

FINAL PLAT THE MEADOWS SUBDIVISION PART 5 WEST BRANCH, CEDAR COUNTY, IOWA

LEGAL DESCRIPTION:

THE MEADOWS SUBDIVISION PART 5 BEING PART OF AUDITOR'S PARCEL G, AS RECORDED IN PLAT BOOK 1, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHEAST FRACTIONAL QUARTER (NE ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

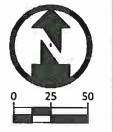
BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF THE MEADOWS SUBDIVISION PART 4B AS RECORDED IN BOOK 1554 PAGE 326 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID PARCEL G N86°46'49"E, 1017.99 FEET TO THE NORTHWEST CORNER OF LOT 25 OF LOETHEN RIDGE ESTATES AS RECORDED IN BOOK 1553, PAGE 129 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID LOETHEN RIDGE ESTATES S00°54'09"W, 331.54 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID LOETHEN RIDGE ESTATES; THENCE N86°03'04"W, 75.92 FEET ALONG THE NORTH LINE OF THE MEADOWS SUBDIVISION PART 2 AS RECORDED IN BOOK 1387, PAGE 78 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE S86°46'30"W, 234.26 FEET; THENCE ALONG SAID NORTH LINE S77°42'45"W, 246.67 FEET; THENCE ALONG SAID NORTH LINE N15°39'23"W, 32.45 FEET; THENCE ALONG SAID NORTH LINE N88°48'26"W, 80.24 FEET; THENCE ALONG SAID NORTH LINE S61°03'30"W, 68.43 FEET; THENCE ALONG SAID NORTH LINE N28°56'30"W, 23.66 FEET; THENCE ALONG SAID NORTH LINE S61°03'30"W, 271.17 FEET TO THE EAST LINE OF SAID MEADOWS SUBDIVISION PART 4B; THENCE ALONG SAID EAST LINE N18°57'41"W, 118.97 FEET; THENCE ALONG SAID EAST LINE N86°46'30"E, 13.79 FEET; THENCE ALONG SAID EAST LINE N03°13'30"W, 198.71 FEET; THENCE ALONG SAID EAST LINE S86°46'30"W, 19.26 FEET; THENCE ALONG SAID EAST LINE N03°13'30"W, 135.10 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 7.93 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

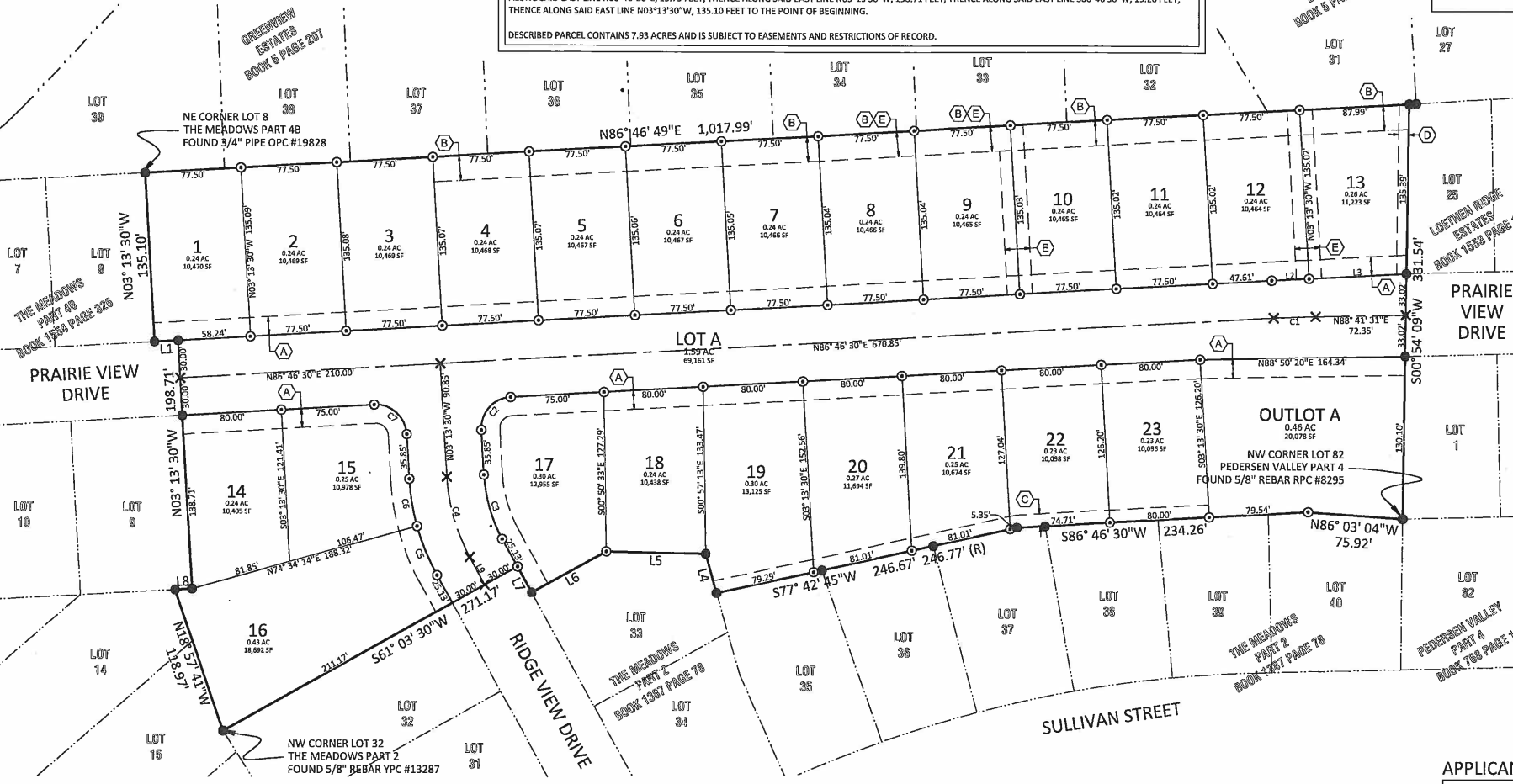
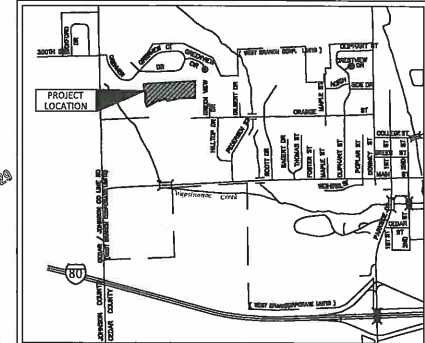
FOR RECORDER'S USE ONLY

