

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

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

Northwest Corner  
of the  
Northeast Quarter  
of  
Section 18-T79N-R5W  
of the 5th P.M.  
found S.C.M. 3" Deep  
BOOK 37 AT PAGE 98

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

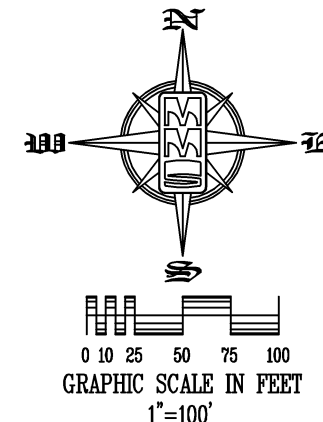
OWNER'S ATTORNEY  
Douglas Ruppert  
122 S Linn Street  
Iowa City, Iowa

AREA TABLE	
NW1/4-NE1/4	12.58 ACRES

## 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



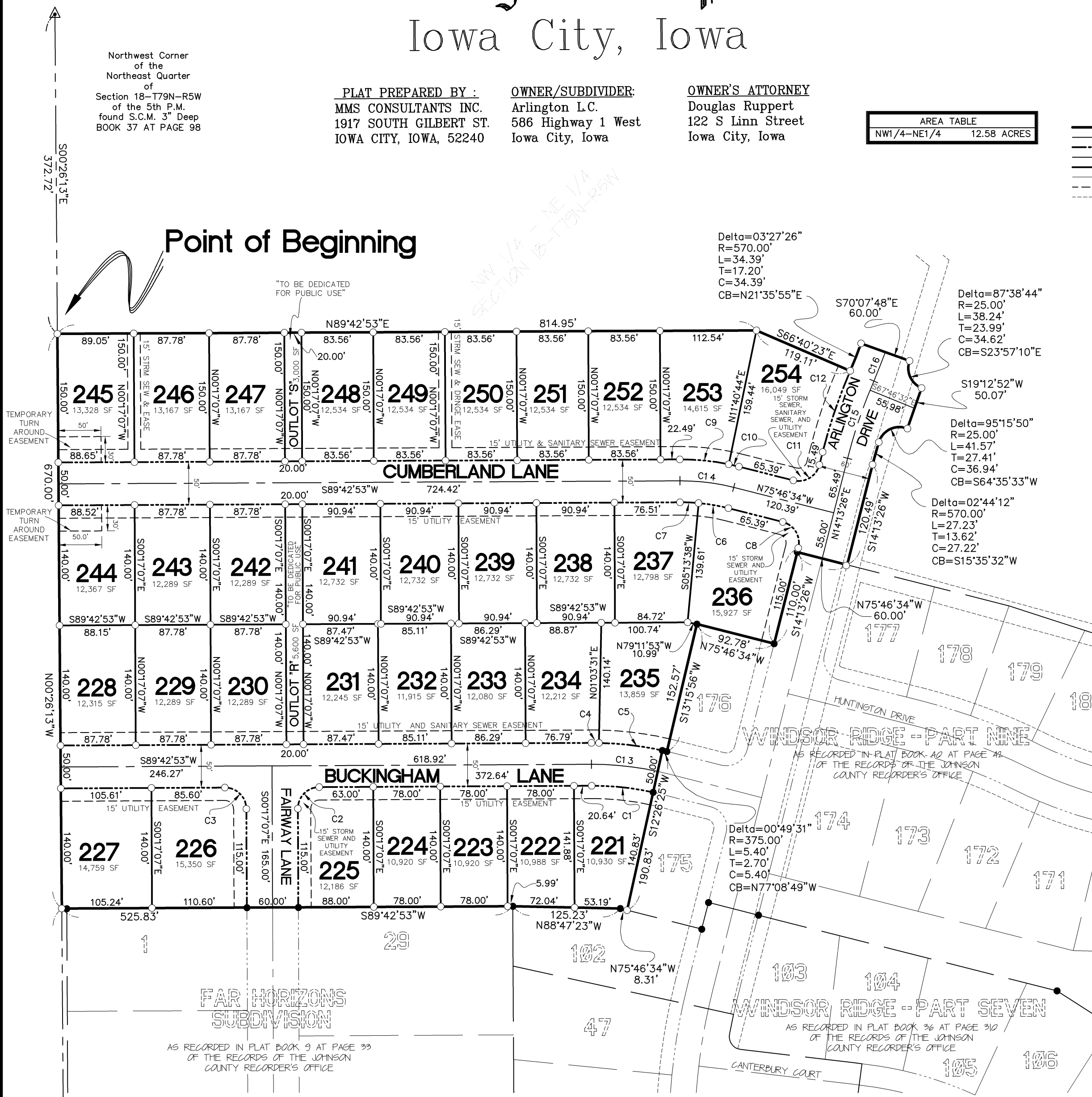
CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	12'43.32"	325.00'	72.18'	36.24'	72.04'	N83°55'21"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°42'53"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°17'07"W
C4	01°20'38"	375.00'	8.80'	8.80'	8.80'	N89°36'48"W
C5	12°12'25"	375.00'	79.89'	40.10'	79.74'	N82°50'17"W
C6	08°59'48"	225.00'	35.33'	17.70'	35.29'	N80°16'28"W
C7	05°30'45"	225.00'	21.65'	10.83'	21.64'	N87°31'45"W
C8	90°00'00"	25.00'	39.27'	25.00'	35.36'	N30°46'34"W
C9	11°57'51"	275.00'	57.42'	28.82'	57.32'	N84°18'11"W
C10	02°32'41"	275.00'	12.21'	6.11'	12.21'	N77°02'55"W
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	N59°13'26"E
C12	09°06'12"	630.00'	100.10'	50.15'	99.99'	S18°46'32"W
C13	12°43'32"	350.00'	77.74'	39.03'	77.58'	N83°55'21"W
C14	14°30'33"	250.00'	63.31'	31.82'	63.14'	N83°01'51"W
C15	09°06'12"	600.00'	95.33'	47.76'	95.23'	S18°46'32"W
C16	03°27'26"	600.00'	36.20'	18.11'	36.20'	N21°35'55"E

