

FINAL PLAT

MONUMENT HILLS

NW CORNER OF THE NE 1/4
NW CORNER AUDITOR'S PARCEL 2022024
FOUND CONCRETE
MONUMENT

IOWA CITY, IOWA

NE CORNER OF THE NW 1/4 OF THE NE 1/4
FOUND 5/8" REBAR YPC BROKEN

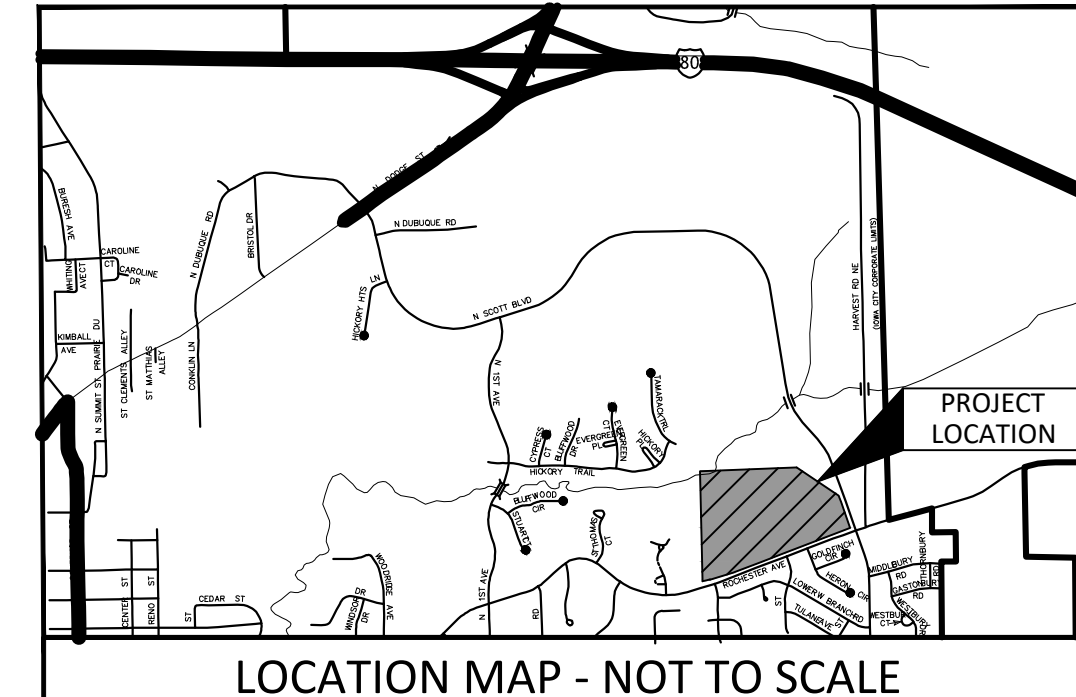
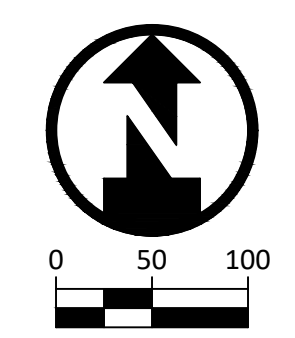
AREA BREAKDOWN BY QUARTER:

NW 1/4 OF THE NE 1/4 SECTION 12-79-6	39.43 ACRES
SW 1/4 OF THE NE 1/4 SECTION 12-79-6	8.98 ACRES
NE 1/4 OF THE NE 1/4 SECTION 12-79-6	23.52 ACRES
SE 1/4 OF THE NE 1/4 SECTION 12-79-6	0.24 ACRES
TOTAL	72.17 ACRES

FOR RECORDER'S USE ONLY

RECORDER'S INDEX

COUNTY:	JOHNSON
SECTION:	12-T79N-R06W
QUARTER SECTION:	NE 1/4
CITY:	IOWA CITY
SUBDIVISION:	MONUMENT HILLS
BLOCK:	N/A
LOT(S):	N/A
PROPRIETOR:	MONUMENT FARMS LLC
REQUESTED BY:	MONUMENT FARMS LLC
PREPARED BY:	AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52240 - PH# 319.519.6220



