Final Plat

Windsor Ridge — Parts One & Two

to Iowa City, Iowa

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

OWNER/SUBDIVIDER:
Windsor Ridge Development Co
1700 First Ave
Iowa City, Iowa

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

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- 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
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- C22-1 CURVE SEGMENT NUMBER

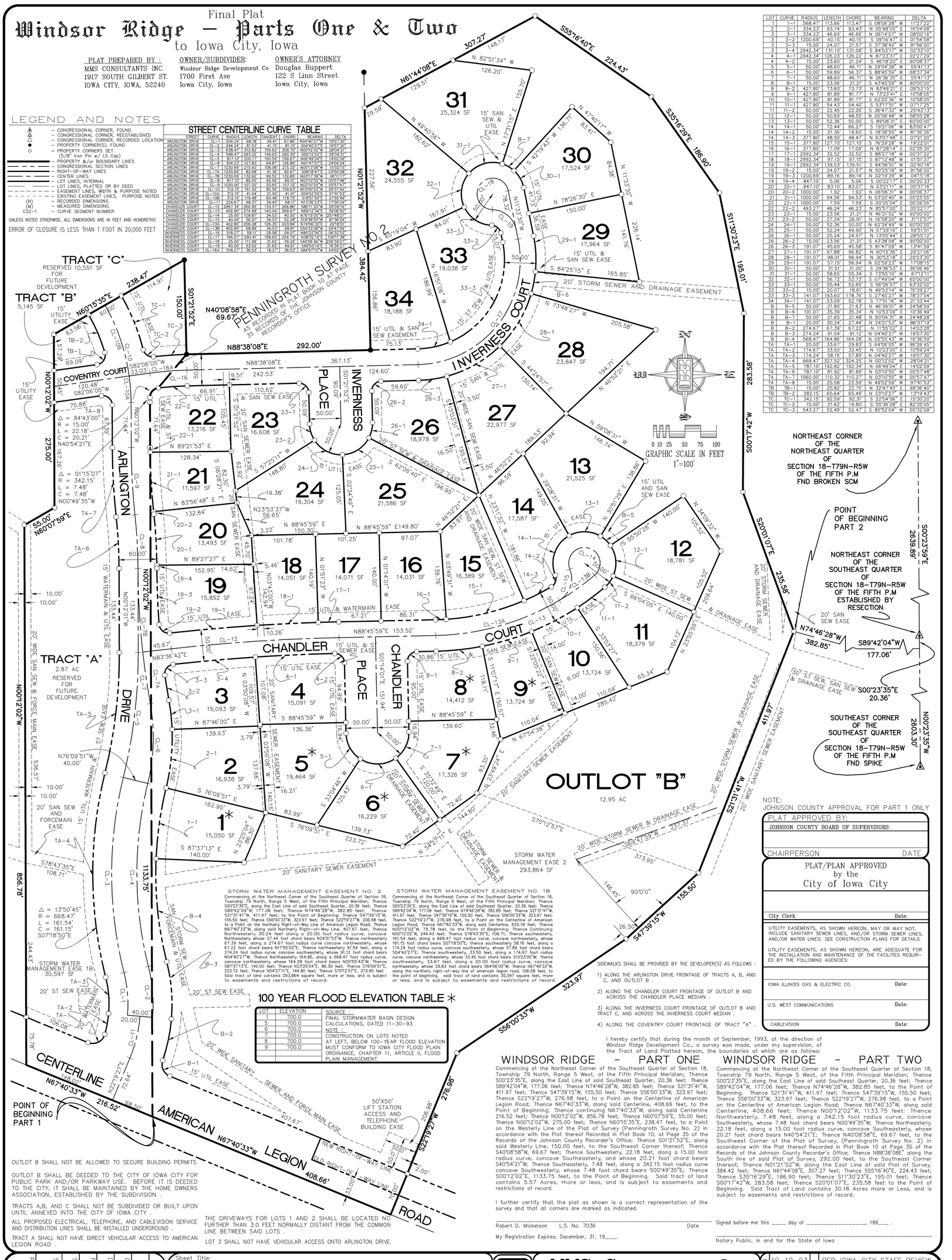
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 20,000 FEET

