

Doc ID: 026978550001 Type: PLA
Kind: PLAT
Recorded: 03/08/2018 at 11:20:34 AM
Fee Amt: \$7.00 Page 1 of 1
Johnson County Iowa
Klm Painter County Recorder
BK 61 PG 393

LOCATION:	SUBDIVIDER:
AUDITOR'S PARCEL 2017096, AND A PORTION OF AUDITOR'S PARCEL 2017097 LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, BOTH OF SECTION 13, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, BOTH OF SECTION 24, ALL OF TOWNSHIP 79 NORTH, RANGE 7 WEST, OF THE FIFTH P.M., IOWA CITY, JOHNSON COUNTY, IOWA.	WATTS GROUP DEVELOPMENT INC. 425 E. OAKDALE BOULEVARD SUITE 101 CORALVILLE, IOWA, 52241 SUBDIVIDER'S ATTORNEY: MICHAEL PUGH 425 E. OAKDALE BOULEVARD SUITE 201 CORALVILLE, IOWA, 52241 PROPRIETOR OR OWNER: WATTS GROUP DEVELOPMENT INC. 425 E. OAKDALE BOULEVARD SUITE 101 CORALVILLE, IOWA, 52241 DOCUMENT RETURN INFORMATION: LAND SURVEYOR DATE OF SURVEY: 09-23-2017
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:	
JAMES E. LIGHTY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	

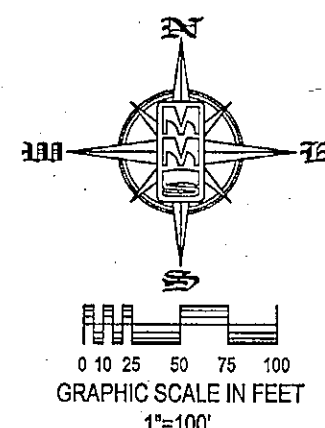
FINAL PLAT WEST SIDE ESTATES - PHASE ONE IOWA CITY, JOHNSON COUNTY, IOWA

LINE	LENGTH	BEARING
L1	6.75	S61°14'47"W
L2	24.10	S06°07'47"E
L3	45.23	S06°07'47"E
L4	27.29	S88°10'56"E
L5	24.48	S33°53'57"E

NOTE:
ALL PROPERTY CORNERS FOUND
ARE 5/8" IRON PINS W/YELLOW
PLASTIC LS CAP 8165.

