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1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
www.mmsconsultants.net

Date	Revision
03-20-14	PER GDM REVIEW -JDM
04-23-14	PER CITY REVIEW -JDM
06-19-14	PER GDM REVIEW -JDM

# FINAL PLAT

## LINDEMANN SUBDIVISION - PART SIX

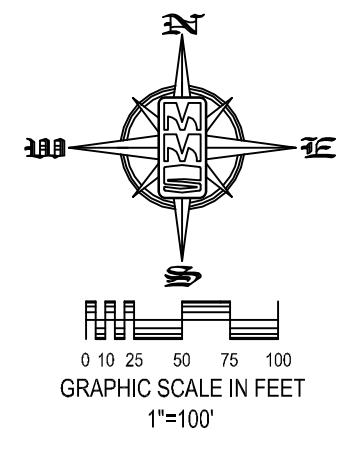
A PORTION OF OUTLOT "G" OF LINDEMANN SUBDIVISION - PART TWO A AND  
A PORTION OF OUTLOT "L" OF LINDEMANN SUBDIVISION PART 4  
IOWA CITY, IOWA

PLAT PREPARED BY:  
MMS CONSULTANTS INC.  
1917 S. GILBERT STREET  
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:  
WALDEN WOOD ASSOCIATES II LLP  
755 MORMON TREK BLVD  
IOWA CITY, IA 52244

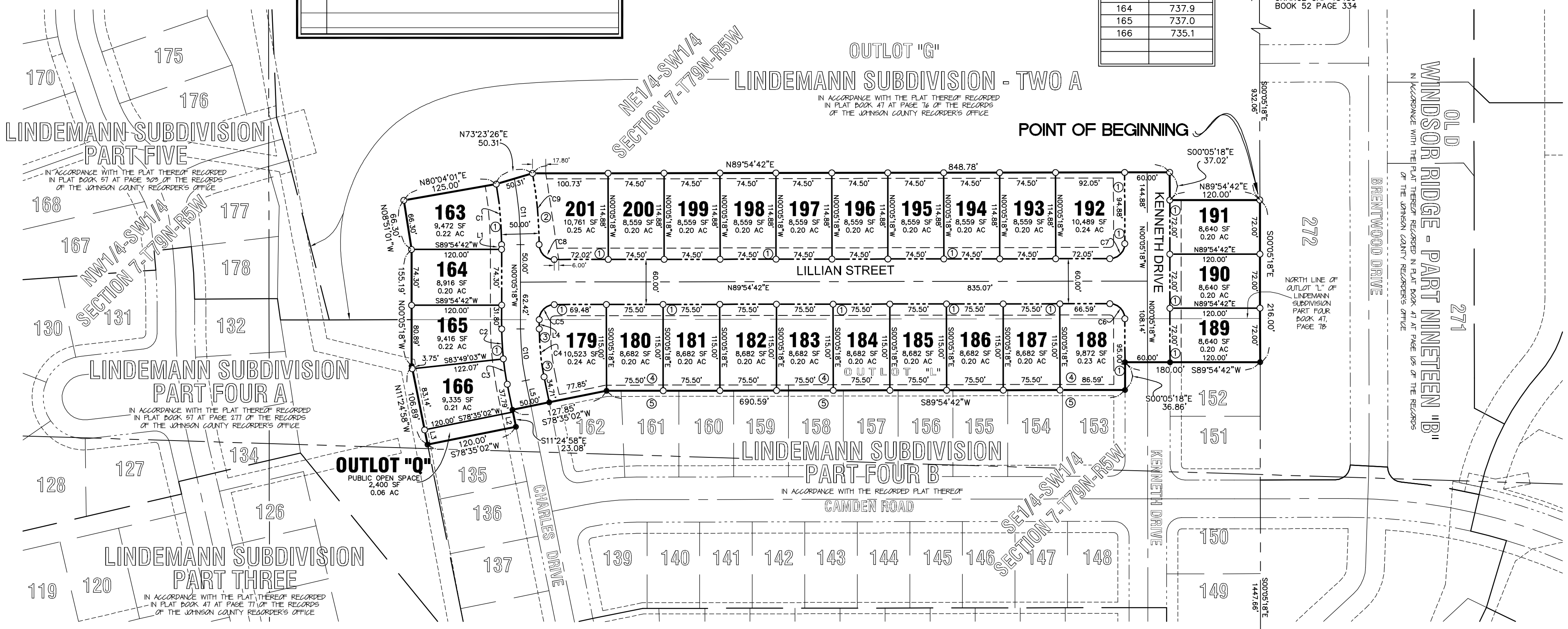
SUBDIVIDER'S ATTORNEY:  
C. JOSEPH HOLLAND  
123 N. LINN STREET  
IOWA CITY, IA 52240

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282



NOTE	EASEMENT DESCRIPTION
①	15.0' UTILITY EASEMENT
②	STORM SEWER AND UTILITY EASEMENT
③	15.0' SANITARY SEWER AND UTILITY EASEMENT
④	7.50' STORM SEWER AND DRAINAGE EASEMENT
⑤	EXISTING 7.50' STORM SEWER AND DRAINAGE EASEMENT

