

Doc ID: 025710440001 Type: PLA
 PLAT: SANDHILL PLAT
 Recorded: 12/05/2014 at 11:07:32 AM
 Fee Amt: \$7.00 Page 1 of 1
 Johnson County Iowa
 Kim Painter County Recorder
 #59 pg 51

RECEIVED COPY
 OF THIS PLAT 12-5-2014
 Kathy Elliott
 County Auditor
 County City Assessor

52 (as BK 5310 p 277 (12.5.14))
 PREPARED BY: HBK ENGINEERING, LLC - 509 SOUTH GILBERT ST. - IOWA CITY, IA 52240 - (319) 338-7557

FINAL PLAT SANDHILL ESTATES - PART 3 IOWA CITY, IOWA



14-0071

PLAT PREPARED BY

THOMAS M. NOVICK &
hbk
 ENGINEERING

HBK ENGINEERING, LLC
 509 S. GILBERT ST.
 IOWA CITY, IA 52240
 PHONE: (319) 338-7557
 FAX: (319) 358-2937

STATE OF IOWA,
 DEPARTMENT OF
 PROFESSIONAL
 LICENSE NO.
 00527328

OWNER:
 SG & M
 PROPERTIES, LLC
 775 MORMON TREK
 BLVD.
 IOWA CITY, IA
 52246

DEVELOPER:
 SG & M
 PROPERTIES, LLC
 775 MORMON TREK
 BLVD.
 IOWA CITY, IA
 52246

ATTORNEY:
 JOE HOLLAND
 123 N. LINN STREET
 SUITE 300
 IOWA CITY, IA
 52244

CONTRACTOR:
 TO BE
 DETERMINED

REVISIONS		
DATE	DESCRIPTION	BY

DRAWN BY:	CHECKED BY:	APPROVED BY:
ESW	BAB	BAB
PROJECT NUMBER:	14-0071	
FILE NAME:	140071	
DATE DRAWN:	09-29-2014	
SCALE:	1"=50'	
SHEET:	1 OF 1	

