

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

OWNER'S ATTORNEY  
 Douglas Ruppert  
 122 S. Linn St  
 Iowa City, Iowa

OWNER/SUBDIVIDER  
 Arlington L.C.  
 1700 1st Ave  
 Iowa City, Iowa

(A Resub of Tract "A" Windsor Ridge-Part One  
 & Outlot "A" Windsor Ridge-Part Three)  
 Windsor Ridge-Part Six  
 Iowa City, Iowa

Final Plat

I hereby certify that during the month of July, 1995, at the direction of Gary Watts, a survey was made under my supervision and I subdivided into lots a parcel of land located in the East Quarter of Section 18, Township 79 North, Range 5 West of the Fifth Principal Meridian, Iowa City, Iowa, the boundaries are platted hereon and are described as follows:

Tract "A", Windsor Ridge-Part One, Iowa City, Iowa, according to the Plat thereof recorded in Plat Book 34, Page 87, Plat Records of the Johnson County Recorder's Office, and Outlot "A", Windsor Ridge-Part Three, Iowa City, Iowa, according to the Plat thereof recorded in Plat Book 34, Page 88, Plat Records of the Johnson County Recorder's Office.

And also:

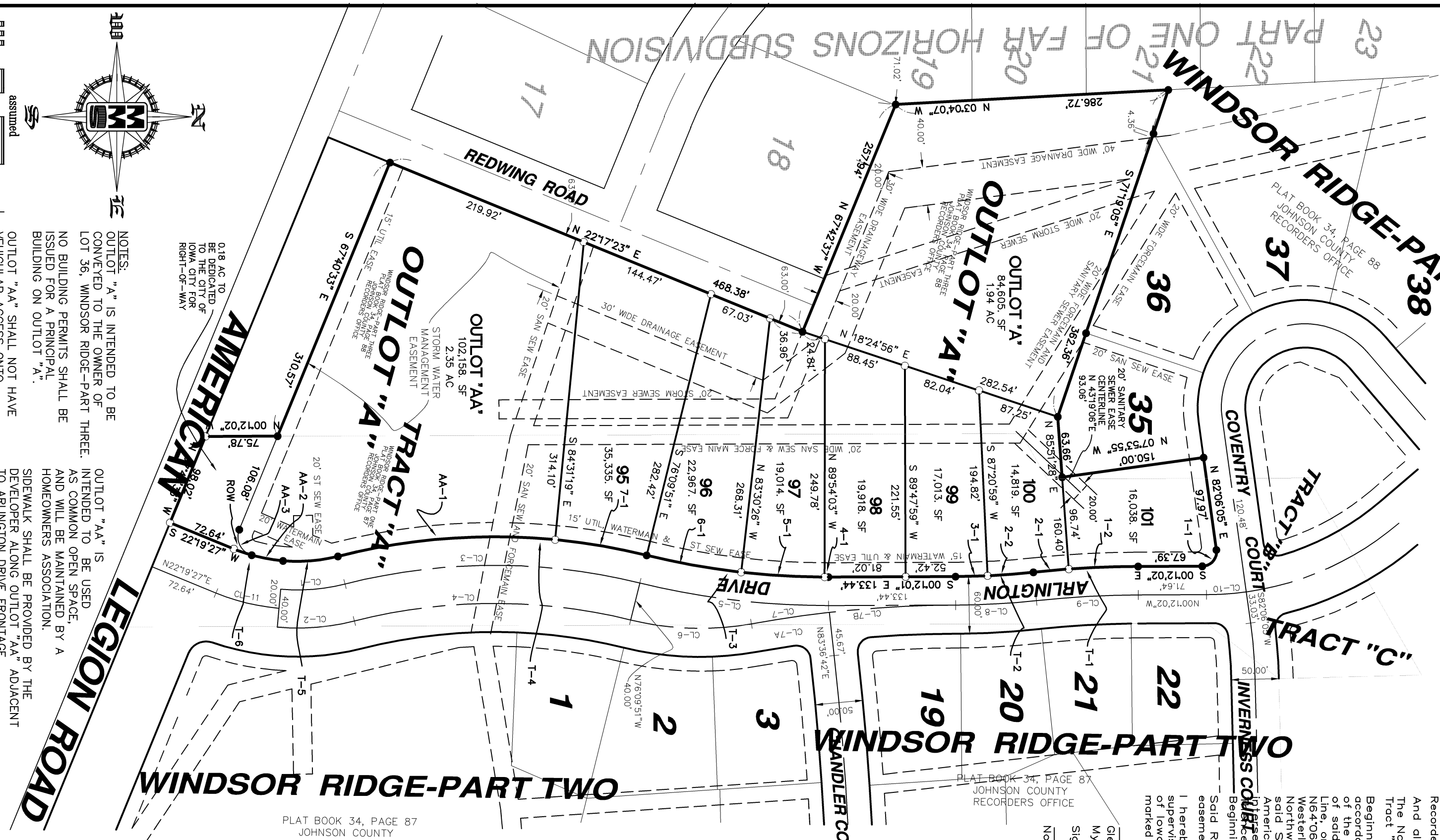
The Northern Half of American Legion Road Right-of-Way, Adjacent Southerly to Said Tract "A", more particularly described as follows:

