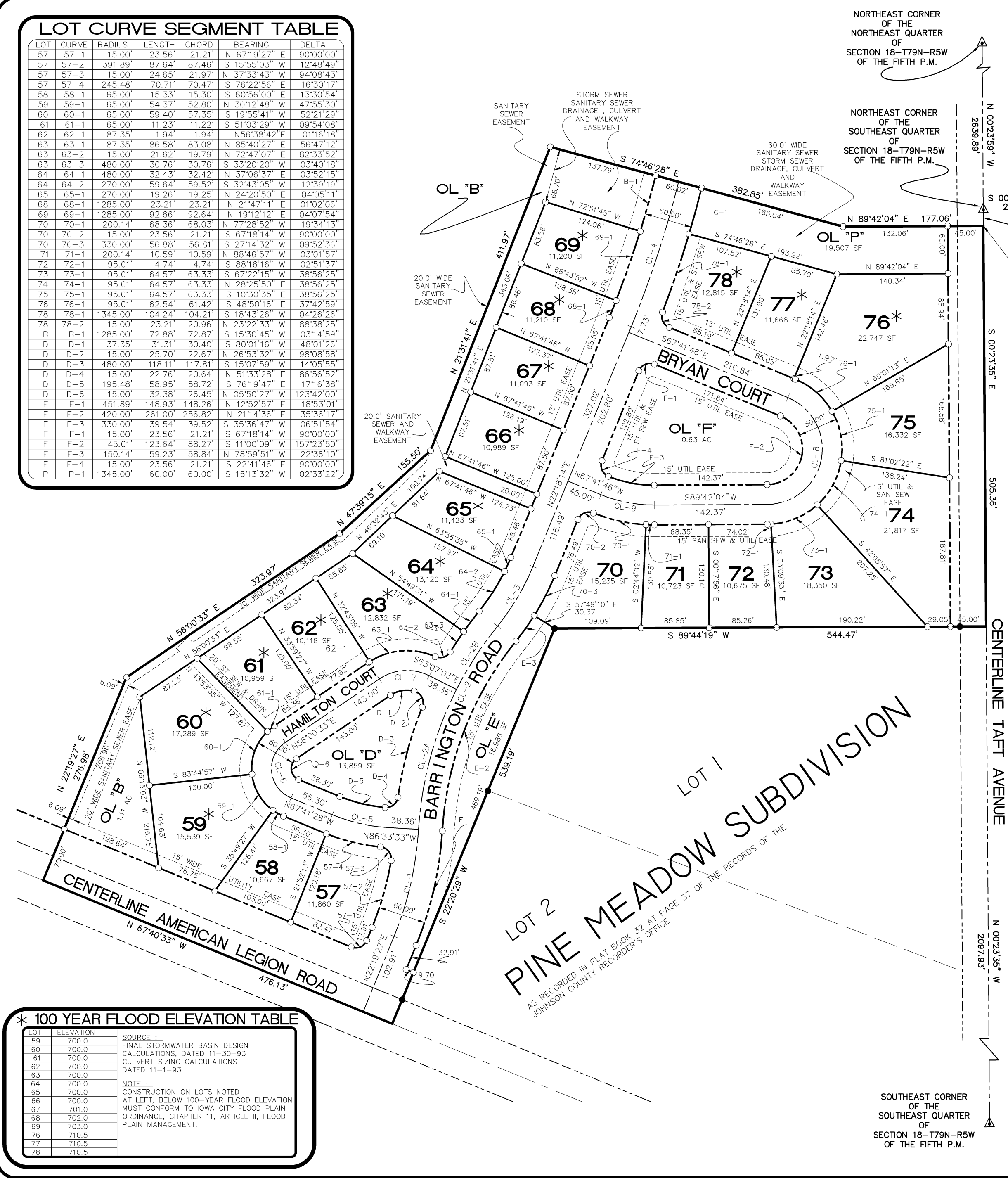


LOT CURVE SEGMENT TABLE

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
57	57-1	15.00'	23.56'	21.21'	N 67°19'27" E	90°00'00"
57	57-2	391.89'	87.64'	87.46'	S 15°55'03" W	12°48'49"
57	57-3	15.00'	24.65'	21.97'	N 37°33'43" W	94°08'43"
57	57-4	245.48'	70.71'	70.47'	S 76°22'56" E	16°30'17"
58	58-1	65.00'	15.33'	15.30'	S 60°56'00" E	13°30'54"
59	59-1	65.00'	54.37'	52.80'	N 30°12'48" W	47°55'30"
60	60-1	65.00'	59.40'	57.35'	S 19°55'41" W	52°21'29"
61	61-1	65.00'	11.23'	11.22'	S 51°03'29" W	09°54'08"
62	62-1	87.35'	1.94'	1.94'	N56°38'42"E	01°16'18"
63	63-1	87.35'	86.58'	83.08'	N 85°40'27" E	56°47'12"
63	63-2	15.00'	21.62'	19.79'	N 72°47'07" E	82°33'52"
63	63-3	480.00'	30.76'	30.76'	S 33°20'20" W	03°40'18"
64	64-1	480.00'	32.43'	32.42'	N 37°06'37" E	03°52'15"
64	64-2	270.00'	59.64'	59.52'	S 32°43'05" W	12°39'19"
65	65-1	270.00'	19.26'	19.25'	N 24°20'50" E	04°05'11"
68	68-1	1285.00'	23.21'	23.21'	N 21°47'11" E	01°02'06"
69	69-1	1285.00'	92.66'	92.64'	N 19°12'12" E	04°07'54"
70	70-1	200.14'	68.36'	68.03'	N 77°28'52" W	19°34'13"
70	70-2	15.00'	23.56'	21.21'	S 77°18'14" W	90°00'00"
70	70-3	330.00'	56.88'	56.81'	S 27°14'32" W	09°52'36"
71	71-1	200.14'	10.59'	10.59'	N 88°46'57" W	03°01'57"
72	72-1	95.01'	4.74'	4.74'	S 88°16'16" W	02°51'37"
73	73-1	95.01'	64.57'	63.33'	S 67°22'15" W	38°56'25"
