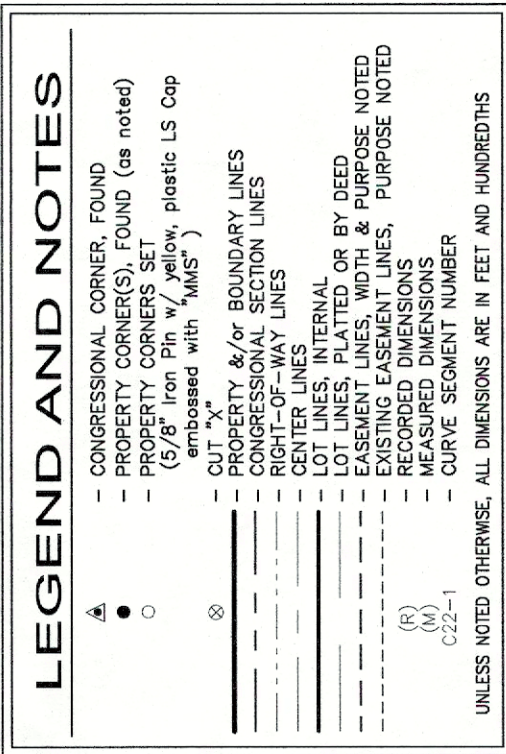


LOCATION	A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.
LAND SURVEYOR	RICHARD R. MONOTON P.L.S. 1619 SOUTH GILBERT STREET JOHNSON CITY, IOWA 52601 PHONE: 562-5262
DATE OF SURVEY:	02-20-2025
SUBDIVIDER, OWNER	WATTS GROUP DEVELOPMENT, INC. 425 S CAMDEN BLVD. SUITE 01 CORAVALLE, IOWA 52421
SUBDIVIDER'S ATTORNEY	MICHAEL J. PUGH 1619 SOUTH GILBERT STREET, SUITE 201 CORAVALLE, IOWA 52421
DOCUMENT RETURN INFORMATION:	LAND SURVEYOR

10



LOT "A" CONTAINS 2.48 ACRES, AND IS TO BE DEDICATED TO THE CITY OF NORTH LIBERTY FOR PUBLIC RIGHT-OF-WAY FOR SUNSHINE DRIVE, A SEVEN LANE ROAD, OGDEN LAKE, KANSER STREET, SOLAUSCE STREET, AND WART LANE.

LOT "B" CONTAINS 0.71 ACRES, AND IS TO BE DEDICATED TO THE CITY OF NORTH LIBERTY FOR PUBLIC RIGHT-OF-WAY SOUTH DUBUQUE STREET.

LOT "C" CONTAINS 0.34 ACRES, AND IS TO BE CONVEYED TO THE HOME OWNERS ASSOCIATION FOR PRIVATE RIGHT-OF-WAY FOR CRIMSON STREET, CREST STREET, AND VESPER STREET.

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.

NOTES:
1. NO LOT SHALL HAVE DIRECT ACCESS TO DUBUQUE STREET
2. LOTS 32-35, 38-39, 48, 62 AND 63 SHALL NOT HAVE DIRECT ACCESS TO S SEVEN OAKS ROAD.

AREA SUMMARY TABLE	
1/4 - 1/4	AREA
SE - NE	23.24 ACRES
NE - SE	1.47 ACRES
TOTAL	24.71 ACRES

[illegible]

		CURVE SEGMENT TABLE							
CURVE	CHORD	RADIUS	TANGENT	LENGTH	CHORD	BEARING			
C1	89°51'28"	2000'	19.95'	31.27'	28.32'	S45°33'13"E			
C2	90°08'32"	2000'	20.05'	31.47'	28.32'	S44°26'07"W			
C3	89°39'02"	2000'	19.88'	31.54'	28.37'	S45°25'52"E			
C4	90°07'40"	2000'	20.12'	31.54'	28.37'	S42°34'13"E			
C5	1°24'35"	53000'	6.32'	13.04'	13.04'	S15°35'45"E			
C6	0°34'08"	53000'	2.63'	5.26'	5.26'	S05°54'33"E			
C7	89°51'28"	2000'	19.95'	31.27'	28.32'	N45°33'13"E			
C8	90°08'32"	2000'	20.05'	31.47'	28.32'	S44°26'47"W			
C9	5°14'01"	33300'	16.53'	33.03'	33.02'	N2°13'02"E			
C10	7°32'42"	33300'	21.96'	43.85'	43.82'	N8°49'54"E			
C11	7°32'42"	33300'	21.96'	43.85'	43.82'	N2°02'36"E			
C12	7°32'42"	33300'	21.96'	43.85'	43.82'	N2°55'18"E			
C13	7°32'42"	33300'	21.96'	43.85'	43.82'	N31°27'59"E			
C14	7°32'42"	33300'	21.96'	43.85'	43.82'	N8°09'04"E			
C15	4°31'21"	33300'	13.15'	26.28'	26.28'	N50°02'43"E			
C16	90°00'00"	2000'	20.00'	31.42'	28.28'	S2°18'44"W			
C17	90°08'32"	2000'	20.05'	31.47'	28.32'	N44°26'47"E			
C18	89°51'28"	2000'	19.95'	31.27'	28.32'	N45°33'13"E			
C19	89°39'02"	2000'	20.05'	31.47'	28.32'	N44°26'47"E			
C20	90°01'28"	2000'	19.95'	31.37'	28.25'	N45°33'13"E			
C21	11°07'31"	26400'	25.71'	51.26'	51.18'	N4°56'17"E			
C22	36°48'11"	26400'	87.84'	169.59'	166.69'	N28°54'13"E			
C23	90°00'00"	2000'	20.00'	31.42'	28.28'	S2°18'44"W			
C24	90°00'00"	2000'	20.00'	31.42'	28.28'	N87°41'36"W			
C25	90°00'00"	1480'	14.00'	21.99'	19.80'	S87°41'36"E			
C26	1°12'13"	23000'	2.42'	4.84'	4.64'	S44°43'50"W			
C27	1°26'41"	23000'	2.90'	5.80'	5.80'	S43°24'57"E			
C28	90°00'00"	1480'	14.00'	21.99'	19.80'	S2°18'44"W			
C29	1°58'41"	50000'	8.63'	17.27'	17.27'	S16°50'50"E			
C30	47°55'52"	3000'	133.35'	259.97'	243.71'	N23°20'27"E			

