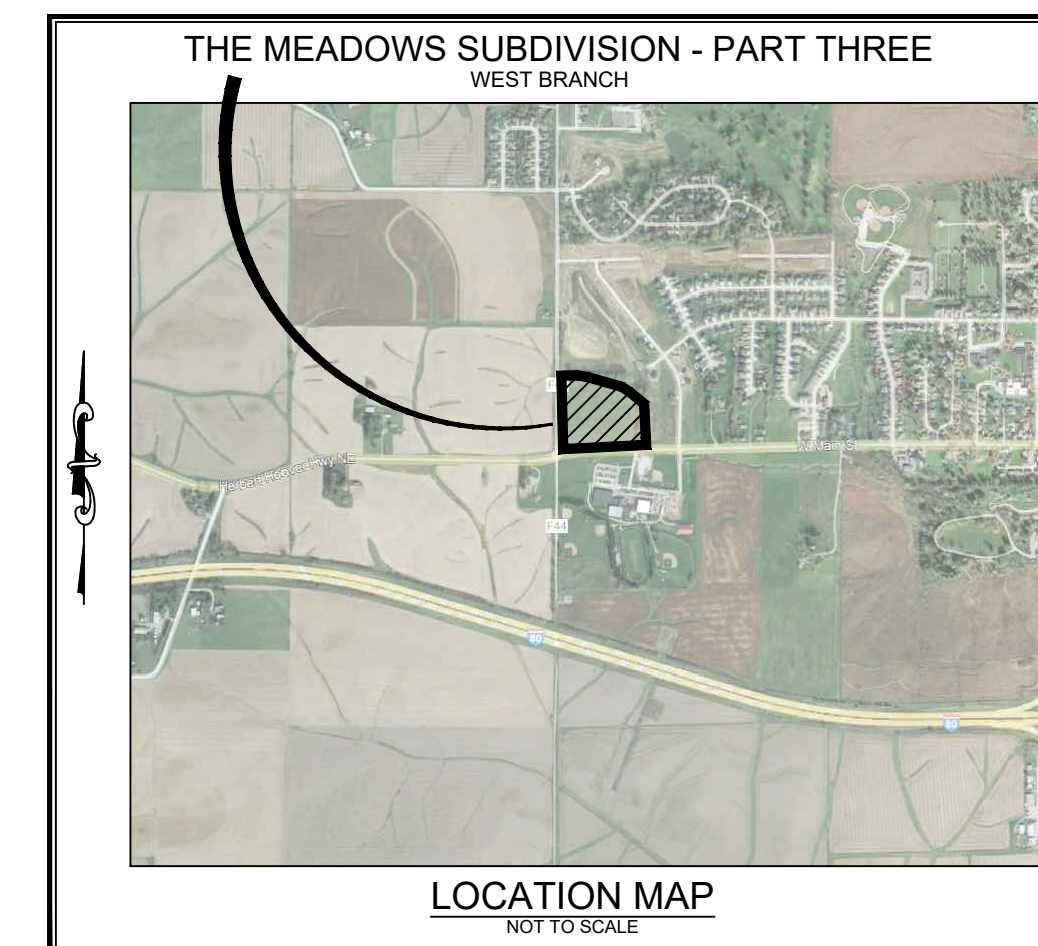


PRELIMINARY PLAT THE MEADOWS SUBDIVISION - PART THREE WEST BRANCH, CEDAR COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
ADVANTAGE DEVELOPMENT INC.
2881 INDEPENDENCE ROAD
IOWA CITY, IOWA 52240

APPLICANT'S ATTORNEY:
KIRSTEN H. FREY
327 2ND STREET, SUITE 300
CORALVILLE, IOWA 52241



STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

EXIST

- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINE (1' INTERVAL)
- EXISTING TREE LINE

PROP

- EXISTING DEODICIOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

| LOTS | ZONING | SETBACKS | |
|---------------|--------|----------|----------|
| LOTS 1 THRU 4 | RB-1 | FRONT | -25 FEET |
| | | REAR | -25 FEET |
| | | SIDE | -10 FEET |

- NOTES:
- THE SITE DOES NOT LIE WITHIN ANY FEMA DESIGNATED ZONES.
 - LOTS 1 AND 4 WILL NOT HAVE DRIVEWAY ACCESS ONTO CEDAR JOHNSON ROAD.
 - LOTS 3 AND 4 WILL NOT HAVE DRIVEWAY ACCESS ONTO WEST MAIN STREET.
 - ALL RIGHT-OF-WAY SHALL BE DEDICATED TO THE CITY OF WEST BRANCH.

