

FINAL PLAT

LOETHEN RIDGE ESTATES

WEST BRANCH, IOWA

LEGAL DESCRIPTION

PARCEL "A" BEING DESCRIBED AS:

BEING THAT PART OF LOT B IN THE SOUTHWEST QUARTER ¼ (SW ¼) OF SECTION 6, TOWNSHIP 79, RANGE 4 WEST LYING NORTH OF PEDERSEN VALLEY PART 4 AND SOUTH OF CEDARS EDGE GOLF COURSE, AND PART OF THE SOUTHEAST QUARTER (SE ¼), ALL IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 82 OF PEDERSEN VALLEY PART 4, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE N00° 54' 09"E, 331.54 FEET TO THE SOUTH LINE OF GREEN VIEW ESTATES, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE ALONG SAID SOUTH LINE N86° 39' 33"E, 1083.40 FEET; THENCE S01° 24' 02"E, 319.75 FEET TO THE NORTHEAST CORNER OF SAID PEDERSEN VALLEY PART 4; THENCE ALONG SAID NORTH LINE S88° 41' 31"W, 180.00 FEET; THENCE ALONG SAID NORTH LINE S00° 34' 10"E, 49.98 FEET; THENCE ALONG SAID NORTH LINE S88° 41' 31"W, 915.38 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 8.59 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

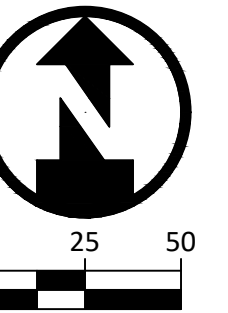
LEGEND

- SET 3/4" Ø PIPE OPC 19828
- × SET CUT X
- FOUND PROPERTY CORNER-AS LABELED
- OPC ORANGE PLASTIC CAP
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY/PROPERTY LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - SECTION LINE
- (R) PREVIOUSLY RECORDED AS

FOR RECORDER'S USE ONLY

RECORDER'S INDEX

COUNTY: CEDAR
SECTION: 6-79-4
QUARTER SECTION: SW 1/4 and SE 1/4
CITY: WEST BRANCH
SUBDIVISION: LOETHEN RIDGE ESTATES
BLOCK: N/A
LOT(S): N/A
PROPRIETOR: IWB, LLC
REQUESTED BY: IWB, LLC
PREPARED BY: AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52240 - PH# 319.519.6220



ENGINEER:

DRAWING LOG

CITY COUNCIL APPROVAL

LOETHEN RIDGE ESTATES

FINAL PLAT

REV	DATE	DESCRIPTION OF CHANGES

ISSUED FOR:	DATE ISSUED:
CITY COUNCIL APPROVAL	OCTOBER 16, 2020

PROJECT NAME:	CLIENT NAME:
LOETHEN RIDGE ESTATES	IWB, LLC

SHEET NUMBER:	PROJECT NO.:	PROJECT MANAGER:
1 OF 1	18-0061	WEICH

PLAT PREPARED BY:
AXIOM CONSULTANTS
60 E. COURT STREET, UNIT 3
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
IWB, LLC
MATTHEW ADAM
2916 HWY 1 NORTH
IOWA CITY, IOWA 52240

SUBDIVIDER'S ATTORNEY:
JOSEPH JUDGE
LANE & WATERMAN LLP
220 N. MAIN STREET, SUITE 600
DAVENPORT, IA 52801
563-324-3246

PLAT APPROVALS

CEDAR COUNTY AUDITOR:

OWNER / DEVELOPER _____ DATE _____

WEST BRANCH CITY CLERK _____ DATE _____

WEST BRANCH PLANNING & ZONING _____ DATE _____

WEST BRANCH MAYOR _____ DATE _____

UTILITY APPROVALS

ALLIANT ENERGY _____ DATE _____

LINN COUNTY REC _____ DATE _____

MEDIACOM _____ DATE _____

CENTURYLINK _____ DATE _____

LIBERTY COMMUNICATIONS _____ DATE _____

SIGNED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF IOWA.

