

THE LEGACY PLAT 19 NORWALK, IA

PREPARED BY & RETURNED TO: BRADLEY R. GEATER, PLS, MCCLURE ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-1229

OWNERS:

H-CM LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515)-243-3228
JOE.PIETRUSZYNSKI@HUBBELLREALTY.COM
ATTN: JOE PIETRUSZYNSKI

ENGINEER:

MCCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
BBROCKMAN@MECRESULTS.COM
ATTN: BRAD BROCKMAN

UTILITIES:

GAS: MIDAMERICAN
ELECTRIC: MIDAMERICAN
TELEPHONE: CENTURYLINK
WATER: NORWALK WATER SYSTEM
SANITARY: NORWALK SANITARY SEWER SYSTEM

SETBACK SUMMARY:

FRONT=30'
SIDE=7' MINIMUM/15' TOTAL
REAR=35'

ZONING:

R-1-SINGLE FAMILY RESIDENTIAL

GENERAL NOTES:

- LOT A TO BE DEDICATED TO THE CITY OF NORWALK FOR USE AS PUBLIC RIGHT-OF-WAY
- ANY PUE IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENTS AND ANY USER OF THE PUBLIC UTILITY MUST RELOCATE ITS FACILITIES AT NO COST TO THE CITY WHEN THE USE OF THE PUE IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENTS

THE LEGACY 18 LOT INFO	
LOT #	OWNER INFO
6	GRAYHAWK HOMES OF IOWA INC BK 2015, PG 10190
7	H-CM LLC BK 2001, PG 6164

LEGAL DESCRIPTION:

BEING A PART OF OUTLOT Z OF THE LEGACY PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE LEGACY PLAT 18, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA; THENCE ALONG THE SOUTH LINE OF SAID OUTLOT Z N87°54'21"W, 294.91 FEET; THENCE ALONG SAID SOUTH LINE N89°38'51"W, 1311.66 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT Z; THENCE ALONG THE WEST LINE OF SAID OUTLOT Z N00°44'21"E, 218.06 FEET; THENCE ALONG SAID WEST LINE S89°38'51"E, 48.92 FEET; THENCE ALONG SAID WEST LINE N00°21'09"E, 547.49 FEET; THENCE ALONG SAID WEST LINE N14°01'33"E, 116.13 FEET; THENCE DEPARTING SAID WEST LINE S76°05'12"E, 131.99 FEET; THENCE 70.80 FEET ALONG A 380.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST, CHORD BEARING N19°15'02"E, 70.69 FEET; THENCE S65°24'44"E, 226.30 FEET TO A POINT OF THE NORTH LINE OF SAID OUTLOT Z; THENCE ALONG SAID NORTH LINE S18°40'59"W, 105.35 FEET; THENCE ALONG SAID NORTH LINE S00°32'10"W, 530.76 FEET; THENCE ALONG SAID NORTH LINE S87°45'54"E, 79.47 FEET; THENCE ALONG SAID NORTH LINE N00°21'09"E, 145.00 FEET; THENCE ALONG SAID NORTH LINE S89°38'51"E, 480.00 FEET; THENCE ALONG SAID NORTH LINE S00°21'09"W, 145.00 FEET; THENCE ALONG SAID NORTH LINE N80°49'35"E, 142.98 FEET; THENCE ALONG SAID NORTH LINE N14°38'51"W, 145.00 FEET; THENCE ALONG SAID NORTH LINE N75°21'09"E, 162.68 FEET; THENCE ALONG SAID NORTH LINE S87°54'21"E, 397.52 FEET TO THE NORTHWEST CORNER OF LOT 7 OF THE LEGACY PLAT 18; THENCE ALONG THE WEST LINE OF THE LEGACY PLAT 18 S02°05'39"W, 165.00 FEET; THENCE ALONG SAID WEST LINE S01°45'25"W, 60.00 FEET; THENCE ALONG SAID WEST LINE S02°05'39"W, 165.93 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 16.56 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL LEGEND

- BOUNDARY LINE
- EXIST PROPERTY LINE
- SECTION LINE
- FIELD FENCE

CORNERS FOUND:

