35.42 AC

Final Plat
Cardinal Ridge - Part One
Iowa City, Iowa

PREPARED BY: MMS CONSULTANTS INC. - 1917 S. GILBERT STREET - IOWA CITY, IOWA, 52240 - (319)351-8282

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:

QWEST COMMUNICATIONS — Date:

MEDIACOM — Date:

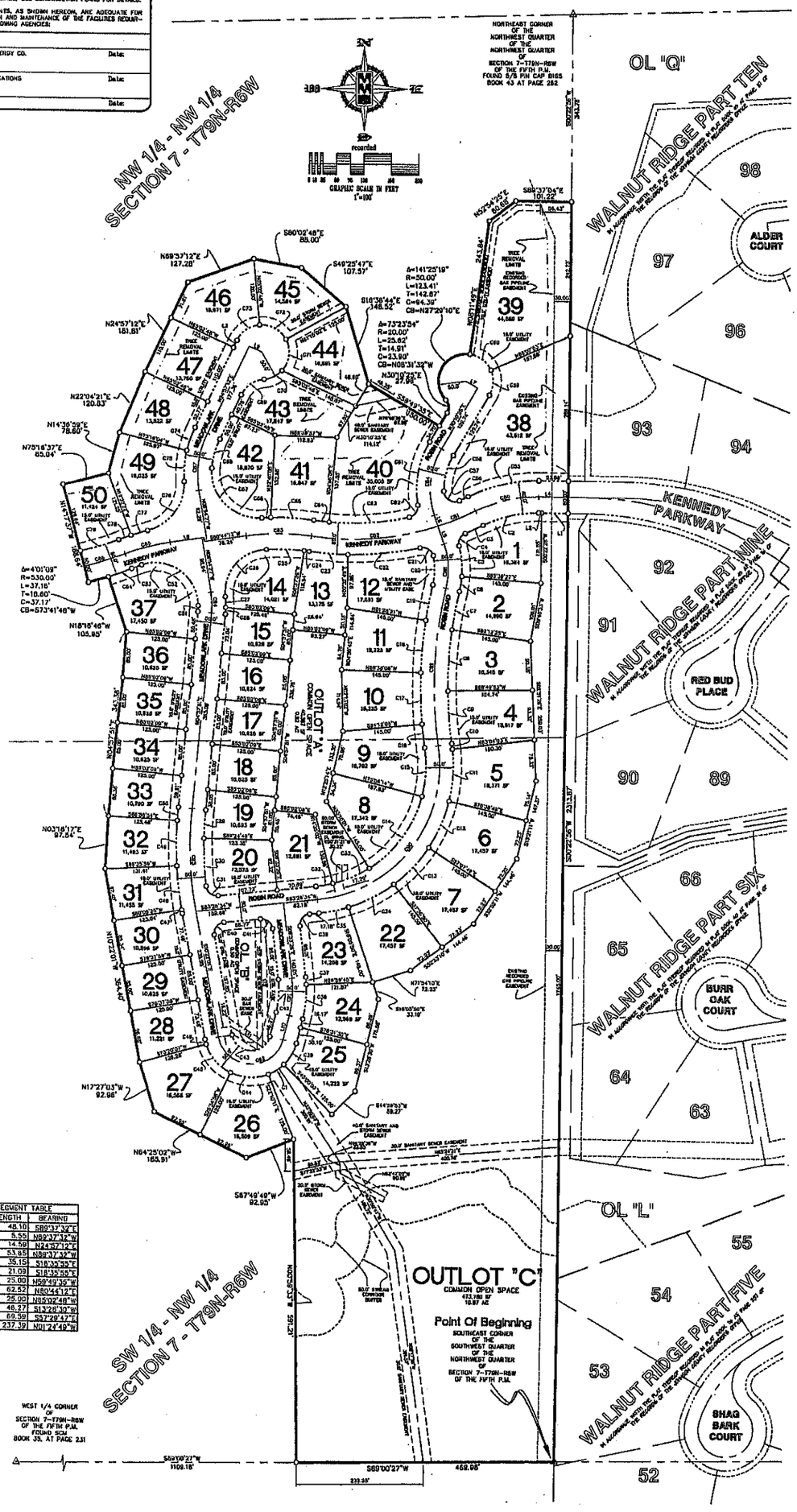
AREA TABLE	
QUARTER SECTION	AREA
NW 1/4 - NW 1/4	15.45 ACRES
SW 1/4 - NW 1/4	19.97 ACRES
TOTAL	35.42 ACRES