RECORDER'S INDEX

COUNTY: CEDAR
SECTION: 6-79-4
QUARTER SECTION: SW 1/4
CITY: WEST BRANCH
SUBDIVISION: MEADOWS PART 5
BLOCK: NA
LOT(S): NA



PROJECT VICINITY MAP:



APPROVED BY:

CITY OF WEST BRANCH:
BY: *Roger Laughlin* 5-23-23
TESTED BY: *Kevin Brock* 5-23-23
DATE: 5-23-23
CITY PLANNING & ZONING COMMISSION:
BY: *John W. Fisher* 5/23/23
DATE: 5/23/23
ALLIANCE ENERGY: *Tom Uley* 5/18/23
DATE: 5/18/23
LIBERTY COMMUNICATIONS: *David Smith* 5/19/23
DATE: 5/19/23
LINX COMMUNICATIONS: *John W. Burmyer* 5/18/23
DATE: 5/18/23
MEDIA/COM IOWA CITY: *David* 5/19/23
DATE: 5/19/23

APPLICANT INFORMATION:

OWNER:
KLM INVESTMENTS, LLC.
25 EASTVIEW PLACE NE
IOWA CITY, IA 52240

ATTORNEY:
MICHAEL W. KENNEDY
920 S. DUBUQUE STREET
IOWA CITY, IA 52240

DEVELOPER:
MEADOWS DEVELOPMENT, INC.
920 EASTVIEW PLACE NE
IOWA CITY, IA 52240

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

LEGEND:

- SET 3/4" Ø PIPE OPC 19828
- FOUND 3/4" Ø PIPE OPC 19828
- FOUND 5/8" Ø REBAR YPC 13287
- ✕ SET CUT "X"
- OPC ORANGE PLASTIC CAP
- PROPOSED BOUNDARY/PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT

NOTES:

| PARCEL | SIZE (AC) | INTENDED USE |
|----------|-----------|-----------------------|
| LOT A | 1.59 | RIGHT OF WAY |
| OUTLOT A | 0.46 | STORMWATER MANAGEMENT |

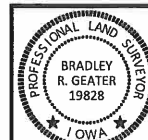
- LOT A TO BE DEDICATED TO THE CITY OF WEST BRANCH AS STREET RIGHT OF WAY
- OUTLOT A IS TO BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION

KEY NOTES:

- (A) 15' PUBLIC UTILITY EASEMENT
- (B) 20' SANITARY SEWER EASEMENT
- (C) 10' STORM SEWER AND DRAINAGE EASEMENT
- (D) 8' PRIVATE UTILITY EASEMENT
- (E) 20' STORM SEWER AND DRAINAGE EASEMENT

| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIR. | CHORD LEN. |
|---------|--------|---------|-----------|-------------|------------|
| C1 | 33.46 | 1000.00 | 1°55'01" | N87°44'01"E | 33.46 |
| C2 | 39.27 | 25.00 | 90°00'00" | N41°46'30"E | 35.36 |
| C3 | 53.86 | 120.00 | 25°43'00" | N16°05'00"W | 53.41 |
| C4 | 67.33 | 150.00 | 25°43'00" | N16°05'00"W | 66.76 |
| C5 | 42.45 | 180.00 | 13°30'44" | N22°11'08"W | 42.35 |
| C6 | 38.34 | 180.00 | 12°12'15" | N09°19'38"W | 38.27 |
| C7 | 39.27 | 25.00 | 90°00'00" | N48°13'30"E | 35.36 |

| LINE # | LENGTH | BEARING |
|--------|--------|-------------|
| L1 | 19.26 | S86°46'30"W |
| L2 | 29.89 | N86°47'48"E |
| L3 | 78.24 | N86°47'48"E |
| L4 | 32.45 | N15°39'23"W |
| L5 | 80.24 | N88°48'26"W |
| L6 | 68.43 | S61°03'30"W |
| L7 | 23.66 | N28°56'30"W |
| L8 | 13.79 | N86°46'30"E |
| L9 | 25.13 | N28°56'30"W |



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.

Bradley R. Geater 5/5/23
DATE: 5/5/23

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

PROJECT NAME: THE MEADOWS SUBDIVISION PART 5
WEST BRANCH, IA
CLIENT NAME: KLM INVESTMENTS, INC
SHEET NUMBER: 21-0224
DESIGN PROFESSIONAL: GEATER

| DATE | DESCRIPTION OF CHANGES | REV |
|------------|------------------------|-----|
| 10-12-2022 | FINAL PLAT SUBMITTAL | 1 |

DRAWING LOG