

# PRELIMINARY PLAT

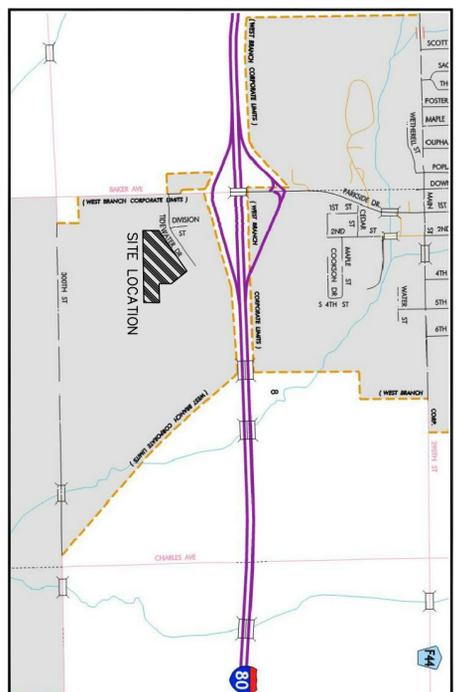
## TIDEWATER HEIGHTS SUBDIVISION

### CITY OF WEST BRANCH, CEDAR COUNTY, IOWA

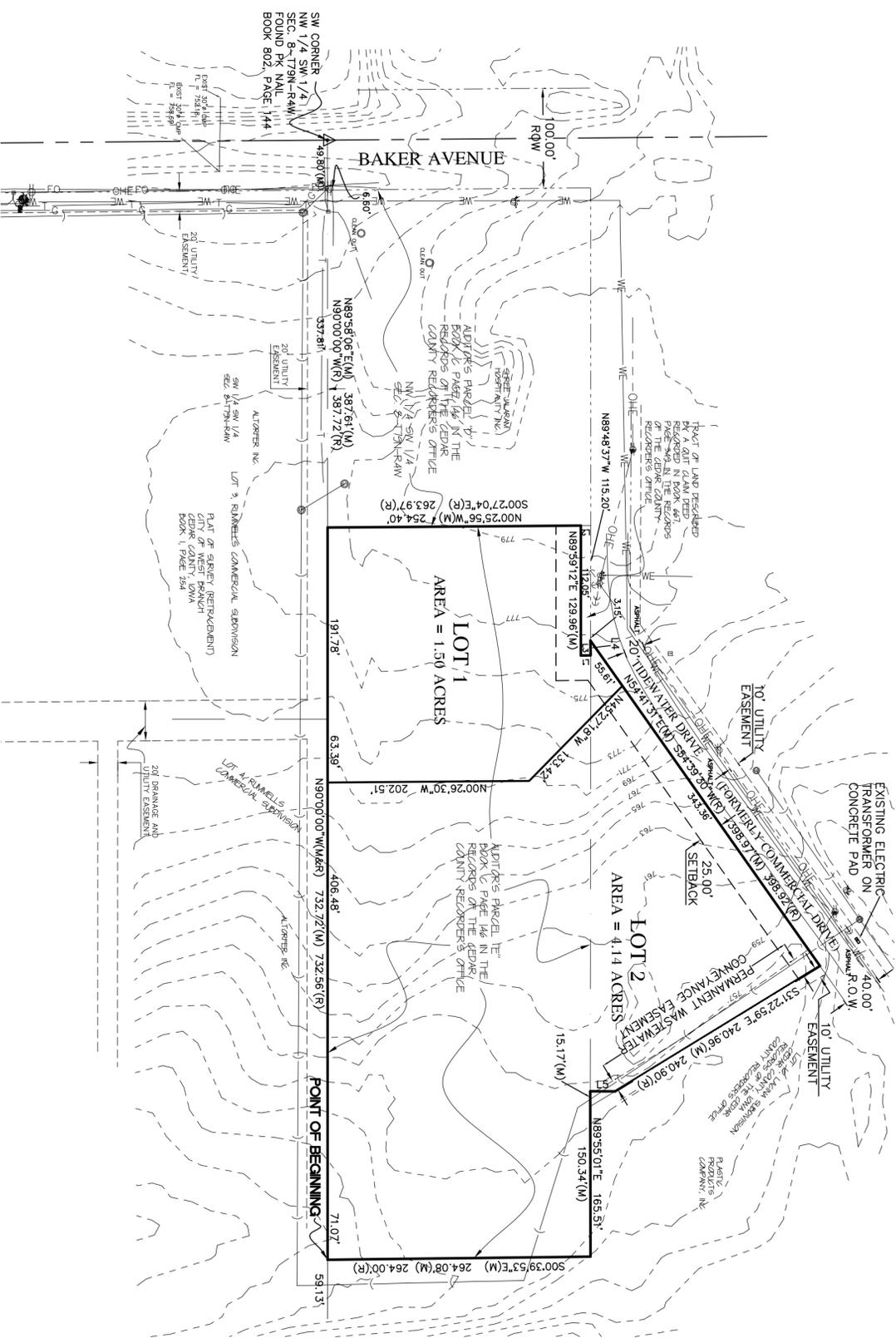
PLAT PREPARED BY: MMS CONSULTANTS, INC.  
1917 S. GILBERT STREET  
IOWA CITY, IA 52240