STREET CENTERLINE CURVE TABLE

STREET	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
ARLINGTON DRIVE	CL-1	204.24'	68.18'	34.41'	67.86'	N04°40'27"W	19°07'30"
ARLINGTON DRIVE	CL-2	244.24'	81.53'	41.15'	81.15'	S04°40'27"E	19°07'30"
ARLINGTON DRIVE	CL-3	638.47'	312.82'	159.62'	309.70'	N00°17'02"W	28°04'21"
ARLINGTON DRIVE	CL-4	598.47'	293.22'	149.62'	290.30'	S00°17'02"E	28°04'21"
ARLINGTON DRIVE	CL-5	817.10'	200.17'	100.59'	199.67'	N06°49'04"E	14°02'09"
ARLINGTON DRIVE	CL-6	304.23'	127.63'	64.87'	126.69'	N01°43'57"E	24°04'24"
ARLINGTON DRIVE	CL-7	1230.69'	215.60'	108.08'	215.32'	N05°53'08"W	10°02'15"
ARLINGTON DRIVE	CL-7A	1230.69'	82.68'	41.36'	82.67'	S08°18'47"E	03°50'08"
ARLINGTON DRIVE	CL-7B	1230.69'	132.92'	66.52'	132.85'	N03°17'39"W	06°11'17"
ARLINGTON DRIVE	CL-8	817.10'	85.05'	42.56'	85.01'	N03°10'55"W	05°57'48"
ARLINGTON DRIVE	CL-9	1030.00'	107.20'	53.63'	107.15'	N03°10'55"W	05°57'48"
ARLINGTON DRIVE	CL-10	312.15'	161.42'	82.56'	159.63'	N15°05'53"W	29°37'45"
ARLINGTON DRIVE	CL-10A	312.15'	41.94'	21.00'	41.91'	S24°02'29"E	07°41'53"
ARLINGTON DRIVE	CL-10B	312.15'	119.48'	60.48'	118.75'	S18°51'50"E	21°55'49"
ARLINGTON DRIVE	CL-11	224.67'	68.37'	34.45'	68.11'	N13°36'23"E	17°26'09"
CHANDLER COURT	CL-12	2967.34'	264.95'	133.57'	264.86'	S86°11'20"W	05°19'16"
CHANDLER COURT	CL-13	402.80'	274.95'	143.09'	269.67'	N69°12'34"E	39°08'50"
CHANDLER COURT	CL-14	25.00'	109.87'	34.53'	40.50'	N76°15'05"W	251°48'27"
CHANDLER COURT	CL-15	40.00'	56.97'	34.53'	52.28'	S16°38'55"W	81°36'26"
CHANDLER COURT	CL-13A	402.80'	206.08'	105.35'	203.84'	N74°06'33"E	29°18'51"
CHANDLER COURT	CL-13B	402.80'	68.92'	34.53'	68.81'	S54°33'08"W	09°47'29"
INVERNESS COURT	CL-16	518.27'	59.11'	29.58'	59.07'	N85°22'06"E	06°32'03"
INVERNESS COURT	CL-17	166.07'	290.40'	198.60'	254.79'	N38°52'13"E	100°11'38"
INVERNESS COURT	CL-18	25.00'	111.99'	31.62'	39.22'	S40°06'46"W	256°39'27"
INVERNESS COURT	CL-19	40.00'	43.52'	31.62'	41.61'	S49°53'14"E	62°39'27"
INVERNESS COURT	CL-16A	518.27'	36.53'	18.27'	36.53'	S84°07'15"W	04°02'11"

