Re: Pt 2 Walnut Ridge See BK 1368 pg 294 5-8-92 OCC195

FINAL PLAT & OPDH PLAN
WALNUT RIDGE, PART ONE
Iowa City, Iowa

SOUTHGATE DEVELOPMENT
325 East Washington Street
Iowa City, Iowa 52240
FAX: (319) 337-9823
(319) 337-4195

#5.00 pd

FILED NO. 32 BOOK 20 PAGE
91 JUL -2 PM 2:04
RECORDER JOHNSON COUNTY, IOWA

See Res. etc. Book 1250 Pg. 248 (7-2-91)

LEGEND AND NOTES

- ⊕ – CONGRESSIONAL CORNER, FOUND
- ⊕ – CONGRESSIONAL CORNER, REESTABLISHED
- △ – CONGRESSIONAL CORNER, RECORDED LOCATION
- ● – PROPERTY CORNER(S), FOUND (Type as noted on Drawing)
- ○ – PROPERTY CORNERS SET (5/8" Iron Pin w/ LS Cap)
- ——— – 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
- (R) – RECORDED DIMENSIONS
- (M) – MEASURED DIMENSIONS
- C22-1 – CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 20,000 FEET

North

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

RECEIVED COPY OF THIS PLAT 7-2, 1991
Kathy Elliott
County Auditor
Carolyn Burke
County City Assessor.

I HEREBY CERTIFY THAT DURING THE MONTH OF JANUARY, 1991, AT THE DIRECTION OF SOUTHGATE DEVELOPMENT COMPANY, INC., I SUBDIVIDED A PORTION OF THE EAST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, INTO LOTS AND STREETS, AS SHOWN HEREON, AND THAT THE BOUNDARIES OF THE SUBDIVISION, HEREINAFTER TO BE KNOWN AS WALNUT RIDGE, PART ONE, ARE MORE PARTICULARLLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE S89°07'30"W, A RECORDED BEARING, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 332.62 FEET; THENCE N04°28'07"E, 413.56 FEET; THENCE N25°31'41"W, 723.64 FEET; THENCE N57°16'06"E, 739.34 FEET TO A POINT ON THE EAST LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 7; THENCE S00°22'54"W, ALONG SAID EAST LINE, 1460.02 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 12.74 ACRES, MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

I FURTHER CERTIFY THAT THE PLAT AS SHOWN HEREON IS AN ACCURATE REPRESENTATION OF SAID SUBDIVISION, AND THAT ALL CORNERS WILL BE MARKED AS INDICATED, ON OR BEFORE JULY 1, 1991.

Dean E. Beranek 3-5-91
DEAN E. BERANEK, LS. IA REG No 10435 DATE

SUBSCRIBED TO AND SWORN BEFORE ME THIS 5th DAY OF March, 1991.

