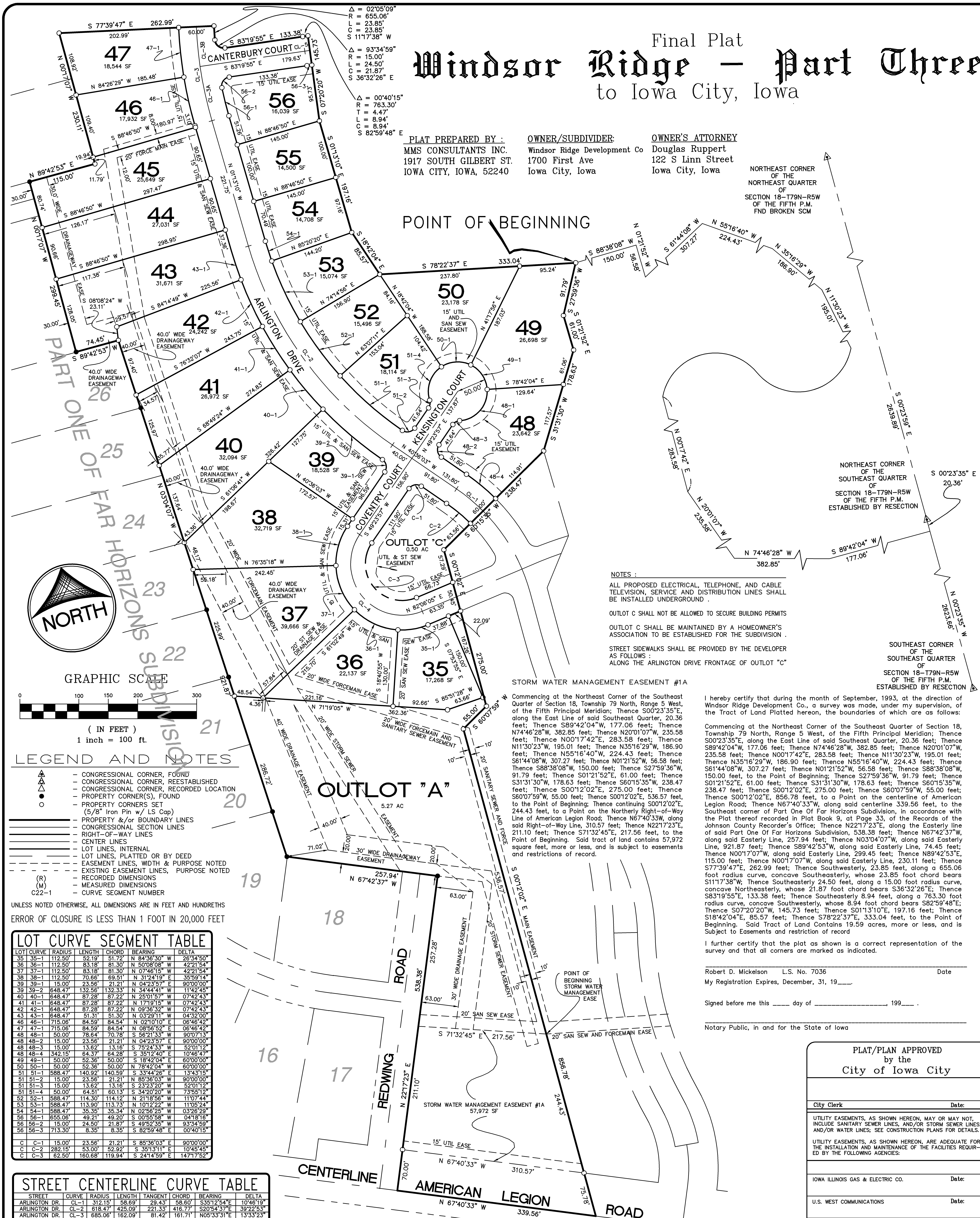
Final Plat

Windsor Ridge – Part Three

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 HUNDRETHS

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

LOT CURVE SEGMENT TABLE

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
35	35-1	112.50'	52.19'	51.72'	N 84°36'30" W	26°34'50"
36	36-1	112.50'	83.18'	81.30'	N 50°08'08" W	42°21'54"
37	37-1	112.50'	83.18'	81.30'	N 07°46'15" W	42°21'54"
38	38-1	112.50'	70.66'	69.51'	N 31°24'19" E	35°59'14"
39	39-1	15.00'	23.56'	21.21'	N 04°23'57" E	90°00'00"
39	39-2	648.47'	132.56'	132.33'	N 34°44'41" W	11°42'45"
40	40-1	648.47'	87.28'	87.22'	N 25°01'57" W	07°42'43"
41	41-1	648.47'	87.28'	87.22'	N 17°19'15" W	07°42'43"
42	42-1	648.47'	87.28'	87.22'	N 09°36'32" W	07°42'43"
43	43-1	648.47'	51.31'	51.30'	N 03°29'11" W	04°32'00"
46	46-1	715.06'	84.59'	84.54'	N 02°10'10" E	06°46'42"
47	47-1	715.06'	84.59'	84.54'	N 08°56'52" E	06°46'42"
48	48-1	50.00'	78.64'	70.78'	S 56°21'33" W	90°07'13"
48	48-2	15.00'	23.56'	21.21'	N 04°23'57" E	90°00'00"
48	48-3	15.00'	13.62'	13.16'	S 75°24'33" W	52°01'12"
48	48-4	342.15'	64.37'	64.28'	S 35°12'40" E	10°46'47"
49	49-1	50.00'	52.36'	50.00'	S 18°42'04" E	60°00'00"
50	50-1	50.00'	52.36'	50.00'	N 78°42'04" W	60°00'00"
51	51-1	588.47'	140.92'	140.59'	S 33°44'26" E	13°43'15"
51	51-2	15.00'	23.56'	21.21'	N 85°36'03" W	90°00'00"