OWNERS/SUBDIVIDER: SACABA LLC  
C/O MATT HAYEK  
HAYEK BROWN MORELAND & SMITH LLP  
120 E. WASHINGTON STREET  
IOWA CITY, IOWA 52240

OWNERS' ATTORNEY: MATT HAYEK  
HAYEK BROWN MORELAND & SMITH LLP  
120 E. WASHINGTON STREET  
IOWA CITY, IOWA 52240



LOCATION MAP



**LEGAL DESCRIPTION**

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4, WEST OF THE 5TH P.M. CITY OF WEST BRANCH, CEDAR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF AUDITOR'S PARCEL "E", ACCORDING TO THE PLAT RECORDED IN BOOK C AT PAGE 146 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N90°00'00"W, ALONG THE SOUTH LINE OF SAID AUDITOR'S PARCEL "E", 732.72 FEET TO THE SOUTHWEST CORNER OF SAID AUDITOR'S PARCEL "E"; THENCE N00°28'56"W, ALONG THE WEST LINE OF SAID AUDITOR'S PARCEL "E", 254.40 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 667 AT PAGE 349 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N89°59'12"E, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, 129.96 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE N00°28'25"W, 9.85 FEET TO A POINT ON THE NORTH LINE OF SAID AUDITOR'S PARCEL "E"; THENCE S88°46'20"W, 14.83 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TIDEWATER DRIVE; THENCE N54°41'31"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 398.97 FEET TO THE NORTHWEST CORNER OF LOT 10, LACINA SUBDIVISION, CEDAR COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 54 AT PAGES 114-130 IN SAID CEDAR COUNTY, RECORDER'S OFFICE; THENCE S31°22'59"E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, A DISTANCE OF 240.96 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10; THENCE S00°07'24"W, 25.02 FEET TO A POINT ON THE NORTHERLY LINE OF SAID AUDITOR'S PARCEL "E"; THENCE N89°55'01"E, ALONG SAID NORTHERLY LINE, 165.51 FEET TO THE NORTHEAST CORNER OF SAID AUDITOR'S PARCEL "E"; THENCE S00°39'53"E, ALONG THE EASTERLY LINE OF SAID AUDITOR'S PARCEL "E", 264.08 FEET TO THE POINT OF BEGINNING, CONTAINING 5.64 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE:  
UTILITIES SHOWN ON PLAT ARE TAKEN FROM A COMBINATION OF CITY UTILITY MAPS AND FIELD SURVEY WORK. LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

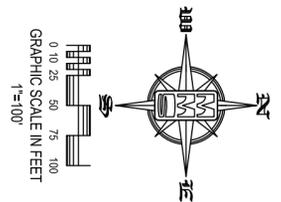
NOTE:  
NO PUBLIC IMPROVEMENTS ARE PROPOSED AS PART OF THIS PROJECT. SITE PLANS WILL BE PROVIDED BY THE BUYERS OF EACH OF THESE LOTS FOR APPROVAL BY THE CITY OF WEST BRANCH DURING THE SITE PLAN APPROVAL PROCESS.