Allen W. Wolf
NOTARY PUBLIC, IN AND FOR THE STATE OF IOWA

ALLEN W. WOLF MY COMMISSION EXPIRES May 16, 1992

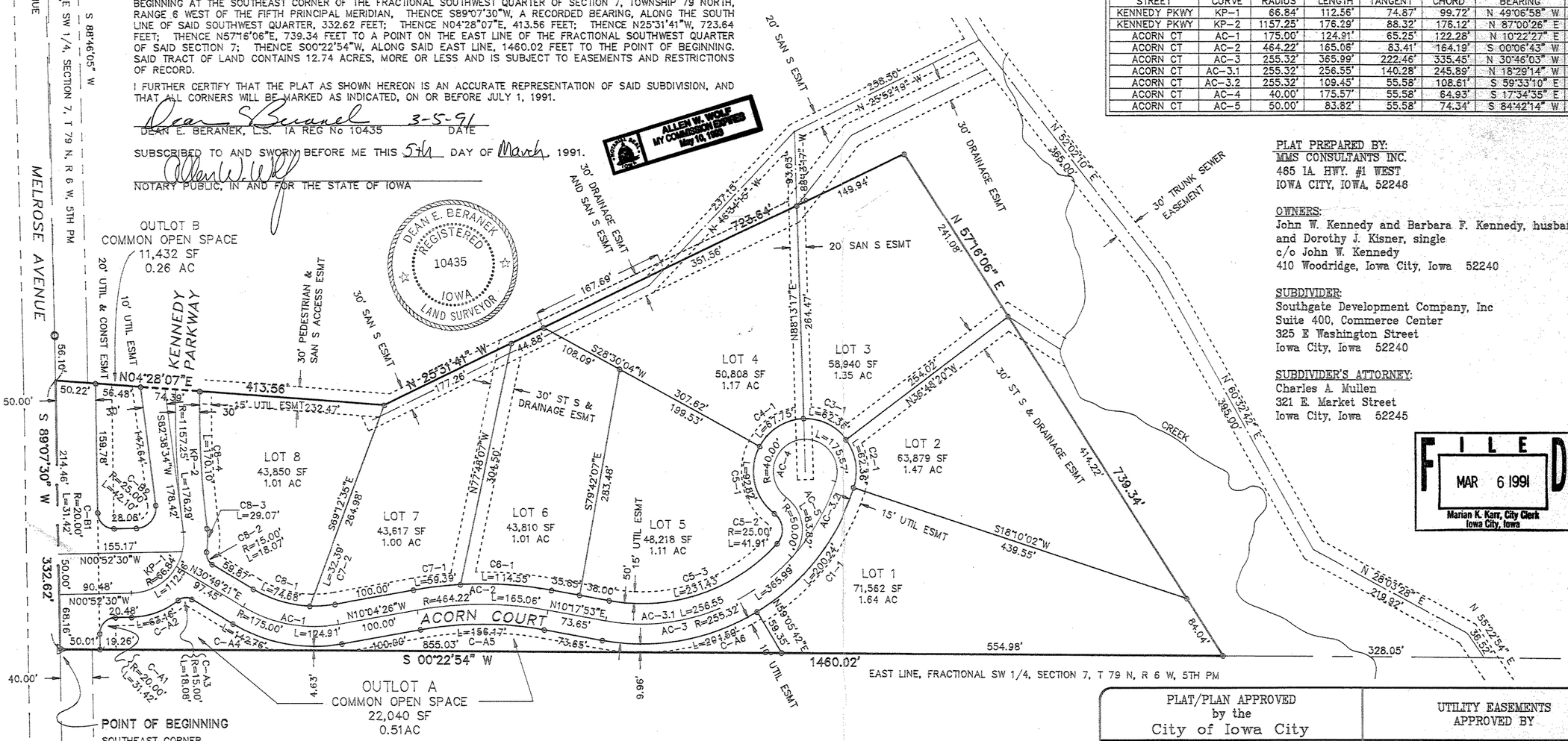
DEAN E. BERANEK REGISTERED 10435 IOWA LAND SURVEYOR

LOT LINE CURVE SEGMENT TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	C1-1	280.32'	200.24'	104.61'	196.01'	N 51°22'08" W	40°55'40"
2	C2-1	65.00'	62.36'	33.82'	60.00'	S 80°40'51" W	54°58'22"
3	C3-1	65.00'	62.36'	33.82'	60.00'	S 25°42'29" W	54°58'22"
4	C4-1	65.00'	67.75'	37.32'	64.73'	S 31°38'19" E	59°43'14"
5	C5-3	230.32'	231.43'	126.54'	221.81'	N 18°29'14" W	57°34'14"
5	C5-2	25.00'	41.91'	27.79'	37.17'	S 84°42'14" W	96°02'50"
5	C5-1	65.00'	92.82'	56.33'	85.13'	N 77°35'26" E	81°49'15"
6	C6-1	489.22'	114.55'	57.54'	114.29'	S 03°35'24" W	13°24'57"
7	C7-2	150.00'	32.39'	16.26'	32.33'	N 03°53'16" W	12°22'21"
7	C7-1	489.22'	59.39'	29.73'	59.36'	S 06°35'45" E	06°57'22"
8	C8-4	1127.25'	170.10'	85.21'	169.94'	N 86°57'57" E	08°38'45"
8	C8-3	96.84'	29.07'	14.65'	28.96'	N 88°45'25" W	17°12'00"
8	C8-2	15.00'	18.07'	10.31'	17.00'	N 65°19'58" E	69°01'14"
8	C8-1	150.00'	74.68'	38.13'	73.91'	N 16°33'38" E	28°31'26"
OL-A	C-A1	20.00'	31.42'	20.00'	28.28'	S 45°52'30" E	90°00'00"
OL-A	C-A2	96.84'	63.16'	32.75'	62.05'	N 19°33'36" W	37°22'13"
OL-A	C-A3	15.00'	18.08'	10.32'	17.01'	S 03°42'41" E	69°04'03"
OL-A	C-A4	200.00'	142.76'	74.57'	139.74'	N 10°22'27" E	40°53'47"
OL-A	C-A5	439.22'	156.17'	78.92'	155.35'	S 00°06'43" W	20°22'19"
OL-A	C-A6	280.32'	201.59'	105.38'	197.27'	N 10°18'12" W	41°12'11"
OL-B	C-B1	20.00'	31.42'	20.00'	28.28'	N 44°07'30" E	90°00'00"
OL-B	C-B2	25.00'	42.10'	28.00'	37.30'	N 49°06'58" W	96°28'56"