LOT	ELEVATION
163	738.8
164	737.9
165	737.0
166	735.1



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.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	9°50'41"	471.28'	80.98'	40.59'	80.88'	N05°00'38"W
C2	6°05'39"	375.00'	39.89'	19.96'	39.87'	N03°08'07"W
C3	5°14'01"	375.00'	34.25'	17.14'	34.24'	N08°47'57"W
C4	11°19'40"	325.00'	64.26'	32.23'	64.15'	N05°45'08"W
C5	90°00'00"	20.00'	31.42'	20.00'	28.28'	N44°54'42"E
C6	90°00'00"	20.00'	31.42'	20.00'	28.28'	N45°05'18"W
C7	90°00'00"	20.00'	31.42'	20.00'	28.28'	N44°54'42"E
C8	90°00'00"	20.00'	31.42'	20.00'	28.28'	N45°05'18"W
C9	10°29'15"	521.28'	95.42'	47.84'	95.28'	N05°19'55"W
C10	11°19'40"	350.00'	69.20'	34.71'	69.09'	N05°45'08"W
C11	10°10'57"	496.28'	88.20'	44.21'	88.08'	N05°10'46"W

LINE	LENGTH	BEARING
L1	6.32	N00°05'18"W
L2	20.00	N11°24'58"W
L3	20.00	N11°24'58"W
L4	12.42	N00°05'18"W
L5	34.71	N11°24'58"W

PLAT/PLAN APPROVED  
by the  
City of Iowa City

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.

UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:

MIDAMERICAN ENERGY CO. \_\_\_\_\_ Date: \_\_\_\_\_

CENTURYLINK \_\_\_\_\_ Date: \_\_\_\_\_

MEDIACOM \_\_\_\_\_ Date: \_\_\_\_\_

### LEGEND AND NOTES

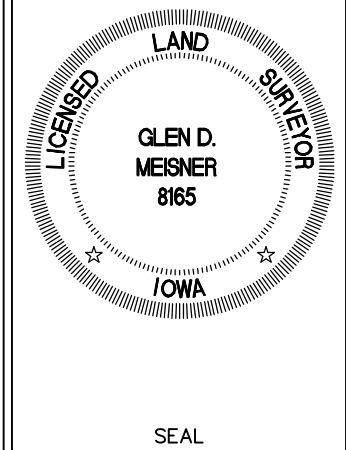
- ▲ - CONGRESSIONAL CORNER, FOUND
- △ - CONGRESSIONAL CORNER, REESTABLISHED
- - CONGRESSIONAL CORNER, RECORDED LOCATION
- - PROPERTY CORNER(S), FOUND (as noted)
- - PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- ✂ - CUT "X"
- — — — — - PROPERTY &/or BOUNDARY LINES
- — — — — - 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
- — — — — - RECORDED DIMENSIONS
- — — — — - MEASURED DIMENSIONS
- — — — — - CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

DESCRIPTION - LINDEMANN SUBDIVISION - PART SIX

I CERTIFY THAT DURING THE MONTH OF MARCH, 2014, AT THE DIRECTION OF WALDEN WOOD ASSOCIATES II LLP, A SURVEY WAS MADE UNDER MY SUPERVISION OF A PORTION OF OUTLOT "G" OF LINDEMANN SUBDIVISION - PART TWO A, TO IOWA CITY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 47 AT PAGE 76 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, A PORTION OF OUTLOT "L" OF LINDEMANN SUBDIVISION - PART FOUR, TO IOWA CITY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 47 AT PAGE 78 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

Commencing at the Northeast Corner of the Southwest Quarter of Section 7, Township 79 North, Range 5 West, of the Fifth Principal Meridian; Thence S00°05'18"E along the East Line of the Southwest Quarter of said Section 7, a distance of 932.06 feet, to the Point of Beginning; Thence continuing S00°05'18"E, along said East Line, 180.00 feet, to the Northeast Corner of Lindemann Subdivision - Part Four B, in accordance with the Recorded Plat thereof; Thence S89°54'42"W, along the North Line of said Lindemann Subdivision - Part Four B, 180.00 feet; Thence S00°05'18"E, along said North Line, 36.86 feet; Thence S89°54'42"W, along said North Line, 690.59 feet; Thence S78°35'02"W, along said North Line, 127.85 feet; Thence S11°24'58"E, along said North Line, 23.08 feet; Thence S78°35'02"W, along said North Line, 120.00 feet, to the Northwest Corner thereof, and a Point on the East Line of Lindemann Subdivision - Part Four A, to Iowa City, Iowa, in accordance with the Plat thereof Recorded in Plat Book 57 at Page 277 of the Records of the Johnson County Recorder's Office; Thence N11°24'58"W, along said East Line, 106.89 feet; Thence N00°05'18"W, along said East Line and the Northerly Projection thereof, 155.19 feet; Thence N08°51'01"W, 66.30 feet; Thence N80°04'01"E, 125.00 feet; Thence N73°23'26"E, 50.31 feet; Thence N89°54'42"E, 848.78 feet; Thence S00°05'18"E, 37.02 feet; Thence N89°54'42"E, 120.00 feet, to the Point of Beginning. Said Tract of Land contains 7.41 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 Land Surveyor under the laws of the State of Iowa.

\_\_\_\_\_ 20\_\_\_\_  
GLEN D. MEISNER, L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20\_\_\_\_.

Pages or sheets covered by this seal: \_\_\_\_\_

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, in and for the State of Iowa.

## FINAL PLAT

### LINDEMANN SUBDIVISION PART SIX

A PORTION OF OUTLOT "G" OF LINDEMANN SUBDIVISION PART TWO A AND A PORTION OF OUTLOT "L" OF LINDEMANN SUBDIVISION - PART 4

IOWA CITY JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 03-11-2014

Designed by: DAM Field Book No: 628

Drawn by: RLW Scale: 1"=100'

Checked by: GDM Sheet No: 1

Project No: IOWA CITY 2265406 of: 1