Doc ID: 032566890001 Type: PLA
Kind: PLAT
Recorded: 09/15/2025 at 12:27:48 PM
Fee Amt: $7.00 Page 1 of 1
Johnson County Iowa
Kim Painter County Recorder
BK 69 PG 58

9050

FOR COUNTY RECORDER'S USE

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

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

## 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

(R) - RECORDED DIMENSIONS
(M) - MEASURED DIMENSIONS
C22-1 - CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

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.

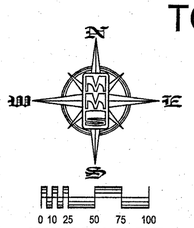
LOT A CONTAINS 1.00 ACRES, AND IS TO BE DEDICATED TO THE CITY OF SOLON FOR PUBLIC RIGHT-OF-WAY FOR HERITAGE TRAIL.

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

ALL PROPERTY CORNERS FOUND ARE 3/4" PIPES WITH ORANGE PLASTIC LS CAP 19818

| AREA SUMMARY TABLE | | |
|---|---|---|
| 1/4 - 1/4 | AREA | AREA IN ROW |
| NW NW | 1.69 ACES | 0.00 ACRE |
| NE NW | 0.01 ACRE | 0.00 ACRE |
| SE NW | 1.10 ACRES | 0.00 ACRE |
| SW NW | 5.98 ACRES | 0.00 ACRE |
| TOTAL | 8.78 ACRES | 0.00 ACRE |

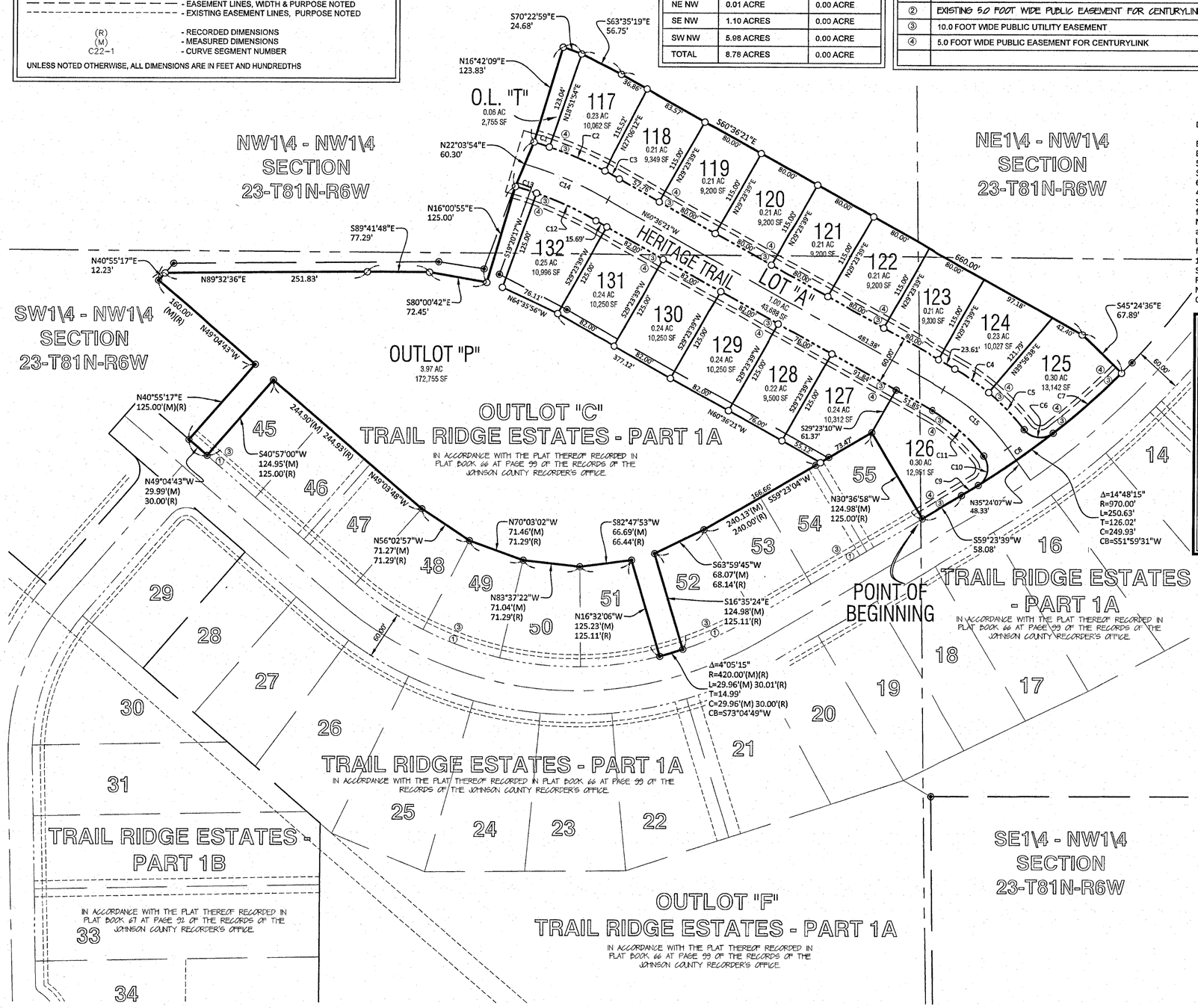
| EASEMENT IDENTIFICATION TABLE | |
|---|---|
| LABEL | DESCRIPTION |
| ① | EXISTING 100 FOOT WIDE PUBLIC UTILITY EASEMENT |
| ② | EXISTING 50 FOOT WIDE PUBLIC EASEMENT FOR CENTURYLINK |
| ③ | 10.0 FOOT WIDE PUBLIC UTILITY EASEMENT |
| ④ | 5.0 FOOT WIDE PUBLIC EASEMENT FOR CENTURYLINK |
| | |




