

**INDEX LEGEND**

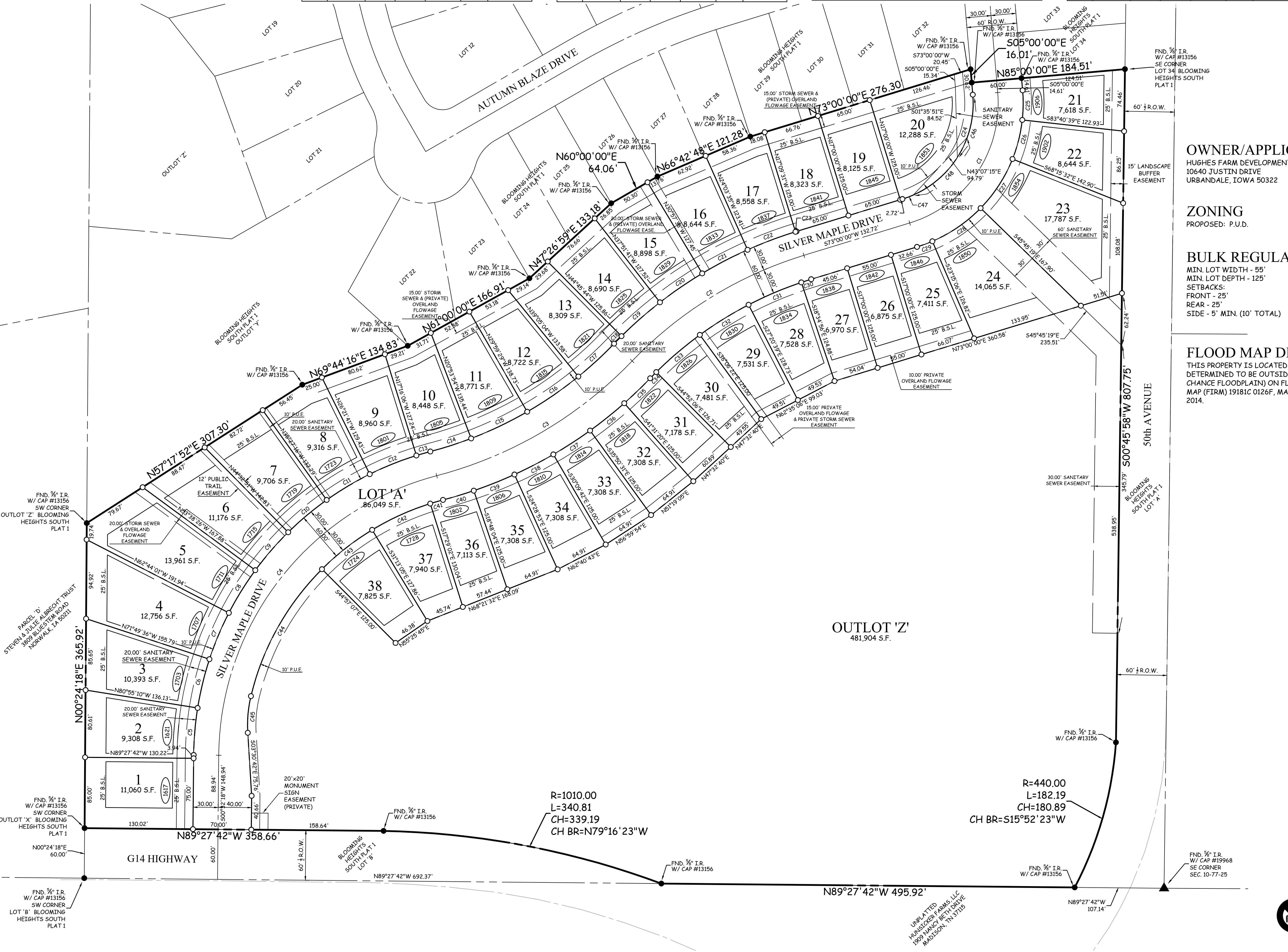
LOCATION : SE 1/4 SE 1/4, SECTION 10-77-25  
 REQUESTOR: HUGHES FARM DEVELOPMENT NORWALK, LLC  
 PROPRIETOR: HUGHES FARM DEVELOPMENT NORWALK, LLC  
 SURVEYOR: KEVEN J. CRAWFORD  
 COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC  
 475 S. 50TH STREET, SUITE 800  
 WEST DES MOINES, IOWA 50265  
 RETURN TO: COOPER CRAWFORD & ASSOCIATES, LLC

