

# Windsor Ridge - Part Nine

## Final Plat

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 West Iowa City, Iowa

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

### AREA TABLE

NW 1/4 - NE 1/4	5.94 ACRES
SE 1/4 - NE 1/4	0.08 ACRES
NE 1/4 - NE 1/4	14.31 ACRES
TOTAL AREA	20.33 ACRES

### STREET CENTERLINE CURVE TABLE

STREET	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BARRINGTON ROAD	CL-1	833.72	664.87	351.25	647.39	N29°32'55"W	45°41'31"
BARRINGTON ROAD	CL-1A	833.72	293.61	149.40	294.11	N16°51'43"W	20°19'08"
BARRINGTON ROAD	CL-1B	833.72	369.21	187.68	365.20	N36°22'28"W	25°22'23"
SHEFFIELD PLACE	CL-2	250.00	116.54	59.35	115.48	S78°19'58"W	26°42'29"
HUNTINGTON DRIVE	CL-3	448.50	617.08	368.61	569.54	N77°01'17"E	78°49'54"
HUNTINGTON DRIVE	CL-4	665.00	141.75	71.15	141.48	N69°40'10"W	12°12'48"
BUCKINGHAM LANE	CL-5	350.00	10.89	5.45	10.89	N76°40'04"W	01°47'00"

### LOT CURVE SEGMENT TABLE

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
143	143-1	803.72	76.03	76.00	S09°24'45"E	05°25'12"
144	144-1	803.72	76.03	76.00	N14°49'57"W	05°25'12"
145	145-1	803.72	76.03	76.00	S20°15'09"E	05°25'12"
146	146-1	803.72	76.03	76.00	N25°40'21"W	05°25'12"
147	147-1	803.72	76.03	76.00	S31°05'33"W	05°25'12"
148	148-1	803.72	76.03	76.00	N36°30'44"W	05°25'12"
149	149-1	863.72	72.50	72.48	N09°06'27"W	04°48'35"
150	150-1	863.72	77.06	77.02	N14°04'04"W	05°06'39"
151	151-1	863.72	108.13	108.06	N20°12'35"W	07°10'23"
151	151-2	25.00	37.86	34.35	N19°35'28"E	86°46'29"
151	151-3	225.00	31.63	31.61	S67°00'22"W	08°03'18"
152	152-1	225.00	73.25	72.93	N80°21'36"E	18°39'11"
154	154-1	25.00	21.03	20.41	N66°13'07"W	48°11'23"
154	154-2	50.00	45.93	44.33	N68°26'20"W	52°37'49"
155	155-1	50.00	43.95	42.54	S60°04'02"W	50°21'28"
156	156-1	50.00	44.10	42.69	S07°38'02"E	50°32'10"
157	157-1	50.00	46.40	44.75	N59°29'04"W	53°09'54"
158	158-1	50.00	45.76	44.18	S67°42'54"W	52°26'10"
158	158-2	25.00	21.03	20.41	N65°35'31"E	48°11'23"
160	160-1	275.00	40.44	40.40	N85°28'26"E	08°25'32"
161	161-1	275.00	63.26	63.12	S74°40'14"W	13°10'51"
162	162-1	275.00	24.49	24.48	S65°31'48"W	05°06'06"
162	162-2	25.00	37.86	34.35	N73°38'02"W	86°46'29"
162	162-3	863.72	115.12	115.04	N34°03'54"W	07°38'13"
163	163-1	803.72	126.83	126.70	N47°09'56"W	09°02'29"
163	163-2	25.00	39.58	35.57	N82°02'30"W	04°42'30"
164	164-1	478.50	74.35	74.27	N42°03'25"E	08°54'10"
165	165-1	478.50	79.26	79.17	S51°15'13"W	09°29'28"
166	166-1	478.50	79.26	79.17	S60°44'41"W	09°29'28"
167	167-1	478.50	79.26	79.17	S70°14'08"W	09°29'28"
168	168-1	478.50	79.26	79.17	S79°43'36"W	09°29'28"
169	169-1	478.50	79.26	79.17	S89°13'04"W	09°29'28"
170	170-1	478.50	79.26	79.17	N81°17'29"W	09°29'28"
171	171-1	478.50	79.26	79.17	S71°48'01"E	09°29'28"
172	172-1	478.50	29.16	29.16	N65°18'32"E	03°29'31"
172	172-2	635.00	55.89	55.87	S66°05'04"E	05°02'35"
173	173-1	635.00	79.47	79.42	N72°11'28"W	07°10'13"
174	174-1	25.00	39.27	35.36	N59°13'26"E	90°00'00"
175	175-1	325.00	10.12	10.12	S76°40'04"E	01°47'00"
175	175-2	25.00	39.27	35.36	N30°46'34"W	90°00'00"
176	176-1	375.00	6.27	6.27	S76°15'19"E	00°57'30"
176	176-2	25.00	39.27	35.36	N59°13'26"E	90°00'00"
177	177-1	25.00	39.27	35.36	S30°46'34"E	90°00'00"
178	178-1	695.00	60.86	60.84	N73°16'03"W	05°01'02"
178	178-2	695.00	77.22	77.22	S87°34'27"E	06°22'10"
180	180-1	695.00	10.03	10.03	N63°58'34"W	00°49'36"
180	180-2	418.50	77.06	76.95	N68°50'17"W	10°33'02"
181	181-1	418.50	90.60	90.42	N80°18'55"W	12°24'13"
182	182-1	418.50	90.60	90.42	S87°16'52"W	12°24'13"
183	183-1	418.50	90.60	90.42	S74°52'39"W	12°24'13"
184	184-1	418.50	90.60	90.42	S62°28'26"W	12°24'13"
185	185-1	418.50	90.60	90.42	S50°04'13"W	12°24'13"
186	186-1	418.50	45.74	45.72	N40°44'13"E	06°15'46"
N	N-1	803.72	48.01	48.00	N40°56'01"W	03°25'21"
T	T-1	50.00	15.06	15.06	S26°15'41"W	17°15'14"



