

CC

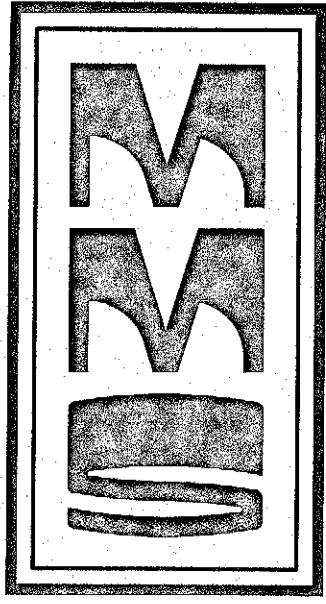
Doc ID: 03286760001 Type: PLA
Kind: PLAT
Recorded: 10/22/2024 at 11:51:15 AM
Fee Amt: \$7.00 Page 1 of 1
Johnson County Iowa
Kim Painter County Recorder
BK 68 Pg 108

FOR COUNTY RECORDER'S USE

LOCATION:	SUBDIVIDER:
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND A PORTION OF THE NORTHEAST QUARTER 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 425 E OAKDALE BLVD #201 CORALVILLE, IOWA 52241
LAND SURVEYOR:	SUBDIVIDER'S ATTORNEY:
RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC, 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	MATTHEW J. HEKTOEN 1150 5TH STREET, SUITE 170 CORALVILLE, IOWA 52241
DATE OF SURVEY:	PROPRIETOR OR OWNER:
05-05-2023	WATTS GROUP DEVELOPMENT INC 425 E OAKDALE BLVD #201 CORALVILLE, IOWA 52241
	DOCUMENT RETURN INFORMATION:
	LAND SURVEYOR

FINAL PLAT TRAIL RIDGE ESTATES- PART 2 TO SOLON, JOHNSON COUNTY, IOWA

7.76 AC



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

AREA SUMMARY TABLE		
1/4 - 1/4	AREA	AREA IN ROW
NW-NW	2.18 ACRES	0.21 ACRE
NE NW	5.58 ACRES	1.03 ACRES
TOTAL	7.76 ACRES	1.24 ACRES

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 1.24 ACRES, AND IS TO BE DEDICATED TO THE CITY OF SOLON FOR PUBLIC RIGHT-OF-WAY FOR HIGHLAND TRAIL.

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

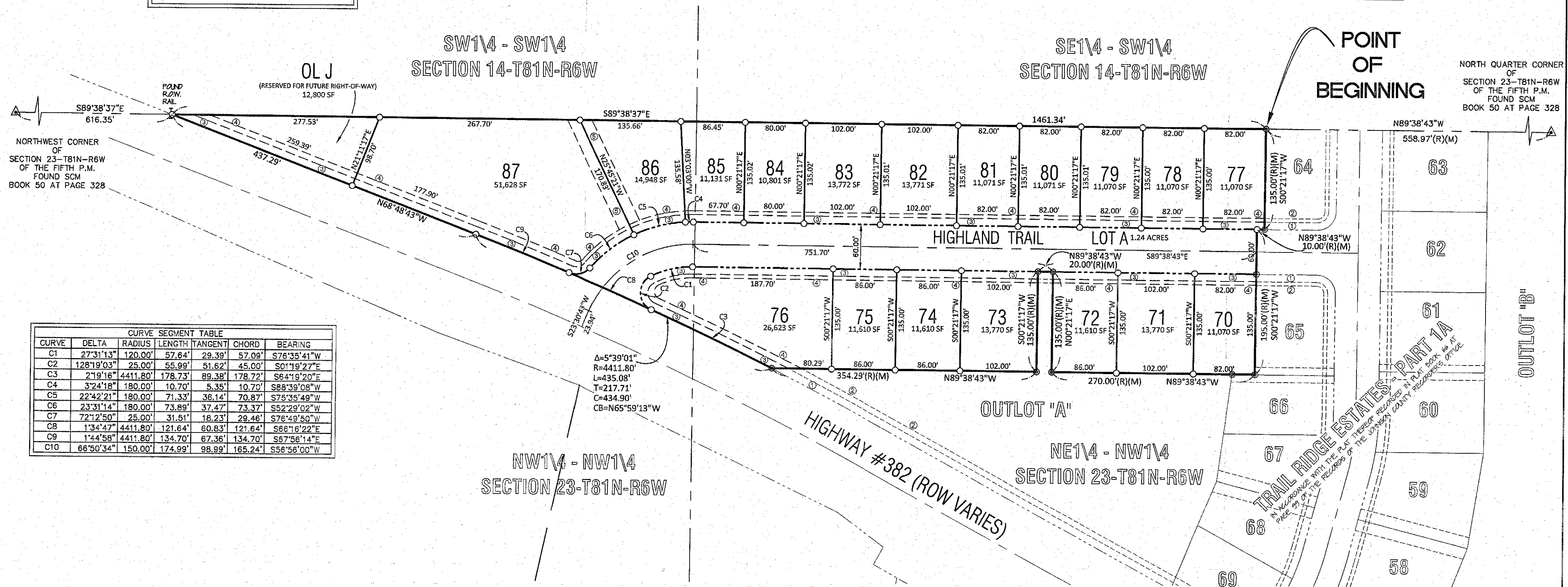
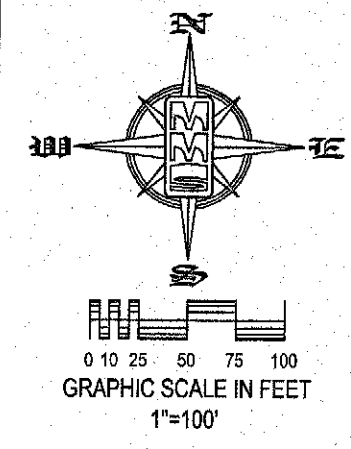
ALL PROPERTY CORNERS FOUND ARE 3/4" PIPES WITH ORANGE PLASTIC LS CAP 19818

