

# Final Plat Windsor Ridge - Part Eight 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

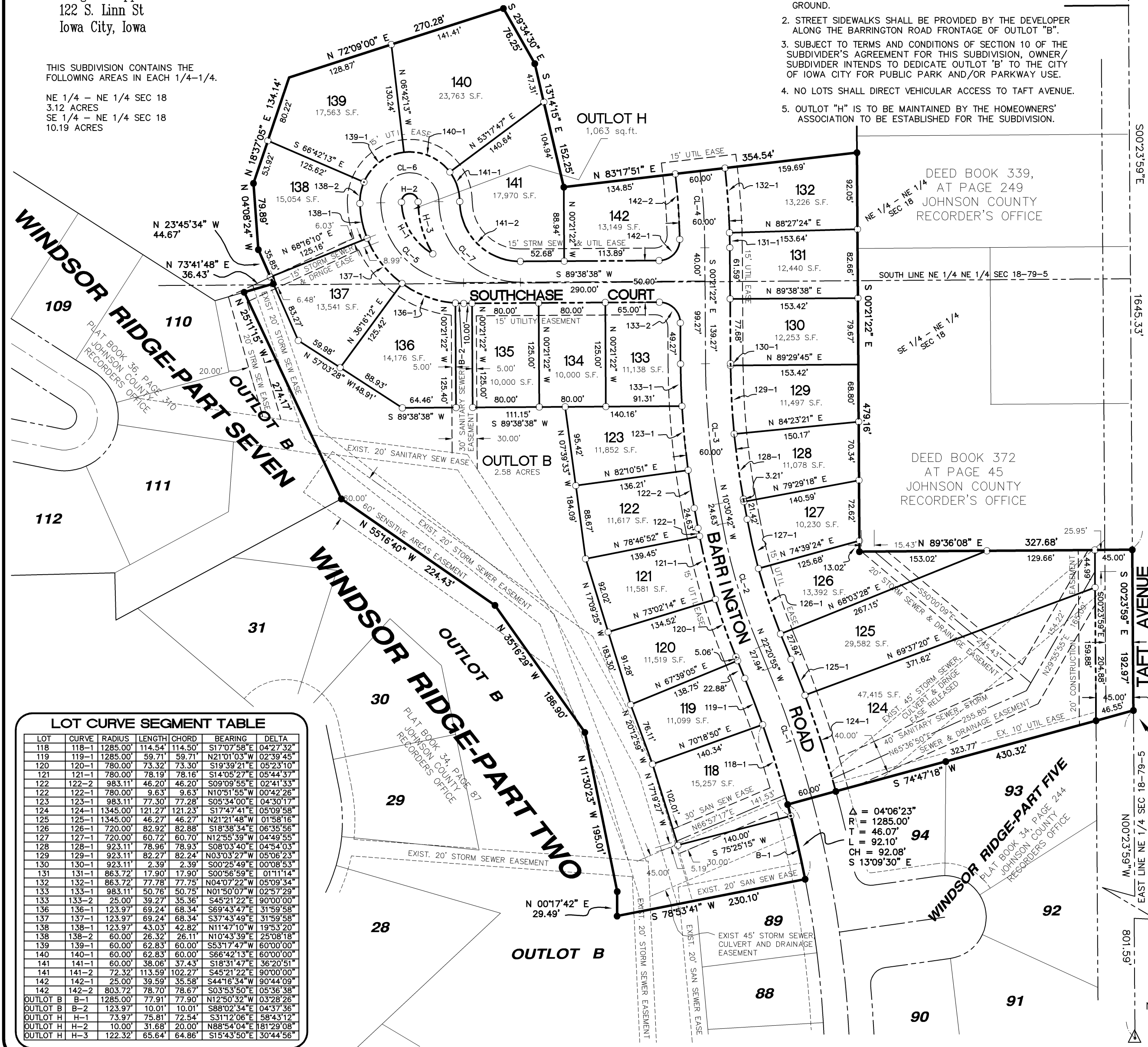
OWNER'S ATTORNEY  
Douglas Ruppert  
122 S. Linn St  
Iowa City, Iowa

THIS SUBDIVISION CONTAINS THE  
FOLLOWING AREAS IN EACH 1/4-1/4.

