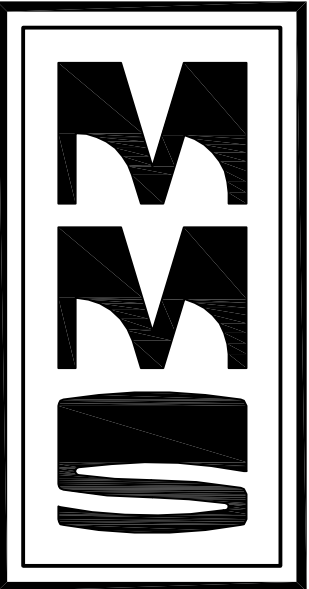


FINAL PLAT MACKINAW VILLAGE - PART SIX

A SUBDIVISION OF AUDITOR'S PARCEL 2010056
BEING PORTIONS OF GOVERNMENT LOTS 1 AND 2 OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN
IOWA CITY, JOHNSON COUNTY, IOWA

4.59 AC (199,969 SF)



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

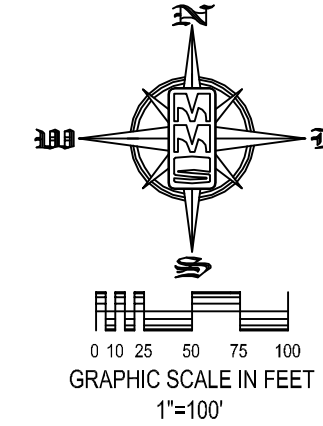
www.mmsconsultants.net

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

OWNER/SUBDIVIDER:
ADVANTAGE CUSTOM BUILDERS
740 LIBERTY WAY
SUITE #1
NORTH LIBERTY, IA 52317

SUBDIVIDER'S ATTORNEY:
MATTHEW ADAM
115 3rd STREET SE
SUITE 1200
CEDAR RAPIDS, IA 52401

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	83°36'07"	25.00'	36.48'	22.35'	33.33'	N44°52'04"W
C2	39°04'51"	78.60'	53.61'	27.90'	52.58'	N51°12'39"W
C3	8°05'10"	325.00'	45.87'	22.97'	45.83'	N52°13'49"W
C4	8°22'43"	325.00'	47.53'	23.81'	47.48'	N60°27'46"W
C5	81°37'17"	25.00'	35.61'	21.59'	32.68'	N74°32'14"E
C6	104°28'40"	23.60'	43.03'	30.47'	37.31'	N18°30'44"W
C7	6°50'56"	325.00'	38.85'	19.45'	38.83'	N68°04'35"W
C8	14°44'44"	72.00'	18.53'	9.32'	18.48'	N78°07'26"W
C9	97°34'13"	25.00'	42.57'	28.54'	37.61'	N45°43'06"E
C10	22°18'56"	100.00'	38.95'	19.72'	38.70'	S81°54'33"E
C11	104°28'40"	50.00'	91.17'	64.55'	79.06'	S18°30'44"E



LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET
	- 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

AREA SUMMARY TABLE	
1/4 - 1/4	AREA
GOVERNMENT LOT 1	2.03 ACRES
GOVERNMENT LOT 2	2.56 ACRES
TOTAL	4.59 ACRES

ALL FOUND PINS ARE 5/8" WITH PLASTIC YELLOW LS CAP 8165

DESCRIPTION - MACKINAW VILLAGE - PART SIX

I CERTIFY THAT DURING THE MONTH OF MARCH, 2015, AT THE DIRECTION OF ADVANTAGE CUSTOM BUILDERS, A SURVEY WAS MADE UNDER MY SUPERVISION OF AUDITOR'S PARCEL 2010056, IN IOWA CITY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 55, AT PAGE 81, OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, BEING PORTIONS OF GOVERNMENT LOTS 1 AND 2 OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SAID AUDITOR'S PARCEL 2010056 CONTAINS 4.59 ACRES AND 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

