

NORTHEAST CORNER
OF THE
NORTHEAST QUARTER
OF
SECTION 18-T79N-R5W
OF THE FIFTH P.M.

Final Plat

Windsor Ridge - Part Five

Iowa City, Iowa

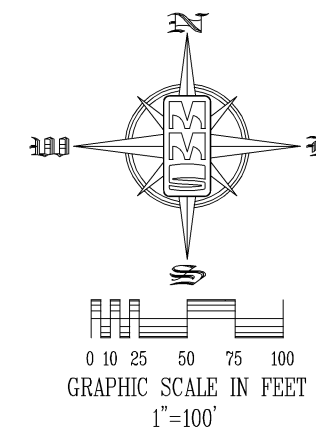
PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 SOUTH GILBERT ST.
IOWA CITY, IOWA, 52240

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

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

LOT CURVE SEGMENT TABLE

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
79	79-1	1345.00'	113.46'	113.43'	N11°31'51"E	04°50'00"
79	79-2	15.00'	22.84'	20.70'	S52°44'40"W	87°15'38"
80	80-1	50.00'	52.36'	50.00'	S66°22'29"W	60°00'00"
81	81-1	50.00'	52.36'	50.00'	N06°22'29"E	60°00'00"
82	82-1	50.00'	52.36'	50.00'	N53°37'31"W	60°00'00"
83	83-1	15.00'	22.84'	20.70'	S39°59'42"E	87°15'38"
83	83-2	1345.00'	102.84'	102.91'	S01°28'33"W	04°23'06"
84	84-1	1285.00'	84.28'	84.26'	S09°47'51"W	03°45'28"
85	85-1	1285.00'	84.28'	84.26'	N06°02'23"E	03°45'28"
86	86-1	1285.00'	84.28'	84.26'	N02°16'55"E	03°45'28"
87	87-1	1285.00'	84.28'	84.26'	S01°28'33"E	03°45'28"
88	88-1	1285.00'	84.28'	84.26'	N05°14'01"W	03°45'28"
89	89-1	1285.00'	89.55'	89.53'	S09°06'32"E	03°59'34"
90	90-1	1345.00'	102.17'	102.14'	N02°55'34"W	04°21'08"
90	90-2	20.00'	30.39'	27.55'	S38°25'41"W	87°03'38"
91	91-1	50.00'	50.05'	47.99'	N53°16'50"E	57°21'21"
92	92-1	50.00'	49.81'	47.77'	S03°56'08"E	57°04'35"
93	93-1	50.00'	49.81'	47.77'	S61°00'43"E	57°04'35"
94	94-1	50.00'	7.41'	7.40'	N86°12'15"E	08°29'30"
94	94-2	20.00'	30.39'	27.55'	S54°30'41"E	87°03'38"
94	94-3	1345.00'	99.31'	99.28'	S13°05'47"E	04°13'49"
OUTLOT B	B-1	1285.00'	49.60'	49.59'	S12°46'56"W	02°12'41"



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

I hereby certify that during the month of April, 1994, 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:

Beginning 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 Northerly Corner of Windsor Ridge, Part Four, in accordance with the Plat thereof Recorded in Plat Book 34, at Page 89 of the Records of the Johnson County Recorder's Office; Thence S89°42'04"W, along the Northerly Line of Said Windsor Ridge, Part Four, 177.06 feet; Thence N74°46'28"W, along said North Line, 382.85 feet, to the Northwesterly Corner of said Windsor Ridge, Part Four, and a Point on the Easterly Line of Windsor Ridge, Part Two, in accordance with the Plat thereof Recorded in Plat Book 34, at Page 87, of the Records of the Johnson County Recorder's Office; Thence N20°01'07"W, along said Easterly Line, 235.58 feet; Thence N00°17'42"E, along said Easterly Line, 254.09 feet; Thence N78°53'41"E, 230.10 feet; Thence Northwesterly, 92.10 feet, along a 1285.00 foot radius curve, concave Southwesterly, whose 92.10 foot chord bears N13°09'30"W; Thence N74°47'18"E, 430.32 feet, to a Point on the East Line of the Northeast Quarter of said Section 18; Thence S00°23'59"E, along said East Line, 801.59, to the Point of Beginning. Said Tract of Land contains 9.31 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

POINT OF BEGINNING
NORTHEAST CORNER
OF THE
SOUTHEAST QUARTER
OF
SECTION 18-T79N-R5W
OF THE FIFTH P.M.

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: _____

4-29-94	PER ICS REVIEW
5-10-94	PER ICED
6-2-94	ADDED EASEMENTS PER IC ENGR
6-3-94	FINAL REVIEW

PART 5
9.33 AC

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

CIVIL ENGINEERING LAND SURVEYING
 LANDSCAPE ARCHITECTURE SITE AND LAND DEVELOPMENT PLANNING

Designed by: LRS
Drawn by: RLW
Checked by: RDM
Date: 3-29-94
Field Book No: _____
Scale: 1"=100'
Sheet 1 of 1 Sheets
Project Number: 144008F

Sheet Title: **FINAL PLAT**
Project Title: **Windsor Ridge - Part Five**
Iowa City, Iowa



STREET CENTERLINE CURVE TABLE

STREET	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BARRINGTON ROAD	CL-1A	1315.00'	173.14'	86.69'	173.01'	N10°08'47"E	07°32'37"
BARRINGTON ROAD	CL-1B	1315.00'	330.87'	166.31'	330.00'	N00°50'01"W	14°24'59"
BARRINGTON ROAD	CL-1C	1315.00'	164.56'	82.39'	164.45'	N11°37'36"W	07°10'12"

SOUTHEAST CORNER
OF THE
SOUTHEAST QUARTER
OF
SECTION 18-T79N-R5W
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