

FINAL PLAT LINDEMANN SUBDIVISION - PART SEVEN

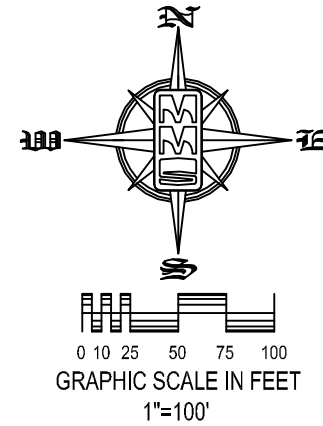
A PORTION OF OUTLOT "G" OF
LINDEMANN SUBDIVISION - PART TWO A
IOWA CITY, IOWA

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

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

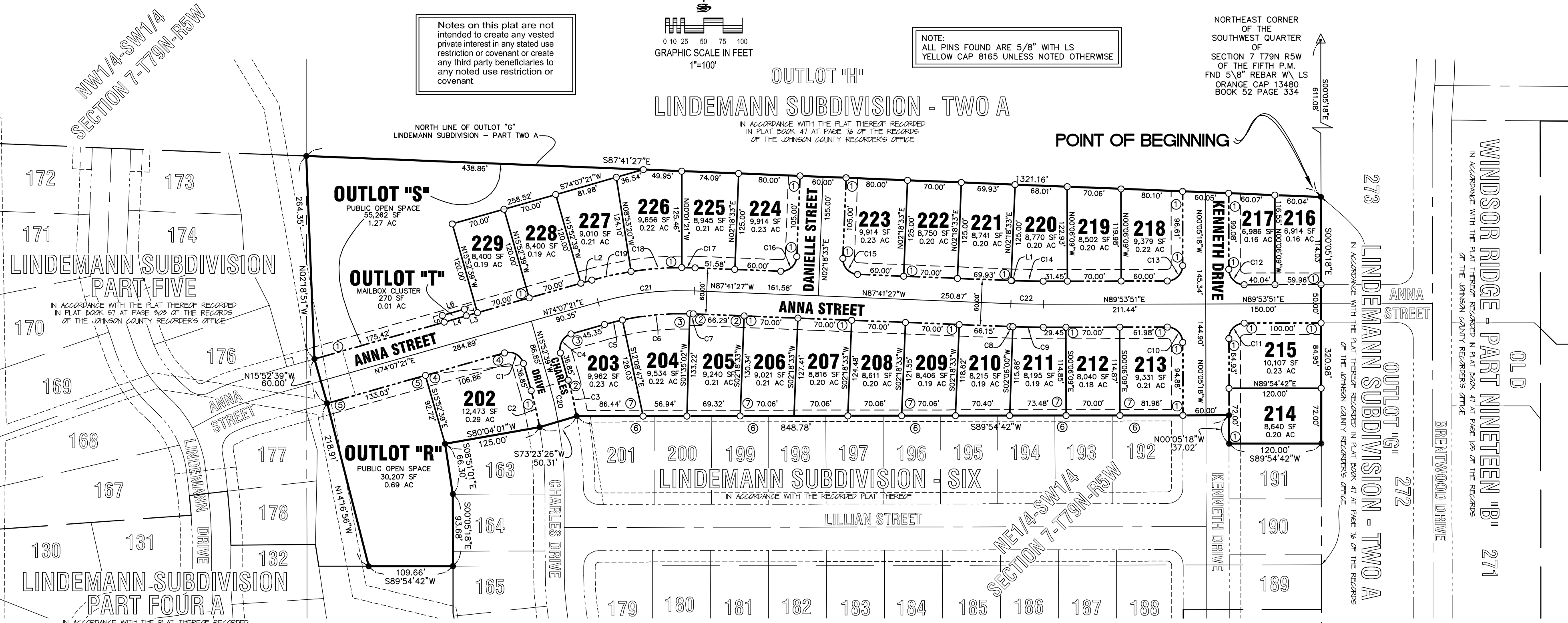
OWNER/SUBDIVIDER:
WALDEN WOOD ASSOCIATES II LLP
755 MORMON TREK BLVD
IOWA CITY, IA 52244

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



NOTE:
ALL PINS FOUND ARE 5/8" WITH LS
YELLOW CAP 8165 UNLESS NOTED OTHERWISE

NORTHEAST CORNER
OF THE
SOUTHWEST QUARTER
OF
SECTION 7 T79N R5W
OF THE FIFTH P.M.
FND 5"8" REBAR W/ LS
ORANGE CAP 13480
BOOK 52 PAGE 334



NOTE

NOTE	EASEMENT DESCRIPTION
1	15.0' UTILITY EASEMENT
2	15.0' STORM SEWER AND UTILITY EASEMENT
3	20.0' STORM SEWER, SANITARY SEWER, AND UTILITY EASEMENT
4	15.0' STORM SEWER, SANITARY SEWER, AND UTILITY EASEMENT
5	15.0' UTILITY AND SANITARY SEWER EASEMENT
6	EXISTING 7.5' STORM SEWER AND DRAINAGE EASEMENT
7	7.5' STORM SEWER AND DRAINAGE EASEMENT