Notes on this plat are not
intended to create any vested
private interest in any stated use
restriction or covenant or create
any third party beneficiaries to
any noted use restriction or
covenant.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	90°00'23"	20.00'	31.42'	20.00'	28.29'	S76°30'36"E
C2	119°12'	580.00'	13.36'	6.68'	13.36'	S32°10'01"E
C3	6°00'23"	580.00'	60.80'	30.43'	60.77'	S35°49'48"E
C4	88°21'12"	20.00'	30.84'	19.43'	27.87'	S05°20'36"W
C5	4°41'50"	1720.00'	141.01'	70.54'	140.97'	S47°01'17"W
C6	4°35'48"	1660.00'	133.18'	66.63'	133.14'	S47°01'17"W
C7	91°44'50"	20.00'	32.03'	20.62'	28.71'	S84°42'24"E
C8	14°31'43"	180.00'	45.64'	22.94'	45.52'	S46°05'51"E
C9	22°30'13"	180.00'	70.70'	35.81'	70.24'	S84°36'49"E
C10	22°30'13"	180.00'	70.70'	35.81'	70.24'	S87°07'02"E
C11	22°30'13"	180.00'	70.70'	35.81'	70.24'	S70°22'45"W
C12	2°20'16"	180.00'	7.34'	3.67'	7.34'	S57°57'30"W
C13	3°07'43"	1351.00'	73.77'	36.89'	73.76'	S58°21'13"W
C14	3°36'25"	1351.00'	85.05'	42.54'	85.04'	S61°43'17"W
C15	3°36'25"	1351.00'	85.05'	42.54'	85.04'	S65°19'42"W
C16	2°07'14"	1351.00'	50.00'	25.00'	50.00'	S68°11'31"W
C17	3°36'25"	1351.00'	85.05'	42.54'	85.04'	S71°03'21"W
C18	2°35'12"	1411.00'	63.70'	31.86'	63.70'	N71°29'16"E
C19	87°59'52"	20.00'	30.72'	19.31'	27.79'	N65°48'24"E
C20	87°59'52"	20.00'	30.72'	19.31'	27.79'	S22°11'27"W
C21	2°35'12"	1411.00'	63.70'	31.86'	63.70'	N64°53'47"E
C22	2°47'36"	1411.00'	68.79'	34.40'	68.78'	N62°12'23"E
C23	2°47'36"	1411.00'	68.79'	34.40'	68.78'	N59°24'47"E
C24	1°13'38"	1411.00'	30.22'	15.11'	30.22'	N57°24'11"E
C25	84°22'39"	120.00'	176.72'	108.77'	161.18'	N81°01'19"W
C26	91°44'50"	20.00'	32.03'	20.62'	28.71'	N07°02'25"E
C27	2°29'57"	1660.00'	72.40'	36.21'	72.40'	N54°09'48"E
C28	2°50'39"	1660.00'	82.41'	41.21'	82.40'	N56°50'08"E
C29	2°50'39"	1660.00'	82.41'	41.21'	82.40'	N59°40'46"E
C30	2°50'39"	1660.00'	82.41'	41.21'	82.40'	N62°31'25"E
C31	2°29'57"	1660.00'	72.40'	36.21'	72.40'	N65°11'44"E
C32	91°44'50"	20.00'	32.03'	20.62'	28.71'	S67°40'53"E
C33	91°44'50"	20.00'	32.03'	20.62'	28.71'	N24°03'56"E
C34	2°29'57"	1660.00'	72.40'	36.21'	72.40'	N71°11'19"E
C35	2°15'08"	1720.00'	67.61'	33.81'	67.61'	N70°09'04"E
C36	1°39'56"	1720.00'	50.00'	25.00'	50.00'	N68°11'31"E
C37	2°17'45"	1720.00'	68.92'	34.46'	68.91'	N66°12'41"E
C38	2°17'45"	1720.00'	68.92'	34.46'	68.91'	N63°54'57"E
C39	2°17'45"	1720.00'	68.92'	34.46'	68.91'	N61°37'12"E
C40	2°17'45"	1720.00'	68.92'	34.46'	68.91'	N59°19'27"E
C41	2°20'01"	1720.00'	70.06'	35.03'	70.05'	N57°00'34"E
C42	3°01'45"	1720.00'	90.94'	45.48'	90.93'	N54°19'41"E
C43	88°21'12"	20.00'	30.84'	19.43'	27.87'	N83°00'36"W
C44	4°00'45"	520.00'	36.42'	18.22'	36.41'	N36°49'37"W
C45	3°18'50"	520.00'	30.08'	15.04'	30.07'	N33°09'49"W
C46	89°59'37"	20.00'	31.41'	20.00'	28.28'	N13°29'24"E
C47	2°45'34"	2165.71'	104.31'	52.16'	104.30'	S59°52'00"W
C48	6°20'38"	1690.00'	187.12'	93.66'	187.02'	N47°59'41"E
C49	17°01'31"	1690.00'	502.18'	252.95'	500.33'	N59°40'46"E
C50	4°14'48"	1690.00'	125.25'	62.65'	125.22'	N70°18'55"E
C51	84°22'39"	150.00'	220.90'	135.96'	201.47'	N81°01'19"W
C52	11°24'10"	1381.00'	274.84'	137.87'	274.39'	N62°28'27"E
C53	4°40'02"	1381.00'	112.49'	56.28'	112.46'	N70°31'32"E
C54	7°19'35"	550.00'	70.33'	35.21'	70.28'	N35°10'12"W