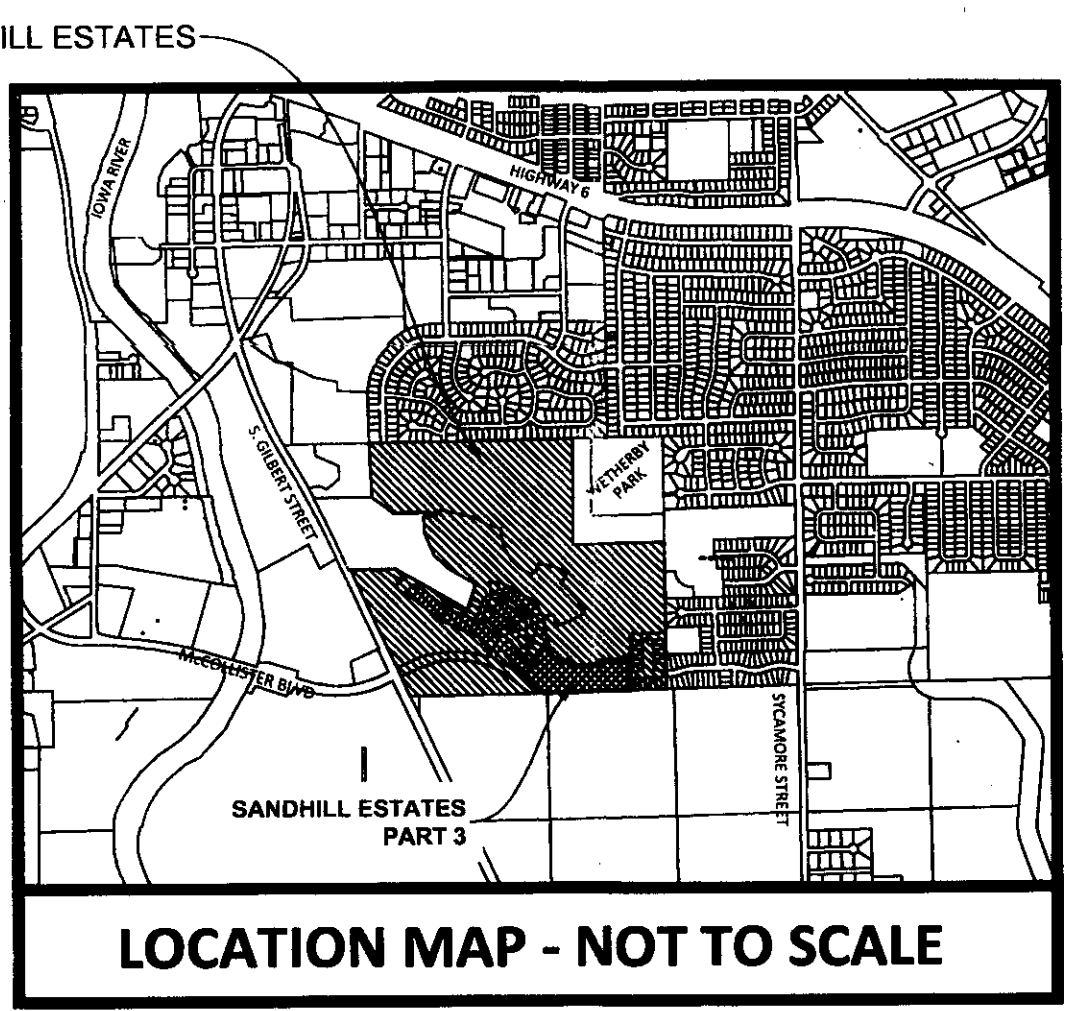
LEGAL DESCRIPTION

I CERTIFY THAT DURING THE MONTH OF APRIL, 2014, AT THE DIRECTION OF SG & M PROPERTIES, LLC, A SURVEY WAS MADE UNDER MY SUPERVISION OF A PORTION OF THE SOUTHEAST QUARTER, OF THE SOUTHEAST QUARTER, IN SECTION 22, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN AND A PORTION OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 23, TOWNSHIP 79 NORTH, RANGE 6 WEST, BOTH OF THE 5TH PRINCIPAL MERIDIAN, IOWA CITY, JOHNSON COUNTY, IOWA, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE S88°59'02"W ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 36.66 FEET TO A POINT AT THE SOUTHEAST CORNER OF SANDHILL ESTATES PART ONE, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 47, AT PAGE 230; THENCE N52°10'51"W, 258.80 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF MCCOLLISTER BOULEVARD, THENCE N37°48'16"E ALONG THE EASTERLY LINE OF SANDHILL PART 1 A DISTANCE OF 225.87 FEET; THENCE N52°00'44"W, 28.42 FEET; THENCE N37°48'41"E, 213.33 FEET; THENCE S08°48'25"E, 62.55 FEET; THENCE S02°48'54"W, 33.88 FEET; THENCE S36°56'23"E, 65.00 FEET; THENCE S49°36'36"E, 57.33 FEET; THENCE S70°30'25"E, 46.68 FEET; THENCE N81°36'37"E, 112.43 FEET; THENCE SOUTHEASTERLY 75.64 FEET, ALONG A 829.42 FOOT RADIUS CURVE, CONCAVE WESTERLY, WHOSE 75.61 FOOT CHORD BEARS S05°18'54"E; THENCE N85°39'31"E, 278.93 FEET; THENCE ALONG A 1250.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, WHOSE 38.63 FOOT CHORD BEARS N05°03'14"W; THENCE N88°19'25"E, 211.50 FEET; THENCE N72°59'53"E, 78.43 FEET; THENCE N62°29'04"E, 76.24 FEET TO THE NORTHWEST CORNER OF LOT 75 IN SANDHILL ESTATES PART 2, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 47, AT PAGE 260; THENCE S01°41'16"E, ALONG THE WESTERLY LINE OF SAID SUBDIVISION A DISTANCE OF 174.05 FEET; THENCE S88°18'44"W, 18.93 FEET; THENCE S01°41'16"E, 187.17 FEET TO THE SOUTHWEST CORNER OF LOT 57 OF SANDHILL ESTATES PART 2; THENCE S88°19'48"W, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 79, RANGE 6 WEST, A DISTANCE 879.47 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 22; THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 7.76 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