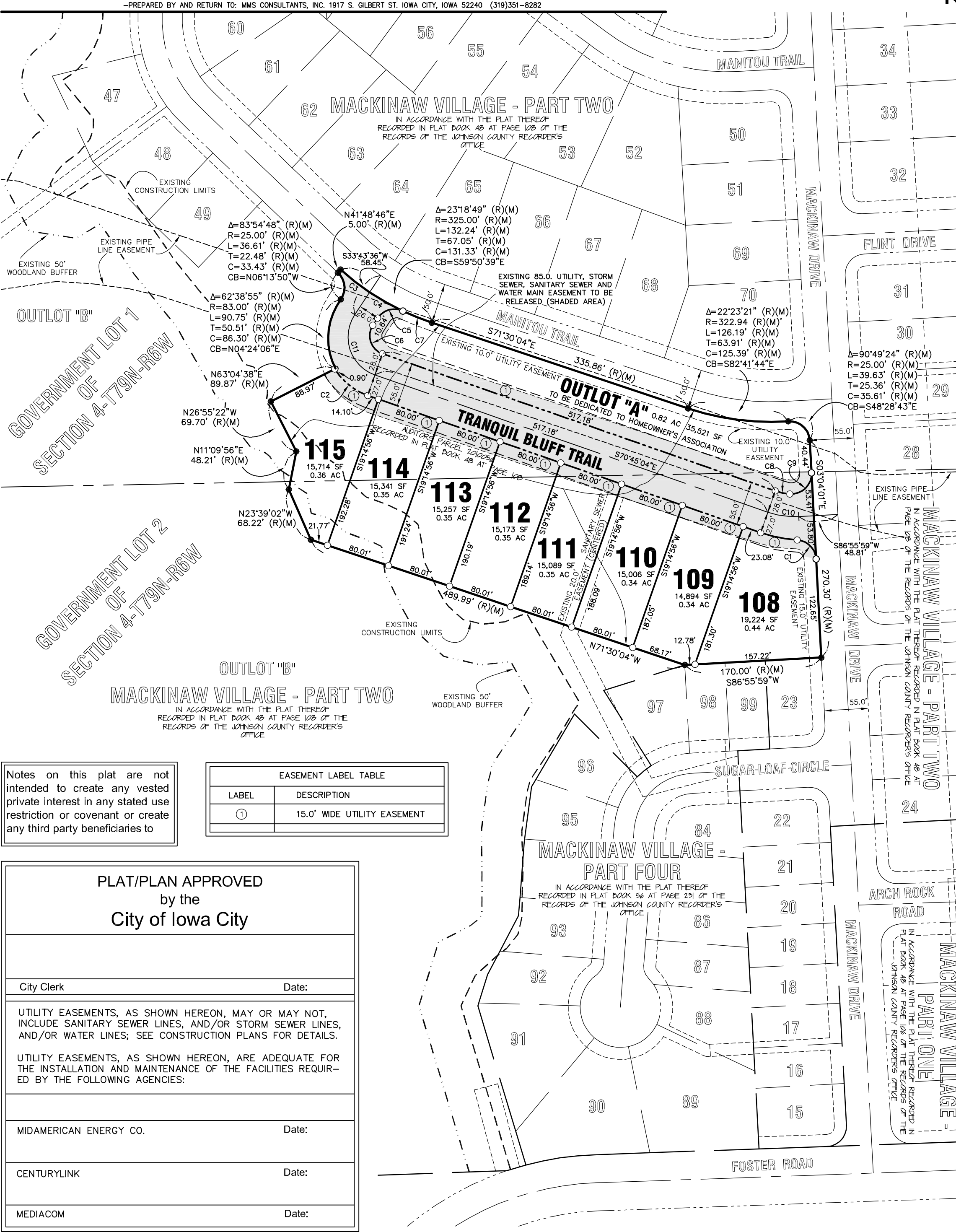
My license renewal date is September 31, 20____.

Pages or sheets covered by this seal: _____

SEAL

Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.



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

EASEMENT LABEL TABLE	
LABEL	DESCRIPTION
①	15.0' WIDE UTILITY EASEMENT

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:

FINAL PLAT

MACKINAW VILLAGE - PART SIX

A SUBDIVISION OF AUDITOR'S PARCEL 2010056 BEING PORTIONS OF GOVERNMENT LOTS 1 AND 2 OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN

IOWA CITY
JOHNSON COUNTY
IOWA
MMS CONSULTANTS, INC.

Date:	03-12-2015
Designed by:	DAM
Field Book No.:	944
Drawn by:	RLW
Scale:	1"=100'
Checked by:	GDM
Sheet No.:	1
Project No.:	1
IOWA CITY	6992161
of:	1