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

OWNER:
Albert N. Hieronymus and the Estate of Wilfreda A. Hieronymus
3322 Muscatine Avenue
Iowa City, Iowa 52240

SUBDIVIDER:
Southgate Development Co.
755 Mormon Trek Blvd
Iowa City, Iowa 52246

OWNERS' ATTORNEY
Joe Holland
300 Brewery Square
Iowa City, Iowa 52240



LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, CORRECT LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" iron Pin w/ yellow plastic LS Cap embossed with "8185")
- PROPERTY B/W BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WITH A 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 HUNDREDTHS

ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 20,000 FEET

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	22°26'36"	85.00'	33.87'	17.18'	33.65'	S56°24'01"W
C2	27°26'56"	219.39'	105.23'	53.65'	104.23'	N76°38'00"E
C3	3°31'42"	830.00'	35.72'	17.87'	35.71'	N64°49'23"E
C4	83°31'00"	20.00'	29.43'	17.24'	26.91'	N25°59'44"E
C5	19°55'19"	175.00'	58.32'	29.49'	58.06'	N60°31'17"W
C6	9°06'21"	175.00'	27.81'	13.94'	27.78'	N08°53'43"E
C7	53°39'19"	725.00'	71.58'	35.81'	71.53'	N10°37'14"E
C8	8°37'42"	725.00'	113.40'	56.81'	113.28'	N03°15'45"E
C9	7°45'58"	725.00'	98.90'	49.53'	98.82'	N09°04'49"W
C10	2°03'08"	275.00'	9.85'	4.93'	9.85'	N07°37'31"W
C11	20°12'03"	275.00'	97.35'	49.20'	96.86'	N03°12'23"E
C12	19°30'59"	275.00'	93.67'	47.28'	93.22'	N23°08'14"E
C13	19°30'59"	275.00'	93.67'	47.28'	93.22'	N42°37'40"E
C14	42°48'13"	225.00'	167.98'	88.11'	164.09'	N35°20'53"E
C15	23°06'21"	225.00'	90.71'	45.97'	90.09'	N02°02'21"E
C16	31°10'8"	775.00'	43.09'	21.53'	43.09'	N07°23'30"W
C17	7°09'47"	775.00'	96.89'	48.51'	96.83'	N02°13'02"W
C18	7°09'47"	775.00'	96.89'	48.51'	96.83'	N04°56'45"E
C19	4°35'15"	775.00'	66.56'	33.30'	66.54'	N10°59'18"E
C20	24°57'38"	125.00'	54.47'	27.67'	54.04'	N00°07'24"E
C21	92°18'14"	20.00'	32.22'	20.62'	28.85'	N57°40'12"W
C22	14°22'08"	530.00'	132.82'	66.81'	132.47'	N83°21'45"E
C23	7°40'16"	530.00'	70.96'	35.53'	70.91'	N85°37'03"W
C24	1°17'24"	360.39'	8.21'	4.61'	8.21'	N82°30'01"W
C25	10°36'33"	380.39'	69.04'	34.62'	68.93'	N88°44'03"W
C26	81°06'37"	81.00'	126.80'	82.89'	116.58'	N40°13'22"E
C27	61°48'38"	183.38'	19.98'	10.00'	19.97'	N02°12'58"W
C28	4°03'10"	183.38'	12.97'	6.49'	12.97'	N02°39'16"E
C29	4°22'40"	688.60'	52.46'	26.24'	52.45'	S02°48'31"W
C30	7°20'22"	688.60'	87.63'	44.04'	87.88'	S03°05'00"E
C31	89°45'15"	20.00'	31.35'	19.93'	28.24'	S51°39'10"E
C32	8°01'36"	225.00'	15.72'	15.72'	31.49'	S73°22'46"W
C33	18°35'28"	225.00'	72.98'	36.81'	72.68'	S88°07'28"W
C34	19°30'59"	275.00'	93.67'	47.28'	93.22'	S82°08'40"W
C35	11°32'24"	275.00'	55.38'	27.79'	55.30'	S77°10'22"W
C36	80°00'00"	20.00'	31.42'	20.00'	28.28'	S38°28'34"W
C37	3°33'11"	125.00'	13.95'	6.98'	13.95'	S04°48'30"E
C38	18°28'45"	125.00'	64.21'	32.38'	64.49'	S09°14'08"W
C39	31°31'23"	85.00'	46.77'	23.99'	46.18'	S29°15'12"W
C40	83°48'55"	20.00'	29.78'	21.05'	28.21'	S38°23'17"W
