

POINT OF BEGINNING

NORTHWEST CORNER
OF
SECTION 23-T81N-R6W
OF THE FIFTH P.M.
FOUND SCM
BOOK 50 AT PAGE 328

HIGHWAY 382 NE (F16)

FINAL PLAT
TRAIL RIDGE ESTATES - PART 3A
TO SOLON, JOHNSON COUNTY, IOWA

Doc ID: 032566870001 Type: PLA
Kind: PLAT
Recorded: 09/15/2025 at 12:27:10 PM
Fee Amt: \$7.00 Page 1 of 1
Johnson County Iowa
Kim Painter County Recorder
BK 69 PG 57

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- CUT "X"
- 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 HUNDREDTHS

AREA SUMMARY TABLE		
1/4 - 1/4	AREA	AREA IN ROW
NW NW	16.09 ACRES	0.00 ACRE
SW NW	2.94 ACRES	0.00 ACRE
TOTAL	19.03 ACRES	0.00 ACRE

LOCATION: A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SOLON, JOHNSON COUNTY, IOWA.	SUBDIVIDER: WATTS GROUP DEVELOPMENT INC 425 E OAKDALE BLVD #101 CORALVILLE, IOWA 52241
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: MICHAEL J. PUGH 425 E OAKDALE BLVD #201 CORALVILLE, IOWA 52241
DATE OF SURVEY: 03-26-2025	PROPRIETOR OR OWNER: WATTS GROUP DEVELOPMENT INC 425 E OAKDALE BLVD #101 CORALVILLE, IOWA 52241
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	84°19'25"	25.00'	22.64'	36.79'	33.56'	S6°55'01"E
C2	14°28'09"	230.00'	29.20'	58.08'	57.93'	N28°00'37"E
C3	73°08'37"	25.00'	18.55'	31.91'	29.79'	S57°20'51"W
C4	4°22'34"	230.00'	8.79'	17.57'	17.56'	S88°16'07"E
C5	100°01'02"	25.00'	29.80'	43.64'	38.31'	N80°54'46"E
C6	31°31'26"	170.00'	47.98'	93.53'	92.36'	N15°08'32"E
C7	14°10'54"	230.00'	28.61'	56.93'	56.78'	S6°28'16"W
C8	18°43'33"	230.00'	37.92'	75.17'	74.84'	S22°53'30"W
C9	20°03'53"	230.00'	40.69'	80.54'	80.13'	S42°19'12"W
C10	20°03'53"	230.00'	40.69'	80.54'	80.13'	S62°23'05"W
C11	17°07'34"	230.00'	34.63'	68.75'	68.49'	S80°58'49"W
C12	90°00'00"	25.00'	25.00'	39.27'	35.36'	N44°32'36"E
C13	21°38'18"	230.00'	43.95'	86.86'	86.35'	S10°21'45"W
C14	87°41'08"	25.00'	24.01'	38.26'	34.63'	N22°39'40"W
C15	10°15'00"	170.00'	15.25'	30.41'	30.37'	S84°25'06"W
C16	54°22'21"	170.00'	87.32'	161.33'	155.34'	S52°06'26"W
C17	25°32'26"	170.00'	38.53'	75.78'	75.15'	S12°09'02"W
C18	89°50'13"	25.00'	24.93'	39.20'	35.31'	S45°32'18"E
C19	90°09'47"	25.00'	25.07'	39.34'	35.41'	S44°27'42"W
C20	88°58'12"	25.00'	24.55'	38.82'	35.04'	S45°06'17"E
C21	21°38'18"	200.00'	38.22'	75.53'	75.08'	S10°21'45"W
C22	90°09'47"	200.00'	200.57'	314.73'	283.24'	S44°27'42"W
C23	9°07'40"	200.00'	15.96'	31.86'	31.83'	N3°56'39"E
C24	32°24'48"	200.00'	58.13'	113.14'	111.64'	N24°42'53"E
C25	8°57'53"	200.00'	15.68'	31.29'	31.26'	S85°58'28"E
C26	1°44'46"	760.00'	11.58'	23.16'	23.16'	N89°35'01"W