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	1-1	568.47'	113.66'	113.47'	S 08°06'28" W	11°27'29"
2	2-1	334.23'	93.74'	93.43'	N 05°48'05" E	16°04'08"
3	3-1	334.23'	46.69'	46.66'	N 06°14'07" W	08°00'16"
3	3-2	1200.69'	40.15'	40.15'	S 09°16'47" E	01°54'58"
3	3-3	15.00'	24.07'	21.57'	S 37°38'42" W	91°56'00"
3	3-4	2942.34'	131.10'	131.08'	S 84°53'17" W	02°33'10"
4	4-1	2942.34'	126.23'	126.22'	N 87°23'37" E	02°27'29"
4	4-2	15.00'	23.60'	21.24'	S 46°18'20" E	90°08'37"
5	5-1	50.00'	48.60'	46.71'	N 29°04'38" W	55°41'13"
6	6-1	50.00'	59.89'	56.37'	S 88°45'59" E	68°37'34"
7	7-1	50.00'	48.60'	46.71'	N 26°36'35" E	55°41'13"
8	8-1	15.00'	23.56'	21.21'	S 43°45'59" W	90°00'00"
8	8-2	427.80'	73.83'	73.73'	N 83°49'47" E	01°54'58"
9	9-1	427.80'	81.89'	81.77'	N 73°23'41" E	10°58'05"
10	10-1	427.80'	81.89'	81.77'	S 62°25'36" W	10°58'05"
11	11-1	427.80'	54.43'	54.40'	S 53°17'57" E	07°17'25"
11	11-2	50.00'	22.45'	22.26'	S 36°47'32" W	25°43'13"
12	12-1	50.00'	50.69'	48.55'	N 05°06'48" W	58°05'28"
13	13-1	50.00'	52.36'	50.00'	S 89°08'31" E	60°00'00"
14	14-1	50.00'	72.44'	66.27'	S 19°21'06" W	83°00'47"
14	14-2	15.00'	21.36'	19.60'	S 18°38'55" W	81°36'26"
14	14-3	377.80'	48.50'	48.47'	N 63°07'48" E	07°21'20"
15	15-1	377.80'	127.70'	127.10'	S 76°29'28" W	19°22'01"
16	16-1	377.80'	17.09'	17.09'	N 87°28'14" E	02°35'30"
17	17-1	2992.34'	32.52'	32.52'	S 88°27'18" W	00°37'22"
18	18-1	2992.34'	97.15'	97.15'	S 87°12'48" W	01°51'37"
19	19-1	2992.34'	139.53'	139.51'	S 84°56'51" W	02°40'18"
19	19-2	15.00'	24.07'	21.57'	N 03°25'16" W	91°56'00"
19	19-3	1200.69'	89.16'	89.14'	N 02°19'39" W	04°15'18"
19	19-4	847.10'	5.06'	5.06'	S 00°22'17" E	00°20'33"
20	20-1	847.10'	83.10'	83.07'	N 03°21'11" W	05°37'16"
20	20-2	1000.00'	1.92'	1.92'	N 06°06'31" W	00°06'37"
21	21-1	1000.00'	94.56'	94.53'	N 03°20'40" W	05°25'05"
22	22-1	1000.00'	7.59'	7.59'	S 00°25'04" W	00°26'05"
22	22-2	493.27'	46.24'	46.23'	N 85°57'00" E	05°22'17"
23	23-1	15.00'	23.56'	21.21'	N 46°21'52" W	90°00'00"
23	23-2	15.00'	27.24'	26.91'	N 16°58'20" W	31°12'57"
24	24-1	50.00'	52.36'	50.00'	N 62°34'49" W	60°00'00"
25	25-1	50.00'	52.24'	49.90'	N 57°29'16" E	59°51'51"
26	26-1	50.00'	25.24'	24.97'	N 13°05'44" E	28°55'12"
26	26-2	15.00'	23.56'	21.21'	S 43°38'08" W	90°00'00"
26	26-3	191.07'	45.69'	45.58'	S 81°47'09" W	13°41'59"
27	27-1	191.07'	97.88'	96.82'	N 60°15'36" W	29°21'06"
28	28-1	191.07'	98.01'	96.94'	N 30°53'18" E	29°23'30"
29	29-1	191.07'	57.15'	56.94'	N 02°39'23" W	17°08'15"
30	30-1	50.00'	31.51'	31.00'	S 29°36'53" E	36°06'46"
31	31-1	50.00'	58.65'	55.34'	S 73°55'10" W	67°12'11"
32	32-1	50.00'	56.72'	53.73'	S 07°49'04" W	65°00'00"
33	33-1	50.00'	55.44'	52.65'	S 56°26'57" E	63°32'02"
33	33-2	15.00'	20.07'	18.61'	N 49°53'14" W	76°39'27"
33	33-3	141.07'	193.60'	178.76'	S 27°45'27" W	78°37'54"
34	34-1	141.07'	53.09'	52.78'	S 77°51'16" W	21°33'44"
B	B-5	50.00'	21.80'	21.63'	N 46°39'01" W	24°58'59"
B	B-6	191.07'	35.39'	35.34'	N 10°53'09" E	10°36'49"
B	B-7	50.00'	21.65'	21.48'	N 60°04'31" W	24°48'28"
B	B-1	20.00'	30.24'	27.44'	N 24°21'53" W	86°37'19"
B	B-2	274.67'	67.39'	67.22'	N 11°55'02" E	14°03'28"
B	B-3	274.24'	91.54'	91.12'	N 04°40'27" W	19°07'30"
B	B-4	568.47'	164.86'	164.28'	N 05°55'43" W	16°36'59"
TA	TA-1	20.00'	33.67'	29.83'	S 64°06'05" W	96°26'45"
TA	TA-2	174.67'	33.50'	33.45'	N 10°23'00" E	10°59'24"
TA	TA-3	174.24'	58.16'	57.89'	N 04°40'27" W	19°07'30"
TA	TA-4	668.47'	327.52'	324.22'	N 00°17'02" W	28°04'21"
TA	TA-5	787.10'	192.82'	192.34'	N 06°49'04" E	14°02'09"
TA	TA-6	787.10'	81.92'	81.89'	N 03°10'55" W	05°57'48"
TA	TA-7	1060.00'	110.27'	110.27'	N 03°10'55" W	05°57'48"
TA	TA-8	15.00'	25.58'	22.59'	N 49°02'59" W	97°41'53"
TB	TB-1	15.00'	25.82'	22.75'	N 32°47'45" E	98°36'40"
TB	TB-2	282.15'	65.64'	65.49'	S 23°10'27" W	13°19'43"
TC	TC-1	342.15'	92.59'	92.31'	S 22°04'06" E	15°30'20"
TC	TC-2	15.00'	21.62'	19.80'	S 55°36'28" E	82°35'05"
TC	TC-3	543.27'	52.49'	52.47'	S 85°52'04" W	05°32'09"



