C.C

Doc ID: 032182040001 Type: PLA
Kind: PLAT
Recorded: 10/18/2023 at 01:21:55 PM
Fee Amt: $7.00 Page 1 of 1
Johnson County Iowa
Kim Painter County Recorder
BK 67 PG 92

FOR COUNTY RECORDER'S USE

LOCATION:	SUBDIVIDER:
OUTLOT "G" OF TRAIL RIDGE ESTATES - PART 1A, LOCATED IN THE SOUTHWEST 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 1B

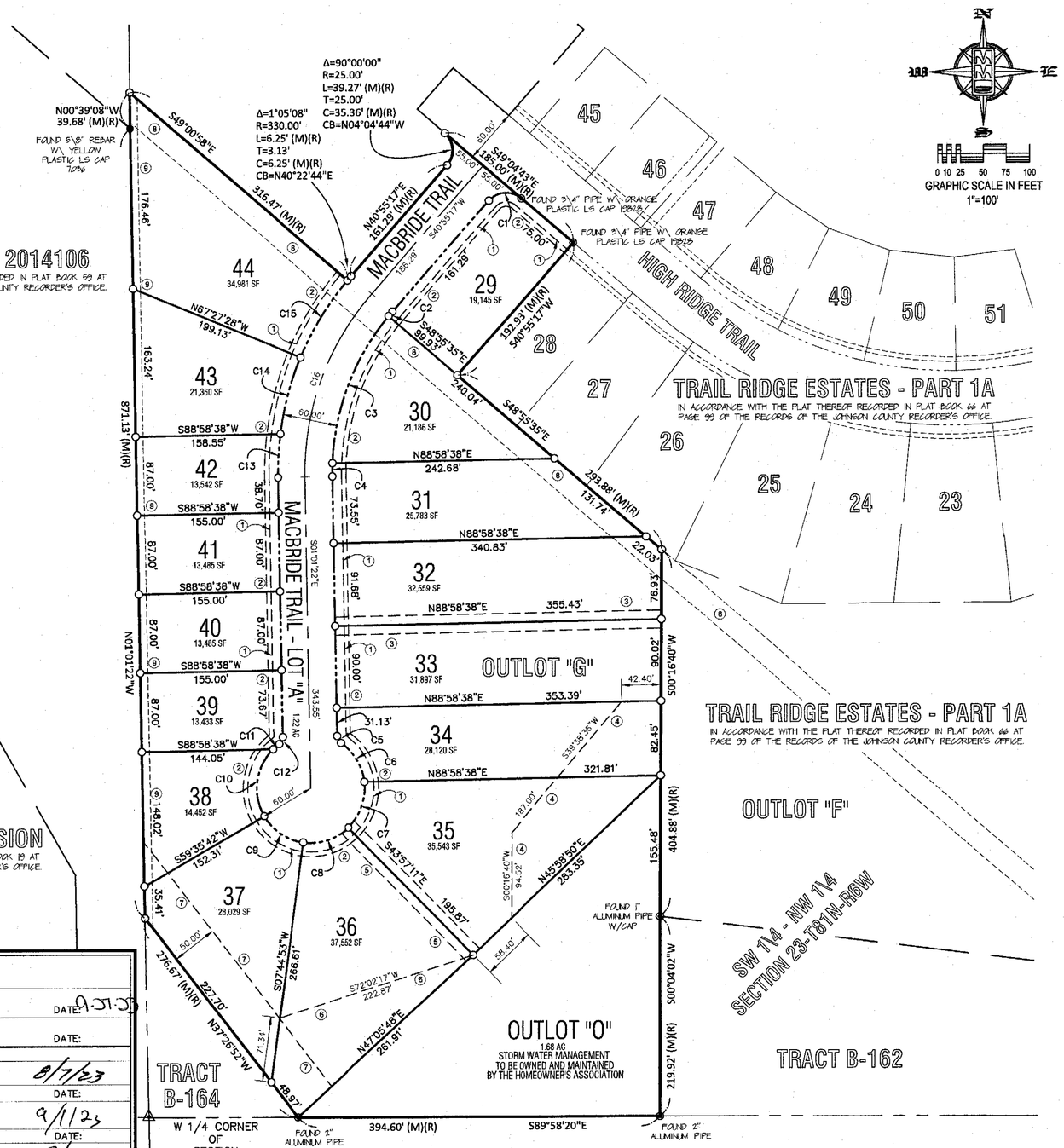
SOLON, JOHNSON COUNTY, IOWA

11.73 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 1.22 ACRES, AND IS TO BE DEDICATED TO THE CITY OF SOLON FOR PUBLIC RIGHT-OF-WAY FOR MACBRIDE TRAIL.

