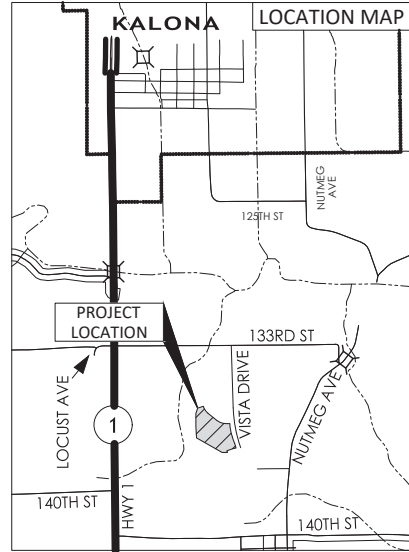


FINAL PLAT

VISTA RIDGE SUBDIVISION

PART 1

KALONA, WASHINGTON COUNTY, IOWA



LEGEND:

- SET 3/4" Ø PIPE OPC 19828
- FOUND 3/4" Ø PIPE OPC 19828
- X SET CUT "X"
- OPC ORANGE PLASTIC CAP
- PROPOSED BOUNDARY/PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	225.02	380.00	33°55'39"	N33°47'41"W	221.74
C2	101.19	380.00	15°15'27"	N43°07'47"W	100.89
C3	19.50	30.00	37°15'03"	S57°52'01"W	19.16
C4	5.73	30.00	10°56'19"	S81°57'43"W	5.72
C5	61.61	60.00	58°49'43"	S58°01'01"W	58.93
C6	40.51	60.00	38°40'50"	S09°15'44"W	39.74
C7	42.60	60.00	40°40'50"	S30°25'05"E	41.71
C8	42.78	60.00	40°51'15"	S71°11'08"E	41.88
C9	40.32	60.00	38°30'25"	N69°08'02"E	39.57
C10	61.61	60.00	58°49'43"	N20°27'58"E	58.93
C11	5.73	30.00	10°56'19"	N03°28'43"W	5.72
C12	19.50	30.00	37°15'04"	N20°36'59"E	19.16
C13	7.55	380.00	1°08'20"	N51°19'40"W	7.55
C14	75.12	380.00	11°19'37"	N57°33'38"W	75.00
C15	70.10	380.00	10°34'10"	N68°30'32"W	70.00
C16	261.53	380.00	39°25'59"	N70°28'30"W	256.40
C17	70.10	380.00	10°34'10"	N79°04'42"W	70.00
C18	38.66	380.00	5°49'42"	N87°16'38"W	38.64
C19	407.81	1240.00	18°50'35"	N10°51'06"W	405.97
C20	296.79	1240.00	13°42'48"	N13°25'00"W	296.08
C21	116.79	760.00	8°48'18"	N15°52'15"W	116.68
C22	122.94	800.00	8°48'18"	S15°52'15"E	122.82
C23	393.79	1200.00	18°48'07"	S10°52'20"E	392.02
C24	379.77	1160.00	18°45'28"	N10°53'40"W	378.07
C25	129.09	840.00	8°48'18"	N15°52'15"W	128.96
C26	123.82	380.00	18°40'12"	N26°09'57"W	123.28

LINE TABLE

LINE #	LENGTH	BEARING
L1	30.00	S50°45'30"E
L2	30.00	S50°45'30"E
L3	35.09	S89°48'31"W
L4	40.01	N89°48'31"E
L5	40.01	N89°48'31"E
L6	40.00	S78°31'54"W
L7	40.00	S78°31'54"W
L9	60.00	N39°14'30"E
L10	130.00	N39°14'30"E

LOT BREAKDOWNS BY QUARTER

LOT	NE-SW	NW-SE	TOTAL
OUTLOT A	6.23	0.03	6.26
OUTLOT B	3.57	4.18	7.75
13	0.14	0.09	0.23

SUBDIVISION BREAKDOWN BY QUARTER

NE-SW	NW-SE	TOTAL
13.20	6.03	19.23



FOR RECORDER'S USE ONLY

RECORDER'S INDEX	
COUNTY:	WASHINGTON
SECTION:	19-77-7
QUARTER SECTION:	SW 1/4 & SE 1/4
CITY:	KALONA
SUBDIVISION:	VISTA RIDGE PART 1
BLOCK:	NA
LOT(S):	NA

