

FINAL PLAT SILVER SLOPE - PART TWO

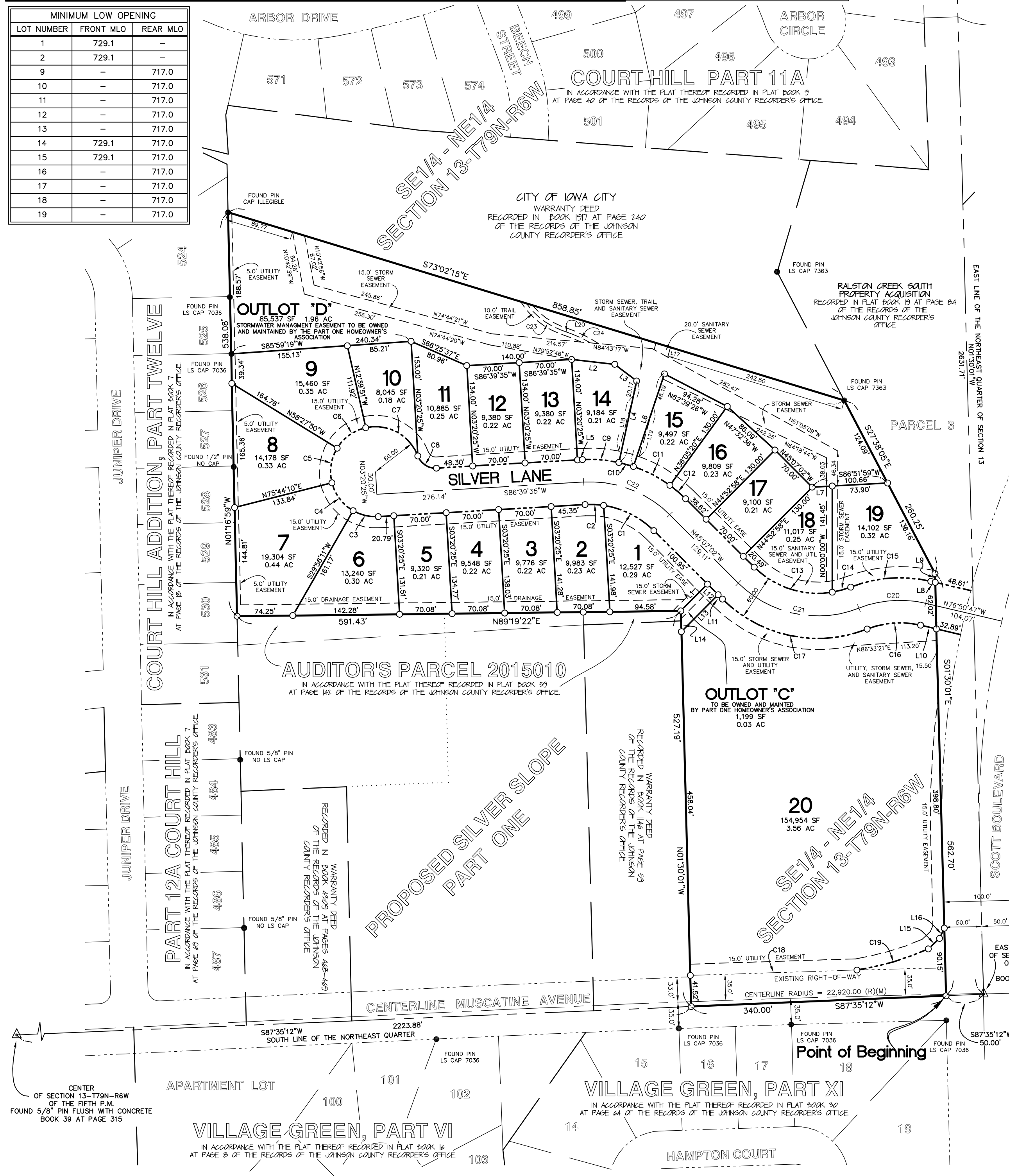
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 79 NORTH, RANGE 6 WEST, OF THE FIFTH P.M.
IOWA CITY, JOHNSON COUNTY, IOWA

Notes on this plat are not intended to create any vested private interest in any stated use restriction or covenant or create any third party beneficiaries to any noted use restriction or covenant.