STANDARD LEGEND AND NOTES

- Boundary of Property Line
- Congressional Section Line
- Lot Line, Internal
- Lot Line, Platted or by Deed
- Existing Centerline
- Proposed Centerline
- Existing Right-of-Way
- Proposed Right-of-Way
- Benchmark
- Congressional Corner, Found
- Congressional Corner, Reestablished
- Congressional Corner, Reestablished Location
- Property Corner, Found
- Property Corner, Set
- Cut "X"
- Recorded Dimensions
- Measured Dimensions



0 50 100 Feet
 1" = 50'

Curve Table

Curve	Length	Radius	Delta	Chord	Tangent	CHORD BEARING
C1	32.88	398.00	4.73	32.87	16.45	S54°22'45"E
C2	59.70	398.00	8.59	59.64	29.91	S61°02'35"E
C3	56.30	398.00	8.11	56.26	28.20	S69°23'34"E
C4	58.21	398.00	8.38	58.15	29.16	S77°38'08"E
C5	45.35	398.00	6.53	45.33	22.70	S85°05'21"E
C6	30.52	20.00	87.43	567.30	19.12	S44°38'35"E
C7	31.42	20.00	90.00	28.28	20.00	S43°19'48"W
C8	31.47	20.00	90.14	28.32	20.05	N46°35'55"W
C9	31.36	20.00	89.85	28.25	19.95	S43°24'16"W
C10	56.98	332.00	8.83	56.91	28.56	S56°55'44"E

Curve Table

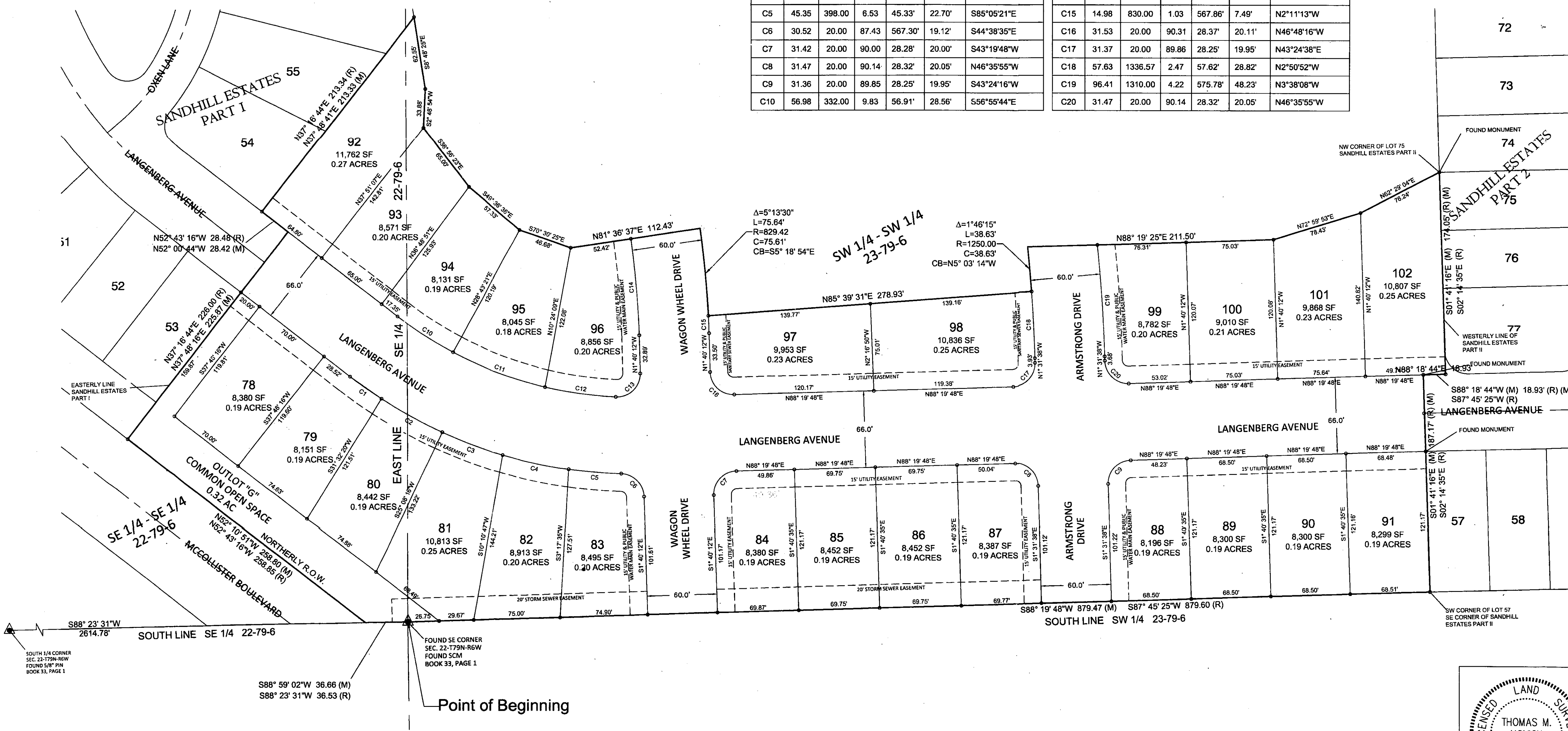
Curve	Length	Radius	Delta	Chord	Tangent	CHORD BEARING
C11	85.51	332.00	14.76	85.27	42.99	S69°13'25"E
C12	61.55	332.00	10.62	61.47	30.87	S81°54'48"E
C13	32.65	20.00	93.51	29.14	21.27	N46°00'49"E
C14	83.58	770.00	6.22	83.54	41.83	N4°46'47"W
C15	14.98	830.00	1.03	567.86	7.49	N2°11'13"W
C16	31.53	20.00	90.31	28.37	20.11	N46°48'16"W
C17	31.37	20.00	89.86	28.25	19.95	N43°24'38"E
C18	57.63	1336.57	2.47	57.62	28.82	N2°50'52"W
C19	96.41	1310.00	4.22	96.37	48.23	N3°38'08"W
C20	31.47	20.00	90.14	28.32	20.05	N46°35'55"W