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	30.00 FOOT WIDE SANITARY SEWER EASEMENT (CENTERED)

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
- MINIMUM BUILDING SETBACK LINES
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

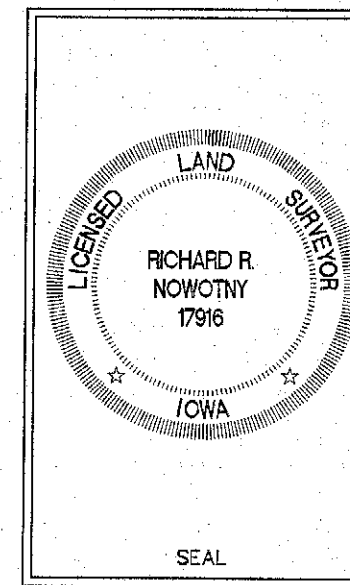


CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	27°31'13"	120.00'	57.64'	29.39'	57.09'	S76°35'41"W
C2	128°19'03"	25.00'	55.99'	51.62'	45.00'	S01°19'27"E
C3	2°19'16"	4411.80'	178.73'	89.38'	178.72'	S84°19'20"E
C4	3°24'18"	180.00'	10.70'	5.35'	10.70'	S88°39'08"W
C5	22°42'21"	180.00'	71.33'	36.14'	70.87'	S75°35'49"W
C6	23°31'14"	180.00'	73.89'	37.47'	73.37'	S52°29'02"W
C7	72°12'50"	25.00'	31.51'	18.23'	29.46'	S76°49'50"W
C8	1°34'47"	4411.80'	121.64'	60.83'	121.64'	S86°16'22"E
C9	1°44'58"	4411.80'	134.70'	67.36'	134.70'	S87°56'14"E
C10	66°50'34"	150.00'	174.99'	98.99'	165.24'	S58°56'00"W

PLAT/PLAN APPROVED BY:	CITY OF SOLON
CITY CLERK	<i>Julie Schaefer</i>
OWNER	<i>Jordan Voge</i>
UTILITY EASEMENTS APPROVED BY:	<i>Stacy H</i>
WINDSTREAM	<i>Stacy H</i>
MEDIA COM	<i>Stacy H</i>
LINN CO. RURAL ELECTRIC CO-OP	<i>Stacy H</i>
SOUTH SLOPE	<i>Stacy H</i>

DESCRIPTION - TRAIL RIDGE ESTATES - PART 2

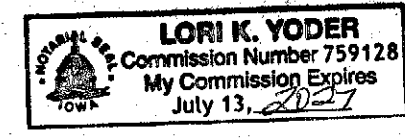
Commencing at the North Quarter Corner of Section 23, Township 81 North, Range 6 West, of the Fifth Principal Meridian, Solon, Johnson County, Iowa; Thence N89°38'43"W, along the North Line of Trail Ridge Estates - Part 1A, in accordance with the Plat thereof Recorded in Plat Book 66 at Page 99 of the Records of the Johnson County Recorder's Office, 558.97 feet, to the POINT OF BEGINNING; Thence S00°21'17"W, along said North Line of Trail Ridge Estates - Part 1A, 135.00 feet; Thence N89°38'43"W, along said North Line, 10.00 feet; Thence S00°21'17"W, along said North Line, 195.00 feet; Thence N89°38'43"W, along said North Line, 270.00 feet; Thence N00°21'17"E, along said North Line, 135.00 feet; Thence N89°38'43"W, along said North Line, 20.00 feet; Thence S00°21'17"W, along said North Line, 135.00 feet; Thence N89°38'43"W, along said North Line, 354.29 feet, to the Northwest Corner thereof, and a Point on the Northerly Right-of-Way Line of Highway #382; Thence Northwesterly, 435.08 feet, along said Northerly Right-of-Way Line, on a 4411.80 foot radius curve, concave Southwesterly, whose 434.90 foot chord bears N65°59'13"W; Thence N68°48'43"W, along said Northerly Right-of-Way Line, 437.29 feet, to its intersection with North Line of the Northwest Quarter of said Section 23; Thence S89°38'37"E, along said North Line, 1461.34 feet, to the POINT OF BEGINNING. Said Trail Ridge Estates - Part 2 contains 7.76 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
RICHARD R. NOWOTNY
L.S. Iowa Lic. No. 17916
My license renewal date is December 31, 2025

Pages or sheets covered by this seal: 1



Signed before me this 19 day of Sept, 2024

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

FINAL PLAT

TRAIL RIDGE ESTATES - PART 2

SOLON JOHNSON COUNTY IOWA MMS CONSULTANTS, INC.	
Date:	07-23-2024
Designed by:	KJB
Field Book No:	1373
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No:	1
Project No:	IOWA CITY 1331-829
of:	1