

CARDINAL POINTE SOUTH PART ONE

IOWA CITY, IOWA

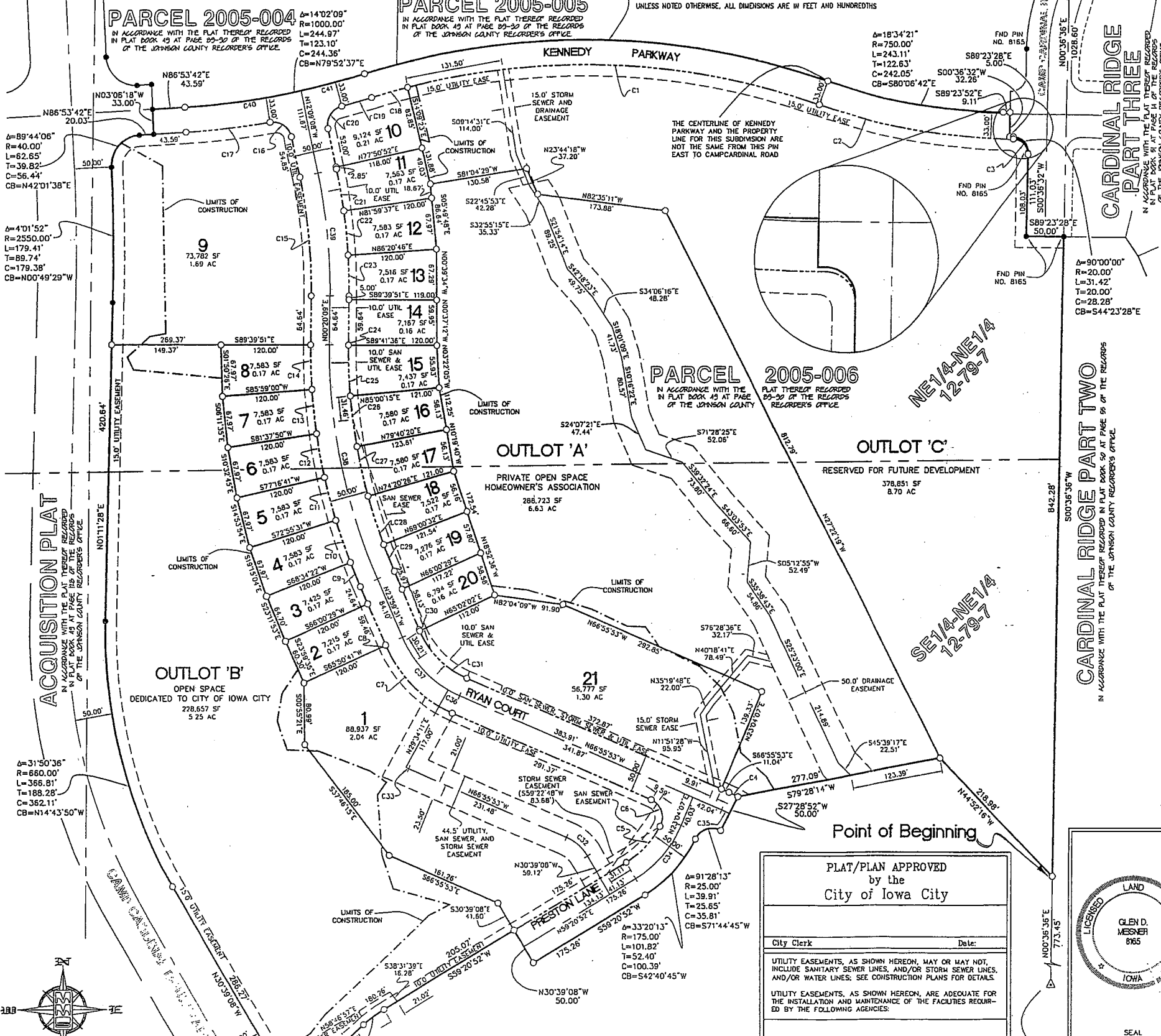
---MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

PLAT PREPARED BY: **OWNER:** MMS CONSULTANTS INC. 1917 SOUTH GILBERT ST. IOWA CITY, IOWA 52240
APPLICANT: The Crossing Dev. LC 755 Mormon Trek Blvd Iowa City, Iowa 52246
APPLICANT'S ATTORNEY: Southgate Dev. Ser. LLC Joe Holland 300 Brewery Square Iowa City, Iowa 52240
Δ=36°18'56" R=1000.00' L=533.81' T=327.97' C=623.27' CB=588°58'59"E
Δ=14°02'09" R=1000.00' L=244.97' T=123.10' C=244.36' CB=N79°52'37"E

- CONGRESSIONAL CORNER, FOUND
- PROPERTY CORNER(S), FOUND (5/8" Iron Pin with LS Cap No. 11579 unless noted otherwise)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- 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

