

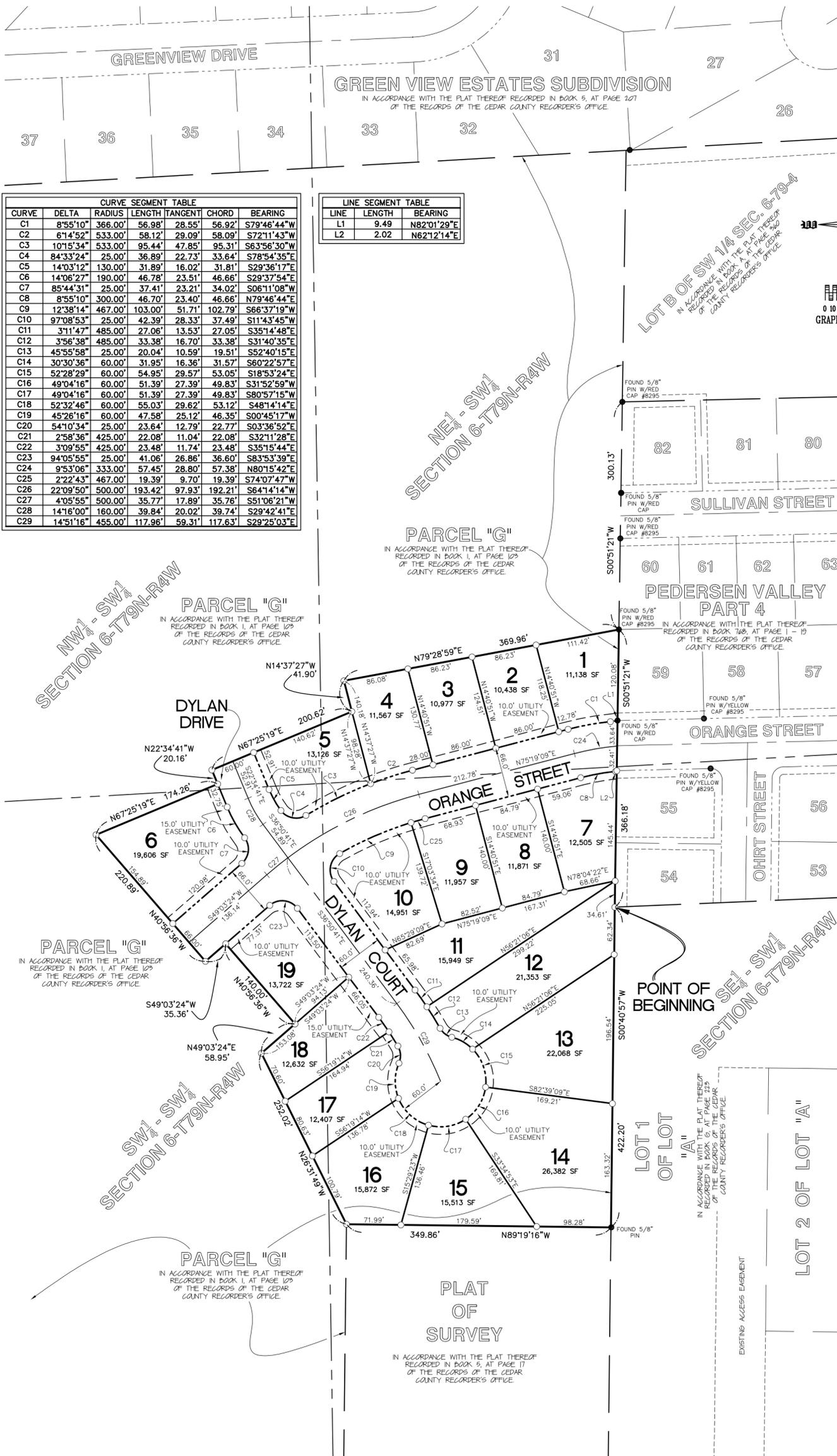
FINAL PLAT

THE MEADOWS SUBDIVISION - PART ONE

WEST BRANCH, CEDAR COUNTY, IOWA

-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 5741 C STREET SW, SUITE C, CEDAR RAPIDS, IOWA, 52404 (319) 841-5188