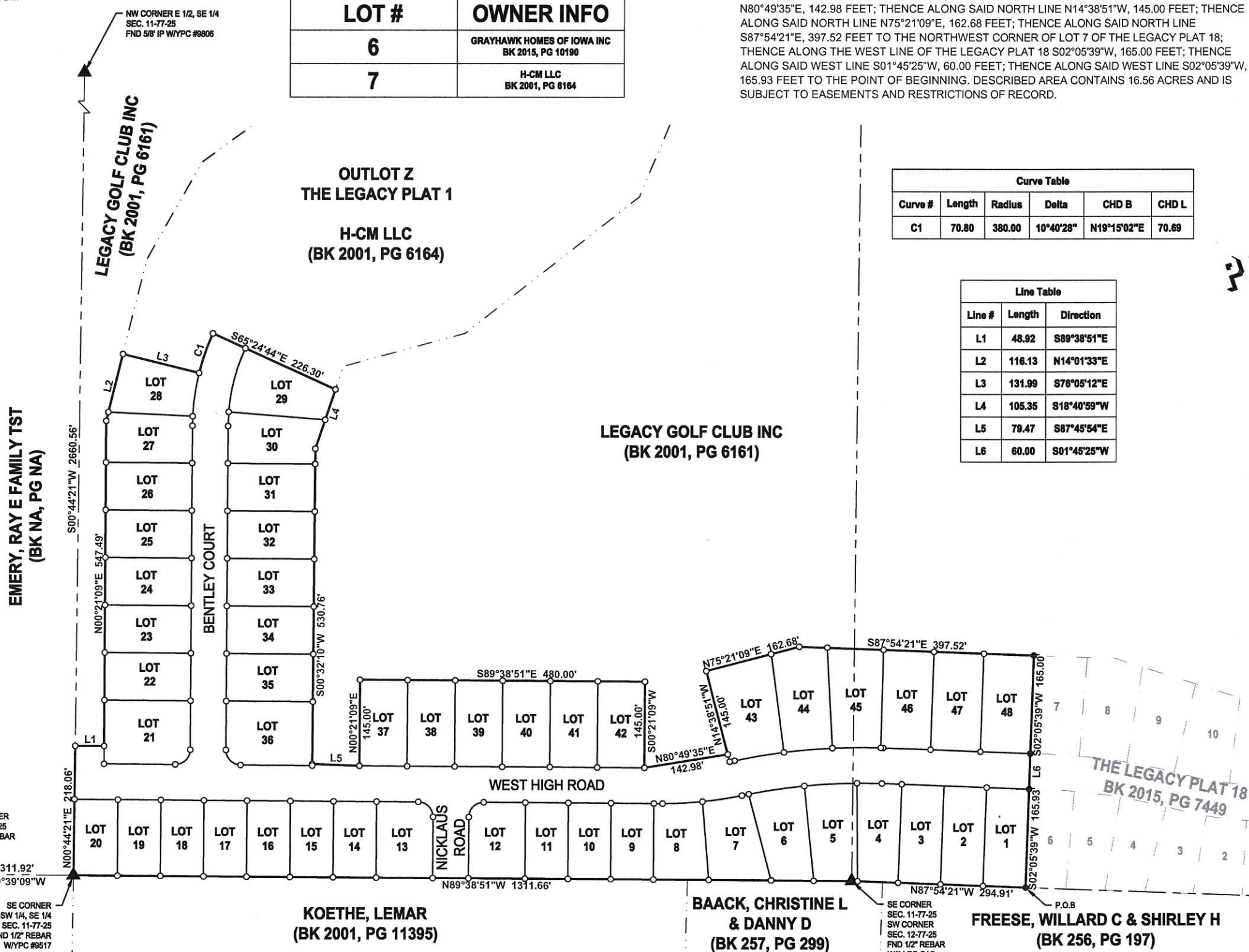
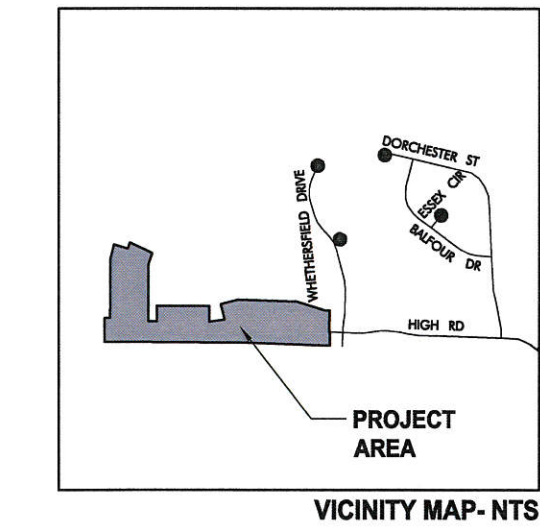
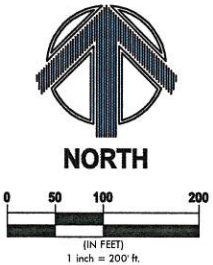
- SECTION CORNER (FOUND 1/2" REBAR)
- FOUND IRON ROD WITH CAP 19828 (UNLESS NOTED OTHERWISE)

