

Final Plat

Windsor Ridge - Part Ten A

A Resubdivision of A Portion of Windsor Ridge - Part Ten
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 SOUTH GILBERT ST.
IOWA CITY, IOWA, 52240

OWNER/SUBDIVIDER:
Arlington L.C.
2346 Mormon Trek Blvd
Suite 2000
Iowa City, Iowa

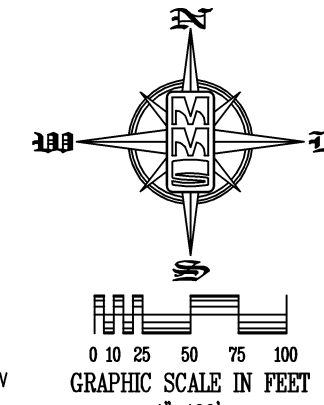
OWNER'S ATTORNEY:
Douglas Ruppert
122 S Linn Street
Iowa City, Iowa

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:
 - ALONG THE COURT STREET FRONTAGE OF LOT 196 AND OUTLOT "K" LOCATED IN WINDSOR RIDGE - PART TEN
 - ALONG THE HUNTINGTON DRIVE FRONTAGE OF OUTLOT "Q"
 - ALONG HUNTINGTON DRIVE FRONTAGE OF OUTLOT "O" LOCATED IN WINDSOR RIDGE-PART THIRTEEN
- OUTLOT "O" IS TO BE PUBLIC AREA, DEEDED TO THE CITY OF IOWA CITY.
- LOT 196 SHALL NOT HAVE DIRECT VEHICULAR ACCESS ONTO COURT STREET.
- AN 8' TRAIL SHALL BE CONSTRUCTED BY THE DEVELOPER ON OUTLOT "Q" AS ILLUSTRATED ON THE PRELIMINARY PLAT AND APPROVED CONSTRUCTION PLANS FOR THIS SUBDIVISION.