PLAT PREPARED BY: MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IOWA 52240
 OWNER/SUBDIVIDER: MEADOWS DEVELOPMENT, INC. 25 EASTVIEW PLACE NE IOWA CITY, IOWA 52240
 SUBDIVIDER'S ATTORNEY: MICHAEL W. KENNEDY 920 S. DUBUQUE STREET IOWA CITY, IOWA 52240



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

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS
 ERROR IN CLOSURE IN LESS THAN 1 FOOT IN 20,000 FEET

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	8°55'10"	366.00'	56.98'	28.55'	56.92'	S79°46'44"W
C2	6°14'52"	533.00'	58.12'	29.09'	58.09'	S72°11'43"W
C3	10°15'34"	533.00'	95.44'	47.85'	95.31'	S63°56'30"W
C4	84°33'24"	25.00'	36.89'	22.73'	33.64'	S78°54'35"E
C5	14°03'12"	130.00'	31.89'	16.02'	31.81'	S29°36'17"E
C6	14°06'27"	190.00'	46.78'	23.51'	46.66'	S29°37'54"E
C7	85°44'31"	25.00'	37.41'	23.21'	34.02'	S06°11'08"W
C8	8°55'10"	300.00'	46.70'	23.40'	46.66'	N79°46'44"E
C9	12°38'14"	467.00'	103.00'	51.71'	102.79'	S66°37'19"W
C10	97°08'53"	25.00'	42.39'	28.33'	37.49'	S11°43'45"W
C11	3°11'47"	485.00'	27.06'	13.53'	27.05'	S35°14'48"E
C12	3°56'38"	485.00'	33.38'	16.70'	33.38'	S31°40'35"E
C13	45°55'58"	25.00'	20.04'	10.59'	19.51'	S52°40'15"E
C14	30°30'36"	60.00'	31.95'	16.36'	31.57'	S60°22'57"E
C15	52°28'29"	60.00'	54.95'	29.57'	53.05'	S18°53'24"E
C16	49°04'16"	60.00'	51.39'	27.39'	49.83'	S31°52'59"W
C17	49°04'16"	60.00'	51.39'	27.39'	49.83'	S80°57'15"W
C18	52°32'46"	60.00'	55.03'	29.62'	53.12'	S48°14'14"E
C19	45°28'16"	60.00'	47.58'	25.12'	46.35'	S00°45'17"W
C20	54°10'34"	25.00'	23.64'	12.79'	22.77'	S03°36'52"E
C21	2°58'36"	425.00'	22.08'	11.04'	22.08'	S32°11'28"E
C22	3°09'55"	425.00'	23.48'	11.74'	23.48'	S35°15'44"E
C23	94°05'55"	25.00'	41.06'	26.86'	36.60'	S83°53'39"E
C24	9°53'06"	333.00'	57.45'	28.80'	57.38'	N80°15'42"E
C25	2°22'43"	467.00'	19.39'	9.70'	19.39'	S74°07'47"W
C26	22°09'50"	500.00'	193.42'	97.93'	192.21'	S64°14'14"W
C27	4°05'55"	500.00'	35.77'	17.89'	35.76'	S51°06'21"W
C28	14°16'00"	160.00'	39.84'	20.02'	39.74'	S29°42'41"E
C29	14°51'16"	455.00'	117.96'	59.31'	117.63'	S29°25'03"E

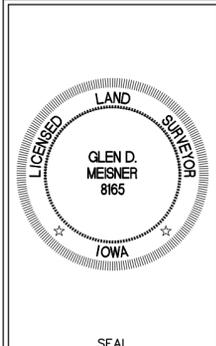
LINE SEGMENT TABLE		
LINE	LENGTH	BEARING
L1	9.49	N82°01'29"E
L2	2.02	N62°12'14"E