NE 1/4 - NE 1/4 SEC 18  
3.12 ACRES  
SE 1/4 - NE 1/4 SEC 18  
10.19 ACRES

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

- NOTES:
- ALL PROPOSED ELECTRICAL, TELEPHONE AND CABLE TELEVISION SERVICE AND DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND.
  - STREET SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER ALONG THE BARRINGTON ROAD FRONTAGE OF OUTLOT "B".
  - SUBJECT TO TERMS AND CONDITIONS OF SECTION 10 OF THE SUBDIVIDER'S AGREEMENT FOR THIS SUBDIVISION, OWNER/SUBDIVIDER INTENDS TO DEDICATE OUTLOT "B" TO THE CITY OF IOWA CITY FOR PUBLIC PARK AND/OR PARKWAY USE.
  - NO LOTS SHALL DIRECT VEHICULAR ACCESS TO TAFT AVENUE.
  - OUTLOT "H" IS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO BE ESTABLISHED FOR THE SUBDIVISION.



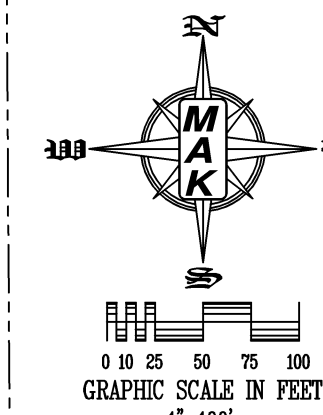
I certify that during the month of March, 1997, at the direction of Gary Watts, a survey was made under my supervision of a Portion of the Northeast Quarter of Section 18, Township 79 North, Range 5 West of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa, the boundaries of which are as follows: Commencing at the Southeast Corner of the Northeast Quarter of Section 18, Township 79 North, Range 5 West of the 5th P.M.; 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, at 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, said point being the Point of Beginning; 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 Southeasterly, 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 a point on the East Line of Windsor Ridge - Part Seven, in accordance with the Plat recorded in book 36, at page 310, of the records of the Johnson County Recorder's Office; Thence N25°11'15"W, along the East Line of said Windsor Ridge - Part Seven, 274.17 feet, to the Northeast Corner thereof; Thence N73°41'48"E, 36.43 feet; Thence N23°45'34"W, 44.67 feet; Thence N04°08'24"W, 79.89 feet; Thence N18°37'05"E, 134.14 feet; Thence N72°09'00"E, 270.28 feet; Thence S29°34'30"E, 76.25 feet; Thence S13°14'15"E, 152.25 feet; Thence N83°17'51"E, 354.54 feet, to a point on the West Line of the tract of land recorded in Deed Book 339, at page 249, of the records of the Johnson County Recorder's Office; Thence S00°21'22"E, along said West Line and its Southerly Projection, 479.16 feet, to the Southwest Corner of the tract of land recorded in Deed Book 372, at page 45, of the records of the Johnson County Recorder's Office; Thence N89°36'08"E, along the South Line of said tract, 327.68 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, 192.97 feet, to the Point of Beginning. Said tract of land contains 13.31 acres, 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 licensed Land Surveyor under the laws of the State of Iowa.

Glen D. Meisner P.E. & L.S. Ia. Lic. No. 8165  
My Biennial License expires December 31, 1997.

