

# FINAL PLAT OAKCREST HILL ESTATES - PART TWO HILLS, IOWA

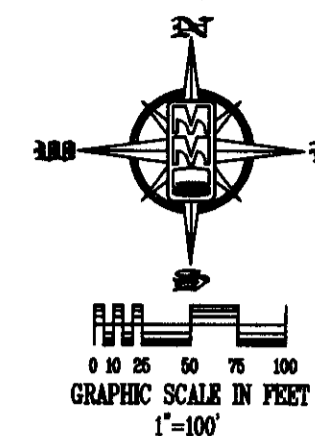
MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

WEST 1/4 CORNER  
 OF  
 SECTION 15-178N-R6W  
 OF THE FIFTH P.M.  
 FOUND BRASS PLUG  
 BOOK 42 AT PAGE 138

PLAT PREPARED BY:  
 MMS CONSULTANTS INC.  
 1917 SOUTH GILBERT ST.  
 IOWA CITY, IOWA 52240

SUBDIVIDER/OWNER:  
 STREB & STREB PARTNERSHIP  
 P.O. BOX 28  
 NORTH LIBERTY, IOWA 52317

SUBDIVIDER'S ATTORNEY:  
 ROBERT N. DOWNER  
 122 S. LINN STREET  
 IOWA CITY, IOWA 52240



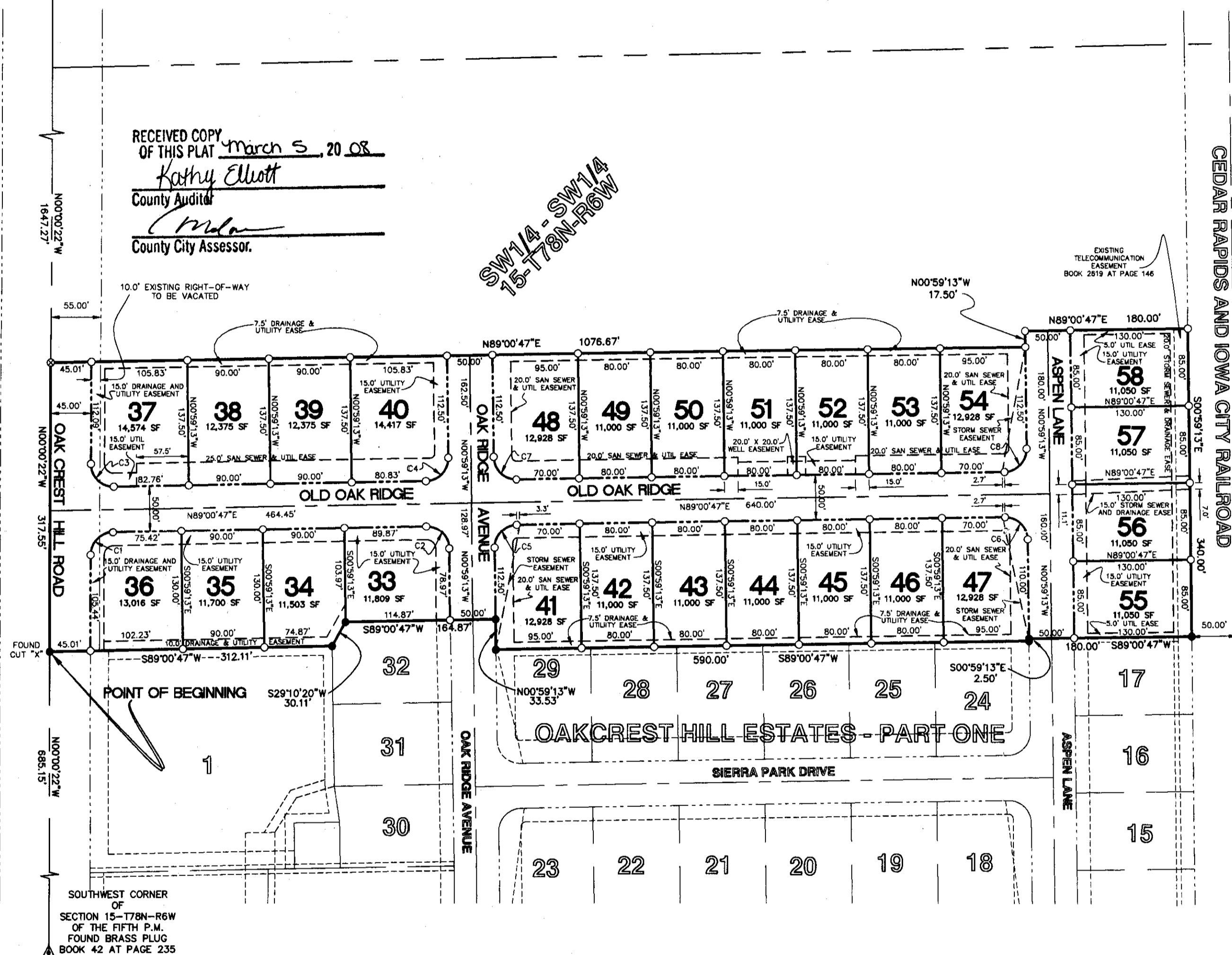
### LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- ⊗ SET OUT "X"
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- C22-1 CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS  
 ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 20,000 FEET