C41	80°00'00"	20.00'	31.42'	20.00'	28.28'	S51°33'20"E
C42	20°01'36"	175.00'	61.18'	30.91'	60.87'	S03°27'32"W
C43	158°03'28"	35.00'	65.39'	163.72'	68.49'	S86°26'49"E
C44	47°45'08"	85.00'	70.84'	37.62'	68.81'	S88°37'38"E
C45	47°45'08"	85.00'	70.84'	37.62'	68.81'	S40°32'28"E
C46	6°17'53"	85.00'	9.34'	4.68'	9.34'	S13°30'57"E
C47	0°01'26"	238.40'	0.73'	0.37'	0.73'	S10°06'18"E
C48	6°26'34"	238.60'	26.83'	13.43'	26.79'	S06°37'18"E
C49	62°07'	735.50'	79.65'	44.52'	79.61'	S00°10'27"E
C50	13°45'19"	238.60'	24.59'	12.32'	24.59'	S04°05'29"W
C51	4°33'38"	133.50'	11.38'	5.70'	11.38'	S02°31'04"W
C52	109°48'39"	77.00'	147.53'	109.91'	125.88'	S54°42'03"E
C53	32°28'28"	324.49'	19.40'	9.70'	19.38'	S88°13'43"W
C54	4°49'03"	530.00'	44.57'	22.30'	44.56'	S86°10'42"W
C55	27°28'36"	278.39'	134.01'	68.32'	132.73'	N78°38'00"E
C56	7°08'36"	470.00'	17.56'	8.78'	17.55'	N83°37'30"E
C57	11°33'38"	80.00'	38.77'	20.20'	38.53'	N86°00'04"W
C58	31°24'11"	125.00'	68.52'	35.41'	67.65'	N14°32'05"W
C59	51°02'32"	50.00'	47.16'	25.30'	45.63'	N03°38'09"E
C60	37°58'01"	50.00'	50.56'	27.68'	49.63'	N32°50'09"W
C61	39°38'55"	175.00'	121.10'	63.09'	118.70'	N10°30'38"E
C62	86°17'52"	20.00'	30.12'	18.72'	27.38'	N33°40'30"E
C63	17°56'40"	470.00'	147.20'	74.31'	146.60'	N85°47'48"E
C64	3°28'56"	470.00'	28.29'	14.15'	28.26'	N83°20'23"E
C65	104°33'38"	420.39'	76.71'	39.47'	76.60'	N87°08'44"W
C66	21°26'	420.39'	15.20'	8.10'	15.19'	N68°33'13"E
C67	92°26'41"	84.50'	136.58'	88.60'	122.67'	N45°01'40"W
C68	29°17'32"	138.32'	56.07'	28.33'	55.76'	N14°48'26"E
C69	60°00'00"	50.00'	52.36'	28.87'	50.00'	N34°57'12"E
C70	42°33'33"	50.00'	37.13'	19.47'	36.28'	N31°40'50"E
C71	71°09'38"	50.00'	62.10'	35.77'	58.18'	N08°49'31"E
C72	69°17'50"	50.00'	57.56'	32.68'	54.56'	N61°33'31"W
C73	60°00'00"	50.00'	52.36'	28.87'	50.00'	N34°57'12"E
C74	12°37'53"	208.32'	45.93'	23.08'	45.83'	N18°38'16"E
C75	12°42'00"	208.32'	47.02'	26.72'	46.91'	N04°28'17"E
C76	78°30'32"	50.00'	123.32'	73.54'	113.82'	N35°22'11"E
C77	4°50'07"	384.49'	31.33'	15.68'	31.32'	N12°04'21"E
C78	3°35'29"	384.49'	24.10'	12.05'	24.10'	N18°39'53"E
C79	8°52'14"	470.00'	72.42'	36.32'	72.42'	N21°17'18"E
C80	27°26'56"	249.39'	119.62'	60.98'	118.48'	N39°20'00"E
C81	8°30'33"	500.00'	74.28'	37.20'	74.19'	N07°08'49"E
C82	28°49'01"	500.00'	234.02'	119.19'	231.82'	N24°38'35"E
C83	17°28'54"	380.39'	116.11'	58.07'	115.63'	N39°26'39"E
C84	48°49'20"	150.00'	127.88'	68.00'	124.07'	N50°47'15"E
C85	13°52'03"	354.49'	85.80'	43.11'	85.59'	N73°48'10"E
C86	8°30'14"	500.00'	77.12'	38.64'	77.04'	N71°17'16"E
C87	33°31'46"	183.32'	108.34'	55.80'	106.78'	N08°31'22"E
C88	32°32'49"	180.00'	81.90'	43.08'	82.61'	S02°34'31"E
C89	22°25'58"	730.00'	293.85'	148.73'	291.77'	S02°13'41"W
C90	52°23'31"	250.00'	403.28'	230.67'	380.78'	S37°13'50"W
C91	20°01'58"	200.00'	69.93'	35.32'	69.57'	S03°27'32"W
C92	158°03'28"	60.00'	163.93'	284.21'	117.41'	S86°26'49"E
C93	153°32'32"	711.60'	190.41'	95.78'	189.86'	S02°42'09"E
C94	13°52'19"	158.39'	38.34'	19.26'	38.25'	N01°06'16"W