STREET CENTERLINE CURVE SEGMENT TABLE

STREET	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
KENNEDY PKWY	KP-1	66.84'	112.56'	74.87'	99.72'	N 49°06'58" W	96°28'56"
KENNEDY PKWY	KP-2	1157.25'	176.29'	88.32'	176.12'	N 87°00'26" E	08°43'42"
ACORN CT	AC-1	175.00'	124.91'	65.25'	122.28'	N 10°22'27" E	40°53'47"
ACORN CT	AC-2	464.22'	165.06'	83.41'	164.19'	S 00°06'43" W	20°22'19"
ACORN CT	AC-3	255.32'	365.99'	222.46'	335.45'	N 30°46'03" W	82°07'51"
ACORN CT	AC-3.1	255.32'	256.55'	140.28'	245.89'	N 18°29'14" W	57°34'14"
ACORN CT	AC-3.2	255.32'	109.45'	55.58'	108.61'	S 59°33'10" E	24°33'37"
ACORN CT	AC-4	40.00'	175.57'	55.58'	64.93'	S 17°34'35" E	251°29'13"
ACORN CT	AC-5	50.00'	83.82'	55.58'	74.34'	S 84°42'14" W	96°02'50"



FILED
MAR 6 1991
Marian K. Karr, City Clerk
Iowa City, Iowa

PLAT PREPARED BY:
MMS CONSULTANTS INC.
485 IA HWY. #1 WEST
IOWA CITY, IOWA, 52246

OWNERS:
John W. Kennedy and Barbara F. Kennedy, husband & wife
and Dorothy J. Kisner, single
c/o John W. Kennedy
410 Woodridge, Iowa City, Iowa 52240

SUBDIVIDER:
Southgate Development Company, Inc
Suite 400, Commerce Center
325 E Washington Street
Iowa City, Iowa 52240

SUBDIVIDER'S ATTORNEY:
Charles A. Mullen
321 E. Market Street
Iowa City, Iowa 52245

UTILITY EASEMENTS SHALL INCLUDE THE STREET RIGHTS OF WAYS AND THE AREAS ILLUSTRATED AS EASEMENTS ON THE ABOVE PLAT. THE STREET RIGHT OF WAY EASEMENT SHALL ALSO ACCOMODATE THE MUNICIPAL WATER LINES AND APPURTANCES THERETO.

PLAT/PLAN APPROVED by the City of Iowa City	UTILITY EASEMENTS APPROVED BY	
Marian K. Karr 5-28-91		
City Clerk Date:		
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.	IOWA ILLINOIS GAS & ELECTRIC CO.	Date: 3-5-91
	U.S. WEST COMMUNICATIONS	Date: 3-5-91
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	HERITAGE CABLEVISION	Date: 3-5-91

PER CITY STAFF COMMENTS 02/13/91
Description
Revision No. & Date
\2265\007\FPLAT1.DWG

MMS CONSULTANTS, INC.
Iowa City, Iowa (319) 351-8282
CIVIL ENGINEERING LAND SURVEYING
LANDSCAPE ARCHITECTURE
SITE AND LAND DEVELOPMENT PLANNING

Sheet Title: Final Plat and OPDH Plan
Project Title: WALNUT RIDGE, PART ONE IOWA CITY, IOWA

Designed by:	LRS
Drawn by:	LRS
Checked by:	DEB
Date:	2/13/91
Field Book No:	241
Scale:	1"=100'
Sheet	1 of 1 Sheets
Project Number:	2265-007