AREA TABLE	
SE1/4-SE1/4 OF SEC. 7	2.35 ACRES
NE1/4-NE1/4 OF SEC. 18	2.55 ACRES
TOTAL	4.90 ACRES

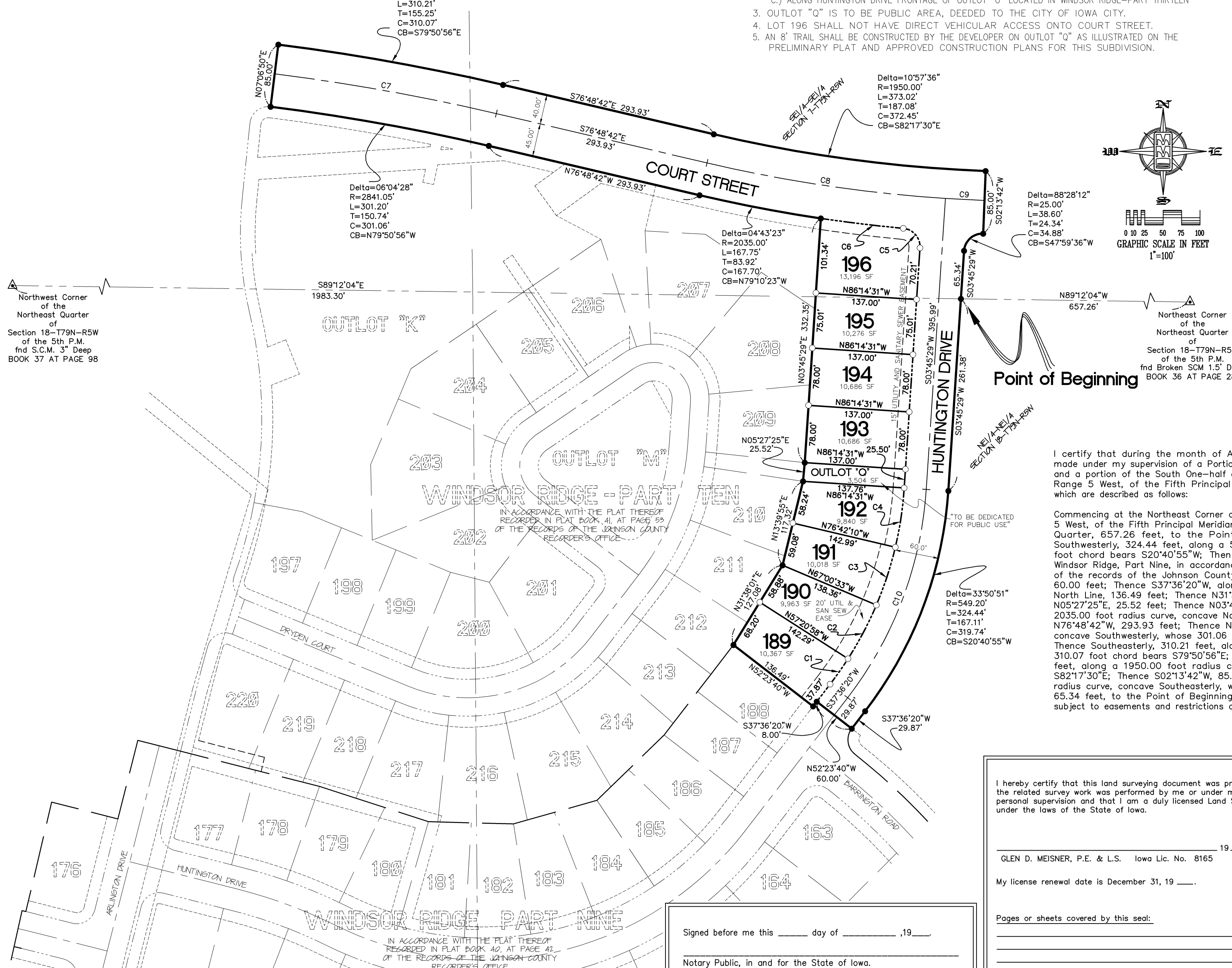
CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	04°57'18"	489.20'	42.31'	21.17'	42.29'	N35°07'41"E
C2	09°39'35"	489.20'	82.48'	41.34'	82.38'	N27°49'15"E
C3	09°41'37"	489.20'	82.77'	41.48'	82.67'	N18°08'38"E
C4	09°32'20"	489.20'	81.45'	40.82'	81.35'	N08°31'40"E
C5	88°28'12"	25.00'	38.60'	24.34'	34.88'	N40°28'37"W
C6	03°10'38"	2035.00'	112.85'	56.44'	112.83'	S83°07'27"W
C7	06°04'28"	2886.05'	305.97'	153.13'	305.83'	N79°50'56"W
C8	09°25'49"	1990.00'	327.53'	164.14'	327.16'	S81°31'36"E
C9	01°31'48"	1990.00'	53.14'	26.57'	53.14'	S87°00'24"E
C10	33°50'51"	519.20'	306.72'	157.98'	302.28'	N20°40'55"E



LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- PROPERTY CORNER(S), FOUND
- PROPERTY CORNERS SET (5/8" Iron Pin w/ LS 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



I certify that during the month of August, 2000, 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 Southwesterly, 324.44 feet, along a 549.20 foot radius curve, concave Northwesterly, whose 319.74 foot chord bears S20°40'55"W; 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 N31°38'01"E, 127.08 feet; Thence N13°39'55"E, 117.32 feet; Thence N05°27'25"E, 25.52 feet; Thence N03°45'29"E, 332.35 feet; Thence Northwesterly, 167.75 feet, along a 2035.00 foot radius curve, concave Northeasterly, whose 167.70 foot chord bears N79°10'23"W; Thence N76°48'42"W, 293.93 feet; Thence Northwesterly, 301.20 feet, along a 2841.05 foot radius curve, concave Southwesterly, whose 301.06 foot chord bears N79°50'56"W; Thence N07°06'50"E, 85.00 feet; Thence Southeasterly, 310.21 feet, along a 2926.05 foot radius curve, concave Southwesterly, whose 310.07 foot chord bears S79°50'56"E; Thence S76°48'42"E, 293.93 feet; Thence Southeasterly, 373.02 feet, along a 1950.00 foot radius curve, concave Northeasterly, whose 372.45 foot chord bears S82°17'30"E; Thence S02°13'42"W, 85.00 feet; Thence Southwesterly, 38.60 feet, along a 25.00 foot radius curve, concave Southeasterly, 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 4.90 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.

GLEN D. WEISNER, 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: _____

LEGAL PER GDM REVIEW
PER CITY REVIEW
per gdm final review

Revision No. & Date
08-16-00
08-31-00
10-06-00

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

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
SITE AND LAND DEVELOPMENT PLANNING

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

Designed by: DAM
Drawn by: RLW
Checked by: GDM
Date: 08-14-00
Field Book No: 519
Scale: 1"=100'
Sheet 1 of 1 Sheets
Project Number: 4146020F