

SUBDIVISION NAME APPROVED BY CEDAR COUNTY AUDITOR

DATE 10/29/2019 INITIAL *JK*

FOR RECORDERS USE ONLY

FINAL PLAT THE MEADOWS SUBDIVISION PART 4A WEST BRANCH, IOWA

LEGAL DESCRIPTION

THE MEADOWS SUBDIVISION PART 4A, BEING PART OF AUDITOR'S PARCEL G, AS RECORDED IN PLAT BOOK 1, PAGE 68 OF THE CEDAR COUNTY RECORDS, OPEN TO THE SOUTH WEST CORNER OF SECTION 6, AS RECORDED IN PLAT BOOK 1, PAGE 68 OF THE CEDAR COUNTY RECORDS, BEING PART OF THE WEST BRANCH OF THE MEADOWS SUBDIVISION PART TWO, TOWNSHIP 79 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 OF THE MEADOWS SUBDIVISION PART ONE, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, THENCE ALONG THE WEST LINE OF SAID PART ONE N68°50'59"W, 175.00 FEET; THENCE ALONG THE WEST LINE OF THE MEADOWS SUBDIVISION PART TWO, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, THENCE ALONG THE WEST LINE OF SAID PART TWO N82°15'26"W, 175.00 FEET; THENCE S49°04'01"W, 182.01 FEET; THENCE S44°33'11"W, 66.18 FEET; THENCE S49°04'01"W, 134.00 FEET; THENCE N40°55'59"W, 649.23 FEET; THENCE N22°36'59"W, 125.00 FEET; THENCE N08°13'30"W, 115.39 FEET; THENCE S86°46'30"W, 40.00 FEET; THENCE S03°13'30"E, 140.00 FEET; THENCE S01°20'05"W, 222.06 FEET; THENCE S82°46'49"E, 80.44 FEET; THENCE S59°47'20"E, 126.13 FEET; THENCE S38°50'07"E, 499.31 FEET; THENCE S09°48'28"W, 146.35 FEET; THENCE S01°20'05"W, 140.00 FEET; THENCE S01°20'05"W, 140.00 FEET; THENCE WESTERLY ALONG A 552.59 FOOT RADIUS CURVE CONCAVE NORTH (CHORD BEARING S88°52'08"W, 140.01 FEET); THENCE S01°20'05"W, 156.38 FEET; THENCE N71°51'36"W, 259.28 FEET; THENCE N75°42'25"W, 108.11 FEET; THENCE N85°28'43"W, 277.46 FEET; THENCE N69°36'54"W, 99.17 FEET TO THE EAST RIGHT OF WAY LINE OF CEDAR JOHNSON ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE S01°18'36"E, 72.78 FEET; THENCE N88°40'47"E, 124.82 FEET; THENCE S81°08'34"E, 108.86 FEET; THENCE S74°08'16"E, 365.98 FEET; THENCE S57°30'03"E, 273.91 FEET; THENCE S02°51'42"E, 403.88 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST MAIN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N67°16'57"E, 528.45 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N67°09'58"E, 5.09 FEET; THENCE N00°46'49"E, 688.72 FEET TO THE POINT OF BEGINNING.

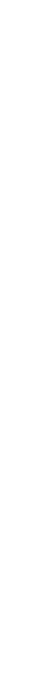
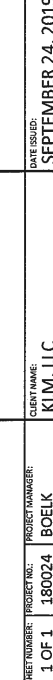
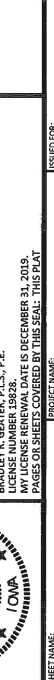
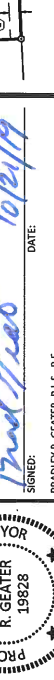
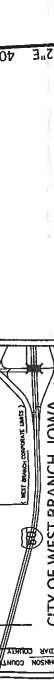
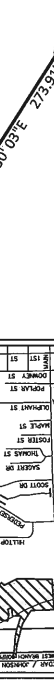
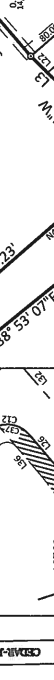
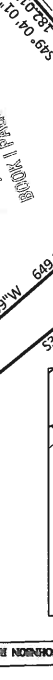
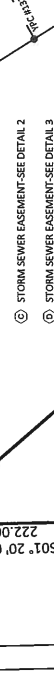
DESCRIBED PARCEL CONTAINS 18.00 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	351.84	300.00	28°59'56"
C2	140.75	352.59	22°54'19"
C3	40.75	25.00	89°23'50"
C4	10.22	590.25	1°06'44"
C5	80.00	530.25	8°38'39"
C6	80.00	530.25	8°38'39"
C7	80.00	530.25	8°38'39"
C8	80.00	530.25	8°38'39"
C9	80.00	530.25	8°38'39"
C10	80.00	530.25	8°38'39"
C11	80.00	530.25	8°38'39"
C12	39.32	25.00	90°06'13"
C13	115.39	300.00	21°32'38"

