

# FINAL PLAT OAK RIDGE ESTATES FIRST ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

## LEGAL DESCRIPTION

A part of the N 1/4 of the NE 1/4 SW 1/4 of Section 25, Township 92 North, Range 7 West of the 5th P.M., City of Cedar Rapids, Linn County, Iowa described as follows:

Beginning at the Center of said Section 25;  
 Runce S51°00'00"E along the east line of the SW 1/4 of said Section 25, 888.83 feet to the south line of said N 1/2 SW 1/4 SW 1/4;  
 Runce S88°20'00"W along said south line, 116.26 feet;  
 Runce N01°23'00"W, 145.82 feet;  
 Runce S 2 curves starting on an arc of 118.01 feet at a 450.00-foot radius curve to the left, having a chord distance of 116.21 feet bearing S53°10'34"E;  
 Runce S51°01'36"W, 100.14 feet;  
 Runce S 2 curves starting on an arc of 73.09 feet at a 340.00-foot radius curve to the right, having a chord distance of 12.57 feet bearing S05°44'32"E;  
 Runce N40°12'30"W, 60.00 feet;  
 Runce North-south on an arc of 80.00 of 02.21 feet at a 460.00-foot radius curve to the right, having a chord distance of 60.16 feet bearing N85°44'02"E;  
 Runce N61°15'05"E, 188.14 feet;  
 Runce North-south on an arc of 88.88 feet at a 340.00-foot radius curve to the right, having a chord distance of 68.65 feet bearing N84°33'17"E;  
 Runce N11°48'20"W, 19.00 feet;  
 Runce S72°10'33"W, 252.61 feet;  
 Runce N45°32'12"W, 457.01 feet to the north line of said NE 1/4 SW 1/4;  
 Runce N60°14'55"E along said north line, 888.14 feet to the point of beginning, containing 0.28 acres which includes 1.00 acre of street right-of-way.



**LOCATION MAP**  
NO SCALE



CHAIN	SOIL	ANGLE	CORRECTION	PAGES	ARC LENGTH	CHORD LENGTH	
024	15°53'51"	S	88°10'00"	N	760.00	118.01	118.27
025	09°43'44"	N	81°38'18"	E	760.00	76.30	76.26
026	12°23'28"	S	80°07'01"	N	740.00	117.09	116.86
027	07°33'17"	N	57°36'43"	E	860.00	86.76	87.77
028	07°02'07"	N	47°20'54"	W	860.00	83.83	86.00
029	71°33'33"	S	88°07'09"	N	860.00	76.26	76.16
030	07°12'13"	S	00°20'46"	N	860.00	86.84	86.84
031	07°29'29"	S	48°30'39"	E	860.00	86.28	87.77
032	00°13'23"	N	84°30'21"	E	840.00	86.88	86.88
033	07°44'55"	N	05°44'02"	N	460.00	52.21	62.16
034	07°44'55"	N	05°44'02"	N	840.00	73.03	72.97

OWNER:  
 OAK RIDGE ESTATES DEVELOPMENT, LLC  
 2530 73RD STREET  
 URBANDA, IOWA 50322

SURVEYOR:  
 BRAIN ENGINEERING, INC.  
 777 10TH STREET  
 MARION, IOWA 52302  
 373-1318



I hereby certify that this land surveying document was prepared during the time and in accordance with the provisions of the laws of the State of Iowa.  
 Date \_\_\_\_\_

Stephen Michael Dean, L.S.  
 My License Renewal Date is December 31, 2008  
 License Number 9047

Pages or sheets covered by this tract: 1 of 1

NOTES:  
 1. ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.  
 2. THERE SHALL BE NO ABOVE-GROUND UTILITY STRUCTURES WHERE EASEMENTS CROSS SEWER, WATER, DRAINAGE, OR ACCESS EASEMENTS.  
 3. THIS SITE IS ZONED R-1.  
 4. DIRECT ACCESS TO PIONEER AVE. S.E. IS PROHIBITED FOR LOT 10.  
 5. DIRECT ACCESS TO 42ND STREET S.E. IS PROHIBITED FOR ALL LOTS.

DATE OF SURVEY: 9/18/00

- ▲ FOUND SECTION CORNER
- FOUND IRON PIN
- FOUND CHISELED X
- ▲ SET SECTION CORNER
- SET 1/2" REBAR W/YELLOW CAP & 8647
- ✕ SET CHISELED X
- POB POINT OF BEGINNING
- RECORDED AS
- SCM 4x4 CONCRETE POST w/DISK
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- U.D.E. UTILITY AND DRAINAGE EASEMENT
- S.S.D.E. STORM SEWER AND DRAINAGE EASEMENT

Title: **FINAL PLAT**  
 Project No: **OAK RIDGE ESTATES FIRST ADDITION**

**BRAIN ENGINEERING, INC.**  
 777 10TH STREET  
 MARION, IOWA 52302  
 (319) 373-1318

Drawn: JEG	Book: 129
Checked: <i>SMB</i>	Scale: 1"=100'
Date: 1-22-02	