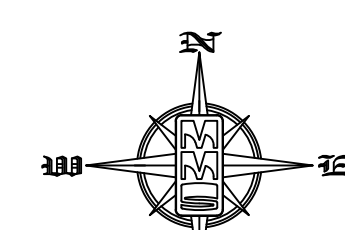
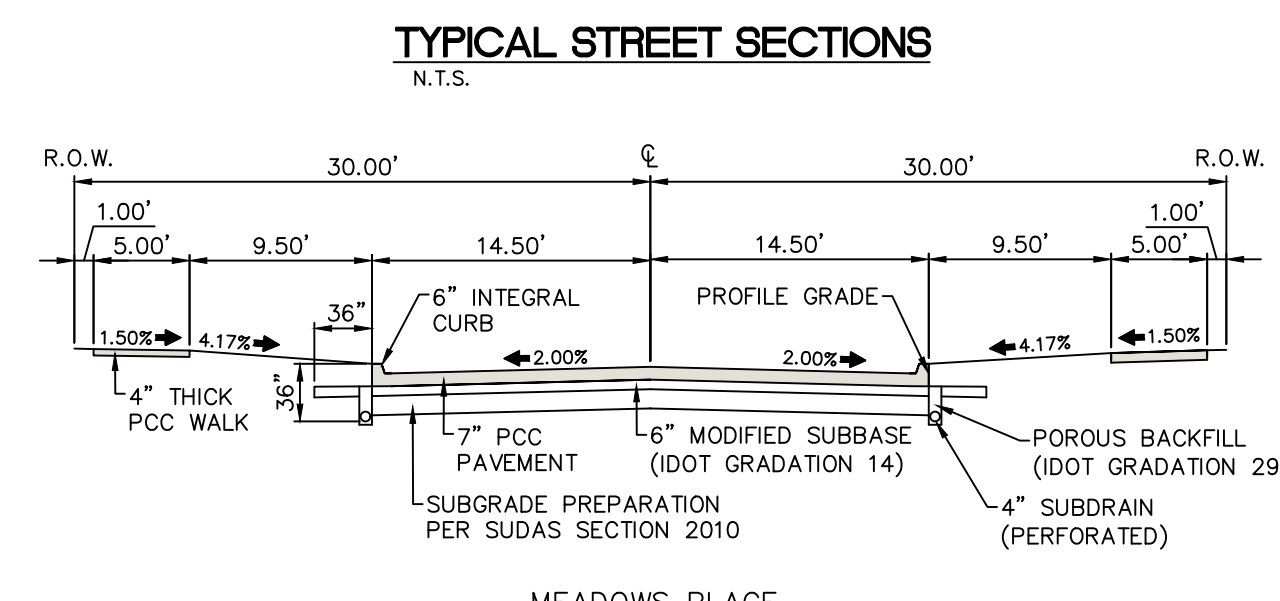


