curve, concave Northeastly, whose 372.45 foot chord bears S82°17'30"E; Thence S02°13'42"W, 85.00 feet; Thence Southwestly, 38.60 feet, along a 25.00 foot radius curve, concave Southeastly, whose 34.88 foot chord bears S47°59'36"W; Thence S03°45'29"W, 65.34 feet, to the Point of Beginning. Said Tract of land contains 19.40 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.

\_\_\_\_\_, 19\_\_\_\_.

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

My license renewal date is December 31, 19\_\_\_\_.

Pages or sheets covered by this seal: \_\_\_\_\_

Signed before me this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public, in and for the State of Iowa.

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: \_\_\_\_\_

U.S. WEST COMMUNICATIONS Date: \_\_\_\_\_

TCI OF EASTERN IOWA Date: \_\_\_\_\_

Sheet Title: Final Plat  
Project Title: Windsor Ridge - Part Ten  
Iowa City, Iowa

Designed by: DAM  
Drawn by: RLW  
Checked by: GDM  
Date: 5-26-99  
Field Book No: 519  
Scale: 1"=100'  
Sheet 1 of 1 Sheets  
Project Number: 4146020F

PER CITY REVIEW  
7-8-99  
7-15-99  
8-10-99  
8-27-99  
10-18-99

PER CITY PLANNING  
PER GDM REVIEW  
11-17-99  
12-15-99

ADDED BIFER

PER CITY ENG. REVIEW  
PER CITY ENG. REVIEW

Revision No. & Date

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

CIVIL ENGINEERING & LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
SITE AND LAND DEVELOPMENT PLANNING