29.56 AC

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

# Final Plat
# Cardinal Ridge - Part Two
## Iowa City, Iowa

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

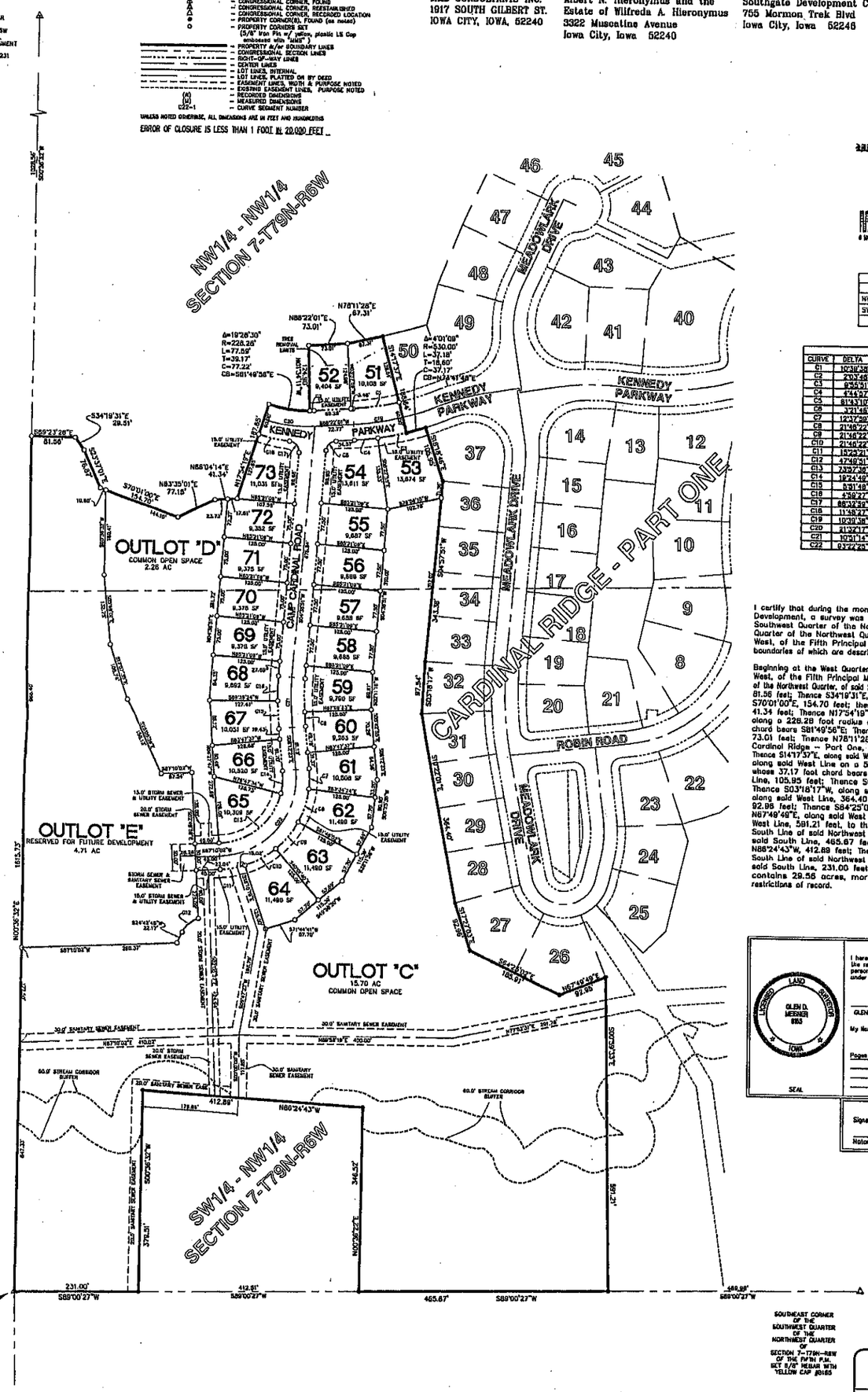
NORTHWEST CORNER OF SECTION 7-T79N-R6W OF THE FIFTH P.M. FOUND CONCRETE MONUMENT W/ 1/2" PIN BOOK 33, AT PAGE 231

## LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (3/8" Iron Pin w/ yellow plastic LS Cap embossed with "MMS")
- PROPERTY A/or 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
- (D) 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




| AREA SUMMARY TABLE | |
|---|---|
| 1/4-1/4 | AREA |
| NW1/4 – NW1/4 | 24.55 AC |
| SW1/4 – NW1/4 | 5.01 AC |
| TOTAL | 29.56 AC |