- NOTES:**
- | PARCEL | SIZE (AC) | INTENDED USE |
|----------|-----------|---|
| LOT A | 0.43 | RIGHT-OF-WAY |
| LOT B | 1.31 | RIGHT-OF-WAY |
| OUTLOT A | 6.26 | STORMWATER MANAGEMENT, OPEN SPACE, TRAILS |
| OUTLOT B | 7.75 | FUTURE PHASE 2 AND 3 |
- LOTS A AND B ARE TO BE DEDICATED TO THE CITY OF KALONA AS RIGHT-OF-WAY.
 - OUTLOT A IS TO BE MAINTAINED BY HOA FOR STORMWATER MANAGEMENT, OPEN SPACE, AND TRAILS.
 - OUTLOT B IS TO BE RETAINED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.

LEGAL DESCRIPTION

BEING A PART OF THE SOUTHWEST ¼ (SW ¼) AND A PART OF LOT 1 OF THE AUDITORS PLAT IN PLAT BOOK 4 PAGE 63 IN THE SOUTHEAST ¼ (SE ¼) OF SECTION 19, LYING SOUTH OF NORTH RIDGE SUBDIVISION PART 1 AND LYING SOUTH OF NORTH RIDGE SUBDIVISION PART 2, ALL IN SECTION 19, TOWNSHIP 77 NORTH, RANGE 07 WEST OF THE 5TH P.M., IN THE CITY OF KALONA, WASHINGTON COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 53 OF SAID NORTH RIDGE SUBDIVISION PART 1, THENCE ALONG THE SOUTH LINE OF SAID LOT 53 S73°10'09"W, 160.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 53; THENCE S18°08'43"W, 161.73 FEET; THENCE S00°10'21"E, 359.66 FEET; THENCE S02°48'11"E, 313.88 FEET; THENCE S60°17'51"E, 818.57 FEET; THENCE N89°25'50"E, 148.60 FEET; THENCE N55°44'40"E, 190.84 FEET; THENCE N78°31'54"E, 80.00 FEET; THENCE 129.09 FEET ALONG A 840.00 FOOT RADIUS CURVE CONCAVE WESTERLY (CHORD BEARING N15°52'15"W, 128.96 FEET); THENCE N20°16'24"W, 194.25 FEET; THENCE 379.77 FEET ALONG A 1160.00 FOOT RADIUS CURVE CONCAVE EASTERLY (CHORD BEARING N10°53'40"W, 378.07 FEET) TO THE SOUTH ROW LINE OF WESTWOOD CIRCLE AS SHOWN ON SAID PART 2; THENCE S89°48'31"W, 115.11 FEET; THENCE 261.53 FEET ALONG A 380.00 FOOT RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING N70°28'30"W, 256.40 FEET); THENCE N50°45'30"W, 327.45 FEET; THENCE 225.02 FEET ALONG A 380.00 FOOT RADIUS CURVE CONCAVE EASTERLY (CHORD BEARING N33°47'41"W, 221.74 FEET) TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 19.23 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

APPROVED BY

CITY OF KALONA:

BY _____

ATTEST _____ DATE _____

CITY PLANNING & ZONING COMMISSION:

BY _____ DATE _____

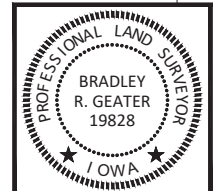
UTILITY APPROVALS:

ALLIANT ENERGY _____ DATE _____

KALONA COOPERATIVE TELEPHONE _____ DATE _____

OWNER / APPLICANT:
MOYNA HOLDINGS, INC.
ADAM KOS
24412 HWY 13
ELKADER, IA 52403
563-880-3902
AKOS@CIMOYNA.COM

PREPARED BY:
AXIOM CONSULTANTS, LLC
BRAD GEATER
60 E COURT STREET, UNIT 3
IOWA CITY, IA 52240
319-519-6220
BGEATER@AXIOM-CON.COM



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.