CURVE SEGMENT TABLE					
CURVE	DELTA	RADIUS	LENGTH TANGENT	CHORD	BEARING
C1	89°01'09"	25.00'	38.84'	24.58'	35.05' S44°30'13"W
C2	80°00'00"	25.00'	39.27'	25.00'	35.36' N45°59'13"W
C3	80°58'51"	25.00'	39.27'	25.43'	35.86' S45°29'47"E
C4	80°00'00"	25.00'	39.27'	25.00'	35.36' S44°00'47"W
C5	80°00'00"	25.00'	39.27'	25.00'	35.36' S45°59'13"E
C6	80°00'00"	25.00'	39.27'	25.00'	35.36' S45°59'13"E
C7	80°00'00"	25.00'	39.27'	25.00'	35.36' S45°59'13"E
C8	80°00'00"	25.00'	39.27'	25.00'	35.36' S44°00'47"W

MINIMUM LOW OPENING TABLE	
LOT	MLO
33	637.9
34	637.9
35	637.9
36	636.3
37	638.1
38	638.1
39	638.1
40	638.1
41	638.1
42	638.1
43	638.1
44	638.1
45	638.0
46	638.0
47	638.0
48	638.0
49	638.1
50	638.1
51	638.4
52	638.4
53	638.4
54	638.4
55	637.8
56	637.5
57	637.5
58	637.5



17 HGF SUBDIVISION PART THREE  
 16  
 15  
 14 HGF SUBDIVISION PART FIVE  
 13  
 12  
 11 HGF SUBDIVISION PART FOUR  
 10  
 9  
 8

PLAT/PLAN APPROVED  
 by the City of  
**HILLS**

*Patricia Hamilton* 2-21-08  
 City Clerk Date:

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES; SEE CONSTRUCTION PERMITS FOR DETAILS.

UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:

*Steve Perry* 2-21-08  
 ALLIANT Date:

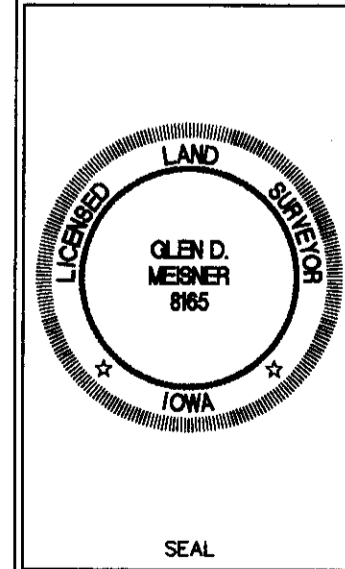
*Michael Zoller* 2/20/08  
 MIDAMERICAN ENERGY Date:

*Sharon* 2/20/08  
 SHARON TELEPHONE COMPANY Date:

*Mediacom* 2/20/08  
 MEDIACOM Date:

I certify that during the month of July, 2006, at the direction of Streb & Streb Partnership, a survey was made under my supervision of a Portion of the Southwest Quarter of the Southwest Quarter of Section 15, Township 78 North, Range 6 West, of the Fifth Principal Meridian, Hills, Johnson County, Iowa, the boundaries of which are described as follows:

Commencing at the Southwest Corner of Section 15, Township 78 North, Range 6 West, of the Fifth Principal Meridian; Thence N00°00'22"W, along the West Line of the Southwest Quarter of Section 15, Township 78 North, Range 6 West, of the Fifth Principal Meridian, 685.15 feet, to the Point of Beginning; Thence continuing N00°00'22"W, 317.55 feet; Thence N89°00'47"E, 1076.67 feet; Thence N00°59'13"W, 17.50 feet; Thence N89°00'47"E, 180.00 feet, to a Point on the Westerly Right-of-Way Line of the Cedar Rapids and Iowa City Railroad; Thence S00°59'13"E, along said Westerly Right-of-Way Line, 340.00 feet; Thence S89°00'47"W, 180.00 feet; Thence S00°59'13"E, 2.50 feet; Thence S89°00'47"W, 590.00 feet; Thence N00°59'13"W, 33.53 feet; Thence S89°00'47"W, 164.87 feet; Thence S29°10'20"W, 30.11 feet; Thence S89°00'47"W, 312.11 feet, to the Point of Beginning. Said Tract of land contains 9.27 acres, more or less, and is subject to easements and restrictions of record.



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.

*Glen D. Meisner* 2-19-2008  
 GLEN D. MEISNER, L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20 08.

Pages or sheets covered by this seal:  
 41

NANCY T. SNAKENBERG  
 Commission Number 170138  
 My Commission Expires  
 7-2-2008

Signed before me this 19<sup>th</sup> day of February 2008.  
*Nancy T. Snakenberg*  
 Notary Public in and for the State of Iowa

Date	Revision
8-1-06	LEGAL PER GDM REVIEW - RLW
8-22-06	ADDED M.L.O. ELEVATIONS PER RLA
9-28-06	ADDED M.L.O. ELEVATIONS PER RLA
11-14-06	PER CITY ENGINEER COMMENTS -JDM
11-22-06	PER UTILITY REVIEW -JDM
01-31-07	PER CLIENT REVIEW -JDM
02-06-07	PER CITY COMMENTS -JDM
02-12-07	PER CLIENT REVIEW -JDM
05-29-07	PER GDM FINAL REVIEW -JDM
11-08-07	SIGNATURE REVIEW -JDM
12-03-07	CITY ENGINEER REVIEW -JDM
02-19-08	ADDED EASEMENTS -JDM

## FINAL PLAT

## OAKCREST HILL ESTATES PART TWO HILLS JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 07-26-06

Designed by: RLA Field Book No: 791

Drawn by: RLW Scale: 1"=100'

Checked by: GDM Sheet No:

Project No: IOWA CITY 1057050 of: 1

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