OUTLOT DESIGNATIONS

- OUTLOT "Q" - TO BE DEDICATED TO THE CITY FOR PUBLIC OPEN SPACE WITH PLAYGROUND AND MULTI-USE COURT
- OUTLOT "R" - TO BE DEDICATED TO THE CITY FOR PUBLIC OPEN SPACE WITH CONNECTION TO EXISTING TRAIL CONNECTION TO MULTI-USE PATH
- OUTLOT "S" - OPEN SPACE FOR STORMWATER - TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION

PROPERTY MONUMENTATION TABLE	
LABEL	DESCRIPTION
(A)	3/4" PIPES WITH ORANGE PLASTIC LS CAP 19818
(B)	5/8" REBAR W/ YELLOW PLASTIC LS CAP 17916
(C)	5/8" REBAR W/ YELLOW PLASTIC LS CAP 7036
(D)	1/2" REBAR W/ LS CAP 8295
(E)	5/8" REBAR W/ YELLOW PLASTIC LS CAP 8165

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
(1)	EXISTING 100 FOOT WIDE PUBLIC UTILITY EASEMENT
(2)	EXISTING 50 FOOT WIDE PUBLIC EASEMENT FOR CENTURYLINK
(3)	10.0 FOOT WIDE PUBLIC UTILITY EASEMENT
(4)	5.0 FOOT WIDE PUBLIC EASEMENT FOR CENTURYLINK
(5)	15.0 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT (CENTERED)
(6)	20.0 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT (CENTERED)
(7)	20.0 FOOT WIDE DRAINAGE EASEMENT (CENTERED)
(8)	ACCESS, STORM SEWER, AND DRAINAGE EASEMENT

DESCRIPTION - TRAIL RIDGE ESTATES - PART 3A

BEGINNING at the Northwest Corner of Section 23, Township 81 North, Range 6 West, of the Fifth Principal Meridian, Solon, Johnson County, Iowa; Thence S89°38'43"E, along the North Line of the Northwest Quarter of said Section 23, a distance of 298.65 feet, to its intersection with the Southerly Right-of-Way Line of Highway #382; Thence S56°30'14"E, along said Southerly Right-of-Way Line, 552.84 feet; Thence S66°49'24"E, along said Southerly Right-of-Way Line, 15.00 feet; Thence Southwesterly, 40.14 feet, along a 25.00 foot radius curve, concave Southeasterly, whose 35.97 foot chord bears S57°10'44"W, 15.55 feet; Thence Southwesterly, 64.20 feet, along a 170.00 foot radius curve, concave Southeasterly, whose 63.82 foot chord bears S10°21'45"W, 15.55 feet; Thence S00°27'24"E, 247.57 feet; Thence Southeasterly, 38.51 feet, along a 25.00 foot radius curve, concave Northeasterly, whose 34.81 foot chord bears S44°35'01"E, 15.55 feet; Thence S01°17'22"W, 60.00 feet; Thence Northwesterly, 22.25 feet, along a 730.00 foot radius curve, concave Southwesterly, whose 22.25 foot chord bears N89°35'01"W, 15.55 feet; Thence S89°32'36"W, 16.46 feet; Thence S00°27'24"E, 115.00 feet; Thence S89°32'36"W, 39.71 feet; Thence S00°27'24"E, 115.00 feet; Thence S89°32'36"W, 50.38 feet; Thence S00°27'24"E, 125.00 feet; Thence N89°32'36"E, 148.17 feet; Thence S89°32'36"E, 14.11 feet, to a Point on the North Line of Trail Ridge Estates - Part 1B, in accordance with the Plat thereof Recorded in Plat Book 66 at Page 99 of the Records of the Johnson County Recorder's Office; Thence S40°55'17"W, along said North Line, 12.23 feet; Thence S49°04'43"E, along said North Line, 160.00 feet; Thence S40°55'17"W, along said North Line, 125.00 feet; Thence N49°04'43"W, along said North Line 80.00 feet; Thence S40°55'17"W, along said North Line, 40.11 feet, to a Point on the North Line of Trail Ridge Estates - Part 1B, in accordance with the Plat thereof Recorded in Plat Book 67 at Page 99 of the Records of the Johnson County Recorder's Office; Thence Southwesterly, 6.25 feet, along said North Line on a 330.00 foot radius curve, concave Southeasterly, whose 35.36 foot chord bears S04°04'43"E, 15.55 feet; Thence S40°55'17"W, along said North Line, 316.47 feet, to the Northwest Corner thereof, and in accordance with the Plat thereof Recorded in Plat Book 58 at Page 398 of the Records of the Johnson County Recorder's Office; Thence N00°39'08"W, along said East Line, and the East Line of Auditor's Parcel 2014084, to the Northwest Quarter of said Section 23, a distance of 1331.63 feet, to the POINT OF BEGINNING. Said Trail Ridge Estates - Part 3A contains 19.03 Acres, 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 Professional Land Surveyor under the laws of the State of Iowa.

