

# Penn Meadows, Part Six Final Plat

# FINAL PLAT PENN MEADOWS ADDITION - PART VI NORTH LIBERTY, IOWA

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

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

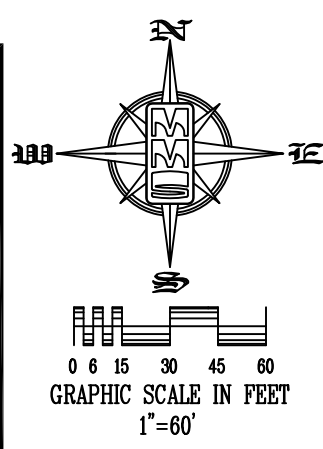
**OWNER/SUBDIVIDER:**  
CORRIDOR COMMERCIAL DEVELOPMENT COMPANY  
711 S. GILBERT STREET  
IOWA CITY, IOWA 52240

**OWNER'S ATTORNEY:**  
TIMOTHY KRUMM  
2431 CORAL COURT SUITE #5  
CORALVILLE, IOWA 52241

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°35'35"E
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°24'25"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°35'35"W
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°24'25"E
C5	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°24'25"E
C6	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°35'35"W



MINIMUM LOW OPENING	
LOT NUMBER	ELEVATION
121	778.00
122	777.15
123	776.45
124	775.70
125	774.95
126	774.25
127	774.25
128	774.95
129	775.70
130	776.45
131	777.15
132	778.00



A part of the Southeast Quarter of the Northwest Quarter of Section 7, Township 80 North, Range 6 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa, the boundaries of which are described as follows:

Auditor's Parcel No. 2004063, North Liberty, Johnson County, Iowa, in accordance with the Plat thereof Recorded in Book 48, at Page 82, of the Records of the Johnson County Recorder's Office, containing 9.95 acres, and subject to easements and restrictions of record.

### LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
  - △ CONGRESSIONAL CORNER, REESTABLISHED
  - CONGRESSIONAL CORNER, RECORDED LOCATION
  - PROPERTY CORNER(S), FOUND (as noted)
  - PROPERTY CORNER(S) 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

PLAT/PLAN APPROVED BY: <b>CITY OF NORTH LIBERTY</b>	
CITY CLERK	DATE:
UTILITY EASEMENTS APPROVED BY:	
MIDAMERICAN ENERGY	DATE:
MEDIACOM	DATE:
SOUTH SLOPE COOPERATIVE TELEPHONE CO.	DATE:
ALLIANT ENERGY	DATE:

**LAND SURVEYOR**  
GLEN D. MEISNER  
IOWA  
8165

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: \_\_\_\_\_

DRAFT

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, in and for the State of Iowa.

**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](http://www.mmsconsultants.net)  
5761 C ST. SW SUITE D  
CEDAR RAPIDS, IOWA 52404  
(319) 841-5188

Date	Revision
06-26-06	PER GDM REVIEW -JDM
10-09-06	REVISED EASEMENTS -JDM
10/26/06	REVISED ATTORNEY -JDM
06-03-10	REVISED LOTS 118-120 -JDM
07-07-10	ADDED MLO TABLE -LLS
07-25-11	PER CITY COMMENTS -JDM

## FINAL PLAT

**PENN MEADOWS  
ADDITION - PART VI**

**NORTH LIBERTY  
JOHNSON COUNTY  
IOWA**

**MMS CONSULTANTS, INC.**

Date:	06-16-06
Designed by:	DAM
Field Book No.:	681
Drawn by:	JDM
Scale:	1"=60'
Checked by:	GDM
Sheet No.:	1
Project No.:	IOWA CITY 4334043
of:	1

PENN MEADOWS ADDITION - PART I  
 PENN MEADOWS ADDITION - PART II  
 PENN MEADOWS ADDITION - PART III  
 PENN MEADOWS ADDITION - PART V  
 PENN MEADOWS ADDITION - PART VI

PENN MEADOWS ADDITION - PART I  
 AS RECORDED IN BOOK 34, AT PAGE 291, JOHNSON COUNTY RECORDER'S OFFICE

PENN MEADOWS ADDITION - PART II  
 AS RECORDED IN BOOK 37, AT PAGE 72, JOHNSON COUNTY RECORDER'S OFFICE

PENN MEADOWS ADDITION - PART III  
 AS RECORDED IN BOOK 37, AT PAGE 72, JOHNSON COUNTY RECORDER'S OFFICE



July 26, 2011

## **Memo**

To: North Liberty Planning Commission  
From: Dean Wheatley, Planning Director  
Subject: Final Plat Approval Request for Penn Meadows Subdivision – Part Six  
(Penn Meadows Part Six PP)

Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

Ryan Heiar, City Administrator  
Tracey Mulcahey, Assistant City Administrator  
Tom Palmer, City Building Official  
Scott Peterson, City Attorney  
Kevin Trom, City Engineer  
Dean Wheatley, Planning Director

This request is to approve the finalization of a preliminary plat of the same name approved by City Council in 2004 (see second page), which has expired. The owner has requested an extension of the approval period due to a series of complications related to storm water management easements on adjacent property. The plat meets all requirements and is recommended for approval, as is the request for extension of the preliminary plat.

*Notes:*

*This plat will be held from Council action until plans and permits are approved and improvements are either installed or bonded, and until easement rights on the 15' sanitary sewer easement and the sanitary sewer lift station easement are transferred to the city.  
Fees will need to be paid prior to Council action.*

Recommended for approval with no conditions by Planning Commission 8/2/2011. "Notes" above have been satisfied. Plat approval time extension was granted by Council 8/9/2011.



**RESOLUTION APPROVING THE FINAL PLAT OF PENN MEADOWS, PART 6, NORTH LIBERTY, IOWA.**

WHEREAS, the owner and developer, Corridor Commercial Development Company, has filed with the City Clerk a final plat for the property described in Exhibit A, which is attached hereto and made a part hereof, and

WHEREAS, said real estate is owned by the above-named party and the subdivision is being made with the free consent and in accordance with the desires of the owner, and

WHEREAS, said final plat has been examined by the North Liberty Planning and Zoning Commission, which did recommend that the final plat of property described as Penn Meadows, Part 6 be accepted and approved with no conditions, and

WHEREAS, said final plat is found to conform with Chapter 354 of the Code of Iowa and ordinances of the City of North Liberty, and

WHEREAS, the City of North Liberty approved an Agreement with Corridor Commercial Development Company for the installation of Property Improvements in Penn Meadows, Part 6 as a condition of final plat approval, said, and

WHEREAS, the requirements of the Agreement for Penn Meadows, Part 6 entitled Property Improvements, except for sidewalks, have been installed in accordance with the design standards and Municipal Code requirements of the City of North Liberty.

NOW, THEREFORE, BE IT RESOLVED that the City Council of North Liberty, Iowa, does hereby approve the final plat of Penn Meadows, Part 6, including such modifications, variances and waivers from the general requirements of the Municipal Code of North Liberty as shown on the final plat and that Property Improvements, except for sidewalks, in Penn Meadows, Part 6 are hereby accepted and approved.

Adopted at North Liberty, Iowa, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF NORTH LIBERTY**

By: \_\_\_\_\_  
Thomas A. Salm, Mayor

Attest: \_\_\_\_\_  
Tracey Mulcahey, City Clerk