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



LEGEND AND NOTES

- ▲ – CONGRESSIONAL CORNER, FOUND
- △ – CONGRESSIONAL CORNER, REESTABLISHED
- △ – CONGRESSIONAL CORNER, RECORDED LOCATION
- ● – 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

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	S85°55'17"W
C2	1°21'11"	270.00'	6.38'	3.19'	6.38'	S40°14'42"W
C3	37°27'24"	270.00'	176.51'	91.54'	173.38'	S20°50'24"W
C4	3°08'04"	270.00'	14.77'	7.39'	14.77'	S00°32'40"W
C5	55°21'54"	9.50'	9.18'	4.98'	8.83'	S28°42'19"E
C6	49°44'08"	60.00'	52.08'	27.81'	50.46'	S31°31'12"E
C7	52°41'57"	60.00'	55.19'	29.72'	53.26'	S19°41'51"W
C8	51°42'04"	60.00'	54.14'	29.07'	52.32'	S71°53'51"W
C9	51°50'49"	60.00'	54.29'	29.16'	52.46'	S56°19'43"E
C10	76°20'24"	60.00'	79.94'	47.16'	74.16'	S07°45'54"W
C11	8°24'27"	60.00'	8.80'	4.41'	8.80'	S50°08'19"W
C12	55°21'54"	9.50'	9.18'	4.98'	8.83'	S26°39'35"W
C13	8°24'56"	330.00'	48.47'	24.28'	48.43'	S03°11'06"W
C14	15°08'58"	330.00'	87.25'	43.88'	87.00'	S14°58'03"W
C15	17°17'39"	330.00'	99.61'	50.19'	99.23'	S31°11'21"W
C16	41°56'39"	300.00'	219.62'	114.99'	214.75'	S19°56'57"W

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	10.0 FOOT WIDE PUBLIC UTILITY EASEMENT
②	5.0 FOOT WIDE PUBLIC EASEMENT FOR CENTURYLINK
③	20.0 FOOT SANITARY SEWER AND DRAINAGE EASEMENT (CENTERED)
④	DRAINAGE EASEMENT
⑤	20.0 FOOT STORM SEWER AND DRAINAGE EASEMENT (CENTERED)
⑥	STORM WATER MANAGEMENT EASEMENT
⑦	50.0 FOOT WIDE DRAINAGE EASEMENT
⑧	EXISTING 25.0 FOOT WIDE OVERHEAD UTILITY EASEMENT
⑨	EXISTING 30 FOOT WIDE EASEMENT FOR CENTURYLINK

DESCRIPTION TRAIL RIDGE ESTATES - PART 1B

OUTLOT "G" OF TRAIL RIDGE ESTATES - PART 1A TO SOLON, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 66 AT PAGE 99 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE. SAID OUTLOT "G" CONTAINS 11.73 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PLAT/PLAN APPROVED BY:	
CITY OF SOLON	
CITY CLERK Susie McClure	DATE: 9-27-23
OWNER	DATE:
UTILITY EASEMENTS APPROVED BY:	
MIDAMERICAN ENERGY CO.	DATE: 8/7/23
LUMEN	DATE: 9/1/23
WINDSTREAM	DATE: 9/7-23
MEDIACOM	DATE: 8/28/23
LINN CO. RURAL ELECTRIC CO-OP	DATE: 8/9/23
SOUTH SLOPE	DATE: 8/28/23

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:

LICENSED PROFESSIONAL LAND SURVEYOR
RICHARD R. NOWOTNY 17916
IOWA
SEAL

NOTARIAL SEAL IOWA
LACEY STUTZMAN
Commission Number 822560
MY COMMISSION EXPIRES DECEMBER 3, 2025

Signed before me this 7th day of August, 2023.
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
07-20-2023	PER GDM REVIEW - RLW
08-02-2023	PER CITY COMMENTS - LSS

FINAL PLAT

TRAIL RIDGE ESTATES
PART 1B

SOLON
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	05-25-2023
Designed by: KJB	Field Book No: 1368
Drawn by: RLW	Scale: 1"=100'
Checked by: RRN	Sheet No: 1
Project No: IOWA CITY 1331-760	of: 1

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