Rec. BK. 3381 Pg. 176 17224

12.58 AC

RECEIVED COPY OF THIS PLAT 9-20, 2002
Kathy Elliott
County Auditor
Kim Dressler
County City Assessor.

9-18-02 # 6

PREPARED BY: MMS CONSULTANTS INC. – 1917 S. GILBERT STREET – IOWA CITY, IOWA, 52240 – (319)351-8282

Final Plat
CORRIDOR COMMERCIAL SUBDIVISION – PART ONE A
A RESUBDIVISION OF A PORTION OF CORRIDOR COMMERCIAL – PART ONE
To North Liberty, Iowa

FILED NO. 003000
BOOK 44 PAGE 248
02 SEP 18 AM 11:35
JOHNSON COUNTY RECORDER
IOWA CITY, IOWA

PER GDM REVIEW 10-29-02

Description

Revision No. & Date

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

OWNERS/SUBDIVIDERS
NORTH LIBERTY SOD FARM L.C.
711 S. GILBERT ST.
IOWA CITY, IOWA 52240
319-354-2233

OWNER'S ATTORNEY
MARION R. NEELY
510 I.S.B.&T. BLDG.
IOWA CITY, IOWA 52240
319-338-8453

RECORDED

0 10 25 50 75 100 150 200
GRAPHIC SCALE IN FEET
1"=100'

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND
- PROPERTY CORNERS SET (5/8" Iron Pin w/ LS Cap)
- 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

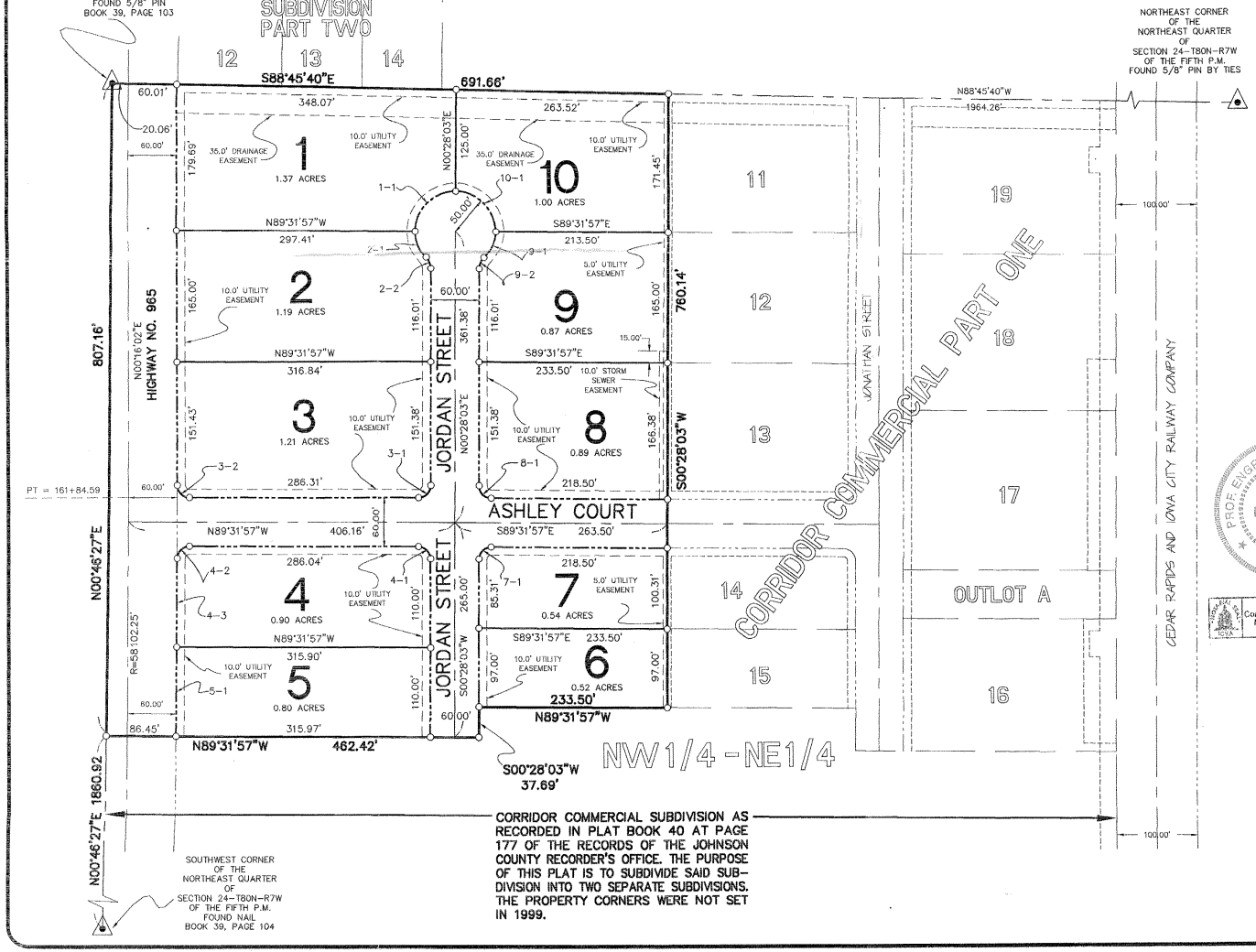
LOT CURVE SEGMENT TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1–1	50.00'	78.54'	50.00'	70.71'	S45°28'03"W	90°00'00"
2	2–2	20.00'	15.50'	8.16'	15.12'	N21°44'25"W	44°24'55"
2	2–1	50.00'	38.76'	20.41'	37.80'	N21°44'25"W	44°24'55"
3	3–1	15.00'	23.56'	15.00'	21.21'	S45°28'03"W	90°00'00"
3	3–2	15.00'	23.51'	14.95'	21.18'	N44°37'58"W	89°47'59"
4	4–1	15.00'	23.56'	15.00'	21.21'	N44°31'57"W	90°00'00"
4	4–2	15.00'	23.60'	15.03'	21.24'	S45°24'15"W	90°07'35"
4	4–3	58162.25'	109.97'	54.98'	109.97'	N00°23'43"E	00°06'30"
5	5–1	58162.25'	110.00'	55.00'	110.00'	S00°30'13"W	00°06'30"
7	7–1	15.00'	23.56'	15.00'	21.21'	N45°28'03"E	90°00'00"
8	8–1	15.00'	23.56'	15.00'	21.21'	S44°31'57"E	90°00'00"
9	9–1	50.00'	38.76'	20.41'	37.80'	S22°40'30"W	44°24'55"
9	9–2	20.00'	15.50'	8.16'	15.12'	N22°40'30"E	44°24'55"
10	10–1	50.00'	78.54'	50.00'	70.71'	N44°31'57"W	90°00'00"