**OUTLOT DESIGNATIONS**
-OUTLOT "P" - OPEN SPACE FOR STORMWATER - TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.

-OUTLOT "T" - TO BE DEDICATED TO THE CITY FOR PUBLIC OPEN SPACE WITH SIDEWALK CONNECTION.

| CURVE SEGMENT TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CHORD | BEARING |
| C1 | 2°09'46" | 530.00' | 10.00' | 20.00' | 20.00' | N72°12'59"W |
| C2 | 8°14'18" | 530.00' | 38.17' | 76.21' | 76.14' | N67°00'57"W |
| C3 | 2°17'27" | 530.00' | 10.60' | 21.19' | 21.19' | N61°45'05"W |
| C4 | 10°32'59" | 280.00' | 25.85' | 51.56' | 51.48' | N55°19'51"W |
| C5 | 13°06'05" | 280.00' | 32.15' | 64.03' | 63.89' | N43°30'19"W |
| C6 | 91°46'37" | 25.00' | 25.79' | 40.05' | 35.90' | S82°50'35"E |
| C7 | 6°40'42" | 970.00' | 56.60' | 113.06' | 113.00' | N47°55'45"E |
| C8 | 6°40'37" | 970.00' | 56.58' | 113.04' | 112.98' | N54°36'25"E |
| C9 | 1°26'55" | 970.00' | 12.26' | 24.53' | 24.52' | N58°40'11"E |
| C10 | 95°46'53" | 25.00' | 27.66' | 41.79' | 37.09' | N10°03'17"E |
| C11 | 22°46'12" | 220.00' | 44.30' | 87.43' | 86.86' | N49°13'15"W |
| C12 | 10°03'22" | 470.00' | 41.35' | 82.49' | 82.38' | N65°38'02"W |
| C13 | 3°19'22" | 470.00' | 13.63' | 27.26' | 27.25' | N72°19'24"W |
| C14 | 13°00'52" | 500.00' | 57.03' | 113.57' | 113.33' | N67°06'47"W |
| C15 | 25°12'14" | 250.00' | 55.89' | 109.97' | 109.09' | N48°00'14"W |