Curve Table: Alignments

Curve #	Length	Radius	Delta	Chord	Tangent	CHORD BEARING
C21	252.64	365.00	39.66	247.62	131.62	S71°50'28"E
C22	87.10	800.00	6.24	87.06	43.59	N4°47'20"W
C23	96.33	1280.00	4.31	96.31	48.19	N3°41'00"W

AREA TABLE

SEC. 22-T79N-R6W			
QUARTER SECTION	AREA	ROW	LOTS
SE 1/4 - SE 1/4	1.48 AC	0.23 AC	1.25 AC
SEC. 23-T79N-R6W			
QUARTER SECTION	AREA	ROW	LOTS
SW 1/4 - SW 1/4	6.28 AC	2.05 AC	4.23 AC
TOTAL	7.76 AC		



PLATPLAN APPROVED by the City of Iowa City

Neuman K. Kew 10/3/14
 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.

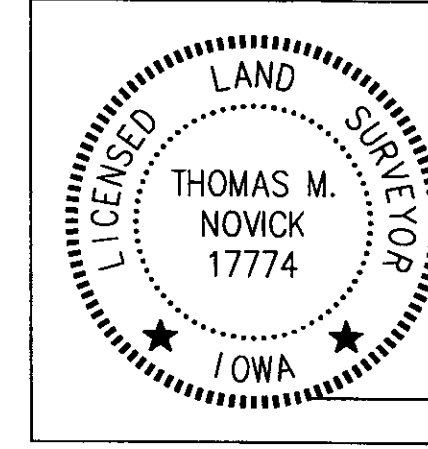
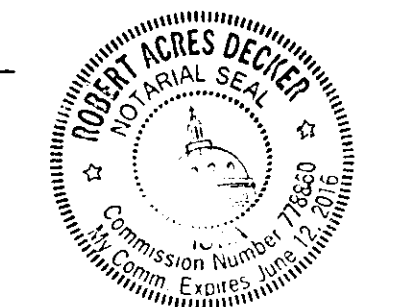
UTILITY EASEMENTS AS SHOWN HEREON ARE SUFFICIENT FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:

CenturyLink 10/14/14
 MIDAMERICAN ENERGY CO. DATE

CenturyLink 10-30-14
 CENTURYLINK DATE

K. P. Jones 10-13-14
 MEDIACOM DATE

Signed before me this 5th day of NOVEMBER, 2014.
Kathy Elliott
 Notary Public, in and for the State of 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.