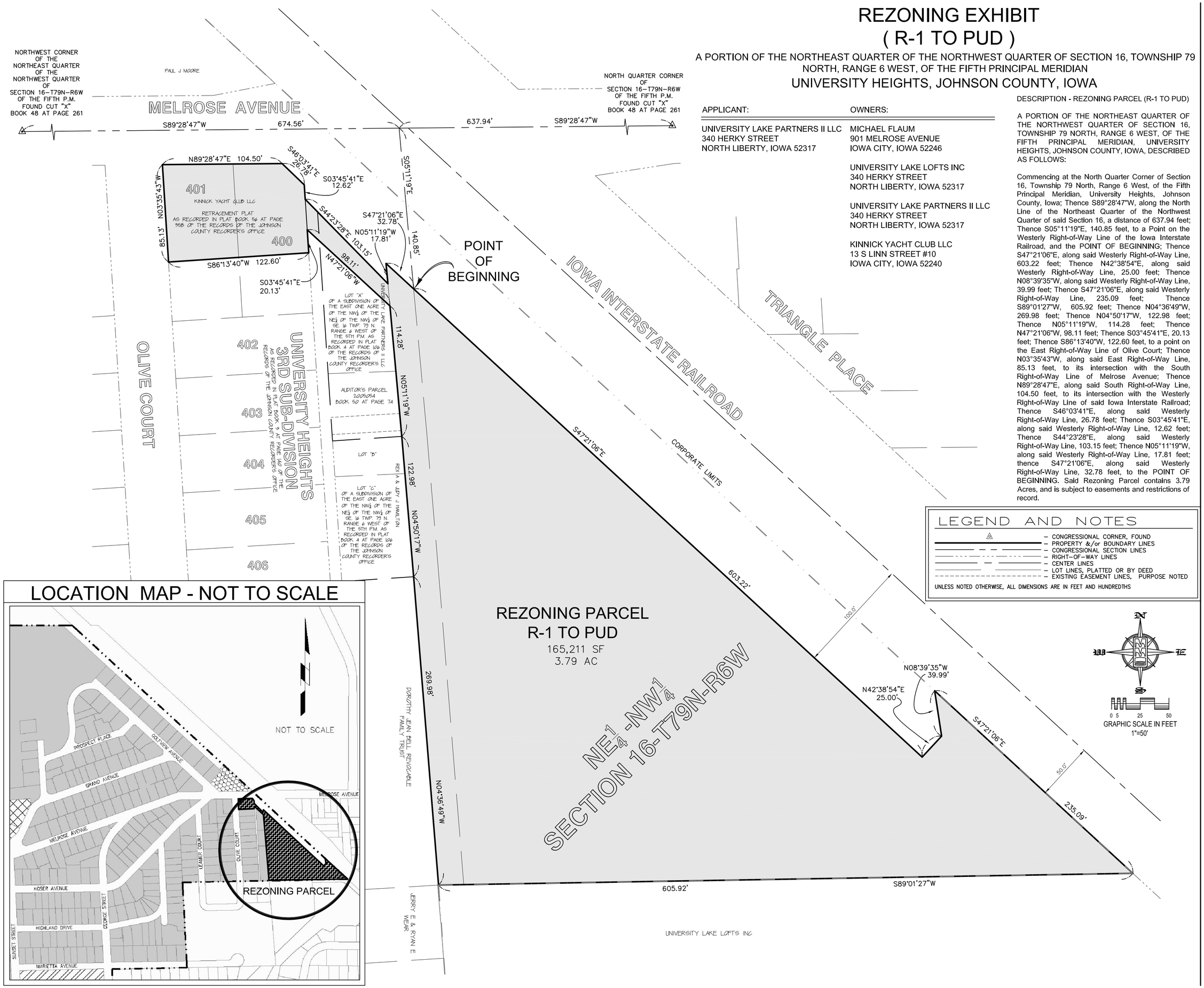
REZONING EXHIBIT
(R-1 TO PUD)

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN

UNIVERSITY HEIGHTS, JOHNSON COUNTY, IOWA

3.79 ACRES



LOCATION MAP - NOT TO SCALE

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT–OF–WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

APPLICANT:	OWNERS:
UNIVERSITY LAKE PARTNERS II LLC 340 HERKY STREET NORTH LIBERTY, IOWA 52317	MICHAEL FLAUM 901 MELROSE AVENUE IOWA CITY, IOWA 52246
	UNIVERSITY LAKE LOFTS INC 340 HERKY STREET NORTH LIBERTY, IOWA 52317
	UNIVERSITY LAKE PARTNERS II LLC 340 HERKY STREET NORTH LIBERTY, IOWA 52317
	KINNICK YACHT CLUB LLC 13 S LINN STREET #10 IOWA CITY, IOWA 52240

DESCRIPTION - REZONING PARCEL (R-1 TO PUD)

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, UNIVERSITY HEIGHTS, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Commencing at the North Quarter Corner of Section 16, Township 79 North, Range 6 West, of the Fifth Principal Meridian, University Heights, Johnson County, Iowa; Thence S89°28'47"W, along the North Line of the Northeast Quarter of the Northwest Quarter of said Section 16, a distance of 637.94 feet; Thence S05°11'19"E, 140.85 feet, to a Point on the Westerly Right-of-Way Line of the Iowa Interstate Railroad, and the POINT OF BEGINNING; Thence S47°21'06"E, along said Westerly Right-of-Way Line, 603.22 feet; Thence N42°38'54"E, along said Westerly Right-of-Way Line, 25.00 feet; Thence N08°39'35"W, along said Westerly Right-of-Way Line, 39.99 feet; Thence S47°21'06"E, along said Westerly Right-of-Way Line, 235.09 feet; Thence S89°01'27"W, 605.92 feet; Thence N04°36'49"W, 269.98 feet; Thence N04°50'17"W, 122.98 feet; Thence N05°11'19"W, 114.28 feet; Thence N47°21'06"W, 98.11 feet; Thence S03°45'41"E, 20.13 feet; Thence S86°13'40"W, 122.60 feet, to a point on the East Right-of-Way Line of Olive Court; Thence N03°35'43"W, along said East Right-of-Way Line, 85.13 feet, to its intersection with the South Right-of-Way Line of Melrose Avenue; Thence N89°28'47"E, along said South Right-of-Way Line, 104.50 feet, to its intersection with the Westerly Right-of-Way Line of said Iowa Interstate Railroad; Thence S46°03'41"E, along said Westerly Right-of-Way Line, 26.78 feet; Thence S03°45'41"E, along said Westerly Right-of-Way Line, 12.62 feet; Thence S44°23'28"E, along said Westerly Right-of-Way Line, 103.15 feet; Thence N05°11'19"W, along said Westerly Right-of-Way Line, 17.81 feet; thence S47°21'06"E, along said Westerly Right-of-Way Line, 32.78 feet, to the POINT OF BEGINNING. Said Rezoning Parcel contains 3.79 Acres, and is subject to easements and restrictions of record.

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
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Date	Revision
07-12-2017	REDUCED AREA PER CLIENT - RLW
07-27-2017	REVISED AREA PER CLIENT -JDM

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(R-1 TO PUD)

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN

UNIVERSITY HEIGHTS
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05-26-2017	
Designed by: KJB	Field Book No:
Drawn by: RLW	Scale: 1"=50'
Checked by: DAM	Sheet No: 1
Project No: IOWA CITY 0986-057	of: 1