CHORD TABLE			
CURVE #	CHORD DIR.	CHORD LEN.	CHORD BEARING
C1	140.75	352.59	181°52'08"W
C2	40.75	25.00	89°23'50"E
C3	80.00	530.25	8°38'39"E
C4	80.00	530.25	8°38'39"E
C5	80.00	530.25	8°38'39"E
C6	80.00	530.25	8°38'39"E
C7	80.00	530.25	8°38'39"E
C8	80.00	530.25	8°38'39"E
C9	80.00	530.25	8°38'39"E
C10	80.00	530.25	8°38'39"E
C11	80.00	530.25	8°38'39"E
C12	39.32	25.00	90°06'13"E
C13	115.39	300.00	21°32'38"E

NOTES:
 1. BASIS OF BEARING IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
 2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS.
 3. ERROR OF CLOSURE IS LESS THAN 1 IN 10,000.
 4. OUTLOTS A AND B ARE TO BE DEDICATED TO THE CITY OF WEST BRANCH.
 5. LOT A TO BE DEDICATED TO THE CITY OF WEST BRANCH AS STREET ROW.

KEY NOTES:
 (A) 18" DRAINAGE AND STORM SEWER EASEMENT
 (B) SANITARY SEWER EASEMENT-SEE DETAIL 1
 (C) STORM SEWER EASEMENT-SEE DETAIL 2
 (D) STORM SEWER EASEMENT-SEE DETAIL 3
 (E) 18" PUBLIC UTILITY EASEMENT



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 Document 2019 3378 Pages 23
 Date 10/29/2019 Time 10:38:01 AM
 Rec Amt \$117.00

CHG
 MELISSA BAHNSEN, RECORDER
 CEDAR COUNTY IOWA

RECORDERS INDEX

COUNTY:	CEDAR
SECTION:	6
QUARTER SECTIONS:	SW1/4, NW1/4, SW1/4, NW1/4
CITY:	WEST BRANCH
SUBDIVISION:	THE MEADOWS SUBDIVISION PART 4A
BLOCK:	NA
LOT(S):	NA
PREPARED BY:	KIM INVESTMENTS, INC.
REQUESTED BY:	AMKOM CONSULTANTS, LLC
PREPARED BY:	ADRIANNE M. BRICKER

PLAY APPROVALS

OWNER/DEVELOPER	DATE
Chen Kohler	10/28/19
Adrienne Bricker	10/28/19
Adrienne Bricker	10/28/19
Adrienne Bricker	10/28/19

UTILITY APPROVALS

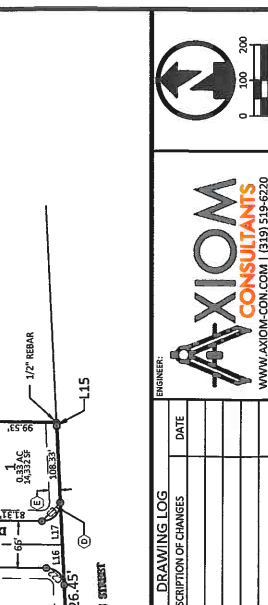
AGENCY	DATE
CELENT ENERGY	10/21/19
UNITED ENERGY	10/27/19
MEDGASON	10-22-19
CONTRACTOR	DATE
Shelby	10/21/19
Liberty Communications	10/21/19

SIGNED BEFORE ME THIS DAY OF OCTOBER 2019
 ADRIANNE M. BRICKER
 PUBLIC NOTARY

ADRIANNE M. BRICKER
 Commission Number 721625
 MY COMMISSION EXPIRES 8/29/2021

LEGEND

SET 5/8" REBAR OPC 19828
SET CUT X
FOUND PROPERTY CORNER-AS LABELED
YELLOW PLASTIC CAP
RED PLASTIC CAP
PROPOSED BOUNDARY/PROPERTY LINE
EXISTING PROPERTY LINE
PROPOSED EASEMENT
PREVIOUSLY RECORDED AS



PROFESSIONAL LAND SURVEYOR
 BRADLEY R. GEATER
 19828

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE SURVEYOR HAS PERSONALLY CONDUCTED THE SURVEY AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: *Bradley Geater* DATE: 10/29/19

BRADLEY R. GEATER, P.L.S., P.E.
 LICENSE NUMBER 19828
 EXPIRES 15 DECEMBER 31, 2019
 PAGES ON THIS SHEET COVERED BY THIS SEAL: THIS PLAT

PROJECT NAME: THE MEADOWS PART 4A
 CLIENT NAME: KIM, LLC
 PROJECT ENGINEER: BOELK
 DATE ISSUED: SEPTEMBER 24, 2019
 CURRENT REV: B

AXIOM CONSULTANTS
 WWW.AXION-CON.COM | (819) 519-6220

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