PLAT PREPARED BY:
AXIOM CONSULTANTS
60 E. COURT STREET, UNIT 3
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:
PHELAN TUCKER LAW LLP
JOHN BEASLEY
321 E. MARKET STREET
IOWA CITY, IA 52245

OWNERS:
MONUMENT FARMS, LLC
3810 PETERSON PL
NORTH LIBERTY, IA 52317

FOUNDATION, INC:
HARVEST PRESERVE
3402 ROCHESTER AVE
IOWA CITY, IA 52245

SUBDIVIDER:
MONUMENT HILLS, LLC
221 E. BURLINGTON STREET
IOWA CITY, IA 52240

UTILITY APPROVALS

LUMEN	DATE
IMON COMMUNICATIONS	DATE
METRONET	DATE
MEDIACOM	DATE
MIDAMERICAN ENERGY	DATE

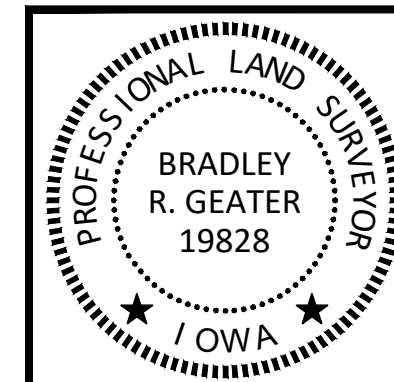
NOTES:

- 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.

OUTLOTS:

OUTLOT	SIZE (SF)	INTENDED USE
A	877,373	MAINTAINED BY HOA. CONSERVATION EASEMENT AS SHOWN.
B	332,843	MAINTAINED BY HOA. CONSERVATION EASEMENT AS SHOWN.
C	285,496	MAINTAINED BY HOA. CONSERVATION EASEMENT AS SHOWN.
D	150	MAILBOX CLUSTER.
E	67,730	DEDICATED TO THE CITY FOR OPEN SPACE PER CODE 14-5K-3.
F	78,731	TO BE CONVEYED TO HARVEST PRESERVE, INC. CONSERVATION EASEMENT AS SHOWN.
PARCEL A	114,537	RIGHT OF WAY DEDICATED TO CITY FOR ROCHESTER AVENUE IMPROVEMENTS.
PARCEL B	238,562	RIGHT OF WAY DEDICATED TO CITY FOR HERON DRIVE, HERON PLACE, AND ALLISON WAY.

OUTLOTS A, B, C AND D ARE TO BE MAINTAINED AND OWNED BY HOME OWNERS ASSOCIATION (HOA). AREAS WITHIN THE TRAFFIC CIRCLE TO BE MAINTAINED BY THE HOA.



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.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E.
LICENSE NUMBER 19828

DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.

PAGES OR SHEETS COVERED BY THIS SEAL: _____

HATCH KEY:

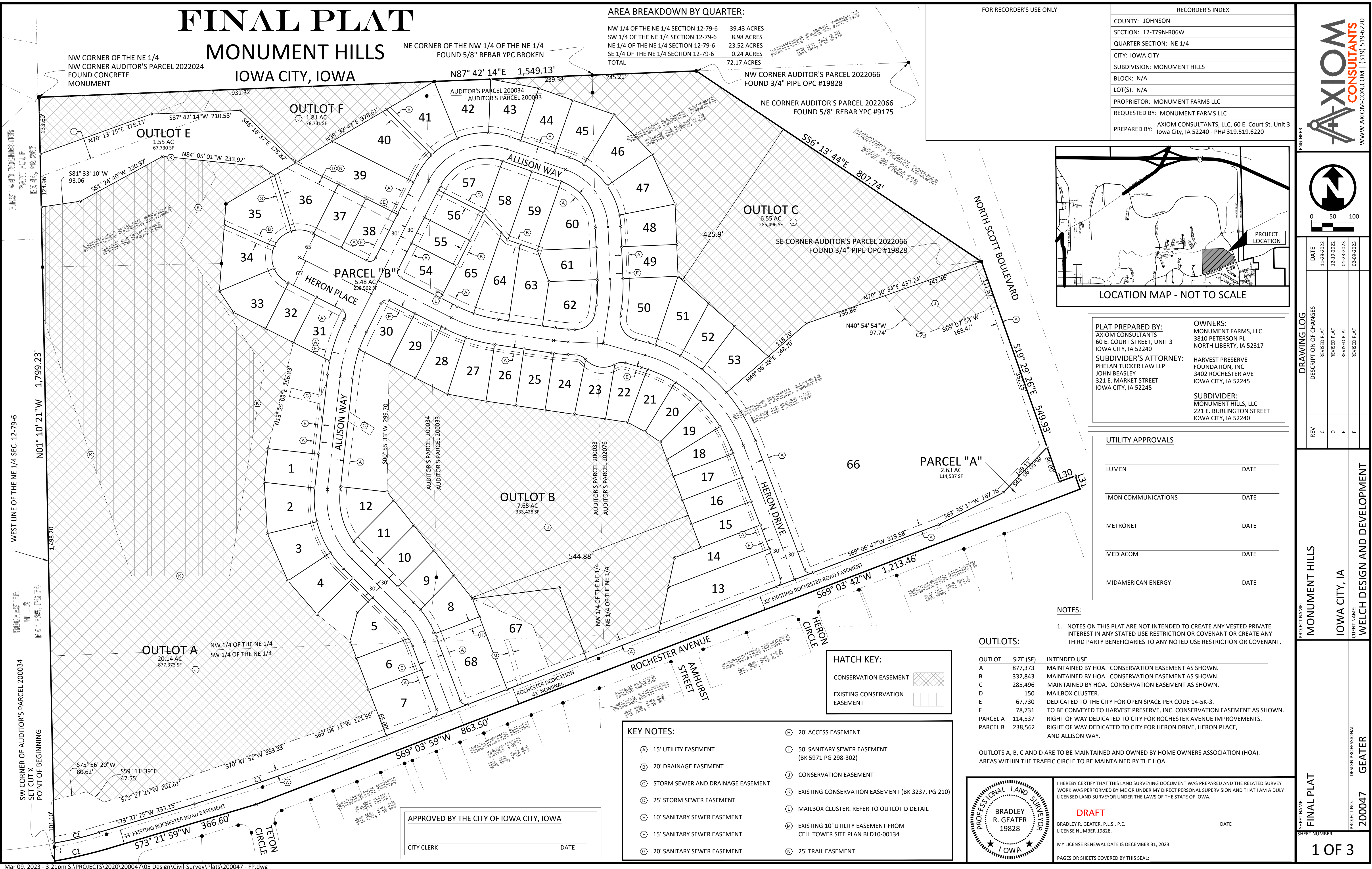
CONSERVATION EASEMENT	
EXISTING CONSERVATION EASEMENT	

KEY NOTES:

- (A) 15' UTILITY EASEMENT
- (B) 20' DRAINAGE EASEMENT
- (C) STORM SEWER AND DRAINAGE EASEMENT
- (D) 25' STORM SEWER EASEMENT
- (E) 10' SANITARY SEWER EASEMENT
- (F) 15' SANITARY SEWER EASEMENT
- (G) 20' SANITARY SEWER EASEMENT
- (H) 20' ACCESS EASEMENT
- (I) 50' SANITARY SEWER EASEMENT (BK 5971 PG 298-302)
- (J) CONSERVATION EASEMENT
- (K) EXISTING CONSERVATION EASEMENT (BK 3237, PG 210)
- (L) MAILBOX CLUSTER. REFER TO OUTLOT D DETAIL
- (M) EXISTING 10' UTILITY EASEMENT FROM CELL TOWER SITE PLAN BLD10-00134
- (N) 25' TRAIL EASEMENT

APPROVED BY THE CITY OF IOWA CITY, IOWA

CITY CLERK _____ DATE _____



DRAWING LOG

REV	DATE	DESCRIPTION OF CHANGES
C	11-28-2022	REVISED PLAT
D	12-19-2022	REVISED PLAT
E	01-23-2023	REVISED PLAT
F	02-09-2023	REVISED PLAT