POINT OF BEGINNING
NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24–T80N–R7W OF THE FIFTH P.M. FOUND 5/8" PIN BOOK 39, PAGE 103

GOLF VIEW COMMERCIAL SUBDIVISION PART TWO

NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24–T80N–R7W OF THE FIFTH P.M. FOUND 5/8" PIN BY TIES



CORRIDOR COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 40 AT PAGE 177 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SAID SUB-DIVISION INTO TWO SEPARATE SUBDIVISIONS. THE PROPERTY CORNERS WERE NOT SET IN 1999.

I certify that during the month of March, 2002, at the direction of North Liberty Sod Farm, L.C., a survey was made under my supervision of a Portion of Corridor Commercial Subdivision – Part One, in accordance with the Plat thereof Recorded in Plat Book 40, at Page 177, of the Records of the Johnson County Recorder's Office which is a Portion of the West One-Half of the Northeast Quarter of Section 24, Township 80 North, Range 7 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa, the boundaries of which are described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of Section 24, Township 80 North, Range 7 West, of the Fifth Principal Meridian, and the Northwest Corner of Corridor Commercial Subdivision – Part One, in accordance with the Plat thereof Recorded in Plat Book 40, at Page 177, of the Records of the Johnson County Recorder's Office; Thence S88°45'40"E, along the North Line of said Northeast Quarter, and the North Line of said Corridor Commercial Subdivision – Part One, a distance of 691.66 feet, to the Northeast Corner of Lot 10, of said Corridor Commercial Subdivision – Part One; Thence S00°28'03"W, along the East Line of said Lot 10, the East Line of Lots 9 and 8 and the Southerly Projection thereof, and the East Line of Lots 7 and 6, all of said Corridor Commercial Subdivision, Part One, to the Southeast Corner of said Lot 6; Thence N89°31'57"W, along the South Line of said Corridor Commercial Subdivision – Part One, a distance of 233.50 feet; Thence S00°28'03"W, along said South Line, 37.69 feet; Thence N89°31'57"W, along said South Line, 462.42 feet, to a Point on the West Line of said Northeast Quarter and the West Line of said Corridor Commercial Subdivision – Part One; Thence N00°46'27"E, along said West Lines, 807.16 feet, to the Point of Beginning. Said Tract of Land contains 12.58 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 6-7 20 02
GLEN D. MEISNER, P.E. & L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 2003

Pages or sheets covered by this seal:
#1

PROF. ENGR. & LAND SURVEYOR GLEN D. MEISNER 8165 IOWA

JENNIFER L. VANG Commission Number 712198 My Commission Expires August 24, 2004

Signed before me this 7th day of June, 2002.
Jennifer L. Vang
Notary Public, in and for the State of Iowa.

PLAT/PLAN APPROVED BY:
CITY OF NORTH LIBERTY
Mary E. Mitchell 6/7/02
CITY CLERK DATE:

UTILITY EASEMENTS APPROVED BY:
Teresa Stokes 6-3-02
MIDAMERICAN ENERGY DATE:
6-3-02
MEDIACOM DATE:
Wayne Ross 6/4/02
LINN COUNTY R.E.C. DATE:
Mark Dutcher 6-3-02
SOUTH SLOPE COOPERATIVE TELEPHONE CO. DATE:

MMS CONSULTANTS, INC.
Iowa City, Iowa (319) 351-8282
CIVIL ENGINEERING <> LAND SURVEYING
LANDSCAPE ARCHITECTURE
SITE AND LAND DEVELOPMENT PLANNING

Sheet Title: Final Plat
Project Title: CORRIDOR COMMERCIAL SUBDIVISION – PART ONE A
North Liberty, Johnson County, Iowa

Designed by: PVA
Drawn by: RLW
Checked by: GDM
Date: 3-11-02
Field Book No: 498
Scale: 1"=100'
Sheet 1 of 1 Sheets
Project Number: 5361004

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