74	74-1	95.01'	64.57'	63.33'	N 28°25'50" E	38°56'25"
75	75-1	95.01'	64.57'	63.33'	S 10°30'35" E	38°56'25"
76	76-1	95.01'	62.54'	61.42'	S 48°50'16" E	37°42'59"
78	78-1	1345.00'	104.24'	104.21'	S 18°43'26" W	04°26'26"
78	78-2	15.00'	23.21'	20.96'	N 23°22'33" W	88°38'25"
B	B-1	1285.00'	72.88'	72.87'	S 15°30'45" W	03°14'59"
D	D-1	37.35'	31.31'	30.40'	S 80°01'16" W	48°01'26"
D	D-2	15.00'	25.70'	22.67'	N 26°53'32" W	98°08'58"
D	D-3	480.00'	118.11'	117.81'	S 15°07'59" W	14°05'55"
D	D-4	15.00'	22.76'	20.64'	N 05°50'27" W	12°34'20"
D	D-5	195.48'	58.95'	58.72'	S 76°19'47" E	17°16'38"
D	D-6	15.00'	32.38'	26.45'	N 05°50'27" W	12°34'20"
E	E-1	451.89'	148.93'	148.26'	N 12°52'57" E	18°53'01"
E	E-2	420.00'	261.00'	256.82'	N 21°14'36" E	35°36'17"
E	E-3	330.00'	39.54'	39.52'	S 35°36'47" W	06°51'54"
F	F-1	15.00'	23.56'	21.21'	S 67°18'14" W	90°00'00"
F	F-2	45.01'	123.64'	88.27'	S 11°00'09" W	157°23'50"
F	F-3	150.14'	59.23'	58.84'	N 78°59'51" W	22°36'10"
F	F-4	15.00'	23.56'	21.21'	S 22°41'46" E	90°00'00"
P	P-1	1345.00'	60.00'	60.00'	S 15°13'32" W	02°33'22"

* 100 YEAR FLOOD ELEVATION TABLE

LOT	ELEVATION	SOURCE
59	700.0	FINAL STORMWATER BASIN DESIGN CALCULATIONS, DATED 11-30-93
61	700.0	CULVERT SIZING CALCULATIONS, DATED 11-1-93
63	700.0	NOTE:
64	700.0	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.
65	700.0	
66	700.0	
67	701.0	
68	702.0	
69	703.0	
76	710.5	
77	710.5	
78	710.5	