51	51-3	15.00'	13.62'	13.16'	S 23°23'20" W	52°01'12"
51	51-4	50.00'	64.51'	60.13'	S 34°20'20" W	73°55'12"
52	52-1	588.47'	114.30'	114.12'	N 21°18'56" W	11°07'44"
53	53-1	588.47'	113.90'	113.73'	N 10°12'22" W	11°05'24"
54	54-1	588.47'	35.35'	35.34'	N 02°56'25" W	03°26'29"
56	56-1	655.06'	49.21'	49.20'	S 00°55'58" W	04°18'16"
56	56-2	15.00'	24.50'	21.87'	S 49°52'35" W	93°34'59"
56	56-3	713.30'	8.35'	8.35'	S 82°59'48" E	00°40'15"
C	C-1	15.00'	23.56'	21.21'	S 85°36'03" E	90°00'00"
C	C-2	282.15'	53.00'	52.92'	S 35°13'11" E	10°45'45"
C	C-3	62.50'	160.68'	119.94'	S 24°14'59" E	147°17'52"

STREET CENTERLINE CURVE TABLE

STREET	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
ARLINGTON DR.	CL-1	312.15'	58.69'	29.43'	58.60'	S35°12'54"E	10°46'19"
ARLINGTON DR.	CL-2	618.47'	425.09'	221.33'	416.77'	S20°54'37"E	39°22'53"
ARLINGTON DR.	CL-3	685.06'	162.09'	81.42'	161.71'	N05°33'31"E	13°33'23"
ARLINGTON DR.	CL-3A	685.06'	94.31'	47.23'	94.23'	N02°43'27"E	07°53'15"
ARLINGTON DR.	CL-3B	685.06'	67.78'	33.92'	67.75'	S09°30'09"W	05°40'08"
COVENTRY CT.	CL-4	87.50'	224.95'	298.24'	167.92'	N24°14'59"W	147°17'52"
CANTERBURY CT.	CL-5	738.30'	8.65'	4.32'	8.65'	S82°59'48"E	00°40'15"

NOTES :

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

OUTLOT C SHALL NOT BE ALLOWED TO SECURE BUILDING PERMITS

OUTLOT C SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION TO BE ESTABLISHED FOR THE SUBDIVISION .