| CURVE | DELTA      | RADIUS | LENGTH | TANGENT | CHORD  | CH. BEARING |
|-------|------------|--------|--------|---------|--------|-------------|
| C1    | 078°00'00" | 150.00 | 204.20 | 121.47  | 188.80 | S34°00'00"W |
| C2    | 029°11'23" | 480.00 | 244.54 | 124.99  | 241.90 | S58°24'18"W |
| C3    | 031°33'14" | 500.00 | 275.36 | 141.27  | 271.89 | S59°35'14"W |
| C4    | 074°49'33" | 350.00 | 457.09 | 267.72  | 425.29 | S37°57'04"W |
| C5    | 008°32'32" | 380.00 | 56.65  | 28.38   | 56.60  | N04°48'34"E |
| C6    | 009°05'35" | 380.00 | 60.31  | 30.22   | 60.24  | N13°37'37"E |
| C7    | 009°05'35" | 380.00 | 60.31  | 30.22   | 60.24  | N22°43'12"E |
| C8    | 009°05'35" | 380.00 | 60.31  | 30.22   | 60.24  | N31°48'47"E |
| C9    | 009°05'35" | 380.00 | 60.31  | 30.22   | 60.24  | N40°54'22"E |
| C10   | 007°47'13" | 380.00 | 51.64  | 25.86   | 51.60  | N50°35'50"E |
| C11   | 007°43'56" | 380.00 | 51.28  | 25.68   | 51.24  | N58°24'42"E |
| C12   | 006°25'34" | 380.00 | 42.62  | 21.33   | 42.60  | N66°51'05"E |

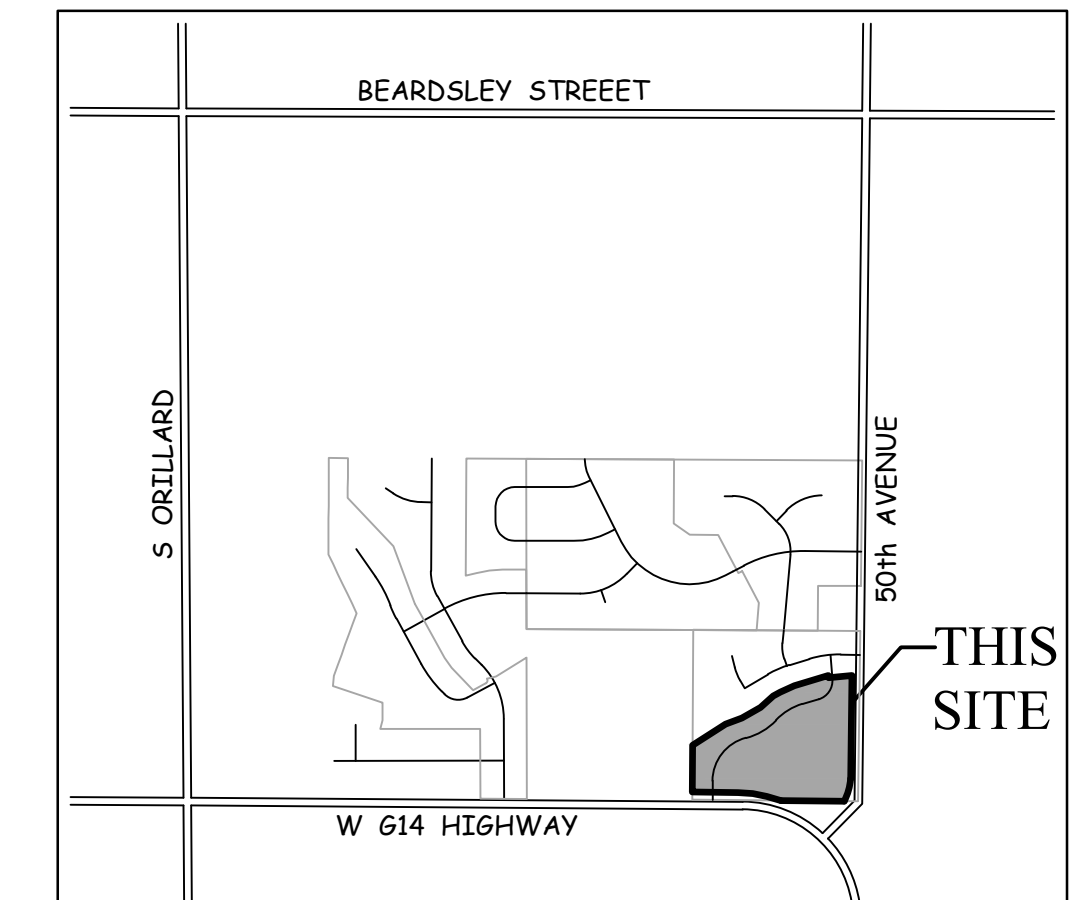
| CURVE | DELTA      | RADIUS | LENGTH | TANGENT | CHORD  | CH. BEARING |
|-------|------------|--------|--------|---------|--------|-------------|
| C13   | 002°37'57" | 380.00 | 17.46  | 8.73    | 17.46  | N74°02'52"E |
| C14   | 006°15'45" | 470.00 | 51.37  | 25.71   | 51.35  | N72°13'58"E |
| C15   | 005°00'29" | 470.00 | 41.08  | 20.55   | 41.07  | N62°30'45"E |
| C16   | 006°00'51" | 470.00 | 49.33  | 24.69   | 49.31  | N53°55'21"E |
| C17   | 005°02'17" | 470.00 | 41.33  | 20.68   | 41.31  | N46°19'45"E |
| C18   | 001°25'39" | 510.00 | 12.71  | 6.35    | 12.71  | N44°31'26"E |
| C19   | 006°54'03" | 510.00 | 61.43  | 30.75   | 61.39  | N48°41'17"E |
| C20   | 006°54'03" | 510.00 | 61.43  | 30.75   | 61.39  | N55°35'21"E |
| C21   | 006°54'03" | 510.00 | 61.43  | 30.75   | 61.39  | N62°29'24"E |
| C22   | 006°54'03" | 510.00 | 61.43  | 30.75   | 61.39  | N69°23'27"E |
| C23   | 000°09'31" | 510.00 | 1.41   | 0.71    | 1.41   | N72°55'14"E |
| C24   | 078°00'00" | 120.00 | 163.36 | 97.17   | 151.04 | N34°00'00"E |