DESCRIPTION - WESTSIDE ESTATES - PHASE ONE

I HEREBY CERTIFY THAT DURING THE MONTH OF JANUARY, 2018, AT THE DIRECTION OF WATTS GROUP DEVELOPMENT INC., A SURVEY WAS MADE UNDER MY SUPERVISION OF AUDITOR'S PARCEL 2017096, AND A PORTION OF AUDITOR'S PARCEL 2017097 LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, BOTH OF SECTION 13, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, BOTH OF SECTION 24, ALL OF TOWNSHIP 79 NORTH, RANGE 7 WEST, OF THE FIFTH P.M., IOWA CITY, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Beginning at the Southerly most Corner of Country Club Estates Third Addition, to Iowa City, Iowa, in accordance with the Plat thereof Recorded in Plat Book 54 at Page 221 of the Records of the Johnson County Recorder's Office, and the Southeast Corner of Auditor's Parcel 2017097, in accordance with the Plat thereof Recorded in Plat Book 61 at Page 214 of the Records of the Johnson County Recorder's Office; Thence S55°42'24"W, along the South Line of said Auditor's Parcel 2017097, a distance of 111.34 feet; Thence S58°29'36"W, along said Southerly Line, 740.05 feet; Thence N31°30'24"W, 168.00 feet; Thence N24°52'25"W, 95.00 feet; Thence N18°43'22"W, 130.00 feet; Thence Southwesterly 34.88 feet along a 1720.00 foot radius curve, concave Northwesterly, whose 34.88 foot chord bears S71°51'28"W, then S71°33'42"W, 185.49 feet; Thence S71°25'19"W, 9.19 feet; Thence N17°13'08"W, 123.70 feet; Thence Southwesterly 1.92 feet, along a 1411.00 foot radius curve, concave Northwesterly, whose 1.92 foot chord bears S72°49'13"W; Thence N17°08'27"W, 188.90 feet, to a Point on the South Line of said Country Club Estates Third Addition; Thence N69°45'38"E, along said South Line, 76.89 feet; Thence N63°15'46"E, along said South Line, 112.85 feet, to the Northwest Corner of Auditor's Parcel 2017096, in accordance with the Plat thereof Recorded in Plat Book 61 at Page 213 of the Records of the Johnson County Recorder's Office; Thence N62°34'51"E, along the North Line of said Auditor's Parcel 2017096, a distance of 44.93 feet, to the Northeast Corner thereof and a Point on the South Line of said Country Club Estates Third Addition; Thence N63°02'32"E, along said South Line, 147.73 feet; Thence N71°29'03"E, along said South Line, 100.86 feet; Thence S85°39'08"E, along said South Line, 101.05 feet; Thence N70°15'16"E, along said South Line, 50.18 feet; Thence S47°19'51"E, along said South Line, 308.97 feet; Thence S45°10'38"E, along said South Line, 60.00 feet; Thence S48°59'09"E, along said South Line, 93.04 feet; Thence S30°47'23"E, along said South Line, 306.87 feet, to the Point of Beginning. Said Westside Estates Phase One contains 14.88 Acres, and is subject to easements and restrictions of record.

COUNTRY CLUB ESTATES OUTLOT "C"
THIRD ADDITION

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 54 AT PAGE 221 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

AUDITOR'S PARCEL 2017096
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 61 AT PAGE 214 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

SW 1/4 - SE 1/4
13-T79N-R7W

NW 1/4 - NE 1/4
24-T79N-R7W

AUDITOR'S PARCEL 2017097
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 61 AT PAGE 214 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

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")
⊗	OUT "X"
---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	CENTER LINES
---	LOT LINES, PLATTED OR BY DEED
---	EASEMENT LINES, WIDTH & PURPOSE NOTED
---	EXISTING EASEMENT LINES, PURPOSE NOTED
---	RECORDED DIMENSIONS
---	MEASURED DIMENSIONS
---	CURVE SEGMENT NUMBER
(R)	
(M)	
C22-1	
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	