PROJECT NAME: MONUMENT HILLS
IOWA CITY, IA
CLIENT NAME: WELCH DESIGN AND DEVELOPMENT

SHEET NAME: FINAL PLAT
SHEET NUMBER: 1 OF 3
PROJECT NO.: 200047
DESIGN PROFESSIONAL: GEATER

FINAL PLAT

MONUMENT HILLS

IOWA CITY, IOWA

LEGAL DESCRIPTION

BEING ALL OF AUDITOR'S PARCEL 200033 IN BOOK 41 PAGE 192, AND PART OF AUDITOR'S PARCEL 200034 IN BOOK 41 PAGE 191, ALL OF AUDITOR'S PARCEL 2022024 IN BOOK 65 PAGE 294, AND ALL OF AUDITOR'S PARCEL 2022076 IN BOOK 66 PAGE 126 OF THE JOHNSON COUNTY RECORDER'S OFFICE, ALL IN SECTION 12, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., CITY OF IOWA CITY, JOHNSON COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF AUDITOR'S PARCEL 200034 AS RECORDED IN BOOK 41 PAGE 191 OF THE JOHNSON COUNTY RECORDER'S OFFICE, THENCE N01°10'21"W, 1,799.23 FEET TO THE NORTH LINE OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M.; THENCE ALONG SAID LINE N87°42'14"E, 1,549.13 FEET TO THE SOUTH LINE OF SAID AUDITOR'S PARCEL 2022076; THENCE ALONG SAID SOUTH LINE S56°13'44"E, 807.74 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. SCOTT BOULEVARD; THENCE ALONG SAID LINE S19°29'26"E, 549.93 FEET; THENCE N70°22'36"E, 40.00 FEET; THENCE S19°37'24"E, 33.00 FEET; THENCE S69°03'42"W, 1,213.46 FEET, THENCE S69°03'59"W, 863.50 FEET; THENCE S73°21'59"W, 366.60 FEET; THENCE 127.02 FEET ALONG A 1145.99 FOOT RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S76°54'48"W, 126.95 FEET) TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 72.17 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

LEGEND

- ⊙ SET 3/4" Ø PIPE OPC 19828
- ✕ SET CUT X
- FOUND PROPERTY CORNER-AS LABELED
- ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY/PROPERTY LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - SECTION LINE

LINE TABLE

LINE #	LENGTH	BEARING
L1	42.46	N01°10'21"W
L2	44.98	N69°04'11"E
L3	16.40	N69°04'11"E
L4	366.28	S69°04'09"W
L5	32.45	S45°16'40"E
L6	9.91	N06°25'34"E
L7	5.38	S26°46'56"W
L8	19.46	S26°46'56"W
L9	10.00	N26°46'56"E
L10	24.08	N70°46'00"W
L11	18.95	S08°27'19"W
L12	17.19	N08°27'19"E
L13	22.38	N41°43'32"W
L14	14.62	N87°17'02"W
L15	10.74	S63°13'04"E