AREA TABLE	
SECTION	AREA
NW-SW	0.17 ACRE
NE-SW	1.36 ACRES
SE-SW	5.19 ACRES
SW-SW	1.56 ACRES
TOTAL	8.28 ACRES

LEGAL DESCRIPTION - THE MEADOWS SUBDIVISION

I certify that during the month of June, 2011, at the direction of KLM Investment, Inc., a survey was made under my supervision of a Portion of Parcel "G", in accordance with the Plat thereof Recorded in Plat Book I, at Page 103, of the Records of the Cedar County Recorder's Office, being a Portion of the Southeast Quarter of the Southwest Quarter, the Southwest Quarter of the Southwest Quarter, the Northwest Quarter of the Southwest Quarter, and the Northeast Quarter of the Southwest Quarter, all of Section 6, Township 79 North, Range 4 West, of the Fifth Principal Meridian, West Branch, Cedar County, Iowa, the boundaries of which are described as follows:

Beginning at the Northwest Corner of Lot 1 of Lot "A", in accordance with the Plat thereof Recorded in Plat Book G, at Page 223, of the Records of the Cedar County Recorder's Office; Thence S00°40'57"W, along the West Line of said Lot 1 of Lot "A", a distance of 422.20 feet, to the Northeast Corner of the Parcel of Land depicted by the Plat of Survey, as Recorded in Book 5, at Page 17, of the Records of the Cedar County Recorder's Office; Thence N89°19'16"W, along the North Line of said Parcel, 349.86 feet, to the Northwest Corner thereof; Thence N26°31'49"W, 252.02 feet; Thence N49°03'24"E, 58.95 feet; Thence N40°56'36"W, 140.00 feet; Thence S49°03'24"W, 35.36 feet; Thence N40°56'36"W, 220.89 feet; Thence N67°25'19"E, 174.26 feet; Thence N22°34'41"W, 20.16 feet; Thence N67°25'19"E, 200.62 feet; Thence N14°37'27"W, 41.90 feet; Thence N79°28'59"E, 369.96 feet, to a Point on the West Line of Pedersen Valley, Part Four, in accordance with the Plat thereof Recorded in Book 768, at Page 1 - 19, of the Records of the Cedar County Recorder's Office; Thence S00°51'21"W, along said West Line, 366.18 feet, to the Point of Beginning. Said Tract of land contains 8.28 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.

PLAT APPROVED BY:	
KLM INVESTMENTS, INC.	Date: _____
MAYOR OF WEST BRANCH	Date: _____
CITY CLERK OF WEST BRANCH	Date: _____
CHAIR OF PLANNING AND ZONING	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:	
ALLIANT ENERGY CORPORATION	Date: _____
LIBERTY COMMUNICATIONS	Date: _____
MEDIACOM	Date: _____

MMS CONSULTANTS, INC.
 Date: 06-13-2011
 Designed by: PVA
 Drawn by: RLW
 Checked by: GDM
 Project No: IOWA CITY 8815001

THE MEADOWS SUBDIVISION - PART ONE
 WEST BRANCH CEDAR COUNTY IOWA

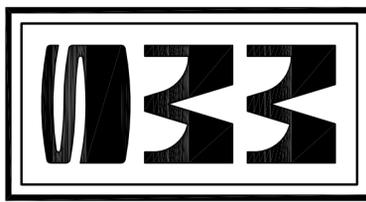
FINAL PLAT

Date	Revision
6-20-2011	PER GDM REVIEW
8-2-2011	CURVE IN WEST BRANCH STREET - R/W
03-06-12	PER GDM REVIEW - JDM
03-20-12	PER CITY ENGINEER REVIEW - JDM

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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5741 C ST., SW SUITE C
 CEDAR RAPIDS, IOWA 52404
 (319) 841-5188



TOTAL PHASE ONE
 8.28 AC