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DATE	DESCRIPTION OF CHANGES
1	10-18-2022	FINAL PLAT SUBMITTAL

PROJECT NAME: VISTA RIDGE SUBDIVISION - PART 1
KALONA, IOWA

CLIENT NAME: MOYNA HOLDINGS, LLC

DESIGN PROFESSIONAL: BRADLEY R. GEATER
PROJECT NO.: 220104
SHEET NUMBER: 1 OF 1

PRELIMINARY PLAT

VISTA RIDGE SUBDIVISION

KALONA, WASHINGTON COUNTY, IOWA

LEGAL DESCRIPTION

BEING A PART OF THE SOUTHWEST ¼ (SW ¼), AND PART OF THE SOUTHEAST ¼ (SE ¼) OF SECTION 19, LYING SOUTH OF NORTH RIDGE SUBDIVISION PART 1, AND LYING SOUTH OF NORTH RIDGE SUBDIVISION PART 2, IN SECTION 19, TOWNSHIP 77 WEST, RANGE 07 NORTH OF THE 5TH P.M., IN THE CITY OF KALONA, WASHINGTON COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 53 OF SAID PART 1, THENCE S73°10'09"W, 161.22 FEET; THENCE S18°08'43"W, 161.73 FEET; THENCE S00°10'21"W, 359.66 FEET; THENCE S02°48'11"E, 313.88 FEET; THENCE S60°17'51"E, 818.57 FEET; THENCE N89°25'50"E, 99.67 FEET; N55°44'40"E, FEET; THENCE N78°31'54"E, 80.00 FEET; THENCE 129.09 FEET ALONG A 840.00 FOOT RADIUS CURVE CONCAVE WESTERLY (CHORD BEARING N15°52'15"W, 128.96 FEET); THENCE N20°16'24"W, 194.25 FEET; THENCE 379.77 FEET ALONG A 1160.00 FOOT RADIUS CURVE CONCAVE EASTERLY (CHORD BEARING N10°53'40"W, 378.07 FEET) TO THE SOUTH ROW LINE OF WESTWOOD CIRCLE AS SHOWN ON SAID PART 2; THENCE N89°48'31"E, 115.11 FEET; THENCE 261.53 FEET ALONG A 380.00 FOOT RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING N70°28'30"W, 256.40 FEET); THENCE S0°45'30"W, 327.45 FEET; THENCE 225.02 FEET ALONG A 380.00 FOOT RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING N33°47'41"W, 221.74 FEET) TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 19.23 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

NOTES:

1. THERE ARE NO STREAM CORRIDORS WITHIN THE BOUNDARY OF THE DEVELOPMENT.
2. THIS PROPERTY LIES WITHIN FEMA PANEL 19183C0155B (1/16/2013). THERE ARE NO MAPPED FLOODPLAINS ON THIS PROPERTY.
3. ALL PROPOSED WATERMAIN TO BE 8". ALL PROPOSED SANITARY SEWER TO BE 8".
4. LOTS A, B, C, AND D ARE TO BE DEDICATED TO THE CITY OF KALONA AS RIGHT-OF-WAY.
5. OUTLOT A IS TO BE DEDICATED TO THE CITY OF KALONA FOR THE PURPOSE OF STORM WATER MANAGEMENT, OPEN SPACE, AND TRAILS.
6. LOTS TO BE SINGLE FAMILY WITH R-3 ZONING.
7. ALL HOMES TO BE SINGLE STORY HOMES.
8. CONDITIONAL USE REZONING ALLOWANCE FOR 25' REAR YARD SETBACK AND 5' SIDE YARD SETBACK.
9. ZONING AND ASSOCIATED MINIMUM LOT INFORMATION ARE AS FOLLOWS:

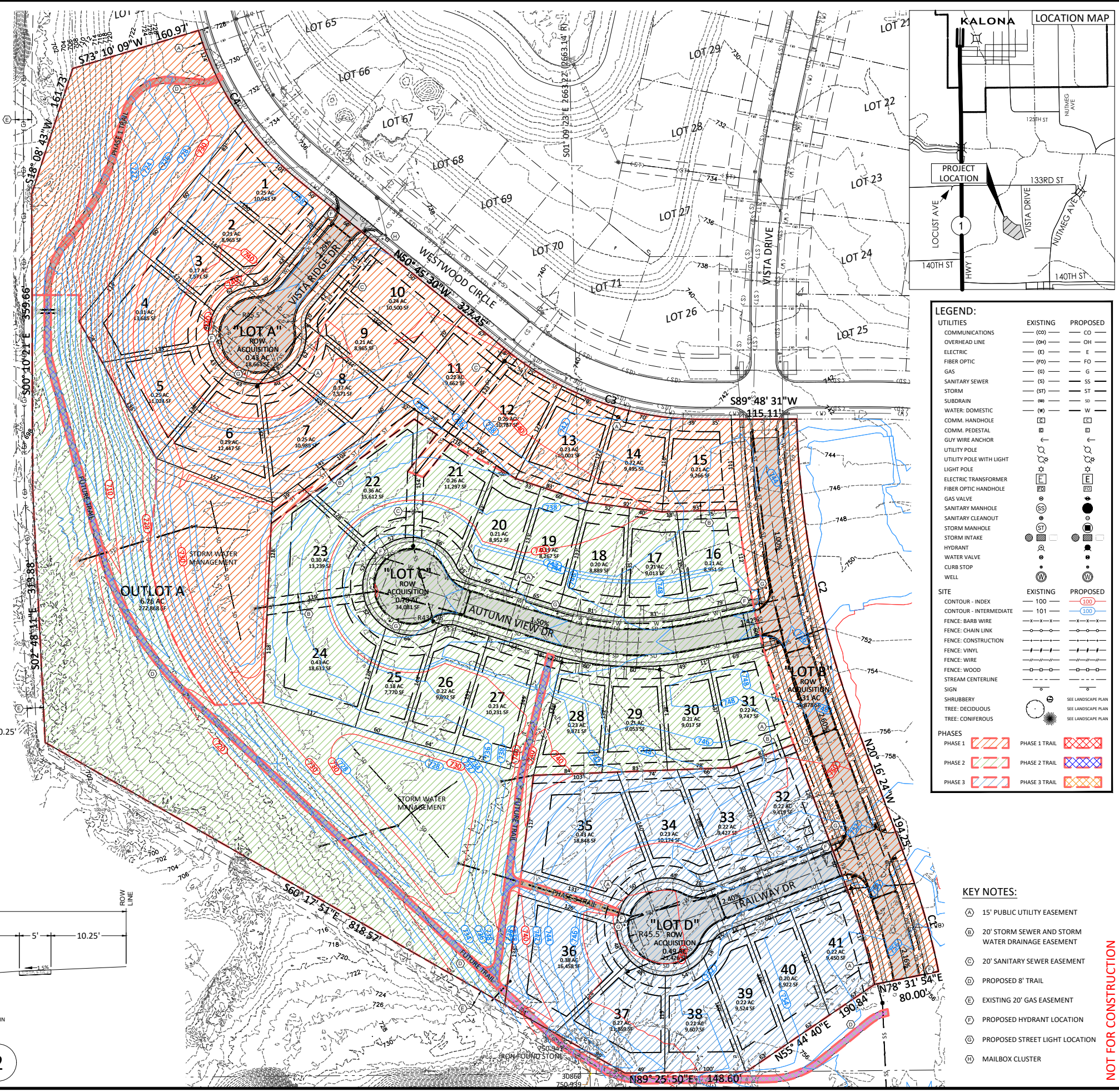
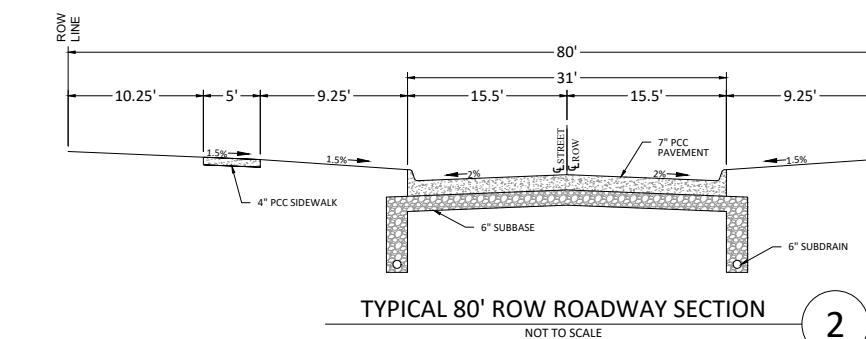
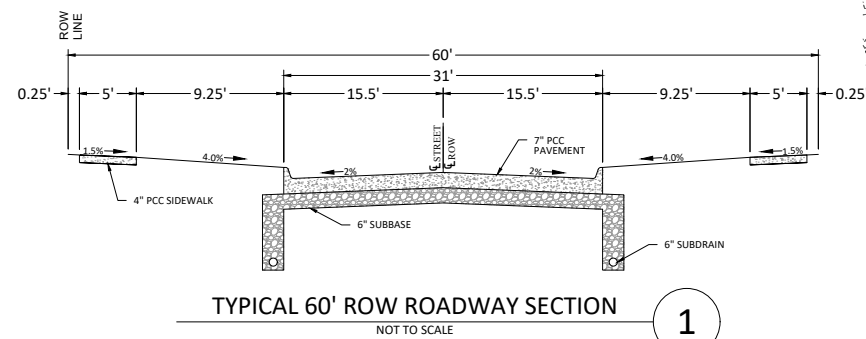
LOT NUMBERS	PROPOSED ZONING	MIN WIDTH	MIN AREA (SF)	REQUIRED SETBACKS
ALL	R-3	60'	7,000	25' 5' 25'

