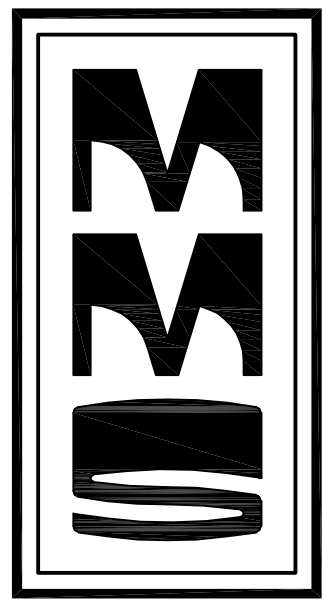
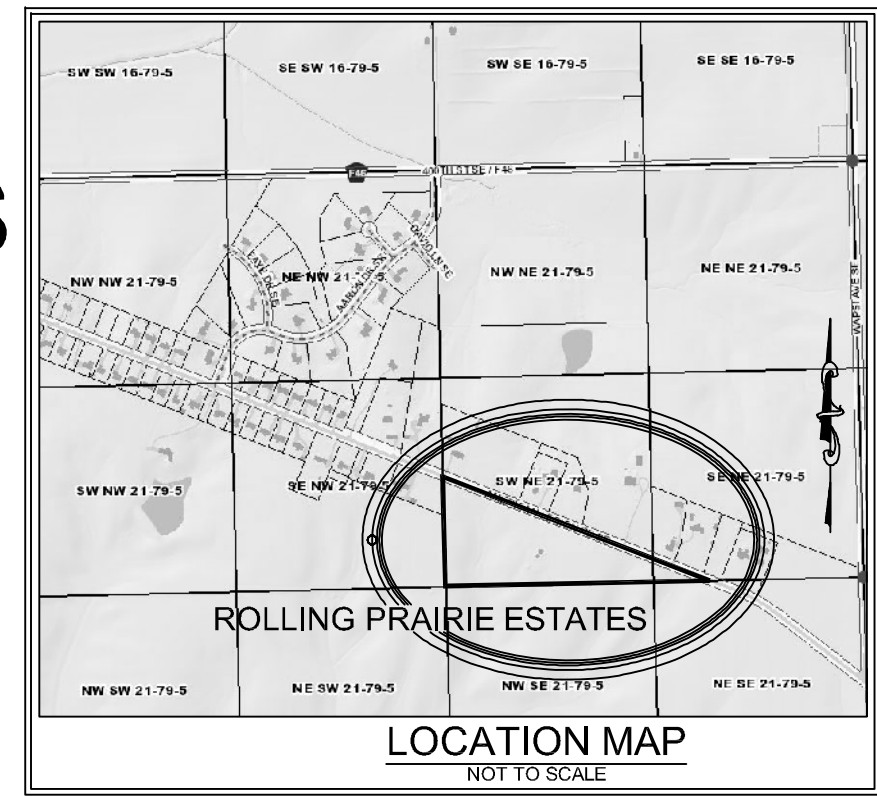


FINAL PLAT

ROLLING PRAIRIE ESTATES

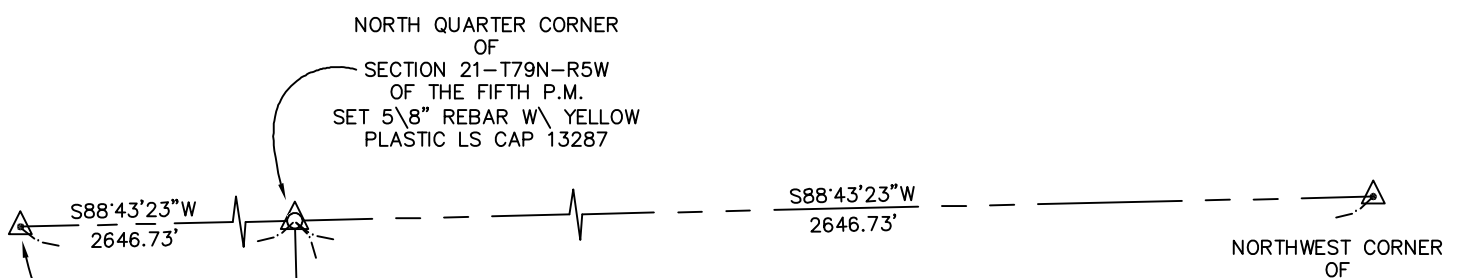
JOHNSON COUNTY, IOWA

LOCATION: A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: ADVANTAGE DEVELOPMENT, INC. 740 LIBERTY WAY #1 NORTH LIBERTY, IOWA 52317
	SUBDIVIDER'S ATTORNEY: MATTHEW J. ADAM 1150 5TH STREET, SUITE 170 CORALVILLE, IOWA 52241
LAND SURVEYOR: JAMES E. LICHTY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	PROPRIETOR OR OWNER: ADVANTAGE DEVELOPMENT, INC. 740 LIBERTY WAY #1 NORTH LIBERTY, IOWA 52317
DATE OF SURVEY: 02-18-2019	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

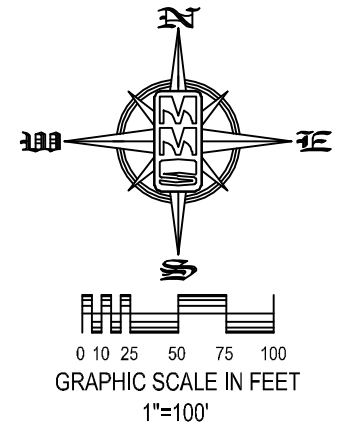


CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

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



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
(R)	UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS
(M)	
C22-1	