| CURVE SEGMENT TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | BEARING |
| C1 | 10°36'35" | 470.00' | 87.45' | 43.82' | 87.32' | N81°02'14"E |
| C2 | 2°03'46" | 228.28' | 8.22' | 4.11' | 8.22' | N87°23'35"E |
| C3 | 4°55'01" | 530.00' | 91.85' | 46.05' | 91.75' | N78°39'09"E |
| C4 | 4°44'57" | 530.00' | 43.93' | 21.98' | 43.92' | N83°59'31"E |
| C5 | 81°31'10" | 20.00' | 28.53' | 17.39' | 26.17' | N45°30'28"E |
| C6 | 3°21'45" | 475.00' | 27.88' | 13.94' | 27.87' | S04°31'30"E |
| C7 | 12°27'39" | 175.00' | 38.06' | 19.37' | 38.01' | S00°05'37"W |
| C8 | 21°46'22" | 175.00' | 66.50' | 33.66' | 66.10' | S17°18'47"W |
| C9 | 21°46'22" | 175.00' | 66.50' | 33.66' | 66.10' | S39°05'09"W |
| C10 | 21°46'22" | 175.00' | 66.50' | 33.66' | 66.10' | S60°51'30"W |
| C11 | 15°25'21" | 175.00' | 47.11' | 23.70' | 46.96' | S79°27'22"W |
| C12 | 47°49'31" | 50.00' | 41.74' | 22.17' | 40.54' | S48°37'44"W |
| C13 | 220°7'42" | 128.00' | 161.38' | 94.13' | 150.38' | N50°11'14"E |
| C14 | 19°24'49" | 128.00' | 42.33' | 21.38' | 42.15' | N03°30'01"E |
| C15 | 9°31'48" | 525.00' | 53.72' | 26.89' | 53.70' | N03°16'29"W |
| C16 | 4°59'27" | 525.00' | 45.73' | 22.88' | 45.72' | N02°09'08"E |
| C17 | 88°33'39" | 20.00' | 30.91' | 19.50' | 27.92' | N39°37'39"W |
| C18 | 11°48'27" | 288.28' | 59.41' | 29.81' | 59.30' | N77°36'55"W |
| C19 | 10°35'38" | 500.00' | 93.03' | 46.65' | 92.90' | S81°02'12"W |
| C20 | 21°32'17" | 288.28' | 97.09' | 49.13' | 96.52' | S82°51'50"E |
| C21 | 10°31'14" | 500.00' | 91.72' | 47.80' | 91.58' | S00°46'45"E |
| C22 | 93°22'25" | 150.00' | 244.45' | 159.10' | 218.28' | S40°28'50"W |

I certify that during the month of August, 2005 at the direction of Southgate Development, a survey was made under my supervision of a Portion of the Southwest Quarter of the Northwest Quarter and a Portion of the Northwest Quarter of 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 West Quarter Corner of Section 7, Township 79 North, Range 6 West, of the Fifth Principal Meridian; Thence N00°36'32"E, along the West Line of the Northwest Quarter, of said Section 7, a distance of 1615.73 feet; Thence S89°23'28"E, 81.56 feet; Thence S34°19'31"E, 29.51 feet; Thence S23°37'01"E, 76.87 feet; thence S70°01'00"E, 154.70 feet; thence N83°35'01"E, 77.15 feet; Thence N85°04'14"E, 41.34 feet; Thence N17°54'19"E, 187.65 feet; Thence Southeasterly, 77.59 feet, along a 228.28 foot radius curve, concave Northeasterly, whose 77.22 foot chord bears S81°49'56"E; Thence N01°34'11"W, 124.90 feet; Thence N86°22'01"E, 73.01 feet; Thence N78°11'28"E, 67.31 feet, to a Point on the West Line of Cardinal Ridge – Part One, in accordance with the Recorded Plat thereof; Thence S14°17'57"E, along said West Line, 188.64 feet; thence Northeasterly, 37.16 feet along said West Line on a 530.00 foot radius curve, concave Northwesterly, whose 37.17 foot chord bears N73°41'48"E; Thence S18°18'46"E, along said West Line, 105.95 feet; Thence S04°57'51"W, along said West Line, 343.38 feet; Thence S03°16'17"W, along said West Line, 97.54 feet; Thence S10°22'01"E, along said West Line, 364.40 feet; Thence S17°27'03"E, along said West Line, 92.98 feet; Thence S84°25'02"E, along said West Line, 185.91 feet; Thence N87°48'40"E, along said West Line, 92.95 feet; Thence S00°59'33"E, along said West Line, 581.21 feet, to the Southwest Corner thereof, and a Point on the South Line of said Northwest Quarter of Section 7; Thence S89°00'27"W, along said South Line, 465.67 feet; Thence N00°36'22"E, 346.52 feet; Thence N86°24'43"W, 412.88 feet; Thence S00°36'32"W, 379.51 feet, to a Point on the South Line of said Northwest Quarter of Section 7; Thence S89°00'27"W, along said South Line, 231.00 feet, to the Point of Beginning. Said Tract of land contains 29.56 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. MESSNER 8165 IOWA

SEAL

GLEN D. MESSNER, L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

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

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:

QWEST COMMUNICATIONS Date:

MEDIACOM Date:

| Date | Revisions |
|---|---|
| 09/09/05 | PER CITY COMMENTS –JDM |
| 10/21/05 | PER GDM REVIEW –JDM |
| 10/21/05 | PER GDM FINAL REVIEW –JDM |

Sheet Title: Final Plat
Project Title: Cardinal Ridge - Part Two, Iowa City, Iowa

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

Project Number: 226513BF
Sheet 1 of 1 Sheets
Scale: 1"=100'
Date: 07-27-05
Field Book No.: 670
Drawn by: RLW
Checked by: GDM
Designed by: GLS

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