NOTE:
JOHNSON COUNTY APPROVAL FOR PART 1 ONLY

PLAT APPROVED BY:
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON DATE

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:

IOWA ILLINOIS GAS & ELECTRIC CO. Date:

U.S. WEST COMMUNICATIONS Date:

CABLEVISION Date:

STORM WATER MANAGEMENT EASEMENT NO. 2

Commencing at the Northeast Corner of the Southeast Quarter of Section 18, Township 79 North, Range 5 West, of the Fifth Principal Meridian; Thence S00°23'35"E, along the East Line of said Southeast Quarter, 20.36 feet; Thence S89°42'04"W, 177.06 feet; Thence N74°46'28"W, 382.85 feet; Thence S21°31'41"W, 411.97 feet, to the Point of Beginning; Thence S47°39'15"W, 155.50 feet; Thence S56°00'33"W, 323.97 feet; Thence S22°19'27"W, 206.98 feet, to a Point on the Northerly Right-of-Way Line of American Legion Road; Thence N67°40'33"W, along said Northerly Right-of-Way Line, 407.67 feet; Thence Northwesterly 30.24 feet along a 20.00 foot radius curve, concave Northeasterly whose 27.44 foot chord bears N24°21'53"W; Thence northeasterly 67.39 feet, along a 274.67 foot radius curve concave northwesterly, whose 67.22 foot chord bears N11°55'02"E; Thence northwesterly 91.54 feet, along a 274.24 foot radius curve, concave southwesterly, whose 91.12 foot chord bears N04°40'27"W; Thence Northwesterly 164.86, along a 568.47 foot radius curve, concave northeasterly, whose 164.28 foot chord bears N05°55'43"W; Thence S87°37'13"E, 140.00 feet; Thence N23°23'04"E, 86.30 feet; Thence S76°09'51"E, 223.72 feet; Thence N54°27'11"E, 144.80 feet; Thence S70°12'57"E, 373.95 feet. Said tract of land contains 293,864 square feet, more or less, and is subject to easements and restrictions of record.