PLAT/PLAN APPROVED
by the
The City of Iowa City, Iowa

Date: 1/16/18

MAYOR
Kerrie B. Fruhling

CLERK

CHAIRPERSON OF PLANNING COMMISSION

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: 2/22/18

CENTURY LINK Date: 2-23-18

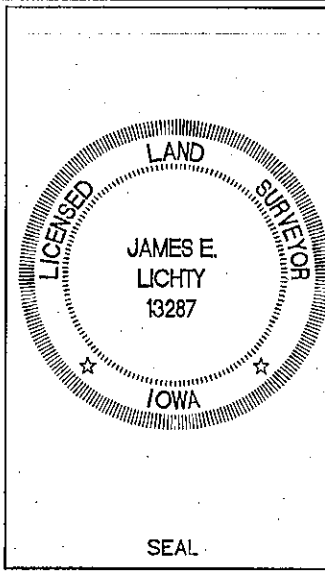
MEDIAGOM Date: 2-21-18

EASTERN IOWA LIGHT AND POWER Date: 2/26/18

MINIMUM LOW OPENING	
LOT NO.	ELEVATION
10	FRONT 759.60
11	FRONT 759.60
12	FRONT 759.60
14	759.60

AREA SUMMARY TABLE	
1/4 - 1/4	AREA
SW-SE SEC 13	7.50 ACRES
SE-SE SEC 13	0.12 ACRE
NE-NE SEC 24	0.44 ACRE
NW-NE SEC 24	6.82 ACRES
TOTAL	14.88 ACRES

EASEMENT LABEL TABLE	
LABEL	DESCRIPTION
①	15.0' WIDE UTILITY EASEMENT
②	25.0' WIDE TEMPORARY CONSTRUCTION EASEMENT
③	15.0' WIDE TRAIL EASEMENT
④	55.0' WIDE ACCESS, UTILITY, STORM AND SANITARY SEWER EASEMENT
⑤	15.0' STORM SEWER AND DRAINAGE EASEMENT (CENTERED)
⑥	15.0' UTILITY AND SANITARY SEWER EASEMENT
⑦	15.0' UTILITY AND STORM SEWER EASEMENT
⑧	TRAIL, UTILITY, STORM AND SANITARY SEWER EASEMENT
⑨	UTILITY, DRAINAGE, STORM AND SANITARY SEWER EASEMENT
⑩	EXISTING 10.0' WIDE DRAINAGE EASEMENT



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.

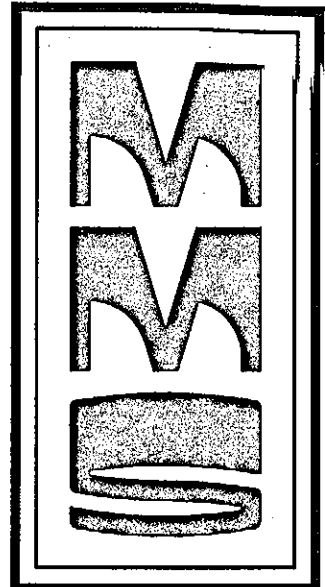
JAMES E. LIGHTY
L.S. Iowa Lic. No. 13287
My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:
1

Signed before me this 21st day of February, 2018.

GINALE LANDAU
Commission Number 79023
My Commission Expires May 29, 2016

Notary Public, in and for the State of Iowa.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
10-12-2017	LEGAL PER GDM - RLW
12-07-2017	Jel review -Jdm
01-09-18	per city comments -Jdm
02-05-18	JEL FINAL REVIEW -Jdm
02-09-18	ADD EASEMENT PER UTIL CO. -Jdm

FILED

MAR 06 2018
City Clerk
Iowa City, Iowa

FINAL PLAT

WEST SIDE ESTATES
PHASE ONE

AUDITOR'S PARCEL 2017096, AND A PORTION OF AUDITOR'S PARCEL 2017097 LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, BOTH OF SECTION 13, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, BOTH OF SECTION 24, ALL OF TOWNSHIP 79 NORTH, RANGE 7 WEST, OF THE FIFTH P.M.

IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 09-29-2017

Designed by: RLA Field Book No: 1186

Drawn by: RLW Scale: 1"=100'

Checked by: GDM Sheet No: 1

Project No: 1331-532

IOWA CITY

1331-532

of 1