LINE SEGMENT TABLE		
LINE	LENGTH	BEARING
L1	48.10	S89°37'34"E
L2	5.55	N89°37'34"W
L3	14.59	N24°57'12"E
L4	53.85	N89°37'37"W
L5	35.15	S16°35'55"E
L6	21.09	S16°35'55"E
L7	25.00	N59°49'35"W
L8	62.52	N82°41'17"E
L9	25.00	N35°02'46"W
L10	46.27	S13°26'30"W
L11	69.59	S57°29'47"E
L12	237.39	N01°24'49"W

I certify that during the month of July, 2005, at the direction of Southgate Development Co., a Survey was made under my supervision of a Portion of the West One Half the Northwest Quarter of Section 7, Township 79 North, Range 6 West, of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa, the boundaries of which are described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of Section 7, Township 79 North, Range 6 West of the Fifth Principal Meridian; Thence S89°00'27"W, along the South Line of said Southwest Quarter of the Northwest Quarter, 469.96 feet; Thence N00°59'33"W, 591.21 feet; Thence S87°49'49"W, 92.95 feet; Thence N64°25'02"W, 185.91 feet; Thence N17°27'03"W, 92.98 feet; Thence N10°22'01"W, 364.40 feet; Thence N03°18'17"E, 97.54 feet; Thence N04°57'51"E, 343.38 feet; Thence N18°18'46"W, 105.95 feet; Thence Southwesterly, 37.18 feet, along a 530.00 foot radius curve, concave Northwesterly whose 37.17 foot chord bears S73°41'48"W; Thence N14°17'37"W, 188.64 feet; Thence N75°16'37"E, 85.04 feet; Thence N14°36'59"E, 78.60 feet; Thence N22°04'21"E, 120.83 feet; Thence N24°57'12"E, 181.81 feet; Thence N69°57'12"E, 127.28 feet; Thence S80°02'48"E, 88.00 feet; Thence S49°25'47"E, 107.57 feet; Thence S16°35'44"E, 146.52 feet; Thence S59°49'35"E, 150.00 feet; Thence N30°10'25"E, 27.96 feet; Thence Northwesterly, 25.62 feet, along a 20.00 foot radius curve, concave Southwesterly, whose 23.90 foot chord bears N06°31'32"W; Thence Northeasterly, 123.41 feet, along a 50.00 foot radius curve, concave Southeasterly, whose 94.39 foot chord bears N27°29'10"E; Thence N08°11'49"E, 243.84 feet; Thence N52°54'25"E, 60.68 feet; Thence S89°37'04"E, 101.22 feet, to a Point on the East Line of the West One-Half of the Northwest Quarter of said Section 7; Thence S00°22'56"W, 2313.87 feet, to the Point of Beginning. Said Tract of land contains 35.42 acres, more or less, and is subject to easements and restrictions of record.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

LICENSED LAND SURVEYOR GLEN D. MEISNER 8185 IOWA

GLEN D. MEISNER, L.S. — Iowa Lic. No. 8185

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

SEAL

Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

2265138F	Project Number	Sheet 1 of 1 Sheets	Scale 1"=100'
07-27-05	Date	Drawn by RLW	Checked by GDM
Final Plat	Sheet Title	Project Title: Cardinal Ridge - Part One, Iowa City, Iowa	Compiled by LJS

MMS CONSULTANTS, INC.
Iowa City, Iowa (319) 351-8282
CIVIL ENGINEERS · LAND SURVEYORS · LANDSCAPE ARCHITECTS · LAND PLANNERS · WETLAND SPECIALISTS

REVISIONS	
09/09/05	PER CITY COMMENTS -JDM
10/04/05	PER CGM REVIEW -JDM

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