



# **Solomons Landing Entertainment District**

**Resolution No. 2023-40**

**RESOLUTION APPROVING THE FINAL PLAT FOR SOLOMONS ENTERTAINMENT DISTRICT IN NORTH LIBERTY, IOWA**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LIBERTY, IOWA:**

**WHEREAS**, the owner, Pratt Real Estate Management, Inc, 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;

**WHEREAS**, said real estate is owned by the above-named parties and the resubdivision is being made with the free consent and in accordance with the desires of the owners;

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

**WHEREAS**, the installation of public improvements serving the property has been provided for in accordance with the terms of the Developer's Agreement for Solomon's Landing, Part One.

**NOW, THEREFORE, BE IT RESOLVED** that the final plat of Solomon's Entertainment District is hereby approved and accepted.

**APPROVED AND ADOPTED** this 11th day of April, 2023.

CITY OF NORTH LIBERTY:

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CHRIS HOFFMAN, MAYOR

ATTEST:

I, Tracey Mulcahey, City Clerk of the City of North Liberty, hereby certify that at a meeting of the City Council of said City, held on the above date, among other proceedings, the above was adopted.

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TRACEY MULCAHEY, CITY CLERK



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
www.mmsconsultants.net

Date	Revision
03-07-2023	PER RRN REVIEW - RLW
03-17-2023	REVISED LOTS - JDM

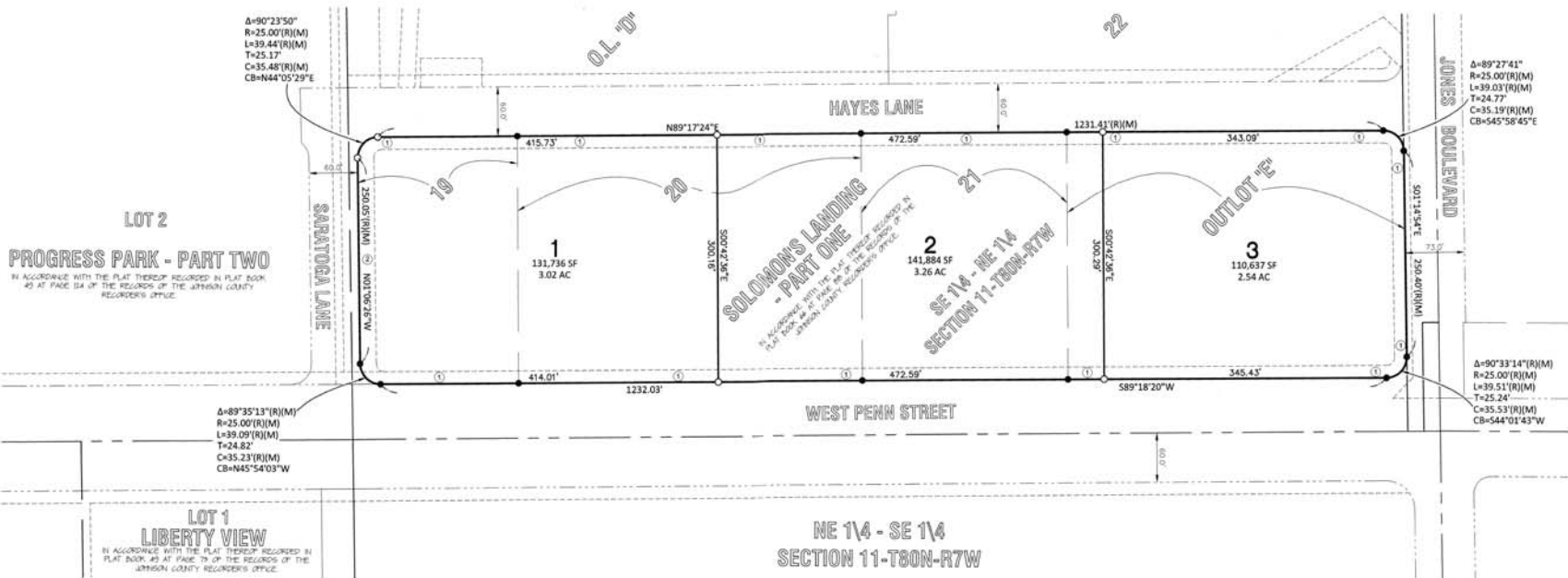
# FINAL PLAT

## SOLOMONS ENTERTAINMENT DISTRICT

A RESUBDIVISION OF LOTS 19, 20, 21, AND OUTLOT "E" OF SOLOMON'S LANDING - PART ONE TO NORTH LIBERTY, JOHNSON COUNTY, IOWA

