

Final Plat Windsor Ridge - Part Seven Iowa City, Iowa

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

OWNER/SUBDIVIDER
Arlington L.C.
586 Highway 1 W.
Iowa City, Iowa

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

I certify that during the month of April, 1996, at the direction of John Moreland, a survey was made under my supervision of a Portion of the Northeast Quarter of Section 18, Township 79 North, Range 5 West, of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa, the boundaries of which are described as follows: Commencing at the Southeast Corner of the Northeast Quarter of Section 18, Township 79 North, Range 5 West of the 5th Principal Meridian, thence N00°23'59"W, along the East Line of the Northeast Quarter of said Section 18, and the East Line of Windsor Ridge - Part Five, Iowa City, Iowa in accordance with the plat recorded in Book 34, page 244, of the records of the Johnson County Recorder's Office, a distance of 801.59 feet, to the Northeast Corner of said Windsor Ridge - Part Five; Thence S74°47'18"W, along the North Line of said Windsor Ridge - Part Five, 430.32 feet, to a point on the Westerly Right-of-Way Line of Barrington Road; Thence Southeastly 92.10 feet along said Right-of-Way Line and a 1285.00 foot radius curve, concave Westerly whose 92.08 foot chord bears S13°09'30"E; Thence S78°53'41"W, along said North Line, 230.10 feet, to a point on the East Line of Windsor Ridge - Part Two, in accordance with the plat recorded in Book 34, at page 87, of the records of the Johnson County Recorder's Office; Thence N00°17'42"E, along the East Line of said Windsor Ridge - Part Two, 29.49 feet; Thence N11°30'23"W, along said East Line 195.01 feet; Thence N35°16'29"W, along said East Line, 186.90 feet; Thence N55°16'40"W, along said East Line 224.43 feet, to the Point of Beginning; Thence S61°44'08"W, along the North Line of said Windsor Ridge - Part Two, 307.27 feet, to a point on the East 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 N01°21'52"W, along said East Line, 56.58 feet, to the Northeast Corner thereof of said Plat of Survey; Thence S88°38'08"W, along the North Line of said Plat of Survey, 150.00 feet, to the Northwest Corner thereof, and the Northeast Corner of Windsor Ridge - Part Three, Iowa City, Iowa in accordance with the plat recorded in Book 34, at page 88, of the records of the Johnson County Recorder's Office; Thence N78°22'37"W, along a Northerly Line of said Windsor Ridge - Part Three, 333.04 feet; Thence N18°42'04"W, along the Easterly Line of said Windsor Ridge - Part Three, 85.57 feet; Thence N01°13'10"W, along said Easterly Line 197.16 feet; Thence N07°20'20"E, along said Easterly Line, 145.73 feet, to the Northeast Corner thereof, and a point on the Northerly Right-of-Way Line of Canterbury Court; Thence Northwestly, 8.94 feet, along said Right-of-Way Line and a 763.30 foot radius curve, concave Southerly, whose 8.94 foot chord bears N82°59'48"W; Thence N83°19'55"W, along said Right-of-Way Line, 133.38 feet; Thence Northwesterly, 24.50 feet, along a 15.00 foot radius curve, concave Northeasterly, whose 21.87 foot chord bears N36°32'26"W, to a point on the East Right-of-Way Line of Arlington Drive; Thence Northwesterly, 23.85 feet, along said Right-of-Way Line and a 655.06 foot radius curve, concave Easterly, whose 23.85 foot chord bears N11°17'38"E; Thence N77°39'47"W, along the North Line of said Windsor Ridge - Part Three, 262.99 feet, to the Northwest Corner thereof, and a point on the East Line of Part One of Far Horizons Subdivision, in accordance with the plat recorded in book 9, at page 33, of the records of the Johnson County Recorder's Office; Thence N00°17'07"W, along the East Line of said Part One of Far Horizons Subdivision, 69.89 feet, to the Northeast Corner thereof; Thence S88°47'23"E, 125.23 feet; Thence S75°46'34"E, 97.99 feet; Thence N14°13'26"E, 32.03 feet; Thence S75°46'34"E, 419.05 feet; Thence S57°24'25"E, 453.68 feet; Thence N75°41'48"E, 36.43 feet; Thence S25°11'15"E, 274.17 feet, to the Point of Beginning. Said tract of land contains 8.75 acres, more or less, and is subject to easements and restrictions of record.

I hereby certify that this plat prepared by me or under my direct personal supervision, is a correct representation of the survey made with all corners marked as indicated, and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Glen D. Meisner P.E. & L.S. IA. Reg. No. 8165
My Biennial Registration expires December 31, 1997.

Signed before me this _____ day of _____, 1996.