### 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 CUMBERLAND LANE FRONTAGE OF OUTLOTS "R" & "S"
  - B.) ALONG THE BUCKINGHAM LANE FRONTAGE OF OUTLOT "R"
- OUTLOTS "R" & "S" ARE TO BE PUBLIC AREAS, DEEDED TO THE CITY OF IOWA CITY.
- LOTS 236 AND 254 SHALL NOT HAVE DIRECT VEHICULAR ACCESS ONTO ARLINGTON DRIVE.
- AN 8' TRAIL SHALL BE CONSTRUCTED BY THE DEVELOPER ON OUTLOTS "R" AND "S" AS ILLUSTRATED ON THE PRELIMINARY PLAT AND THE APPROVED CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.

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 Northwest Quarter of the Northeast 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 Northwest Corner of the Northeast Quarter of Section 18, Township 79 North, Range 5 West, of the Fifth Principal Meridian; Thence S00°26'13"E, along the west line of said Northeast Quarter, 372.72 feet, to the Point of Beginning; Thence N89°42'53"E, 814.95 feet; Thence S66°40'23"E, 119.11 feet; Thence Northeastly, 34.39 feet, along a 570.00 foot radius curve, concave Southeastly, whose 34.39 foot chord bears N21°35'55"E; Thence S70°07'48"E, 60.00 feet; Thence Southeastly, 38.24 feet, along a 25.00 foot radius curve, concave Northeastly, whose 34.62 foot chord bears S23°57'10"E; Thence S19°12'52"W, 50.07 feet; Thence Southwestly, 41.57 feet, along a 25.00 foot radius curve, concave Southeastly, whose 36.94 foot chord bears S64°35'33"W; Thence Southwestly, 27.23 feet, along a 570.00 foot radius curve, concave Southeastly, whose 27.22 foot chord bears S15°35'32"W; Thence S14°13'26"W, 120.49 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 N75°46'34"W, along said North Line, 60.00 feet; Thence S14°13'26"W, along said North Line, 110.00 feet; Thence N75°46'34"W, along said North Line, 92.78 feet, to the Northwest Corner of said Windsor Ridge, Part Nine; Thence S13°15'56"W, along the West Line of said Windsor Ridge, Part Nine, a distance of 152.57 feet; Thence Northwestly, 5.40 feet, along said West Line, on a 375.00 foot radius curve, concave Southwestly, whose 5.40 foot chord bears N77°08'49"W; Thence S12°26'25"W, along said West Line, 190.83 feet, to the Southwest corner of said Windsor Ridge, Part Seven, in accordance with the Plat thereof recorded in Plat Book 36, at Page 310 of the records of the Johnson County Recorder's Office; Thence N75°46'34"W, along said North Line, 8.31 feet; Thence N88°47'23"W, along said North Line, 125.23 feet, to the Northwest Corner thereof, and the Northeast Corner of Far Horizons Subdivision, in accordance with the Plat thereof recorded in Plat Book 9, at Page 33, of the Records of the Johnson County Recorder's Office; Thence S89°42'53"W, along the North Line of said Far Horizons, and the Westerly projection thereof, 525.83 feet, to its intersection with the West Line of said Northeast Quarter of Section 18; Thence N00°26'13"W, along said West Line, 670.00 feet, to the Point of Beginning. Said Tract of land contains 12.58 acres, more or less, and is subject to easements and restrictions of record.



Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
Notary Public, in and for the State of 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 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: \_\_\_\_\_

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 Windsor Ridge - Part Eleven Iowa City, Iowa

Project Title: Windsor Ridge - Part Eleven 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: 12-15-99 PER GDM REVIEW

PER CITY REVIEW: 8-27-99

PER CITY REVIEW: 9-30-99

PER CITY REVIEW: 10-18-99

PER CITY REVIEW: 11-18-99

Revision No. & Date

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

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

4146020-11r.dwg 12-15-99 13:11:59/5031