NORTHEAST CORNER OF SECTION 12-T79N-R7W OF THE FIFTH P.M. FOUND SCM W/ 1/2" PIN BOOK 35 AT PAGE 231

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	331.951	367.00	562.54	289.48	554.64	S87°26'27"E
C2	100.000	100.000	100.000	100.000	100.000	S80°07'15"E
C3	600.000	200.000	314.16	114.72	268.98	S80°07'15"E
C4	474.45	174.00	13.48	6.74	13.47	S44°24'14"E
C5	303.28	125.00	66.67	34.15	65.88	N44°04'08"E
C6	86.417	26.00	41.77	27.63	37.08	N19°04'15"W
C7	47.463	175.00	130.65	68.54	127.64	N45°32'36"W
C8	0.0847	175.00	0.50	0.25	0.50	N24°04'25"W
C9	233.53	775.00	34.89	17.35	34.69	N22°42'53"W
C10	421.09	775.00	58.87	29.43	58.86	N19°15'04"W
C11	421.09	775.00	58.87	29.43	58.86	N19°15'04"W
C12	421.09	775.00	58.87	29.43	58.86	N10°12'43"W
C13	421.09	775.00	58.87	29.43	58.86	N06°11'35"W
C14	421.09	775.00	58.87	29.43	58.86	N01°50'26"W
C15	127.917	775.00	158.02	79.32	157.71	N05°54'30"W
C16	87.172	25.00	38.08	23.85	34.51	N58°47'52"W
C17	620.18	1033.00	114.28	57.20	114.22	N83°13'32"E
C18	239.09	862.00	50.37	25.19	50.37	S74°21'05"W
C19	421.09	775.00	58.87	29.43	58.86	N72°09'56"E
C20	87.172	25.00	38.08	23.85	34.51	S31°29'36"W
C21	408.45	775.00	56.08	28.05	56.06	N10°04'46"W
C22	421.09	775.00	58.87	29.43	58.86	N05°49'49"W
C23	359.23	775.00	53.97	26.99	53.95	N01°38'32"W
C24	0.0145	725.00	0.37	0.18	0.37	S00°18'16"W
C25	518.09	725.00	67.10	33.57	67.07	S02°20'41"E
C26	519.54	725.00	67.47	33.76	67.44	S01°39'43"E
C27	519.54	725.00	67.47	33.76	67.44	S12°42'31"W
C28	519.54	725.00	67.47	33.76	67.44	S18°39'11"E
C29	300.03	725.00	37.97	18.99	37.92	S22°29'30"E
C30	0.5827	125.00	2.13	1.06	2.12	S24°28'44"E
C31	4137.55	125.00	91.55	47.94	89.52	S45°58'56"E
C32	3616.44	60.00	37.99	19.66	37.36	N48°47'31"W
C33	132.45	150.00	4.05	2.02	4.05	N66°09'31"W
C34	3616.44	150.00	94.89	49.17	93.40	N41°12'28"E
C35	421.09	150.00	11.55	5.78	11.55	N63°40'31"W
C36	630.04	150.00	17.02	8.52	17.01	N63°40'31"W
C37	3626.18	150.00	95.40	49.37	93.80	N42°12'40"W
C38	2419.40	750.00	318.45	161.66	316.05	N11°49'41"W
C39	1279.17	750.00	163.47	82.06	163.14	N05°54'36"W
C40	802.50	1000.00	157.90	79.12	157.74	N82°22'17"E
C41	459.18	1000.00	87.07	43.56	87.04	N75°21'12"E



I certify that during the month of September, 2007, at the direction of Southgate Development Co., a survey was made under my supervision of a Portion of the Southeast Quarter of the Northeast Quarter, and a Portion of the Northeast Quarter of the Northeast Quarter of Section 12, Township 79 North, Range 7 West, of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa, the boundaries of which are described as follows:

Commencing at the East Quarter Corner of Section 12, Township 79 North, Range 7 West, of the Fifth Principal Meridian; Thence N00°36'36"E, along the East Line of the Northeast Quarter of said Section 12, a distance of 723.45 feet, to the Point of Beginning; Thence N44°52'16"W, 218.98 feet; Thence S70°28'14"W, 277.09 feet; Thence S27°28'52"W, 50.00 feet; Thence Southwesterly, 38.91 feet, along a 25.00 foot radius curve, concave Southeast, whose 38.91 foot chord bears S71°44'45"W, 38.91 feet; Thence Southwesterly, 101.82 feet, along a 175.00 foot radius curve, concave Northwesterly, whose 101.82 foot chord bears S42°40'45"W, 175.26 feet; Thence N30°39'08"W, 50.00 feet; Thence S59°20'52"W, 205.07 feet; Thence Southwesterly, 34.28 feet, along a 175.00 foot radius curve, concave Southeast, whose 34.28 foot chord bears S53°44'12"W, 34.28 feet; Thence S40°07'32"W, 88.11 feet, to a Point on the Easterly Line of the Tract of land depicted on the Acquisition Plat of Survey, in accordance with the Plat thereof Recorded in Plat Book 49, of Page 128 of the Records of the Johnson County Recorder's Office; Thence S59°20'52"W along said Easterly Line, 20.00 feet; Thence Northwesterly, 31.42 feet, along said Easterly Line, on a 20.00 foot radius curve, concave Northwesterly, whose 20.00 foot chord bears N75°39'08"W; Thence N30°39'08"W, along said Easterly Line, 286.27 feet; Thence Northwesterly, 366.81 feet, along said Easterly Line, on a 660.00 foot radius curve, concave Northwesterly, whose 366.81 foot chord bears N14°13'30"W, 366.81 feet; Thence N10°11'30"W, along said Easterly Line, 420.64 feet; Thence Northwesterly, 179.41 feet, along said Easterly Line, on a 255.00 foot radius curve, concave Southwesterly, whose 179.38 foot chord bears N00°49'29"W; Thence Northwesterly, 62.65 feet, along said Easterly Line, on a 40.00 foot radius curve, concave Southwesterly, whose 62.65 foot chord bears N42°01'38"E; Thence N86°53'42"E, along said Easterly Line, 20.03 feet; Thence N03°06'16"W, along said Easterly Line, 33.00 feet, to the Northeast Corner thereof, and a Point on the South Line of Parcel 2005-004, in accordance with the Plat thereof Recorded in Plat Book 49, of Page 89-90 of the Records of the Johnson County Recorder's Office; Thence N86°53'42"E, along said South Line, 43.59 feet; Thence Northwesterly, 244.97 feet, along said South Line, on a 1000.00 foot radius curve, concave Northwesterly, whose 244.36 foot chord bears N79°52'37"E; Thence Southwesterly, 633.83 feet, along said South Line, and the South Line of Parcel 2005-005, in accordance with the Plat thereof Recorded in Plat Book 49, of Page 89-90 of the Records of the Johnson County Recorder's Office; Thence S00°36'32"W, along said Southwesterly, whose 623.27 foot chord bears S88°58'59"E; Thence Southwesterly, 243.11 feet, along the South Line of said Parcel 2005-005, on a 750.00 foot radius curve, concave Northwesterly, whose 242.05 foot chord bears S80°06'42"E; Thence S89°23'28"E, along said South Line, 9.11 feet, to its intersection with the Westerly Line of Cardinal Ridge - Part Three, in accordance with the Plat thereof Recorded in Plat Book 51, of Page 14 of the Records of the Johnson County Recorder's Office; Thence S00°36'32"W, along said Westerly Line, 32.26 feet; Thence S89°23'28"E, along said Westerly Line, 5.00 feet; Thence Southwesterly, 31.42 feet, along said Westerly Line, on a 20.00 foot radius curve, concave Southwesterly, whose 28.28 foot chord bears S44°23'28"E; Thence S00°36'32"W, along said Westerly Line, 111.03 feet, to the Southwest Corner thereof; Thence S89°23'28"E, along said Westerly Line, 111.03 feet, to its intersection with the Westerly Line of Cardinal Ridge - Part Three, a distance of 50.00 feet, to its intersection with the East Line of the Northeast Quarter of said Section 12, and the West Line of Cardinal Ridge - Part Two, in accordance with the Plat thereof Recorded in Plat Book 50, of Page 55 of the Records of the Johnson County Recorder's Office; Thence S00°36'32"W, along said East and West Lines, 842.28 feet, to the Point of Beginning. Said Tract of land contains 31.36 acres, more or less, and is subject to easements and restrictions of record.

Date	Revision
10-04-07	PER GDM REVIEW -JDM
10-12-07	PER CITY STAFF COMMENTS -JDM

FINAL PLAT

CARDINAL POINTE SOUTH PART ONE

SEC. 12-T79N-R7W NE 1/4-NE 1/4
SEC. 12-T79N-R7W SE 1/4-NE 1/4

IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 09-17-07

Designed by: DAM Field Book No:

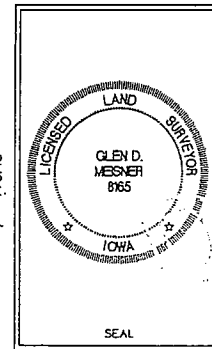
Drawn by: RLW Scale: 1"=100'

Checked by: GDM Sheet No:

Project No: IOWA CITY

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:
OWEST COMMUNICATIONS	Date:



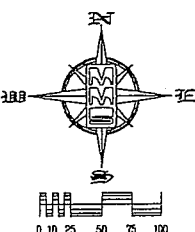
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

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__.

QUARTER SECTION	AREA
NE 1/4-NE 1/4, 12-79-7	14.81 ACRES
SE 1/4-NE 1/4, 12-79-7	16.56 ACRES



Comm. = 1
SFD = 18
Town = 34