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

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

STREET CENTERLINE CURVE TABLE

STREET	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BARRINGTON RD	CL-3	953.11	168.93	84.69	168.71	N05°26'02"W	100°08'20"
BARRINGTON RD	CL-4	833.72	92.35	46.22	92.30	N03°31'46"W	06°20'47"
BARRINGTON RD	CL-2	750.00	154.95	77.75	154.87	N16°29'49"W	115°01'14"
BARRINGTON RD	CL-1	1315.00	163.80	82.01	163.70	N18°46'49"W	07°08'14"
SOUTHCHASE CT	CL-5	98.97	152.90	96.44	138.14	N46°05'56"W	88°30'52"
SOUTHCHASE CT	CL-6	35.00	110.86	2699.47	69.99	N88°54'04"E	181°29'08"
SOUTHCHASE CT	CL-7	97.32	152.86	97.32	137.62	S45°21'22"E	90°00'00"

LOT CURVE SEGMENT TABLE

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
118	118-1	1285.00	114.54	114.50	S17°07'58"E	04°27'32"
119	119-1	1285.00	59.71	59.71	N21°01'03"W	02°39'45"
120	120-1	780.00	73.32	73.30	S19°39'21"E	05°23'10"
121	121-1	780.00	78.19	78.16	S14°05'27"E	05°44'37"
122	122-2	983.11	46.20	46.20	S09°09'55"E	02°41'33"
122	122-1	780.00	9.63	9.63	N10°51'55"W	00°42'28"
123	123-1	983.11	77.30	77.28	S05°34'00"E	04°30'17"
124	124-1	1345.00	121.27	121.23	N03°03'27"W	05°06'23"
125	125-1	1345.00	46.27	46.27	N21°21'48"W	01°58'16"
126	126-1	720.00	82.92	82.88	S18°38'34"E	06°35'56"
127	127-1	720.00	60.72	60.70	N12°55'39"W	04°49'55"
128	128-1	923.11	78.96	78.93	S08°03'40"E	04°54'03"
129	129-1	923.11	82.27	82.24	N03°03'27"W	05°06'23"
130	130-1	923.11	2.39	2.39	S00°25'49"E	00°08'53"
131	131-1	863.72	17.90	17.90	S00°56'59"E	01°11'14"
132	132-1	863.72	77.78	77.75	N04°07'22"W	05°09'34"
133	133-1	983.11	50.76	50.75	N01°50'07"W	02°57'29"
133	133-2	25.00	39.27	35.36	S45°21'22"E	90°00'00"
136	136-1	123.97	69.24	68.34	S69°43'47"E	31°59'58"
137	137-1	123.97	69.24	68.34	S37°43'49"E	31°59'58"
138	138-1	123.97	43.03	42.82	N11°47'10"W	19°53'20"
138	138-2	60.00	26.32	26.11	N10°43'39"E	25°08'18"
139	139-1	60.00	62.83	60.00	S53°17'47"W	60°00'00"
140	140-1	60.00	62.83	60.00	S66°42'13"E	60°00'00"
141	141-1	60.00	38.06	37.43	S18°31'47"E	36°20'51"
141	141-2	72.32	113.59	102.27	S45°21'22"E	90°00'00"
142	142-1	25.00	39.59	35.58	S44°16'34"W	90°44'09"
142	142-2	863.72	78.70	78.57	N03°53'50"E	05°36'38"
OUTLOT B	B-1	1285.00	77.91	77.90	N12°50'32"W	03°28'26"
OUTLOT B	B-2	123.97	10.01	10.01	S88°02'34"E	04°37'36"
OUTLOT H	H-1	73.97	75.81	72.54	S31°12'06"E	58°43'12"
OUTLOT H	H-2	10.00	31.68	20.00	N88°54'04"E	181°29'08"
OUTLOT H	H-3	122.32	65.64	64.86	S15°43'50"E	30°44'56"

## 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
- - CENTER LINES
- - RIGHT-OF-WAY 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, WATERMANS AND STORM SEWER DRAINAGE.

PER CITY REVIEW  
MMS FINAL REVIEW

4/10/97  
4/16/97

Description  
Revision No. & Date

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

CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
SITE AND LAND DEVELOPMENT PLANNING

FINAL PLAT  
WINDSOR RIDGE - PART EIGHT  
IOWA CITY, IOWA

Designed by: LRS  
Drawn by: dam  
Checked by: GDM  
Date: 3/13/97  
Field Book No: ?  
Scale: 1"=100'  
Sheet 1 of 1 Sheets  
Project Number: 4146-007