LINE SEGMENT TABLE		
LINE	BEARING	LENGTH
L1	N27°10'01"W	28.33
L2	N27°10'01"W	23.61
L5	S07°37'29"E	11.63
L6	S24°54'55"W	7.78
L8	S24°45'55"W	9.55
L9	S74°40'17"W	58.22
L10	S47°48'24"W	18.88
L11	N27°10'01"W	21.48
L12	S44°45'07"E	24.05
L14	S89°11'03"W	66.92
L15	S89°11'03"W	62.30
L16	S89°13'30"W	47.00
L18	N07°18'24"E	93.50
L20	N07°18'24"E	67.82
L21	N47°31'20"W	36.88
L22	S04°12'00"W	62.22
L23	N42°41'36"W	68.40
L24	N42°41'36"W	96.50
L25	N42°41'36"W	77.50
L26	N42°41'36"W	99.10
L27	N47°18'24"E	80.68
L28	N47°18'24"E	4.84
L29	S42°41'36"E	118.39
L30	S42°41'36"E	100.24
L31	S42°41'36"E	96.26
L32	S42°41'36"E	103.00
L33	N47°18'24"E	118.32
L34	N42°41'36"W	28.00
L35	S79°37'37"W	88.54
L36	N11°07'53"W	89.79
L37	S49°37'26"E	90.37

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.

CLERK	Date:	UTILITY ESSENTIALS, AS SHOWN HEREON, MAY OR MAY NOT BE USED FOR CONSTRUCTION PLANS FOR DETAILS, AND/OR WATER LINES SEE CONSTRUCTION PLANS FOR DETAILS.																														
		UTILITY ESSENTIALS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:																														
		<table border="1"> <tr> <td><i>Carolyn P.</i></td> <td>Date:</td> <td>8/11/26</td> </tr> <tr> <td>COMBODOR ENERGY CO-OPERATIVE</td> <td></td> <td></td> </tr> <tr> <td><i>Justin Tye</i></td> <td>Date:</td> <td>8/11/26</td> </tr> <tr> <td>WAGOMAN ENERGY CO.</td> <td></td> <td></td> </tr> <tr> <td><i>Michael</i></td> <td>Date:</td> <td>8/11/26</td> </tr> <tr> <td>MERACON</td> <td></td> <td></td> </tr> <tr> <td><i>Don Moly</i></td> <td>Date:</td> <td>8/11/26</td> </tr> <tr> <td>ALLIANT</td> <td></td> <td></td> </tr> <tr> <td><i>A. A. G. C.</i></td> <td>Date:</td> <td>8-11-26</td> </tr> <tr> <td>SOUTH SLOPE</td> <td></td> <td></td> </tr> </table>	<i>Carolyn P.</i>	Date:	8/11/26	COMBODOR ENERGY CO-OPERATIVE			<i>Justin Tye</i>	Date:	8/11/26	WAGOMAN ENERGY CO.			<i>Michael</i>	Date:	8/11/26	MERACON			<i>Don Moly</i>	Date:	8/11/26	ALLIANT			<i>A. A. G. C.</i>	Date:	8-11-26	SOUTH SLOPE		
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MMS CONSULTANTS, INC	
Date: 07-20-2026	
Designed by: KJB	Field Book No: 1421
Drawn by: RLW	Scale: 1"=100'
Checked by: RRN	Sheet No: 1
Project No: IOWA CITY 1331-935	
of: 1	

**CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
SCAPE ARCHITECTS
NTAL SPECIALISTS**

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