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	90°00'00"	20.00'	31.42'	20.00'	28.28'	S60°52'39"E
C2	5°56'40"	471.28'	48.90'	24.47'	48.87'	S12°54'19"E
C3	5°18'06"	521.28'	48.23'	24.13'	48.22'	S13°13'36"E
C4	90°00'00"	20.00'	31.42'	20.00'	28.28'	S29°07'21"W
C5	3°43'51"	367.81'	23.95'	11.98'	23.95'	S75°59'17"W
C6	13°43'49"	367.81'	88.14'	44.28'	87.93'	S84°43'07"W
C7	0°43'32"	367.81'	4.66'	2.33'	4.66'	S88°03'13"E
C8	0°12'34"	1030.00'	3.76'	1.88'	3.76'	S87°47'44"E
C9	2°12'08"	1030.00'	39.59'	19.80'	39.59'	S89°00'04"E
C10	90°00'51"	20.00'	31.42'	20.00'	28.29'	S45°05'43"E
C11	89°59'09"	20.00'	31.41'	20.00'	28.28'	S44°54'17"W
C12	90°00'51"	20.00'	31.42'	20.00'	28.29'	S45°05'43"E
C13	89°59'09"	20.00'	31.41'	20.00'	28.28'	S44°54'17"W
C14	2°24'42"	970.00'	40.83'	20.42'	40.83'	S88°53'48"E
C15	90°00'00"	20.00'	31.42'	20.00'	28.28'	S42°41'27"E
C16	90°00'00"	20.00'	31.42'	20.00'	28.28'	S47°18'33"W
C17	2°19'55"	427.81'	17.41'	8.71'	17.41'	S88°51'24"E
C18	8°51'59"	427.81'	66.20'	33.17'	66.14'	S85°32'39"W
C19	6°59'19"	427.81'	52.18'	26.12'	52.15'	S77°37'01"W
C20	5°36'24"	496.28'	48.56'	24.30'	48.54'	N13°04'27"W
C21	18°11'12"	397.81'	126.27'	63.67'	125.74'	N83°12'57"E
C22	2°24'42"	1000.00'	42.09'	21.05'	42.09'	N88°53'48"W

LOT	ELEVATION
202	739.3
226	744.2
227	744.2
228	744.2
229	744.2

LINE	LENGTH	BEARING
L1	0.94	S87°41'27"E
L2	14.83	S74°07'21"W
L3	15.00	S74°07'21"W
L4	30.00	S74°07'21"W
L5	9.00	S15°52'39"E
L6	30.00	S74°07'21"W
L7	9.00	S15°52'39"E

SOUTHEAST CORNER
OF THE
SOUTHWEST QUARTER
OF
SECTION 7 T79N R5W
OF THE FIFTH P.M.
FND SCM
BOOK 49 PAGE 70

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

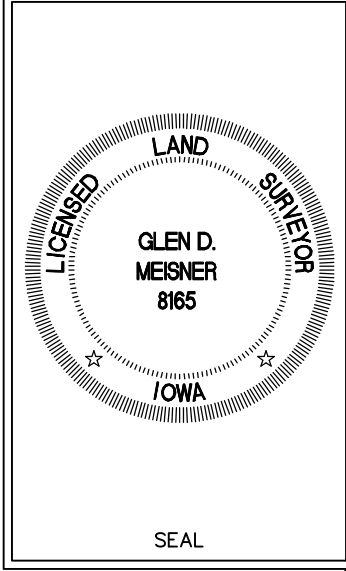
- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNER(S) (5/8" Iron pin w/ yellow, plastic LS Cap embossed with "MMS")
- ⊗ CUT "X"
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION 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 HUNDREDTHS

DESCRIPTION - LINDEMANN SUBDIVISION - PART SEVEN

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, 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:

Beginning at the Northeast Corner 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; Thence S00°05'18"E, along the East Line of said Outlot "G", 320.98 feet, to the Northeast Corner of Lindemann Subdivision - Part Six, to Iowa City, Iowa, in accordance with the Recorded Plat thereof; Thence S89°54'42"W, along the North Line of said Lindemann Subdivision - Part Six, a distance of 120.00 feet; Thence N00°05'18"W, along said North Line, 37.02 feet; Thence S89°54'42"W, along said North Line, 848.78 feet; Thence S73°23'26"W, along said North Line, 50.31 feet; Thence S80°04'01"W, along said North Line, 125.00 feet, to the Northwest Corner thereof; Thence S08°51'01"E, along the West Line of said Lindemann Subdivision - Part Six, a distance of 66.30 feet; Thence S00°05'18"E, along said West Line, 93.68 feet, to the Northeast Corner 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 S89°54'42"W, along said the North Line of said Lindemann Subdivision - Part Four A, 109.66 feet, to the Southeast Corner of Lindemann Subdivision - Part Five, to Iowa City, Iowa, in accordance with the Plat thereof Recorded in Plat Book 57 at Page 303 of the Records of the Johnson County Recorder's Office; Thence N14°16'56"W, along the East Line of said Lindemann Subdivision - Part Five, a distance of 218.91 feet; Thence N15°52'39"W, along said East Line, 60.00 feet; Thence N02°18'51"W, along said East Line, 264.35 feet, to the Northeast Corner thereof, and a Point on the North Line of said Outlot "G" of Lindemann Subdivision - Part Two A; Thence S87°41'27"E, along said North Line, 1321.16 feet, to the Point of Beginning. Said Tract of Land contains 10.14 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.

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.

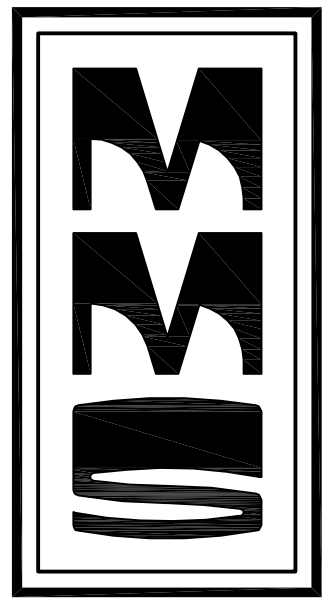
FINAL PLAT LINDEMANN SUBDIVISION PART SEVEN

A PORTION OF OUTLOT "G" OF LINDEMANN SUBDIVISION - PART TWO A

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 2265407
of:	1



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