STORM WATER MANAGEMENT EASEMENT NO. 1B

Commencing at the Northeast Corner of the Southeast Quarter of Section 18, Township 79 North, Range 5 West, of the Fifth Principal Meridian; Thence S00°23'35"E, along the East Line of said Southeast Quarter, 20.36 feet; Thence S89°42'04"W, 177.06 feet; Thence N74°46'28"W, 382.85 feet; Thence S21°31'41"W, 411.97 feet; Thence S47°39'15"W, 155.50 feet; Thence S56°00'33"W, 323.97 feet; Thence S22°19'27"W, 276.98 feet, to a Point on the Centerline of American Legion Road; Thence N67°40'33"W, along said Centerline, 625.18 feet; Thence N00°12'02"W, 75.78 feet, to the Point of Beginning; Thence Continuing N00°12'02"W, 244.43 feet; Thence S78°43'35"E, 108.71; Thence southeasterly, 161.54 feet, along a 668.47 foot radius curve, concave northeasterly, whose 161.15 foot chord bears S07°18'50"E; thence southeasterly 58.16 feet, along a 174.24 foot radius curve, concave southwesterly, whose 57.89 foot chord bears S04°40'27"E; Thence southwesterly, 33.50 feet, along a 174.67 foot radius curve, concave northwesterly, whose 33.45 foot chord bears S10°23'00"W; Thence southwesterly, 33.67 feet, along a 20.00 foot radius curve, concave northwesterly, whose 29.83 foot chord bears S64°06'05"W; Thence N67°40'33"W, along the northerly right-of-way line of american legion road, 106.08 feet, to the point of beginning. said tract of land contains 30,597 square feet, more or less, and is subject to easements and restrictions of record.

SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER(S) AS FOLLOWS :

1) ALONG THE ARLINGTON DRIVE FRONTAGE OF TRACTS A, B, AND C, AND OUTLOT B .

2) ALONG THE CHANDLER COURT FRONTAGE OF OUTLOT B AND ACROSS THE CHANDLER PLACE MEDIAN .

3) ALONG THE INVERNESS COURT FRONTAGE OF OUTLOT B AND TRACT C, AND ACROSS THE INVERNESS COURT MEDIAN .

4) ALONG THE COVENTRY COURT FRONTAGE OF TRACT "A" .

100 YEAR FLOOD ELEVATION TABLE *

LOT	ELEVATION
1	700.0
5	700.0
6	700.0
7	700.0
8	700.0
9	700.0

SOURCE : FINAL STORMWATER BASIN DESIGN CALCULATIONS, DATED 11-30-93
NOTE : CONSTRUCTION ON LOTS NOTED AT LEFT, BELOW 100-YEAR FLOOD ELEVATION MUST CONFORM TO IOWA CITY FLOOD PLAIN ORDINANCE, CHAPTER 11, ARTICLE II, FLOOD PLAIN MANAGEMENT.

I hereby certify that during the month of September, 1993, at the direction of Windsor Ridge Development Co., a survey was made, under my supervision, of the Tract of Land Platted hereon, the boundaries of which are as follows:

WINDSOR RIDGE - PART ONE

Commencing at the Northeast Corner of the Southeast Quarter of Section 18, Township 79 North, Range 5 West, of the Fifth Principal Meridian; Thence S00°23'35"E, along the East Line of said Southeast Quarter, 20.36 feet; Thence S89°42'04"W, 177.06 feet; Thence N74°46'28"W, 382.85 feet; Thence S21°31'41"W, 411.97 feet; Thence S47°39'15"W, 155.50 feet; Thence S56°00'33"W, 323.97 feet; Thence S22°19'27"W, 276.98 feet, to a Point on the Centerline of American Legion Road; Thence N67°40'33"W, along said Centerline, 216.52 feet; Thence continuing N67°40'33"W, along said Centerline 216.52 feet; Thence N00°12'02"W, 856.78 feet; Thence N60°07'59"E, 55.00 feet; Thence N00°12'02"W, 275.00 feet; Thence N60°15'35"E, 238.47 feet, to a Point on the Westerly Line of the Plat of Survey (Penningroth Survey No. 2) in accordance with the Plat thereof Recorded in Plat Book 10, at Page 35 of the Records of the Johnson County Recorder's Office; Thence S01°21'52"E, along said Westerly Line, 150.00 feet, to the Southwest Corner thereof; Thence S40°08'58"W, 69.67 feet; Thence Southwesterly, 22.18 feet, along a 15.00 foot radius curve, concave Southeasterly, and whose 20.21 foot chord bears S40°54'21"W; Thence Southeasterly, 7.48 feet, along a 342.15 foot radius curve concave Southwesterly, whose 7.48 foot chord bears S00°49'35"E; Thence S00°12'02"E, 1133.75 feet, to the Point of Beginning. Said tract of land contains 5.57 Acres, more or less, and is subject to easements and restrictions of record.

