

FINAL PLAT

CEDARS EDGE - FIRST ADDITION A RE-SUBDIVISION OF OUTLOT A WEST BRANCH, IOWA

OUTLOT A - LEGAL DESCRIPTION

OUTLOT A OF CEDARS EDGE, A SUBDIVISION IN THE CITY OF WEST BRANCH, ACCORDING TO THE PLAT RECORDED IN BOOK 1465, PAGE 65 IN THE CEDAR RECORDER'S OFFICE, CEDAR COUNTY, IOWA

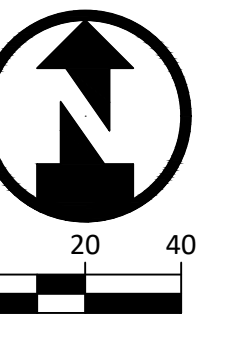
DESCRIBED PARCEL CONTAINS 3.31 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	54.95	50.00	62°57'52"	N74°31'31"E	52.22
C2	30.66	60.00	29°16'52"	S88°38'00"E	30.33
C3	51.68	60.00	49°20'56"	N52°03'06"E	50.10
C4	49.74	60.00	47°30'10"	N03°37'33"E	48.33
C5	49.74	60.00	47°30'10"	N43°52'36"W	48.33
C6	49.74	60.00	47°30'10"	S88°37'14"W	48.33
C7	22.86	60.00	21°49'34"	S53°57'22"W	22.72
C8	53.21	120.00	25°24'21"	S55°44'46"W	52.78

FOR RECORDER'S USE ONLY

RECORDER'S INDEX

COUNTY: CEDAR
SECTION: 6-79-4
QUARTER SECTION: SW 1/4 - NW 1/4
CITY: WEST BRANCH
SUBDIVISION:
BLOCK: NA
LOT(S): OUTLOT A
PROPRIETOR: CEDARS EDGE PROPERTIES, LLC
REQUESTED BY: CEDARS EDGE PROPERTIES, LLC
PREPARED BY: AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52240 - PH# 319.519.6220



ENGINEER: _____ DATE: _____
DRAWING LOG: _____ DESCRIPTION OF CHANGES: _____
REV: _____

ISSUED FOR: CITY REVIEW

PROJECT NAME: CEDARS EDGE FIRST ADDITION

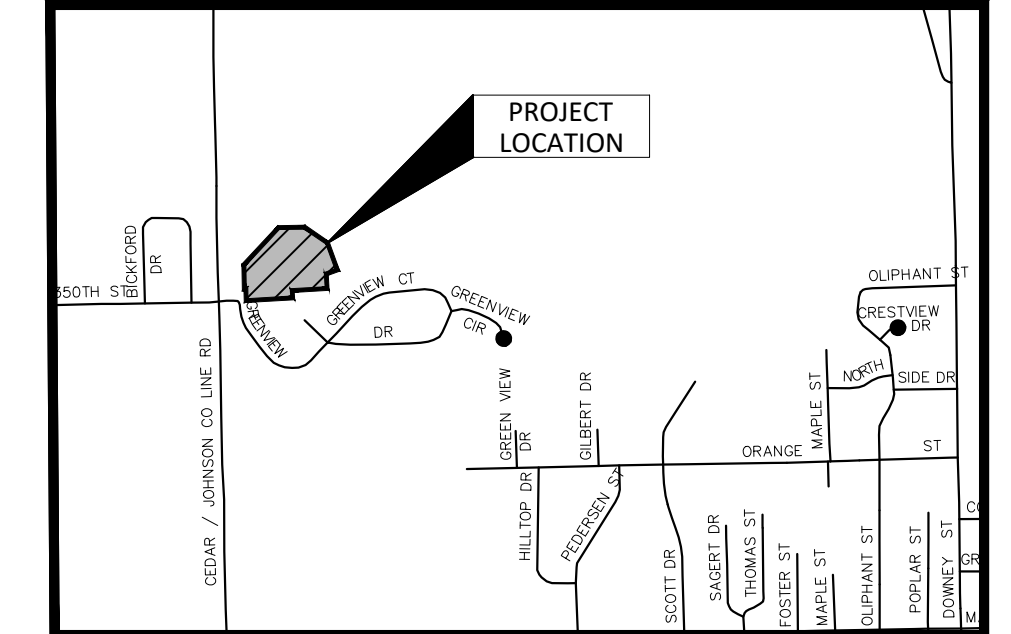
FINAL PLAT

CITY REVIEW: _____ DATE: _____
WEST BRANCH CITY CLERK: _____ DATE: _____
WEST BRANCH PLANNING & ZONING: _____ DATE: _____
WEST BRANCH MAYOR: _____ DATE: _____

DATE ISSUED: MAY 7, 2020

CEDARS EDGE PROPERTIES

SHEET NUMBER: 1 OF 1 PROJECT NO.: 18-0013 PROJECT MANAGER: WELCH



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

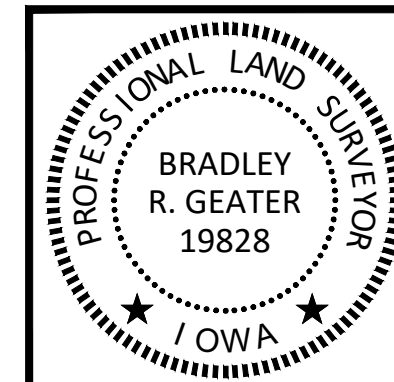
SIGNED BEFORE ME THIS _____ DAY OF _____, 20____.
NOTARY PUBLIC, IN AND FOR THE STATE OF IOWA.

LEGEND	
△	SECTION CORNER
●	PROPERTY CORNER - FOUND 5/8" Ø REBAR WITH OPC #19828 OR AS LABELED
■	PROPERTY CORNER - FOUND 1/2" Ø REBAR YPC #8165
○	PROPERTY CORNER - SET SET 5/8" Ø REBAR WITH OPC #19828
○	OPC ORANGE PLASTIC CAP
○	YPC YELLOW PLASTIC CAP
○	RPC RED PLASTIC CAP
—	BOUNDARY OR PROPERTY LINE
- - -	EXISTING PROPERTY LINE
- - -	SECTION LINE
- - -	EASEMENT
- - -	EXISTING FENCE

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

OWNER/SUBDIVIDER:
CEDARS EDGE PROPERTIES
19 GREENVIEW DRIVE
WEST BRANCH, IA 52358

ATTORNEY:
JOHN E. BEASLEY
PHELAN TUCKER MULLEN WALKER TUCKER GELMAN LLP
321 EAST MARKET STREET
IOWA CITY, IOWA 52244



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

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