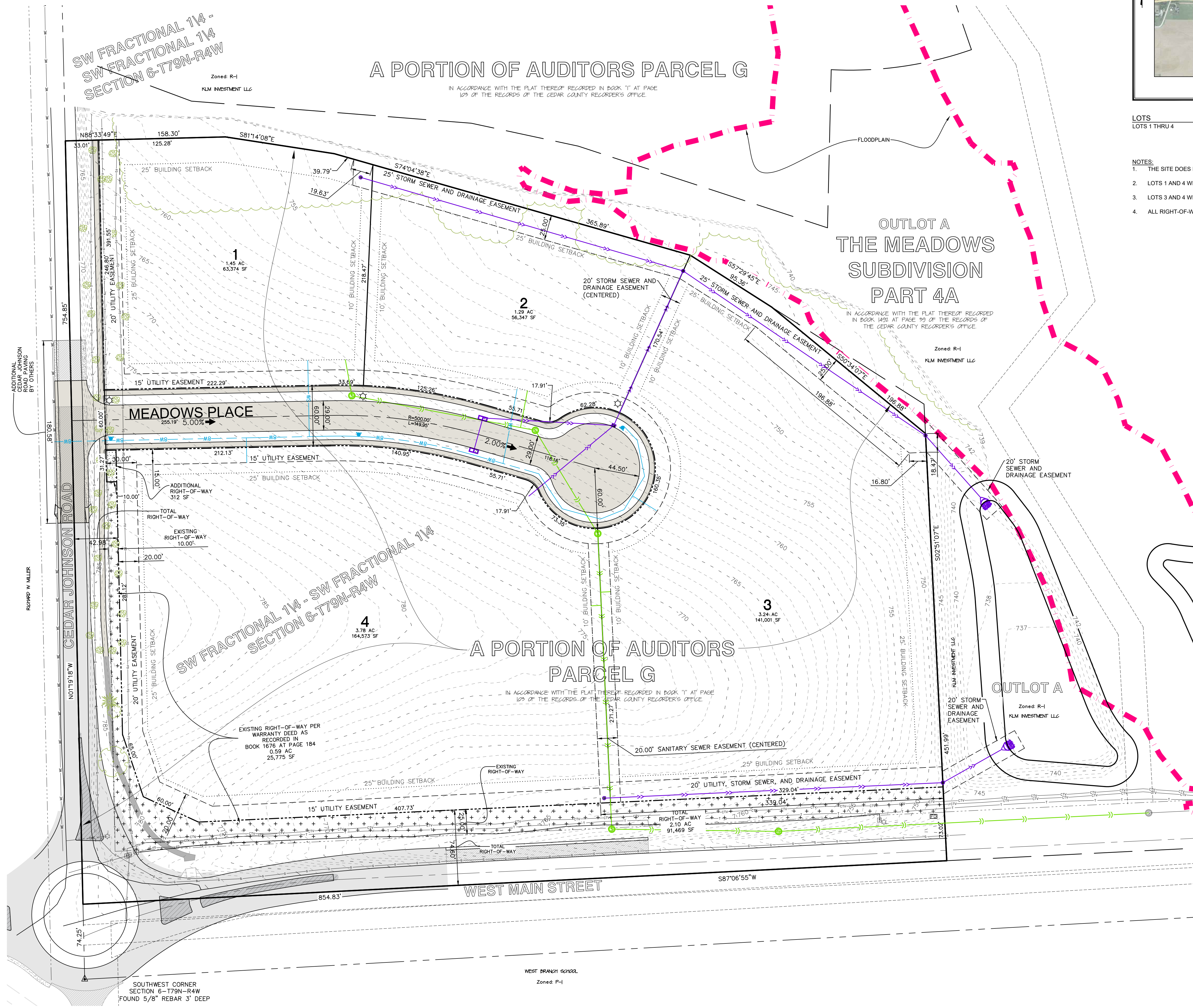
EXHIBIT A



LEGAL DESCRIPTION - THE MEADOWS SUBDIVISION - PART THREE

A PORTION OF AUDITORS PARCEL G OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Commencing at the Southwest Corner of Section 8, Township 79 North, Range 4 West, of the Fifth Principal Meridian, West Branch, Cedar County, Iowa; Thence N01°19'18"W, along the West Line of the Southwest Fractional Quarter of said Section 6, a distance of 74.25 feet to the POINT OF BEGINNING; Thence continuing N01°19'18"W, 754.85 feet, to a point on the West Line of Auditors Parcel G in accordance with the Plat thereof Recorded in Book 1 at Page 103 of the Records of the Cedar County Recorder's Office; Thence N88°33'49"E, 158.30 feet, along the Southeasterly Line of an Outlot A of The Meadows Subdivision Part 4A in accordance with the Plat thereof Recorded in Book 1492 at Page 39 of the Cedar County Recorder's Office; Thence S81°14'08"E, along said Southeast Line, 108.80 feet; Thence S74°04'38"E, along said Southeast Line, 39.79 feet; Thence continuing S74°04'38"E, along said Southeast Line, 365.26 feet; Thence continuing S57°29'45"E, along said Southeast Line, 95.36 feet; Thence continuing S50°34'07"E, along said Southeast Line, 365.26 feet; Thence continuing S02°31'07"E, 451.99 feet, to a point on the South Line of said Auditors Parcel G; Thence continuing S87°06'55"W, along said South Line, 854.83 feet, to the Point of Beginning. Said tract of land contains 12.72 Acres, and is subject to easements and restrictions of record.



PRELIMINARY PLAT

THE MEADOWS SUBDIVISION - PART THREE

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 1/03/2023

Designed by: RLA Field Book No: 1354

Drawn by: LSS Scale: 1"=50'

Checked by: RLA Sheet No:

Project No: 6992-395

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