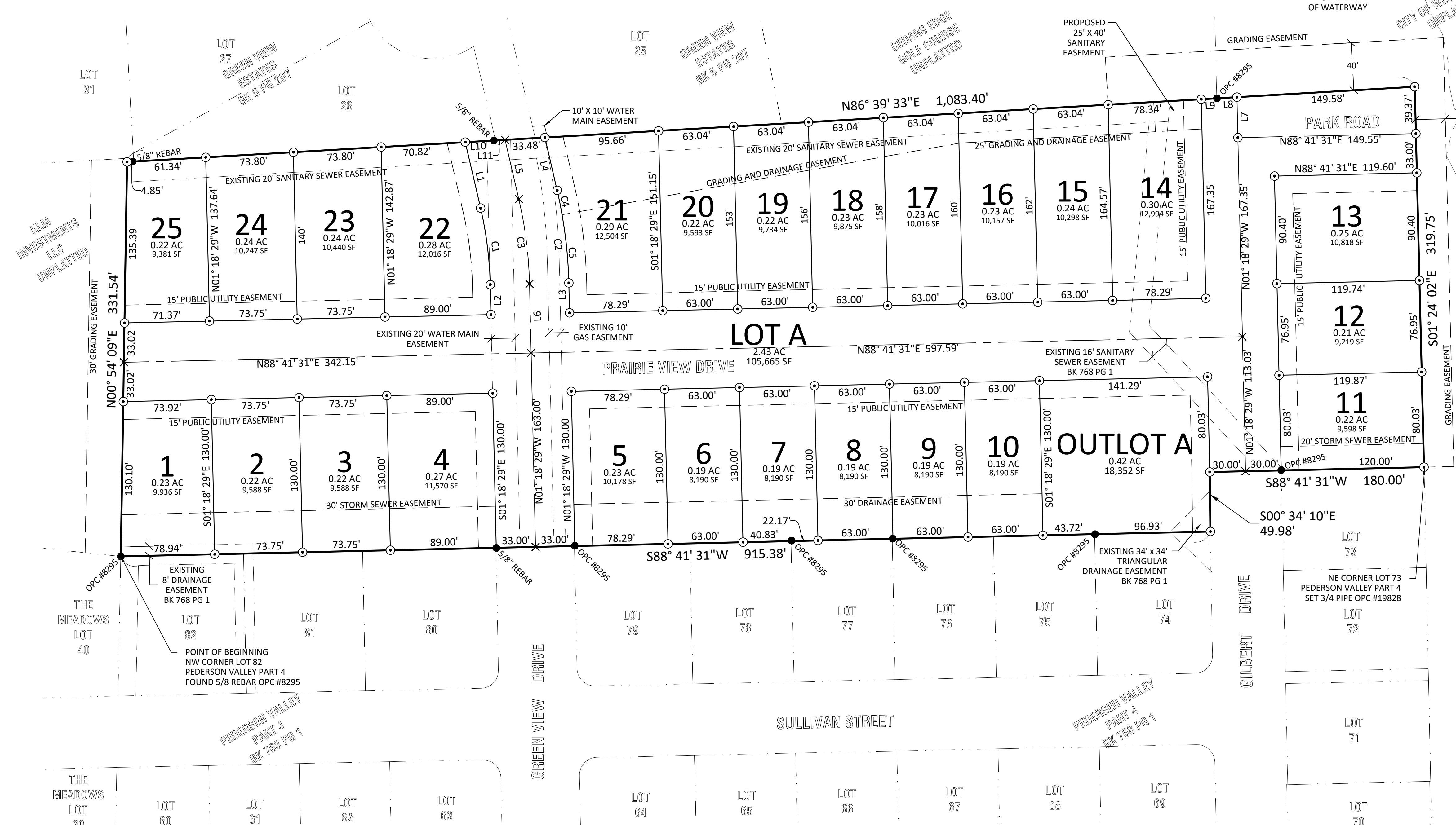
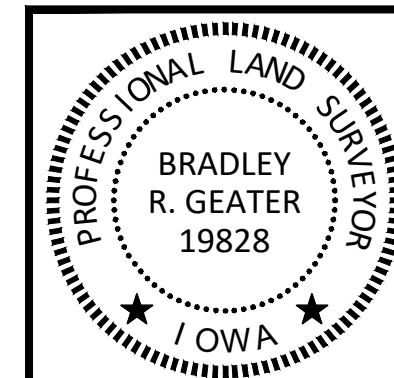
HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E.
LICENSE NUMBER 19828.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL



LINE TABLE

LINE #	LENGTH	BEARING
L1	56.89	S13° 03' 16"E
L2	25.15	N01° 18' 29"W
L3	25.15	S01° 18' 29"E
L4	45.60	S13° 03' 16"E
L5	51.24	N13° 03' 16"W

LINE TABLE

LINE #	LENGTH	BEARING
L6	58.15	N01° 18' 29"W
L7	34.06	N01° 18' 29"W
L8	17.01	N87° 38' 41"E
L9	13.01	N85° 22' 14"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	64.99	317.00	11°44'47"	S07° 10' 53"E	64.88
C2	78.52	383.00	11°44'47"	S07° 10' 53"E	78.38
C3	71.76	350.00	11°44'47"	N07° 10' 53"W	71.63
C4	20.86	383.00	3°07'14"	S11° 29' 39"E	20.86
C5	57.66	383.00	8°37'33"	S05° 37' 16"E	57.61

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 HUNDREDTHS
3. ERROR OF CLOSURE IS LESS THAN 1 IN 10,000
4. OUTLOT A IS TO BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION
5. LOT A TO BE DEDICATED TO THE CITY OF WEST BRANCH AS STREET ROW