- ### NOTES:
- ALL PROPOSED ELECTRICAL, TELEPHONE AND CABLE TELEVISION SERVICE AND DISTRIBUTION LINES SHALL BE INSTALLED UNDER-GROUND.
  - STREET SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER.  
A.) ALONG THE BARRINGTON ROAD FRONTAGE OF OUTLOT "N"  
B.) ALONG THE BARRINGTON DRIVE FRONTAGE OF OUTLOT "N"  
C.) ALONG THE SHEFFIELD PLACE FRONTAGE OF OUTLOT "T"
  - SUBJECT TO TERMS AND CONDITIONS OF SECTION 10 OF THE SUBDIVIDER'S AGREEMENT FOR THIS SUBDIVISION, OWNER/SUBDIVIDER INTENDS TO DEDICATE OUTLOT "N" TO THE CITY OF IOWA CITY FOR PUBLIC PARK AND/OR PARKWAY USE.  
OUTLOT "T" IS TO BE PUBLIC AREA, DEEDED TO THE CITY OF IOWA CITY.  
NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS ONTO TAFT AVENUE, OR ONTO BARRINGTON DRIVE.  
LOTS 151 AND 162 SHALL NOT HAVE DIRECT VEHICULAR ACCESS ONTO BARRINGTON ROAD.  
LOTS 174, 175, 176, AND 177 SHALL NOT HAVE DIRECT VEHICULAR ACCESS ONTO BARRINGTON DRIVE.  
LOT 163 SHALL NOT HAVE DIRECT VEHICULAR ACCESS ONTO HUNTINGTON DRIVE.  
THE TRAIL SHALL BE CONSTRUCTED ON OUTLOT "N" AS ILLUSTRATED ON THE PRELIMINARY PLAT FOR THIS SUBDIVISION.

PER GDM REVIEW 8-7-98  
PER CITY REVIEW 9-10-98  
PER CITY REVIEW 9-23-98  
PER GDM REVIEW 1-8-99

Description  
Revision No. & Date

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

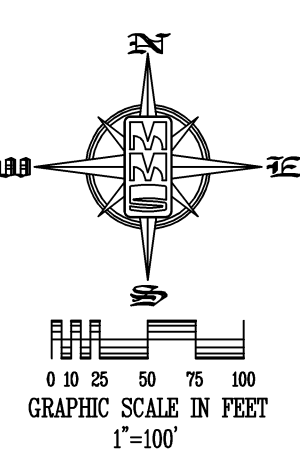
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
SITE AND LAND DEVELOPMENT PLANNING