STREET SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER AS FOLLOWS :
ALONG THE ARLINGTON DRIVE FRONTAGE OF OUTLOT "C"

STORM WATER MANAGEMENT EASEMENT #1A

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 N20°01'07"W, 235.58 feet; Thence N00°17'42"E, 283.58 feet; Thence N11°30'23"W, 195.01 feet; Thence N35°16'29"W, 186.90 feet; Thence N55°16'40"W, 224.43 feet; Thence S61°44'08"W, 307.27 feet; Thence N01°21'52"W, 56.58 feet; Thence S88°38'08"W, 150.00 feet; Thence S27°59'36"W, 91.79 feet; Thence S01°21'52"E, 61.00 feet; Thence S31°31'30"W, 178.63 feet; Thence S60°15'35"W, 238.47 feet; Thence S00°12'02"E, 275.00 feet; Thence S60°07'59"W, 55.00 feet; Thence S00°12'02"E, 536.57 feet, to the Point of Beginning; Thence continuing S00°12'02"E, 244.43 feet, to a Point on the Northerly Right-of-Way Line of American Legion Road; Thence N67°40'33W, along said Right-of-Way Line, 310.57 feet; Thence N22°17'23"E, 211.10 feet; Thence S71°32'45"E, 217.56 feet, to the Point of Beginning. Said tract of land contains 57,972 square feet, more or less, and is subject to easements and restrictions of record.

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:

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 N20°01'07"W, 235.58 feet; Thence N00°17'42"E, 283.58 feet; Thence N11°30'23"W, 195.01 feet; Thence N35°16'29"W, 186.90 feet; Thence N55°16'40"W, 224.43 feet; Thence S61°44'08"W, 307.27 feet; Thence N01°21'52"W, 56.58 feet; Thence S88°38'08"W, 150.00 feet, to the Point of Beginning; Thence S27°59'36"W, 91.79 feet; Thence S01°21'52"E, 61.00 feet; Thence S31°31'30"W, 178.63 feet; Thence S60°15'35"W, 238.47 feet; Thence S00°12'02"E, 275.00 feet; Thence S60°07'59"W, 55.00 feet; Thence S00°12'02"E, 856.78 feet, to a Point on the centerline of American Legion Road; Thence N67°40'33"W, along said centerline 339.56 feet, to the Southeast corner of Part One 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 N22°17'23"E, along the Easterly line of said Part One Of Far Horizons Subdivision, 538.38 feet; Thence N67°42'37"W, along said Easterly Line, 257.94 feet; Thence N03°04'07"W, along said Easterly Line, 921.87 feet; Thence S89°42'53"W, along said Easterly Line, 74.45 feet; Thence N00°17'07"W, along said Easterly Line, 299.45 feet; Thence N89°42'53"E, 115.00 feet; Thence N00°17'07"W, along said Easterly Line, 230.11 feet; Thence S77°39'47"E, 262.99 feet; Thence Southwesterly, 23.85 feet, along a 655.06 foot radius curve, concave Southeasterly, whose 23.85 foot chord bears S11°17'38"W; Thence Southeasterly 24.50 feet, along a 15.00 foot radius curve, concave Northeasterly, whose 21.87 foot chord bears S36°32'26"E; Thence S83°19'55"E, 133.38 feet; Thence Southeasterly 8.94 feet, along a 763.30 foot radius curve, concave Southwesterly, whose 8.94 foot chord bears S82°59'48"E; Thence S07°20'20"W, 145.73 feet; Thence S01°13'10"E, 197.16 feet; Thence S18°42'04"E, 85.57 feet; Thence S78°22'37"E, 333.04 feet, to the Point of Beginning. Said Tract of Land Contains 19.59 acres, more or less, and is Subject to Easements and restriction 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___.

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

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:

IOWA ILLINOIS GAS & ELECTRIC CO. Date:

U.S. WEST COMMUNICATIONS Date:

CABLEVISION Date:

Date:

Project Number:	Sheet	Scale:	Field Book No:	Date:	Checked by:	Drawn by:	Designed by:
1444006F	1 of 1 Sheets	1"=100'	338	10-20-93	RDM	RLW	LRS

Sheet Title: FINAL PLAT

Project Title: Windsor Ridge – Part Three
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
10-28-93	PER ICS REVIEW
12-3-93	FINAL REVIEW
12-7-93	PER ICS COMMENTS
PT3	19.59 AC

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