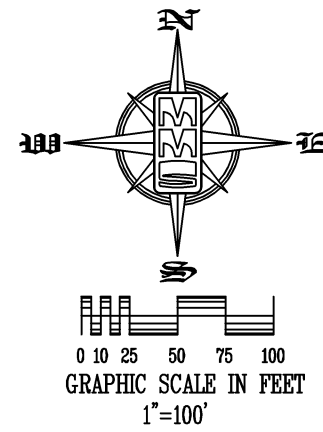
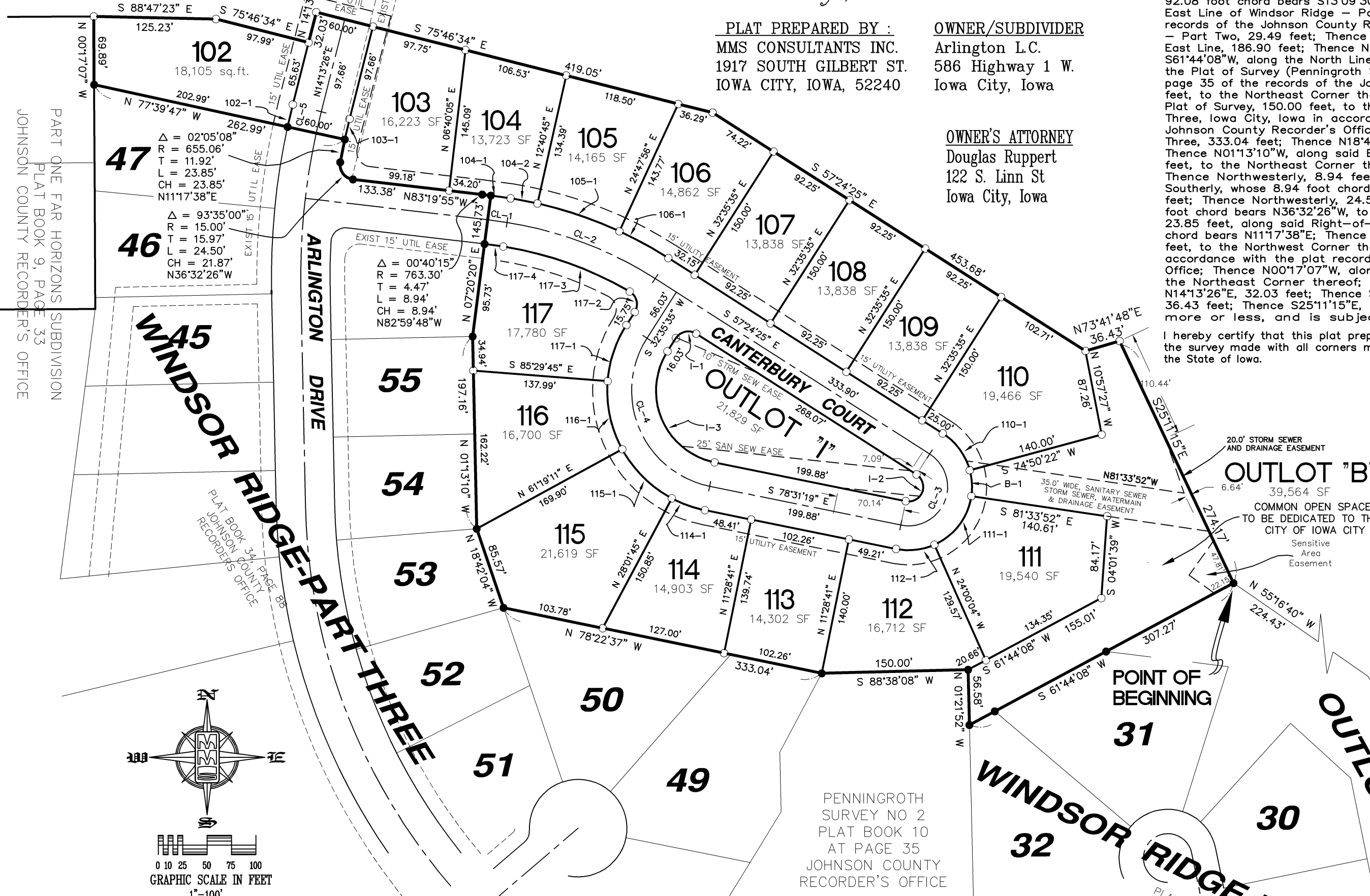
Notary Public, in & for the State of Iowa.