I certify that during the month of August, 1998, at the direction of Arlington L.C., a survey was made under my supervision of a Portion of the Southeast Quarter of the Northeast Quarter, a Portion of the Northeast Quarter of the Northeast Quarter, and a Portion of the Northwest Quarter of the Northeast Quarter all 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 Northeast Corner of the Northeast Quarter of Section 18, Township 79 North, Range 5 West, of the Fifth Principal Meridian; Thence S00°23'59"E, along the East Line of said Northeast Quarter, 676.45 feet, to the Point of Beginning; Thence continuing S00°23'59"E, along said East Line, 315.27 feet, to the Northeast Corner of a Parcel of Land conveyed by Warranty Deed - Joint Tenancy as Recorded in Deed Book 330 at Page 187, of the Records of the Johnson County Recorder's Office; Thence S89°41'12"W, along the North Line of said conveyed Parcel, 327.18 feet, to the Northwest Corner thereof; Thence S00°21'22"E, along the West Line of said conveyed Parcel, and the West Line of a Parcel of Land conveyed by Warranty Deed Joint Tenancy as Recorded in Deed Book 339 at Page 249 of the Records of the Johnson County Recorder's Office, a distance of 174.93 feet, to a Point on the Northernly Line of Windsor Ridge - Part Eight, in accordance with the Plat thereof Recorded in Plat Book 37, at Page 304 of the Records of the Johnson County Recorder's Office; Thence S83°17'51"W, along said Northernly Line, 354.54 feet; Thence N13°14'15"W, along said Northernly Line, 152.25 feet; Thence N29°34'30"W, along said Northernly Line, 76.25 feet; Thence S72°09'00"W, along said Northernly Line, 270.28 feet; Thence S18°37'05"W, along said Northernly Line, 134.14 feet; Thence S04°08'24"E, along said Northernly Line, 79.89 feet; Thence S23°45'34"E, along said Northernly Line, 44.67 feet; Thence S73°41'48"W, along said Northernly Line, and the Northernly Line of Windsor Ridge - Part Seven, in accordance with the Plat thereof Recorded in Plat Book 36, at Page 310, of the Records of the Johnson County Recorder's Office, a distance of 72.85 feet; Thence N57°24'25"W, along the Northernly Line of said Windsor Ridge - Part Seven, a distance of 453.67 feet; Thence N75°46'34"W, along said Northernly Line, 419.05 feet; Thence S14°13'26"W, along said Northernly Line, 32.03 feet; Thence N75°46'34"W, along said Northernly Line, 89.68 feet; Thence N12°26'25"E, 190.83 feet; Thence Southeasterly, 5.40 feet, along a 375.00 foot radius curve, concave Southwesterly whose 5.40 foot chord bears S77°08'49"E; Thence N13°15'56"E, 152.57 feet; Thence S75°46'34"E, 92.78 feet; Thence N14°13'26"E, 110.00 feet; Thence S75°46'34"E, 254.63 feet; Thence S72°03'18"E, 155.38 feet; Thence S88°31'45"E, 115.60 feet; Thence N74°13'41"E, 117.69 feet; Thence N37°36'20"E, 154.36 feet; Thence S52°23'40"E, 136.49 feet; Thence N37°36'20"E, 8.00 feet; Thence S52°23'40"E, 60.00 feet; Thence Southeasterly, 39.00 feet, along a 25.00 foot radius curve, concave Northeasterly, whose 39.00 foot chord bears S07°05'03"E; Thence Southeasterly, 209.39 feet, along a 863.72 foot radius curve, concave Southwesterly, whose 208.88 foot chord bears S44°49'43"E, 127.02 feet; Thence N89°41'12"E, 558.36 feet, to the Point of Beginning. Said Tract of land contains 20.33 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, 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. LIC. NO. 8165  
My Biennial License expires December 31, 19\_\_  
Signed before me this \_\_\_ day of \_\_\_, 19\_\_  
Notary Public, in & for the State of Iowa.



### LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- 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
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- 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

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:

Final Plat Windsor Ridge - Part Nine Iowa City, Iowa

Sheet Title: Windsor Ridge - Part Nine  
Project Title: Windsor Ridge - Part Nine Iowa City, Iowa

Designed by: DAM  
Drawn by: RLW  
Checked by: GDM  
Date: 8-6-98  
Field Book No:  
Scale: 1"=100'  
Sheet 1 of 1 Sheets  
Project Number: 4146014F