LINE	LENGTH	BEARING
L1	9.85	N00°28'25"W
L2	9.94	N00°48'41"W
L3	14.83	N88°46'20"E
L4	14.83	N88°46'20"E
L5	25.02	S00°07'24"W

THE PROPERTY BEING PLATTED IS NOT IN A FLOODWAY OR WITHIN A FLOOD HAZARD BOUNDARY, ACCORDING TO THE FIRM MAPS No. 19031C0211C AND 19031C0212C AND PANELS No. 0211C AND 0212C WITH AN EFFECTIVE DATE OF AUGUST 19, 2013.

**DEVELOPMENT CHARACTERISTICS**

HCI - HIGHWAY COMMERCIAL INDUSTRIAL DISTRICT	CURRENT ZONING IS HCI - HIGHWAY COMMERCIAL INDUSTRIAL DISTRICT
HCI REQUIREMENTS	NONE
MINIMUM LOT AREA	25 FEET
FRONT YARD SETBACK	NONE
SIDE YARD SETBACK	NONE
REAR YARD SETBACK	NONE



**STANDARD LEGEND AND NOTES**

--- PROPERTY &/or BOUNDARY LINES	CONGRESSIONAL SECTION LINES
--- RIGHT-OF-WAY LINES	EXISTING RIGHT-OF-WAY LINES
--- CENTER LINES	EXISTING CENTER LINES
--- LOT LINES, INTERNAL	LOT LINES, PLATTED OR BY DEED
--- PROPOSED EASEMENT LINES	EXISTING EASEMENT LINES
--- RECORDED DIMENSIONS	RECORDED DIMENSIONS
--- CURVE SEGMENT NUMBER	22-1
--- EXIST- POWER POLE W/DROP	POWER POLE W/DROP
--- EXIST- POWER POLE W/TRANS	POWER POLE W/TRANS
--- EXIST- GUY POLE	GUY POLE
--- EXIST- LIGHT POLE	SANITARY MANHOLE
--- EXIST- FIRE HYDRANT	FIRE HYDRANT
--- EXIST- WATER VALVE	WATER VALVE
--- EXIST- DRAINAGE MANHOLE	DRAINAGE MANHOLE
--- EXIST- CURB INLET	CURB INLET
--- EXIST- FENCE LINE	EXISTING SANITARY SEWER
--- EXIST- PROPOSED SANITARY SEWER	PROPOSED SANITARY SEWER
--- EXIST- EXISTING STORM SEWER	EXISTING STORM SEWER
--- EXIST- WATER LINES	PROPOSED WATER LINES
--- EXIST- ELECTRICAL LINES	ELECTRICAL LINES
--- EXIST- TELEPHONE LINES	TELEPHONE LINES
--- EXIST- GAS LINES	GAS LINES
--- EXIST- CONTIGUOUS LINES (EL. INTERVAL)	CONTIGUOUS LINES (EL. INTERVAL)
--- EXISTING TREE LINE	EXISTING TREE LINE
--- EXISTING DECIDUOUS TREE	EXISTING DECIDUOUS TREE
--- EXISTING EVERGREEN TREES	EXISTING EVERGREEN TREES

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

**A PORTION OF THE NW 1/4 SW 1/4 OF SEC. 8-T79N-R4W OF THE 5TH P.M. CITY OF WEST BRANCH CEDAR COUNTY IOWA**

**PRELIMINARY PLAT TIDEWATER HEIGHTS SUBDIVISION**

**MMS CONSULTANTS, INC.**

Date: 10/02/11  
Designed by: MAS  
Drawn by: BRT  
Checked by: GDM  
Project No.: IOWA CITY  
9257001

**MMS**

CIVIL ENGINEER  
LAND PLANNER  
LAND SUPERVISOR  
LANDSCAPE ARCHITECT  
ENVIRONMENTAL SPECIALIST

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www.mmsconsultants.net

Date: \_\_\_\_\_  
Revision: \_\_\_\_\_