LINE TABLE

LINE #	LENGTH	BEARING
L17	10.00	S26°46'56"W
L18	15.00	N63°13'04"W
L19	10.00	S26°46'56"W
L20	14.85	N16°56'39"W
L21	15.97	S55°43'16"E
L22	20.00	S13°45'16"W
L23	18.23	S06°25'34"W
L24	32.11	N24°27'46"E
L25	43.84	N08°05'15"W
L26	22.31	N06°25'34"E
L27	20.00	S32°45'17"W
L28	17.16	N46°16'37"W
L29	19.63	S63°13'04"E
L30	40.00	N70°22'36"E
L31	33.00	S19°37'24"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	127.02	1145.99	6'21"02"	S76°54'48"W	126.95
C2	109.83	715.72	8'47"32"	S76°34'53"W	109.72
C3	357.82	6000.00	3'25"01"	S70°48'01"W	357.77
C4	85.28	200.00	24°25'52"	N33°03'44"W	84.64
C5	180.48	200.00	51°42'13"	N19°25'33"W	174.42
C6	124.35	350.00	20°21'22"	N16°36'15"E	123.70
C7	111.95	350.00	18°19'37"	S72°22'53"E	111.48
C8	35.06	350.00	5°44'21"	S84°24'52"E	35.04
C9	326.43	350.00	53°26'15"	S47°35'15"E	314.73
C10	215.86	150.00	82°27'04"	S68°00'28"W	197.71
C11	179.07	150.00	68°24'01"	N36°34'00"W	168.63
C12	66.11	350.00	10°49'18"	N03°02'40"E	66.01
C13	23.54	15.00	89°54'59"	S24°06'42"W	21.20
C14	23.58	15.00	90°05'03"	N65°53'19"W	21.23
C15	19.87	170.00	6°41'48"	S24°11'42"E	19.86
C16	52.62	170.00	17°44'04"	S36°24'38"E	52.41
C17	8.04	230.00	2°00'08"	N21°50'52"W	8.04
C18	66.90	230.00	16°39'54"	N31°10'52"W	66.66
C19	23.14	230.00	5°45'50"	N42°23'45"W	23.13
C20	27.80	170.00	9°22'10"	N40°35'35"W	27.77
C21	125.61	170.00	42°20'03"	N14°44'28"W	122.77
C22	47.55	230.00	11°50'45"	S39°21'17"E	47.47
C23	80.00	230.00	19°55'44"	S23°28'03"E	79.60
C24	80.00	230.00	19°55'44"	S03°32'19"E	79.60
C25	34.21	380.00	5°09'30"	S09°00'18"W	34.20
C26	100.80	380.00	15°11'52"	S19°10'59"W	100.50
C27	23.56	15.00	90°00'00"	S18°13'04"E	21.21
C28	45.99	65.00	40°32'25"	S42°56'51"E	45.04
C29	52.50	65.00	46°16'24"	S00°27'33"W	51.08
C30	56.11	65.00	49°27'36"	S48°19'33"W	54.38
C31	49.61	65.00	43°43'35"	N85°04'52"W	48.41
C32	23.56	15.00	90°00'00"	S71°46'56"E	21.21
C33	68.93	320.00	12°20'28"	N12°35'48"E	68.79
C34	44.76	320.00	8°00'54"	N22°46'29"E	44.73
C35	23.56	15.00	90°00'00"	N71°46'56"E	21.21
C36	23.56	15.00	90°00'00"	N18°13'04"W	21.21
C37	172.69	120.00	82°27'04"	N68°00'28"E	158.17
C38	57.55	180.00	18°19'08"	S35°56'30"W	57.31
C39	72.06	180.00	22°56'20"	S56°34'14"W	71.58
C40	75.92	180.00	24°09'57"	S80°07'22"W	75.36
C41	53.49	180.00	17°01'39"	N79°16'50"W	53.30
C42	37.58	180.00	11°57'39"	N64°47'11"W	37.51
C43	75.00	180.00	23°52'24"	N46°52'10"W	74.46
C44	75.00	180.00	23°52'24"	N22°59'46"W	74.46
C45	27.31	180.00	8°41'34"	N06°42'47"W	27.28
C46	143.26	120.00	68°24'01"	S36°34'00"E	134.90
C47	60.44	320.00	10°49'18"	S03°02'40"W	60.35
C48	71.77	380.00	10°49'18"	N03°02'40"E	71.67
C49	70.78	49.00	82°45'41"	N32°55'32"W	64.78
C50	66.18	45.00	84°15'39"	S50°35'08"W	60.37
C51	32.05	320.00	5°44'21"	N84°24'52"W	32.04
C52	60.09	320.00	10°45'36"	N76°09'53"W	60.01
C53	42.26	320.00	7°34'01"	N67°00'05"W	42.23
C54	51.55	380.00	7°46'21"	S67°06'15"E	51.51
C55	70.00	380.00	10°33'16"	S76°16'03"E	69.90
C56	4.75	380.00	0°42'58"	S81°54'10"E	4.75
C57	33.31	380.00	5°01'23"	S84°46'21"E	33.30
C58	25.88	33.00	44°56'19"	S64°48'53"E	25.22
C59	75.16	56.00	76°53'57"	S80°47'42"E	69.64
C60	25.88	33.00	44°56'19"	N83°13'29"E	25.22
C61	14.66	320.00	2°37'31"	S72°59'36"E	14.66
C62	72.79	320.00	13°02'00"	S65°09'51"E	72.63
C63	74.94	320.00	13°25'02"	S51°56'20"E	74.76
C64	74.94	320.00	13°25'02"	S38°31'19"E	74.76
C65	61.13	320.00	10°56'41"	S26°20'28"E	61.03
C66	17.41	380.00	2°37'31"	N72°59'36"W	17.41
C67	65.00	380.00	9°48'02"	N66°46'50"W	64.92
C68	60.00	380.00	9°02'48"	N57°21'25"W	59.94
C69	79.23	380.00	11°56'48"	N46°51'36"W	79.09
C70	132.77	380.00	20°01'05"	N30°52'40"W	132.09
C71	23.56	15.00	89°58'55"	S24°07'20"W	21.21
C72	23.57	15.00	90°01'05"	N65°52'40"W	21.22
C73	47.62	39.00	69°57'13"	N75°53'31"W	44.71