CORNERS SET:

- BOUNDARY CORNER 1/2" REBAR OPC #19828
- SECTION CORNER 1/2" REBAR OPC #19828

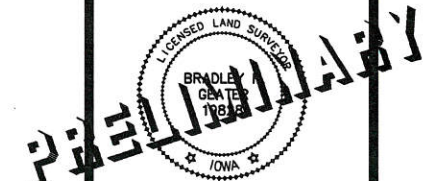
ABBREVIATIONS:

- ROW - RIGHT-OF-WAY
- BK, PG - BOOK AND PAGE
- (M) - MEASURED DISTANCE/ANGLE
- (R) - RECORD DISTANCE/ANGLE
- PUE - PUBLIC UTILITY EASEMENT
- YPC - YELLOW PLASTIC CAP
- OPC - ORANGE PLASTIC CAP
- POB - POINT OF BEGINNING



Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	70.80	380.00	10°40'28"	N19°15'02"E	70.69

Line Table		
Line #	Length	Direction
L1	48.92	S89°38'51"E
L2	116.13	N14°01'33"E
L3	131.99	S76°05'12"E
L4	105.35	S18°40'59"W
L5	79.47	S87°45'54"E
L6	60.00	S01°45'25"W



I 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.

DATE: _____
BRADLEY R. GEATER, PLS
NO. 19828
MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY
THIS SEAL:
FP-19 SHEET 1
FP-19 SHEET 2
FP-19 SHEET 3

THE LEGACY
FINAL PLAT 19

NORWALK, IA
2213025
1/27/2016

REVISIONS

ENGINEER: B. BROCKMAN
CHECKED BY: B. GEATER
DRAWING NO.: FP-19
SHEET NO.: 01/03

DRAWN BY: C. CARLETON
FIELD BOOK NO.: _____
SHEET NO.: _____

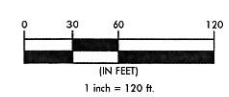
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Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C2	42.36	970.00	2°30'07"	N89°09'25"W	42.35
C3	89.11	970.00	5°15'49"	S86°57'37"W	89.08
C4	94.93	970.00	5°36'27"	S81°31'29"W	94.90
C5	11.73	970.00	0°41'34"	S78°22'29"W	11.73
C6	67.91	630.00	6°10'35"	S81°06'59"W	67.88
C7	67.60	630.00	6°08'52"	S87°16'42"W	67.57
C8	39.27	25.00	90°00'00"	S45°21'09"W	35.36
C9	39.27	25.00	90°00'00"	N44°38'51"W	35.36
C10	39.27	25.00	90°00'00"	N45°21'09"E	35.36
C11	15.96	380.00	2°24'23"	S01°33'20"W	15.96
C12	73.98	380.00	11°09'17"	S08°20'10"W	73.86
C13	70.80	380.00	10°40'28"	S19°15'02"W	70.69
C14	111.39	320.00	19°56'39"	N14°36'57"E	110.83
C15	23.97	320.00	4°17'28"	N02°29'53"E	23.96
C16	39.27	25.00	90°00'00"	S44°38'51"E	35.36
C17	8.57	570.00	0°51'40"	S78°27'31"W	8.57
C18	84.67	1030.00	4°42'37"	S80°23'00"W	84.65
C19	82.08	1030.00	4°33'57"	S85°01'17"W	82.06
C20	82.08	1030.00	4°33'57"	S89°35'14"W	82.06
C21	4.03	1030.00	0°13'26"	N88°01'05"W	4.03
C22	245.50	1000.00	14°03'57"	S85°03'40"W	244.88
C23	129.06	600.00	12°19'27"	S84°11'25"W	128.81
C24	148.05	350.00	24°14'08"	N12°28'12"E	146.94



PRELIMINARY



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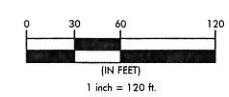
REVISIONS

ENGINEER B. BROCKMAN	DRAWN BY C. CARLETON
CHECKED BY B. GEATER	FIELD BOOK NO. -----
DRAWING NO. FP-19	SHEET NO. 02/03

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2213025
1/27/2016

REVISIONS

ENGINEER: B. BROCKMAN
DRAWN BY: C. CARLETON

CHECKED BY: B. GEATER
FIELD BOOK NO.:

DRAWING NO.: FP-19
SHEET NO.: 03/03