NORTHEAST CORNER OF SECTION 13-179N-R6W OF THE FIFTH P.M. FOUND 1" PIN IN VALVE BOX BOOK 37 AT PAGE 98

-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

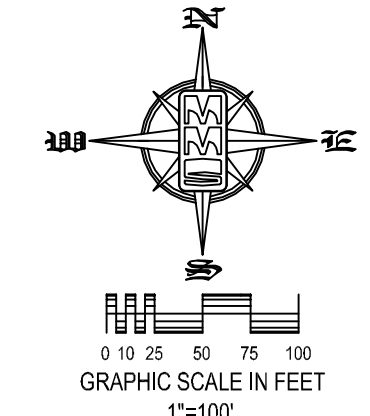
MINIMUM LOW OPENING		
LOT NUMBER	FRONT MLO	REAR MLO
1	729.1	-
2	729.1	-
9	-	717.0
10	-	717.0
11	-	717.0
12	-	717.0
13	-	717.0
14	729.1	717.0
15	729.1	717.0
16	-	717.0
17	-	717.0
18	-	717.0
19	-	717.0



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

OWNER/SUBDIVIDER:
HIERONYMUS FAMILY PARTNERSHIP LLP
3322 MUSCATINE AVENUE
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
TIMOTHY S. GRADY
222 SOUTH LINN ST.
IOWA CITY, IA 52244



LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- 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
- - - RECORDED DIMENSIONS
- - - MEASURED DIMENSIONS
- - - CURVE SEGMENT NUMBER

NOTES:
1. LOT 20 SHALL HAVE A SHARED MAILBOX CLUSTER.
2. LOT 19 SHALL NOT HAVE DIRECT ACCESS TO SCOTT BOULEVARD.
3. LOT 20 SHALL NOT HAVE DIRECT ACCESS TO SCOTT BOULEVARD OR MUSCATINE AVENUE.
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

LINE SEGMENT TABLE

LINE	LENGTH	BEARING
L1	50.43	S44°52'58"W
L2	57.90	S83°37'18"E
L3	36.57	S52°30'02"E
L4	111.00	S12°14'13"W
L5	6.59	S86°39'35"W
L6	130.00	S18°35'48"W
L7	26.76	S86°51'59"W
L8	6.00	S76°50'47"E
L9	11.74	S01°30'01"E
L10	21.69	S76°50'47"E
L11	8.16	S45°07'02"E
L12	20.00	S45°07'02"E
L13	69.49	S44°52'58"W
L14	27.63	N01°30'01"W
L15	20.49	S46°46'36"W
L16	15.02	S24°42'54"W
L17	13.42	N15°55'48"E
L18	75.95	N14°53'44"E
L19	68.91	N15°55'48"E
L20	16.48	N69°33'57"W

PLAT/PLAN APPROVED by the City of Iowa City

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:

MIDAMERICAN ENERGY CO. Date: _____

QWEST COMMUNICATIONS Date: _____

MEDIACOM Date: _____

CURVE SEGMENT TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	36°22'05"	120.00'	76.17'	39.42'	74.90'	N63°18'05"W
C2	11°51'18"	120.00'	24.83'	12.46'	24.78'	N87°24'46"W
C3	33°16'36"	60.00'	34.85'	17.93'	34.36'	S76°42'07"E
C4	45°47'59"	60.00'	47.96'	25.34'	46.69'	S37°09'49"E
C5	45°47'59"	60.00'	47.96'	25.34'	46.69'	S08°38'10"W
C6	45°47'59"	60.00'	47.96'	25.34'	46.69'	S54°26'09"W
C7	82°13'10"	60.00'	86.10'	52.36'	78.90'	N61°33'17"W
C8	72°53'43"	25.00'	31.81'	18.46'	29.70'	S56°53'33"E
C9	15°34'38"	180.00'	48.94'	24.62'	48.79'	S85°33'06"E
C10	6°21'35"	180.00'	19.98'	10.00'	19.97'	S74°35'00"E
C11	17°29'32"	180.00'	54.95'	27.69'	54.74'	S62°39'26"E
C12	8°47'38"	180.00'	27.63'	13.84'	27.60'	S49°30'51"E
C13	54°06'59"	120.00'	113.34'	61.30'	109.17'	S72°10'31"E
C14	12°12'58"	120.00'	25.59'	12.84'	25.54'	S74°39'30"W
C15	34°36'12"	180.00'	108.71'	56.07'	107.06'	S85°51'07"W
C16	34°36'12"	120.00'	72.47'	37.38'	71.38'	S85°51'07"W
C17	66°19'57"	180.00'	208.39'	117.64'	196.95'	S78°17'00"E
C18	0°33'16"	2955.00'	222.14'	111.07'	222.14'	S88°09'48"W
C19	14°51'10"	384.00'	99.54'	50.05'	99.27'	S73°31'50"W
C20	34°36'12"	150.00'	90.59'	46.72'	89.22'	N85°51'07"E
C21	66°19'57"	150.00'	173.66'	98.03'	164.12'	N78°17'00"W
C22	48°13'23"	150.00'	126.25'	67.13'	122.55'	N69°13'43"W
C23	34°25'37"	97.50'	58.58'	30.21'	57.71'	N52°21'09"W
C24	10°05'36"	152.50'	26.86'	13.47'	26.83'	N64°31'09"W

LEGAL DESCRIPTION - SILVER SLOPE - PART TWO

I certify that during the month of March, 2015, at the direction of Hieronymus Family Partnership LLP, a survey was made under my supervision of a Portion of the Southeast Quarter of the Northeast Quarter of Section 13, Township 79 North, Range 6 West, of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa, the boundaries of which are described as follows:

Commencing at the East Quarter Corner of Section 13, Township 79 North, Range 6 West, of the Fifth Principal Meridian; Thence S87°35'12"W, along the South Line of the Northeast Quarter of said Section 13, a distance of 50.00 feet, to the Point of Beginning; Thence continuing S87°35'12"W, 340.00 feet; Thence N01°30'01"W, 527.19 feet, to the Northeast Corner of Auditor's Parcel 2015010, in accordance with the Plat thereof Recorded in Plat Book 59 at Page 142 of the Records of the Johnson County Recorder's Office; Thence N89°19'22"E, along the North Line of said Auditor's Parcel 2015010, a distance of 591.43 feet, to the Northwest Corner thereof and a Point on the East Line of Court Hill Addition, Part Twelve, in accordance with the Plat thereof Recorded in Plat Book 7, at Page 18, of the Records of the Johnson County Recorder's Office; Thence N01°16'59"W, along said East Line, 538.08 feet, to a Point on the South Line of the Parcel conveyed by Warranty Deed, as Recorded in Book 1917, at Page 240, of the Records of the Johnson County Recorder's Office; Thence S73°02'15"E, along said South Line, 858.85 feet, to a Point on the West Line of Parcel 3 of "Ralston Creek South Property Acquisition" Plat of Survey, as Recorded in Plat Book 19, at Page 84, of the Records of the Johnson County Recorder's Office; Thence S27°38'05"E, along said West Line, 260.25 feet; Thence S01°30'01"E, along said West Line, 562.70 feet, to the Southwest Corner thereof, and the Point of Beginning. Said Tract of Land contains 12.14 Acres, 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, L.S. Iowa Lic. No. 8165
My license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____

SEAL

Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

Date	Revision
03-20-15	PER GDM REVIEW - RLW

FINAL PLAT SILVER SLOPE PART TWO

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 79 NORTH, RANGE 6 WEST, OF THE FIFTH P.M.

IOWA CITY JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	03-10-2015
Designed by:	DAM
Field Book No.:	951
Drawn by:	RLW
Scale:	1"=100'
Checked by:	GDM
Sheet No.:	1
Project No.:	IOWA CITY 9143001
of:	1

CENTER OF SECTION 13-179N-R6W OF THE FIFTH P.M. FOUND 5/8" PIN FLUSH WITH CONCRETE BOOK 39 AT PAGE 315