Beginning at the Southwest Corner of Tract "A", of Windsor Ridge-Part One, 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 S67°40'33"E, along the Southerly Line of said Tract "A", 100.00 feet; Thence Northerly, 33.81 feet, along said southerly line of said Tract "A", 100.00 feet; Thence Northerly, 19.65 feet, along the Southerly Projection of the Westerly Right-of-Way Line of Arlington Drive, on a 174.67 foot radius curve, concave Northwesterly, whose 19.64 foot chord bears S19°06'05"W, Thence S22°19'27"W, along said Southerly Projection, 72.64 feet, to its intersection with the Centerline of American Legion Road; Thence N67°40'33"W, along said Centerline, 98.02 feet, to its intersection with the Southerly Projection of the Westerly Line of said Tract "A"; Thence Southerly, 75.78 feet, to the Point of Beginning; Said Tract of Land contains 0.18 Acres, more or less.

Said Resubstant Total Tract contains 7.80 Acres, more or less, and is subject to easements and restrictions of record.

I hereby certify that this plat was prepared by me or under my direct personal supervision and that the same is a correct representation of the survey and all corners are marked as indicated.

Gen D. Meisner, P.E. & L.S., Ia Reg. No. 8165  
 My Biennial Registration Expires, December, 31, 19\_\_  
 Signed before me this \_\_\_ day of \_\_\_\_\_, 199\_\_  
 Notary Public, In and for the State of Iowa



**STREET CENTERLINE CURVE TABLE**

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
ARLINGTON	CL-11	224.67	68.37	34.45	68.11	N13°36'23"E	172°09'
ARLINGTON	CL-10	312.05	101.90	51.00	101.51	S02°52'54"E	02°41'25"
ARLINGTON	CL-9	187.70	85.05	42.52	85.10	N03°10'55"W	05°57'48"
ARLINGTON	CL-8	1230.69	132.92	66.52	132.95	N02°10'55"W	06°11'17"
ARLINGTON	CL-7A	1230.69	82.66	41.36	82.62	S04°18'47"E	03°50'58"
ARLINGTON	CL-7	1230.69	215.60	108.08	215.32	N05°13'08"W	10°02'15"
ARLINGTON	CL-6	304.23	127.83	64.87	126.89	N01°47'57"E	24°04'24"
ARLINGTON	CL-5	817.10	200.17	100.59	199.67	N05°49'04"E	14°02'09"
ARLINGTON	CL-4	598.47	293.22	149.62	290.30	S00°12'02"E	28°04'21"
ARLINGTON	CL-3	638.47	312.82	159.62	309.70	N00°17'02"W	28°04'21"
ARLINGTON	CL-2	244.24	81.53	41.15	81.15	S04°40'27"E	19°07'30"
ARLINGTON	CL-1	204.24	68.18	34.41	67.86	N04°40'27"W	19°07'30"

**LOT CURVE SEGMENT TABLE**

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
101	1-1	15.00	25.58	17.16	22.59	N49°02'59"W	97°41'53"
101	1-2	1060.00	72.92	36.48	72.91	S02°10'17"E	03°56'30"
100	2-1	1060.00	37.40	18.70	37.40	S05°09'10"E	02°01'17"
100	2-2	787.10	48.26	24.14	48.26	N04°24'25"W	03°50'48"
99	3-1	787.10	33.66	16.83	33.66	S01°25'31"E	02°27'00"
98	4-1	787.10	4.11	2.06	4.11	N00°03'02"W	00°17'57"
97	5-1	787.10	87.83	43.96	87.79	S03°17'45"W	06°23'34"
96	6-1	787.10	100.87	50.51	100.80	N10°09'51"E	07°20'34"
95	*AA-1	668.47	97.89	48.86	97.50	N03°59'42"E	08°21'53"
95	*AA-2	668.47	242.80	118.80	242.82	S02°42'00"E	19°56'28"
95	*AA-3	20.00	33.67	22.39	29.83	S44°06'05"W	96°28'45"
95	ROW	174.67	19.65	9.84	19.64	S19°06'05"W	32°48'08"
TOTAL	T-1	1060.00	110.32	55.21	110.27	S03°10'55"E	05°57'47"
TOTAL	T-2	1060.00	110.32	55.21	110.27	S03°10'55"E	05°57'47"
TOTAL	T-3	787.10	81.92	41.00	81.89	S03°10'55"E	05°57'48"
TOTAL	T-4	787.10	192.82	96.89	192.34	S06°49'04"W	14°02'09"
TOTAL	T-5	174.24	58.16	29.35	57.89	S04°40'27"E	19°07'30"
TOTAL	T-6	174.67	53.38	26.90	53.18	S13°38'59"E	17°30'41"

