Doc ID: 021094170001 Type: PLA
Recorded: 03/05/2008 at 08:23:34 AM
Fee Amt: $7.00 Page 1 of 1
Johnson County Iowa
Kim Painter County Recorder
BK 53 PG 9

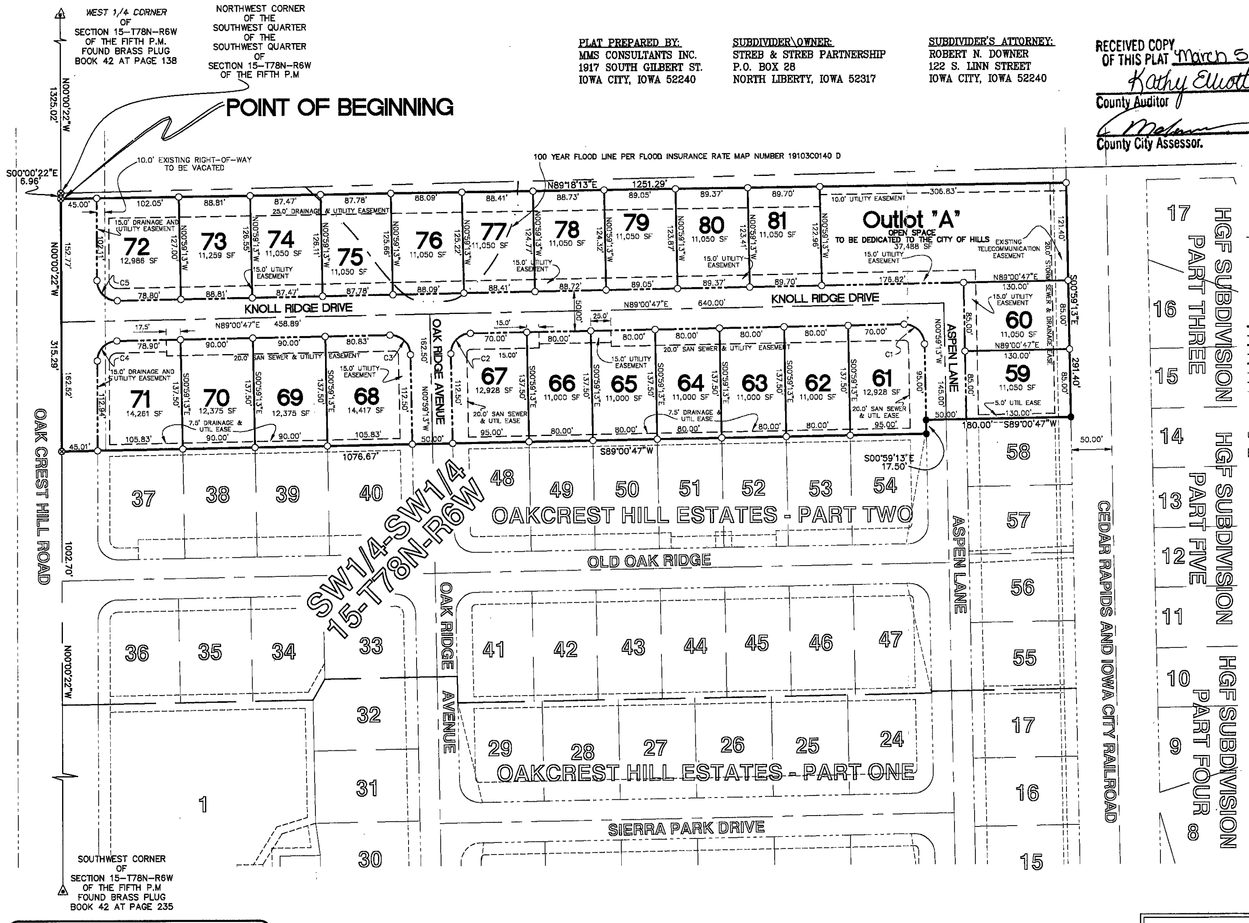
See Res BK 4269 Pg 325 (3.5.08)

36736

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

FINAL PLAT
OAKCREST HILL ESTATES – PART THREE
HILLS, IOWA

8.91 ACRES



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

RECEIVED COPY OF THIS PLAT March 5, 20 08
Kathy Elliott
County Auditor
County City Assessor.

GRAPHIC SCALE IN FEET
0 10 25 50 75 100
1"=100'

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")
- ⊗ – CUT "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	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°59'13"E
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°00'47"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°59'13"E
C4	89°01'09"	25.00'	38.84'	24.58'	35.05'	S44°30'13"W
C5	90°58'51"	25.00'	39.70'	25.43'	35.66'	S45°29'47"E

MINIMUM LOW OPENING TABLE

LOT	MLO
59	637.5
60	637.5
61	638.4
62	638.4
63	638.4
64	638.4
65	638.1
66	638.1
67	638.1
68	638.1
69	638.1
70	638.1
71	638.1
72	636.5
73	637.7
74	637.7
75	637.7
76	637.7
77	637.7
78	638.0
79	638.0
80	638.0
81	638.0

PLAT/PLAN APPROVED by the City of Hills

Bonnie Hanson 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 PLANS FOR DETAILS.

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

Steve Curry 2-20-08
ALLIANT Date:
Rob Dietz 2/19/08
MIDAMERICAN ENERGY Date:
Michael Yoder 2/20/08
SHARON TELEPHONE COMPANY Date:
Keith Kern 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 Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 15, Township 78 North, Range 6 West, of the Fifth Principal Meridian; Thence S00°00'22"E, along the West line of said Southwest Quarter of the Southwest Quarter of Section 15, a distance of 6.96 feet to the POINT OF BEGINNING; Thence N89°18'13"E, 1251.29 feet, to its intersection with 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, 291.40 feet; Thence S89°00'47"W, 180.00 feet; Thence S00°59'13"E, 17.50 feet; Thence S89°00'47"W, 1076.67 feet, to a point on the said West line of the Southwest Quarter of the Southwest Quarter of Section 15; Thence N00°00'22"W, along said West line, 315.29 feet, to the Point of Beginning. Said tract of land contains 8.91 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 20 08
GLEN D. MEISNER, L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20 09

Pages or sheets covered by this seal:
#1

LICENSED LAND SURVEYOR GLEN D. MEISNER 8165 IOWA
SEAL

Signed before me this 19th day of February, 20 08.
Nancy T. Snakenberg
Notary Public, in and for the State of Iowa.

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

MMS
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net
5761 C ST. SW SUITE D
CEDAR RAPIDS, IOWA 52404
(319) 841-5188

Date	Revision
8-1-06	LEGAL PER GDM - RLW
8-22-06	ADDED MLO TABLE - RLW
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
02-07-07	PER CITY ENGINEER REVIEW -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 THREE
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: 1
Project No: IOWA CITY 1057050	of: 1

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