DESCRIPTION

I HEREBY CERTIFY THAT DURING THE MONTH OF SEPTEMBER, 2019, AT THE DIRECTION OF ADVANTAGE DEVELOPMENT, INC., A SURVEY WAS MADE UNDER MY SUPERVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Beginning at the Center of Section 21, Township 79 North, Range 5 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N01°32'52"W, along the West Line of the Northeast Quarter of said Section 21, a distance of 704.86 feet, to its intersection with the Centerline of American Legion Road SE; Thence S68°41'48"E, along said Centerline, 966.10 feet; Thence S21°18'12"W, 359.86 feet, to its intersection with the South Line of said Northeast Quarter of Section 21; Thence S88°35'57"W, along said South Line, 750.53 feet, to the Point of Beginning. Said Tract of Land contains 10.06 Acres, and is subject to easements and restrictions of record.

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	2°02'47"	525.00'	18.75'	9.38'	18.75'	S88°28'53"W
C2	7°56'52"	525.00'	72.83'	36.47'	72.77'	S86°31'17"E
C3	84°04'28"	25.00'	36.68'	22.54'	33.48'	S55°24'55"W
C4	7°55'31"	225.00'	31.12'	15.59'	31.10'	S17°20'26"W
C5	5°15'20"	475.00'	43.57'	21.80'	43.55'	S89°54'51"E
C6	99°16'50"	25.00'	43.32'	29.42'	38.10'	N32°54'26"W
C7	11°49'48"	175.00'	36.13'	18.13'	36.07'	N22°38'53"E
C8	4°44'20"	475.00'	39.29'	19.65'	39.27'	N84°55'01"W
C9	13°51'03"	175.00'	42.31'	21.26'	42.20'	S14°22'40"W
C10	5°42'24"	225.00'	22.41'	11.21'	22.40'	N10°18'21"E
C11	15°24'14"	225.00'	60.49'	30.43'	60.31'	N20°51'40"E
C12	13°51'03"	200.00'	48.35'	24.29'	48.23'	S14°22'40"W
C13	21°06'38"	200.00'	73.69'	37.27'	73.27'	S18°00'28"W
C14	9°59'39"	500.00'	87.22'	43.72'	87.11'	S87°32'41"E

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	15.0 FOOT WIDE UTILITY EASEMENT
②	20.0 FOOT WIDE WATER MAIN EASEMENT
③	20.0 FOOT WIDE DRAINAGE EASEMENT
④	DRAINAGE EASEMENT

LINE SEGMENT TABLE		
LINE	LENGTH	BEARING
L1	24.19	S07°27'09"W
L2	25.81	S07°27'09"W

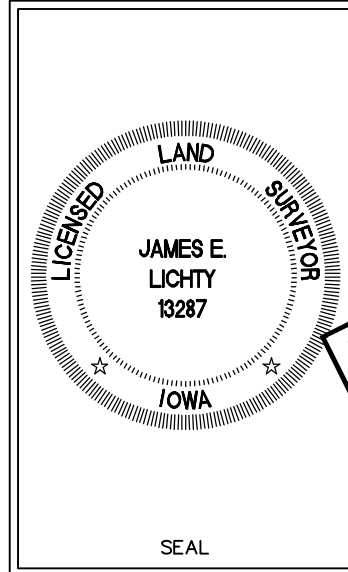
PLAT/PLAN APPROVED
by the
City of Iowa City

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.

PLAT APPROVED BY:
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON: _____ DATE: _____



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.

_____, 20____

JAMES E. LICHTY
P.L.S., Iowa Lic. No. 13287
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.

Date	Revision
09-12-2019	PER JEL REVIEW - RLW
01-06-2020	REVISED TO 6 LOTS PER CLIENT - RLW
01-07-2020	PER JEL REVIEW - RLW
02-04-2020	REVISED OWNER AND SUBDIVISION NAME - JDM

LOT 2 SEATON SUBDIVISION
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 97 AT PAGE 240 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

REPLAT OF SOUTH HIGH POINT
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 19 AT PAGE 97 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

Point of Beginning
CENTER OF SECTION 21-T79N-R5W OF THE FIFTH P.M. SET 5/8" REBAR W/ YELLOW PLASTIC LS CAP 13287

LOT 1 RESUBDIVISION OF LOT 1 SWEETING SUBDIVISION
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 19 AT PAGE 94 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

LOT 2 SWEETING SUBDIVISION
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 19 AT PAGE 66 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

LOT A
W JOHN SHARP REVOCABLE TRUST VICTORIA JEAN ALLEN SHARP REVOCABLE TRUST

JAMES TUCKER SUBDIVISION
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 91 AT PAGE 282 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

LOT 1
RICK D & SUSAN W ZERNY

SW 1/4-NE 1/4 SECTION 21-T79N-R5W
CLAUDE J & MARY F GREINER

SE 1/4-NE 1/4 SECTION 21-T79N-R5W

PUMPKIN FLATS
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 99 AT PAGE 149 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

LOT A
EAST QUARTER CORNER OF SECTION 21-T79N-R5W OF THE FIFTH P.M. FOUND SCM BOOK 52 AT PAGE 163

NW 1/4-SE 1/4 SECTION 21-T79N-R5W
CLAUDE J & MARY F GREINER

NE 1/4-SE 1/4 SECTION 21-T79N-R5W

FINAL PLAT

ROLLING PRAIRIE ESTATES

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN
JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	09-11-2019
Designed by:	JDM
Field Book No.:	1241
Drawn by:	RLW
Scale:	1"=100'
Checked by:	JEL
Sheet No.:	1
Project No.:	IOWA CITY 6992-307
of:	1