

FINAL 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



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

Date	Revision

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST 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:

LINE	SEGMENT TABLE
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

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°25'56"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.

SW CORNER
NW 1/4 SW 1/4
SEC. 8--T79N--R4W
FOUND PK NAIL
BOOK 802, PAGE 144

BAKER AVENUE

PLAT APPROVED BY:	
SACABA LLC	Date:
MAJOR OF WEST BRANCH	Date:
CITY CLERK OF WEST BRANCH	Date:
CHAIR OF PLANNING AND ZONING	Date:

TRACT OF LAND DESCRIBED BY A QUIT CLAIM DEED RECORDED IN BOOK 667 PAGE 349 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE

FOUND 5/8" REBAR WITH YELLOW CAP NO. 9175

FOUND 5/8" REBAR WITH YELLOW CAP NO. 7036

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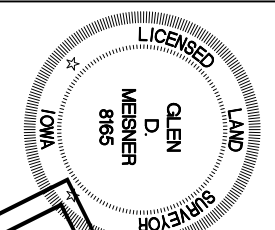
LOT 1
AREA = 1.50 ACRES

LOT 2
AREA = 4.14 ACRES

PLAT OF SURVEY (RETRACEMENT)
CITY OF WEST BRANCH
CEDAR COUNTY, IOWA
BOOK 1, PAGE 154

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, PLATED OR BY DEED
 - EASEMENT LINES, WIDTH & PURPOSE NOTED
 - EXISTING EASEMENT LINES, PURPOSE NOTED
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - CURVE SEGMENT NUMBER
- (R)
(M)
C22-1
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS



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. MIESNER
L.S. Iowa Lic. No. 8165
December 31, 20__

DRIVER

Copies of sheets covered by this seal:

Signed before me this ___ day of _____, 20__.

Notary Public, in and for the State of Iowa.

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FINAL PLAT
TIDEWATER HEIGHTS SUBDIVISION

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

MMS CONSULTANTS, INC.

Date: 9/18/2013

Surveyed by: WTH Field Book No: 1039

Drawn by: MAS Scale: 1"=100'

Checked by: GDM Sheet No: 1

Project No: IC 9257-001 of: 1