CITY APPROVAL

MAYOR _____ DATE _____

OWNER / APPLICANT:
MOYNA HOLDINGS, INC.
ADAM KOS
24412 HWY 13
ELKADER, IA 52403
563-880-3902
akos@cjmoyna.com

PREPARED BY:
AXIOM CONSULTANTS, LLC
BRIAN BOELK, PE
60 E. COURT STREET
UNIT 3
IOWA CITY, IOWA 52240
bboelk@axiom-con.com



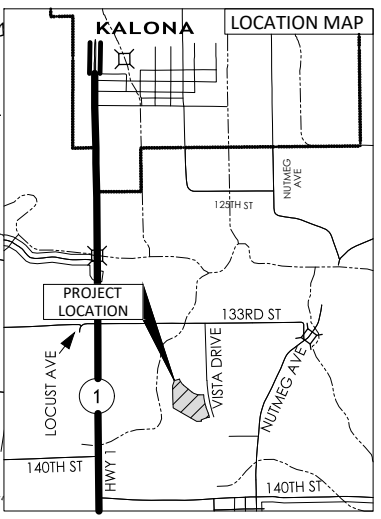
LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	(CO)	CO
OVERHEAD LINE	(OH)	OH
ELECTRIC	(E)	E
FIBER OPTIC	(FO)	FO
GAS	(G)	G
SANITARY SEWER	(S)	S
STORM	(ST)	ST
SUBDRAIN	(SD)	SD
WATER: DOMESTIC	(W)	W
COMM. HANDHOLE	(CH)	CH
COMM. PEDESTAL	(CP)	CP
GUY WIRE ANCHOR	(GA)	GA
UTILITY POLE	(UP)	UP
UTILITY POLE WITH LIGHT	(UPL)	UPL
LIGHT POLE	(LP)	LP
ELECTRIC TRANSFORMER	(ET)	ET
FIBER OPTIC HANDHOLE	(FOH)	FOH
GAS VALVE	(GV)	GV
SANITARY MANHOLE	(SM)	SM
SANITARY CLEANOUT	(SC)	SC
STORM MANHOLE	(SMH)	SMH
STORM INTAKE	(SI)	SI
HYDRANT	(H)	H
WATER VALVE	(WV)	WV
CURB STOP	(CS)	CS
WELL	(W)	W

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE	(X-X)	(X-X)
FENCE: CHAIN LINK	(C-L)	(C-L)
FENCE: CONSTRUCTION	(C)	(C)
FENCE: VINYL	(V)	(V)
FENCE: WIRE	(W)	(W)
FENCE: WOOD	(O)	(O)
STREAM CENTERLINE	(S)	(S)
SIGN	(S)	(S)
SHRUBBERY	(S)	(S)
TREE: DECIDUOUS	(D)	(D)
TREE: CONIFEROUS	(C)	(C)

PHASES	EXISTING	PROPOSED
PHASE 1	(Hatched)	(Hatched)
PHASE 2	(Hatched)	(Hatched)
PHASE 3	(Hatched)	(Hatched)

- #### KEY NOTES:
- (A) 15' PUBLIC UTILITY EASEMENT
 - (B) 20' STORM SEWER AND STORM WATER DRAINAGE EASEMENT
 - (C) 20' SANITARY SEWER EASEMENT
 - (D) PROPOSED 8" TRAIL
 - (E) EXISTING 20' GAS EASEMENT
 - (F) PROPOSED HYDRANT LOCATION
 - (G) PROPOSED STREET LIGHT LOCATION
 - (H) MAILBOX CLUSTER



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NOT FOR CONSTRUCTION

PROJECT NAME: VISTA RIDGE SUBDIVISION, KALONA, IOWA
CLIENT NAME: MOYNA HOLDINGS, LLC

DESIGNER PROFESSIONAL: BOELK
PROJECT NO.: 220104

DATE: 08-12-2022
CITY SUBMITTAL

PHASE: PRELIMINARY PLAT

SHEET NUMBER: 1 OF 1