KEY NOTES:

- (A) 15' UTILITY EASEMENT
- (B) 20' DRAINAGE EASEMENT
- (C) STORM SEWER AND DRAINAGE EASEMENT
- (D) 25' STORM SEWER EASEMENT
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- (M) EXISTING 10' UTILITY EASEMENT FROM CELL TOWER SITE PLAN BLD10-00134
- (N) 25' TRAIL EASEMENT

AXIOM CONSULTANTS
 ENGINEER: [Signature]
 WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DATE	DESCRIPTION OF CHANGES
C	11-28-2022	REVISED PLAT
D	12-19-2022	REVISED PLAT
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PROJECT NAME: MONUMENT HILLS
CITY: IOWA CITY, IA
CLIENT NAME: WELCH DESIGN AND DEVELOPMENT

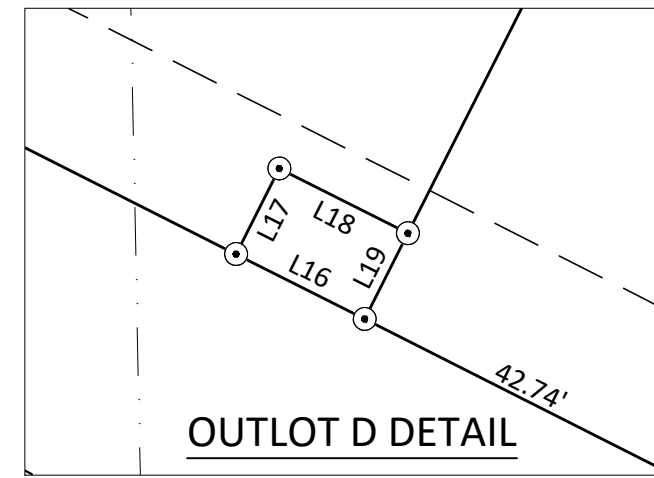
SHEET NO.: 200047
DESIGN PROFESSIONAL: GEATER

SHEET NUMBER: 2 OF 3

FINAL PLAT

MONUMENT HILLS

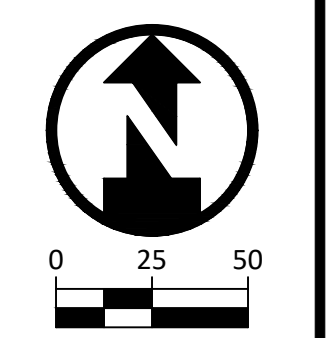
IOWA CITY, IOWA



AUDITOR'S PARCEL 2000120
BK 53, PG 325

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IOWA CITY, IA

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WELCH DESIGN AND DEVELOPMENT

SHEET NAME:
FINAL PLAT

PROJECT NO.:
200047

SHEET NUMBER:
3 OF 3