**DESCRIPTION**

BEGINNING at the Southeast Corner of Lot 55 of Trail Ridge Estates - Part 1A, 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 N30°36'58"W, along the East Line of said Lot 55, a distance of 124.98 feet, to the Northeast Corner thereof; Thence S59°23'04"W, along the North Line of said Lot 55, and the South Line of Outlot "C" of said Trail Ridge Estates - Part 1A, a distance of 240.13 feet; Thence S63°59'45"W, along said South Line, 68.07 feet; Thence S16°35'24"E, along said South Line, 124.98 feet; Thence Southwesterly, 29.96 feet, along said South Line, on a 420.00 foot radius curve, concave Northwesterly, whose 29.96 foot chord bears S73°04'49"W; Thence N16°32'06"W, along said South Line, 125.23 feet; Thence S82°47'53"W, along said South Line, 66.69 feet; Thence N83°37'22"W, along said South Line, 71.04 feet; Thence N70°03'02"W, along said South Line, 71.46 feet; Thence N56°02'57"W, along said South Line, 71.27 feet; Thence N49°03'48"W, along said South Line, 244.90 feet; Thence S40°57'00"W, along said South Line, 124.95 feet; Thence N49°04'43"W, along said South Line, 29.99 feet; Thence N40°55'17"E, along said South Line, 125.00 feet; Thence N49°04'43"W, along said South Line, 160.00 feet, to the Southwest Corner of said Outlot "C"; Thence N40°55'17"E, along the West Line of said Outlot "C", 12.23 feet; Thence N89°32'36"E, 251.83 feet; Thence S89°41'48"E, 77.29 feet; Thence S80°00'42"E, 72.45 feet; Thence N16°00'55"E, 125.00 feet; Thence N22°03'54"E, 60.30 feet; Thence N16°42'09"E, 123.83 feet; Thence S70°22'59"E, 24.68 feet; Thence S63°35'19"E, 56.75 feet; Thence S60°36'21"E, 660.00 feet; Thence S45°24'36"E, 67.89 feet, to a Point on the West Line of Trail Ridge Estates - Part 1A; Thence Southwesterly, 250.63 feet, along said West Line, on a 970.00 foot radius curve, concave Northwesterly, whose 249.93 foot chord bears S51°59'31"W; Thence S59°23'39"W, along said West Line, 58.08 feet, to the POINT OF BEGINNING. Said Trail Ridge Estates - Part 3B contains 8.78 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
P.L.S. Iowa Lic. No. 17916
My license renewal date is December 31, 2025

Pages or sheets covered by this seal: 1

LICENSED LAND SURVEYOR RICHARD R. NOWOTNY 17916 IOWA
SEAL

Signed before me this 28th day of Aug, 2025.
Lori K Yoder
Notary Public, in and for the State of Iowa.

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

PLAT/PLAN APPROVED BY:
CITY OF SOLON

| | |
|---|---|
| CITY CLERK Lucie Sladek | DATE: 9/8/25 |
| OWNER | DATE: |
| UTILITY EASEMENTS APPROVED BY: | |
| Jordan Voge | 8/08/2025 |
| MIDAMERICAN ENERGY CO. | DATE: |
| | 8-28-2025 |
| WINDSTREAM | DATE: |
| Dawn Dent | 8-26-25 |
| MEDIACOM | DATE: |
| Corey Cushman | 8/27/25 |
| LINN CO. RURAL ELECTRIC CO-OP | DATE: |
| Randy Clo | 8-28-25 |
| SOUTH SLOPE | DATE: |

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 |
|---|---|
| 7-07-2025 | PER RRN REVIEW - RLW |

FINAL PLAT

TRAIL RIDGE ESTATES
PART 3B

CORALVILLE
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

| | |
|---|---|
| Date: | 04-08-2025 |
| Designed by: KJB | Field Book No: 1409 |
| Drawn by: RLW | Scale: 1"=100' |
| Checked by: RRN | Sheet No: 1 |
| Project No: 1331-863 | of: 1 |