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 WATER LINES. SEE CONSTRUCTION PLANS FOR DETAILS.

UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE SATISFACTION OF THE FACILITIES HEREON-ED BY THE FOLLOWING AGENCIES:

MIDAMERICAN ENERGY CO. Date: \_\_\_\_\_

U.S. WEST COMMUNICATIONS Date: \_\_\_\_\_

TO: OF EASTERN IOWA Date: \_\_\_\_\_

- LEGEND AND NOTES**
- ▲ CONGRESSIONAL CORNER FOUND
  - △ CONGRESSIONAL CORNER ESTABLISHED
  - CONGRESSIONAL CORNER RECORDED LOCATION
  - PROPERTY CORNERS SET
  - (S/G) Iron Pin w/LS Cap
  - PROPERTY &/or BOUNDARY LINES
  - CONGRESSIONAL SECTION LINES
  - RIGHT-OF-WAY LINES
  - CENTER LINES
  - LOT LINES, INTERIOR
  - LOT LINES, EXTENDED OR BY DEED
  - - - EASEMENT LINES, WIDTH & PURPOSE NOTED
  - - - RECORDED DIMENSIONS
  - (R) 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
- UTILITY EASEMENTS SHALL INCLUDE ALL PLATTED RIGHT-OF-WAYS AND ARE PROVIDED FOR GAS, ELECTRICITY, TELEPHONE, T.V. CABLEVISION, SANITARY SEWERS, WATER MAINS, AND STORM SEWER DRAINAGE.

**NOTES:**

OUTLOT "A" IS INTENDED TO BE CONVEYED TO THE OWNER OF LOT 36, WINDSOR RIDGE-PART THREE.

NO BUILDING PERMITS SHALL BE ISSUED FOR A PRINCIPAL BUILDING ON OUTLOT "A".

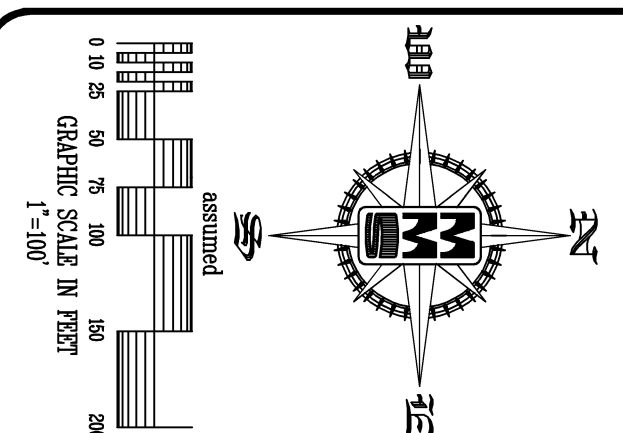
OUTLOT "AA" SHALL NOT HAVE VEHICULAR ACCESS ONTO AMERICAN LEGION ROAD.

ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE PLATTED AND RECORDED FOR WINDSOR RIDGE-PART ONE AND PART THREE. PLEASE REFER TO THESE PLATS FOR RECORDED LOCATIONS.

OUTLOT "AA" IS INTENDED TO BE USED AS COMMON OPEN SPACE, AND WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

SIDEWALK SHALL BE PROVIDED BY THE DEVELOPER ALONG OUTLOT "AA" ADJACENT TO ARLINGTON DRIVE FRONTAGE.

LOT 101 SHALL HAVE VEHICULAR ACCESS ONTO COVENTRY COURT ONLY.



Project Number: 4146-003  
 Sheet 1 of 1  
 Scale: 1"=100'  
 Field Book No.: 7-27-95  
 Date: 7-27-95  
 Checked by: GDM  
 Drawn by: dgm  
 Designed by: R9

Project Title: Windsor Ridge-Part Six & Outlot "A" Windsor Ridge-Part Three Iowa City, Ia

Final Plat

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

Revision No. & Date: 8/15/95 per city comments  
 8/22/95 per city comments