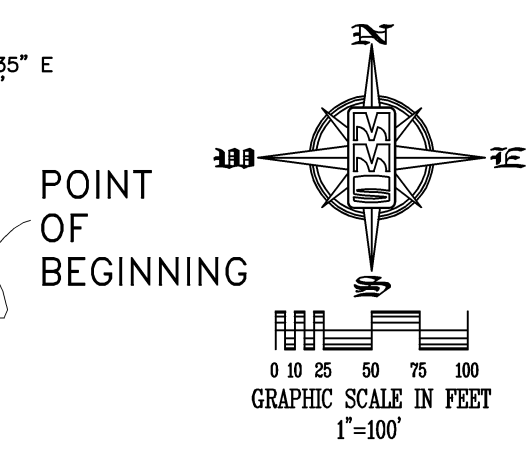


Final Plat Windsor Ridge - Part Four to Iowa City, Iowa

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 CORNER(S) 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
- (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

STREET CENTERLINE CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BARRINGTON ROAD	CL-1	421.89'	139.05'	70.16'	138.42'	N12°52'57"E	18°53'01"
BARRINGTON ROAD	CL-2	450.00'	279.64'	144.50'	275.16'	S21°14'36"W	35°36'17"
BARRINGTON ROAD	CL-2A	450.00'	184.11'	93.36'	182.83'	N15°09'42"E	23°26'30"
BARRINGTON ROAD	CL-2B	450.00'	95.53'	47.94'	95.35'	N32°57'50"E	12°09'47"
BARRINGTON ROAD	CL-3	300.00'	87.66'	44.14'	87.35'	N30°40'29"E	16°44'30"
BARRINGTON ROAD	CL-4	1315.00'	192.46'	96.40'	192.29'	N18°06'40"E	08°23'08"
BRYAN COURT	CL-8	70.01'	192.31'	350.30'	137.30'	S11°00'09"W	157°23'50"
BRYAN COURT	CL-9	175.14'	69.09'	35.00'	68.64'	N78°59'51"W	22°36'10"
HAMILTON COURT	CL-5	220.48'	72.61'	36.64'	72.28'	N77°07'30"W	18°52'06"
HAMILTON COURT	CL-6	40.00'	86.36'	74.76'	70.54'	N05°50'27"W	123°42'00"
HAMILTON COURT	CL-7	62.35'	66.25'	36.64'	63.17'	S86°26'45"W	60°52'24"

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, to the Point of Beginning; Thence continuing S00°23'35"E, along said East Line, 505.36 feet, to the Point of Intersection with the Easterly Projection of the North Line of Pine Meadow, in accordance with the Plat thereof Recorded in Plat Book 32, at Page 37, of the Records of the Johnson County Recorder's Office, and said East Line; Thence S89°44'19"W, along said Easterly Projection and North Line, 544.47 feet; Thence S22°20'29"W, along the Westerly Line of said Pine Meadow, and the Southerly Projection thereof, 539.19 feet, to its intersection with the Centerline of American Legion Road; Thence N67°40'33"W, along said Centerline, 476.13 feet; Thence N22°19'27"E, 276.98 feet; Thence N56°00'33"E, 323.97 feet; Thence N47°39'15"E, 155.50 feet; Thence N21°31'41"E, 411.97 feet; Thence S74°46'28"E, 382.85 feet; Thence N89°42'04"E, 177.06 feet, to the Point of Beginning. Said Tract of Land Contains 13.71 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_____
Signed before me this ____ day of _____, 199____.

Notary Public, in and for the State of Iowa

NO LOTS SHALL HAVE DIRECT VEHICULAR ACCESS TO AMERICAN LEGION ROAD OR TAFT AVENUE

STREET SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER(S) AS FOLLOWS:
ALONG BARRINGTON ROAD FRONTAGE OF OUTLOTS B,D,E,F, AND P.

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

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 HOMEOWNER'S ASSOCIATION.

OUTLOTS B,D,E,F, AND P SHALL NOT BE ALLOWED TO SECURE BUILDING PERMITS.

OUTLOT E MAY EITHER BE SOLD TO AN ADJACENT PROPERTY OR MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS OPEN SPACE.

OUTLOTS D,F, AND P SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION TO BE ESTABLISHED FOR THE SUBDIVISION.

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:

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

Final Plat
Windsor Ridge - Part Four
to Iowa City, Iowa

Revision No.	Date	Description
10-20-93		PER ICS REVIEW
10-28-93		PER ICS REVIEW
12-3-93		FINAL REVIEW
12-7-93		PER ICS REVIEW

PART 4 13.71 AC