THIS SUBDIVISION CONTAINS THE FOLLOWING AREAS IN EACH 1/4 - 1/4:
NE 1/4 - NE 1/4 SEC 18
0.17 ACRES
SE 1/4 - NE 1/4 SEC 18
2.57 ACRES
NW 1/4 - NE 1/4 SEC 18
2.79 ACRES
SW 1/4 - NE 1/4 SEC 18
3.22 ACRES

NORTHEAST CORNER
NORTHEAST QUARTER
SEC 18-79-5
5TH P.M.
FND BROKEN SPIKE

Δ = 04°06'23"
R = 1285.00'
T = 46.07'
L = 92.10'
CH = 92.08'
S13°09'30"E

SOUTHEAST CORNER
NORTHEAST QUARTER
SEC 18-79-5
5TH P.M.
FND SPIKE



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
- UTILITY EASEMENTS ARE PROVIDED FOR GAS, ELECTRICITY, TELEPHONE, T.V. CABLEVISION, SANITARY SEWERS, WATER MAINS, AND STORM SEWER DRAINAGE.

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:	
MIDAMERICAN ENERGY CO.	Date:
U.S. WEST COMMUNICATIONS	Date:
TCI OF EASTERN IOWA	Date:

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
102	102-1	715.06	23.55	23.55	N13°16'49"E	01°53'13"
103	103-1	655.06	21.57	21.57	S13°16'49"W	01°53'13"
104	104-1	783.30	29.34	29.34	S82°13'50"E	02°12'09"
104	104-2	420.37	28.06	28.06	N75°14'01"W	03°49'31"
105	105-1	420.37	88.92	88.76	S71°15'40"E	12°07'12"
106	106-1	420.37	57.18	57.14	S61°18'14"E	07°47'39"
110	110-1	65.00	47.93	46.85	S36°17'02"E	42°14'47"
111	111-1	65.00	65.30	62.59	S37°13'02"W	57°33'48"
112	112-1	65.00	40.25	39.61	S83°44'19"W	35°28'45"
114	114-1	125.00	36.11	35.98	S70°14'47"E	16°33'03"
115	115-1	125.00	72.63	71.61	S45°19'32"E	33°17'26"
116	116-1	125.00	72.40	71.39	N12°05'17"W	33°11'04"
117	117-3	370.37	139.37	136.55	N70°19'44"W	21°33'58"
117	117-4	713.30	19.32	19.32	S81°53'07"E	01°33'08"
117	117-1	125.00	61.28	60.67	S18°32'55"W	28°05'20"
117	117-2	15.00	24.16	21.63	S13°32'59"E	92°17'08"
OUTLOT I	I-1	15.00	23.56	21.21	S77°35'35"W	90°00'00"
OUTLOT I	I-2	15.00	41.60	29.49	N22°02'08"E	158°53'06"
OUTLOT I	I-3	75.00	145.45	123.70	N22°57'52"W	111°06'54"
OUTLOT B	B-1	65.00	26.77	26.58	S03°21'45"E	23°35'46"

STREET	CURVE	RADIUS	TANGENT	CHORD	BEARING	DELTA	
ARLINGTON DR	CL-5	685.06	22.56	11.28	22.56	N13°16'49"E	01°53'13"
CANTERBURY CT	CL-2	395.37	163.82	83.10	162.65	S69°16'37"E	23°44'23"
CANTERBURY CT	CL-1	738.30	19.74	9.87	19.74	S81°53'43"E	01°31'55"
CANTERBURY CT	CL-3	40.00	110.92	214.62	78.65	S22°02'08"W	158°53'06"
CANTERBURY CT	CL-4	100.00	193.93	145.81	164.94	N22°57'52"W	111°06'54"

- NOTES:
- ALL PROPOSED ELECTRICAL, TELEPHONE AND CABLE TELEVISION SERVICE AND DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND.
 - OUTLOT "I" IS TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION TO BE ESTABLISHED FOR THE SUBDIVISION.
 - STREET SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER ALONG THE CANTERBURY COURT FRONTAGE OF OUTLOT "B"
 - OUTLOT "B" SHALL BE PARKED TO THE CITY OF IOWA CITY FOR PUBLIC PARK AND/OR PARKWAY USE. PRIOR TO BEING DEEDED TO THE CITY, OUTLOT "B" SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

MMS CONSULTANTS, INC.
Iowa City, Iowa (319) 351-9282

PER CITY STAFF COMMENTS
5/9/96
5/20/96
5/24/96
5/29/96
5/30/96

PER CITY STAFF COMMENTS
Description
Revision No. & Date

PER CITY REVIEW
5/24/96

REMOVE SEC. ACCESS
5/29/96

PER CITY ENGR REVIEW
5/30/96

LAND SURVEYING
LANDSCAPE ARCHITECTURE
SITE AND LAND DEVELOPMENT PLANNING

FINAL PLAT
WINDSOR RIDGE - PART SEVEN
IOWA CITY, IOWA

Designed by: LRS
Drawn by: dam
Checked by: GDM
Date: 4/25/96
Field Book No: ?
Scale: 1"=100'
Sheet 1 of 1
Project Number: 4146-005