LOCATION: A RESUBDIVISION OF LOTS 19, 20, 21, AND OUTLOT "E" OF SOLOMON'S LANDING - PART ONE LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, NORTH LIBERTY, JOHNSON COUNTY, IOWA.	SUBDIVIDER: PRATT REAL ESTATE MANAGEMENT INC 75 COMMERCIAL DR #916 NORTH LIBERTY, IOWA 52317
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-8282	PROPRIETOR: PRATT REAL ESTATE MANAGEMENT INC 75 COMMERCIAL DR #916 NORTH LIBERTY, IOWA 52317
DATE OF SURVEY: 12-01-2022	DOCUMENT RETURN INFORMATION: ATTORNEY: SUBDIVIDER'S ATTORNEY: RYAN J. PRAHM 425 E. OAKDALE BLVD, SUITE 201 CORALVILLE, IOWA 52241

FOR COUNTY RECORDER'S USE



**LOT 2**  
**PROGRESS PARK - PART TWO**  
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 49 AT PAGE 84 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

$\Delta=89^{\circ}35'13''(R)(M)$   
 $R=25.00'(R)(M)$   
 $L=39.09'(R)(M)$   
 $T=24.82'$   
 $C=35.23'(R)(M)$   
 $CB=N45^{\circ}54'03''W$

**LOT 1**  
**LIBERTY VIEW**  
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 49 AT PAGE 79 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.



EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	EXISTING 15.00 FOOT WIDE UTILITY EASEMENT
②	EXISTING 10.00 FOOT WIDE WATERMAIN AND UTILITY EASEMENT

**DESCRIPTION - SOLOMONS ENTERTAINMENT DISTRICT**

A RESUBDIVISION OF LOTS 19, 20, 21, AND OUTLOT "E" OF SOLOMON'S LANDING - PART ONE TO NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 66 AT PAGE 88 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE. SAID RESULTANT TRACT CONTAINS 8.82 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**FINAL PLAT**  
**SOLOMONS ENTERTAINMENT DISTRICT**

PLAT/PLAN APPROVED BY: CITY OF NORTH LIBERTY	
CITY CLERK	DATE:
UTILITY EASEMENTS APPROVED BY:	DATE:
MIDAMERICAN ENERGY	4/6/23
MEDIACOM	3/30/23
UNN COUNTY R.E.C.	3/30/23
SOUTH SLOPE COOPERATIVE TELEPHONE CO.	3/30/23
ALLIANT ENERGY	4/1/23

LEGEND AND NOTES	
	- CONGREGATIONAL CORNER, FOUND
	- CONGREGATIONAL CORNER, REESTABLISHED
	- CONGREGATIONAL 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
	- CONGREGATIONAL 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

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

LAND SURVEYOR

RICHARD R. NOWOTNY

17916

IOWA

SEAL

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 Professional Land Surveyor under the laws of the State of Iowa.

*Richard R. Nowotny* 4-3-23

RICHARD R. NOWOTNY  
I.S. Iowa Lic. No. 17916

My license renewal date is December 31, 2023

Pages or sheets covered by this seal: 1

LACEY STUTZMAN  
Commission Number 622560  
IOWA COMMISSION EXPIRES  
DECEMBER 3, 2025

Signed before me this 3rd day of April, 2023

*Lacey Stutzman*

Notify Public, in and for the State of Iowa.

**NORTH LIBERTY**  
**JOHNSON COUNTY**  
**IOWA**  
**MMS CONSULTANTS, INC.**

Date: 03-01-2023

Designed by:	KJB	Field Book No:	1354
Drawn by:	RLW	Scale:	1"=100'
Checked by:	RRN	Sheet No:	1
Project No:	IOWA CITY		
11669-001			

of: 1