Richard R. Nowotny 8-28-25
RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916
My license renewal date is December 31, 2025

Pages or sheets covered by this seal: 1

LINE SEGMENT TABLE		
LINE	BEARING	LENGTH
L1	S89°32'36"W	21.81'
L2	S0°37'11"E	11.00'
L3	S89°32'36"W	5.18'
L4	S89°46'44"E	55.53'
L5	S89°32'36"W	30.00'
L6	N81°29'31"W	28.78'
L7	S89°32'36"W	72.19'
L8	S40°55'17"W	29.78'

Signed before me this 28th day of Aug. 2025

Chris K. Yoder
Notary Public, in and for the State of Iowa

LORI K. YODER
Commission Number 759128
My Commission Expires July 13, 2027

ERROR IN CLOSURE IS LESS THAN 1 FOOT IN 20,000 AND CONFORMS TO CHAPTER 354.

NOTE:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

LOT A CONTAINS 3.19 ACRES, AND IS TO BE DEDICATED TO THE CITY OF SOLON FOR PUBLIC RIGHT-OF-WAY FOR HERITAGE TRAIL, WOODLAND TRAIL, TIMBER TRAIL, HIGH RIDGE TRAIL, AND TALLGRASS TRAIL.

PLAT/PLAN APPROVED BY: CITY OF SOLON	DATE: 9/18/25
CITY CLERK: <i>Jessie</i>	
OWNER: <i>Jordan Voge</i> MIDAMERICAN ENERGY CO.	DATE: 8/28/2025
UTILITY EASEMENTS APPROVED BY: <i>SBH</i>	DATE: 8-28-2025
WINDSTREAM	DATE: 8-28-25
MEDIACOM	DATE: 8/27/25
LINN CO. RURAL ELECTRIC CO-OP	DATE: 8-28-25
SOUTH SLOPE	DATE:

SOUTHWEST CORNER
OF THE
NORTHWEST QUARTER
OF THE
NORTHWEST QUARTER
OF
SECTION 23-T81N-R6W
OF THE FIFTH P.M.
SET 5/8" REBAR W/
YELLOW PLASTIC LS CAP
17916
PREVIOUSLY RECORDED
IN BOOK 60 AT PAGE 36

AUDITOR'S PARCEL
2014084
BOOK 98 AT PAGE 328

AUDITOR'S PARCEL
2014084
BOOK 98 AT PAGE 328

AUDITOR'S
PARCEL
2014106

IN ACCORDANCE WITH THE
PLAT THEREOF RECORDED IN
PLAT BOOK 59 AT PAGE 14
OF THE RECORDS OF THE
JOHNSON COUNTY RECORDER'S
OFFICE

IN ACCORDANCE WITH THE
PLAT THEREOF RECORDED IN
PLAT BOOK 67 AT PAGE 99 OF THE RECORDS OF THE
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TRAIL RIDGE ESTATES -
PART 1B

IN ACCORDANCE WITH THE
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PLAT BOOK 67 AT PAGE 99 OF THE RECORDS OF THE
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TRAIL RIDGE ESTATES
PART 3A

FINAL PLAT

SOLON
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
04-15-2025

Designed by: KJB
Field Book No. 1409

Drawn by: RLW
Scale: 1"=100'

Project No. 1331-863
Sheet No. 1

LANDSCAPE ARCHITECTS
LAND SURVEYORS
CIVIL ENGINEERS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