I further certify that the plat as shown is a correct representation of the survey and that all corners are marked as indicated.

Robert D. Mickelson L.S. No. 7036 Date

My Registration Expires, December, 31, 19___

WINDSOR RIDGE - PART TWO

Commencing at the Northeast Corner of the Southeast Quarter of Section 18, Township 79 North, Range 5 West, of the Fifth Principal Meridian; Thence S00°23'35"E, along the East Line of said Southeast Quarter, 20.36 feet; Thence S89°42'04"W, 177.06 feet; Thence N74°46'28"W, 382.85 feet; Thence S21°31'41"W, 411.97 feet; Thence S47°39'15"W, 155.50 feet; Thence S56°00'33"W, 323.97 feet; Thence S22°19'27"W, 276.98 feet, to a Point on the Centerline of American Legion Road; Thence N67°40'33"W, along said Centerline, 408.66 feet; Thence N00°12'02"W, 1133.75 feet: Thence Northwesterly, 7.48 feet, along a 342.15 foot radius curve, concave Southwesterly, whose 7.48 foot chord bears N00°49'35"W; Thence Northeasterly, 22.18 feet, along a 15.00 foot radius curve, concave Southeasterly, whose 20.21 foot chord bears N40°54'21"E; Thence N40°08'58"E, 69.67 feet, to the Southwest Corner of the Plat of Survey, (Penningroth Survey No. 2) in accordance with the Plat thereof Recorded in Plat Book 10 at Page 35 of the Records of the Johnson County Recorder's Office; Thence N88°38'08E" along the South line of said Plat of Survey, 292.00 feet, to the Southeast Corner thereof; Thence N01°21'52"W, along the East Line of said Plat of Survey, 384.42 feet; Thence N61°44'08"E, 307.27 feet; Thence S55°16'40"E, 224.43 feet; Thence S35°16'29"E, 186.90 feet; Thence S11°30'23"E, 195.01 feet; Thence S00°17'42"W, 283.58 feet; Thence S20°01'07"E, 235.58 feet to the Point of Beginning. Said Tract of Land contains 30.18 Acres more or Less, and is subject to easements and restrictions of record.

Signed before me this ____ day of _____, 199___ .

Notary Public, in and for the State of Iowa

OUTLOT B SHALL NOT BE ALLOWED TO SECURE BUILDING PERMITS.

OUTLOT B SHALL BE DEEDED TO THE CITY OF IOWA CITY FOR PUBLIC PARK AND/OR PARKWAY USE. BEFORE IT IS DEEDED TO THE CITY, IT SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION, ESTABLISHED BY THE SUBDIVISION .

TRACTS A,B, AND C SHALL NOT BE SUBDIVIDED OR BUILT UPON UNTIL ANNEXED INTO THE CITY OF IOWA CITY .

ALL PROPOSED ELECTRICAL, TELEPHONE, AND CABLEVISION SERVICE AND DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND .

TRACT A SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO AMERICAN LEGION ROAD .

THE DRIVEWAYS FOR LOTS 1 AND 2 SHALL BE LOCATED NO FURTHER THAN 3.0 FEET NORMALLY DISTANT FROM THE COMMON LINE BETWEEN SAID LOTS .

LOT 3 SHALL NOT HAVE VEHICULAR ACCESS ONTO ARLINGTON DRIVE.

Designed by:	Drawn by:	Checked by:	Date:	Field Book No.	Scale:	Sheet	Project Number:
LRS	rlw	RDM	9-28-93	326	1"=100'	1 of 1 Sheets	1444006

Sheet Title: Final Plat

Project Title: Windsor Ridge — Parts One & Two to Iowa City, Iowa

MMS CONSULTANTS, INC.
Iowa City, Iowa (319) 351-8282
CIVIL ENGINEERING <> LAND SURVEYING <>
LANDSCAPE ARCHITECTURE <>
SITE AND LAND DEVELOPMENT PLANNING <>

Revision No. & Date	Description
10-19-93	PER IOWA CITY STAFF REVIEW
10-28-93	PER IOWA CITY STAFF REVIEW
12-7-93	PER ICS REVIEW
PART1	5.57 AC
PART2	30.18 AC

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