| CURVE | DELTA      | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
|-------|------------|--------|--------|---------|-------|-------------|
| C25   | 011°19'21" | 180.00 | 35.57  | 17.84   | 35.51 | S00°39'40"W |
| C26   | 015°25'07" | 180.00 | 48.44  | 24.37   | 48.29 | S14°01'54"W |
| C27   | 022°30'13" | 180.00 | 70.70  | 35.81   | 70.24 | S32°59'34"W |
| C28   | 022°30'13" | 180.00 | 70.70  | 35.81   | 70.24 | S55°29'48"W |
| C29   | 006°15'06" | 180.00 | 19.64  | 9.83    | 19.63 | S69°52'27"W |
| C30   | 001°34'56" | 450.00 | 12.43  | 6.21    | 12.43 | S72°12'32"W |
| C31   | 008°45'43" | 450.00 | 68.82  | 34.48   | 68.75 | S67°02'13"W |
| C32   | 008°45'43" | 450.00 | 68.82  | 34.48   | 68.75 | S58°16'29"W |
| C33   | 008°45'43" | 450.00 | 68.82  | 34.48   | 68.75 | S49°30'46"W |
| C34   | 001°19'18" | 450.00 | 10.38  | 5.19    | 10.38 | S44°28'15"W |
| C35   | 004°40'03" | 530.00 | 43.18  | 21.60   | 43.16 | S46°08'38"W |
| C36   | 005°40'49" | 530.00 | 52.54  | 26.29   | 52.52 | S51°19'05"W |

| CURVE | DELTA      | RADIUS | LENGTH | TANGENT | CHORD  | CH. BEARING |
|-------|------------|--------|--------|---------|--------|-------------|
| C37   | 005°40'49" | 530.00 | 52.54  | 26.29   | 52.52  | S56°59'54"W |
| C38   | 005°40'49" | 530.00 | 52.54  | 26.29   | 52.52  | S62°40'43"W |
| C39   | 005°40'49" | 530.00 | 52.54  | 26.29   | 52.52  | S68°21'32"W |
| C40   | 004°09'55" | 530.00 | 38.53  | 19.27   | 38.52  | S73°16'54"W |
| C41   | 002°50'53" | 320.00 | 15.91  | 7.96    | 15.91  | S73°56'24"W |
| C42   | 013°44'02" | 320.00 | 76.71  | 38.54   | 76.52  | S65°38'56"W |
| C43   | 013°44'02" | 320.00 | 76.71  | 38.54   | 76.52  | S51°54'54"W |
| C44   | 031°38'00" | 320.00 | 176.67 | 90.65   | 174.44 | S29°13'53"W |
| C45   | 016°55'35" | 150.00 | 44.31  | 22.32   | 44.15  | S04°57'05"W |
| C46   | 037°40'16" | 120.00 | 78.90  | 40.93   | 77.48  | N13°50'08"E |
| C47   | 006°36'54" | 120.00 | 13.85  | 6.93    | 13.85  | N69°41'33"E |
| C48   | 046°51'43" | 120.00 | 97.45  | 51.59   | 94.79  | N43°07'15"E |



# FINAL PLAT BLOOMING HEIGHTS SOUTH PLAT 2



VICINITY SKETCH  
NORTH SCALE: 1"=1500'

**LEGAL DESCRIPTION**  
 OUTLOT 'X', BLOOMING HEIGHTS SOUTH PLAT 1, AN OFFICIAL PLAT, CITY OF NORWALK, WARREN COUNTY, IOWA, CONTAINING 20.972 ACRES MORE OR LESS.

- NOTES**
1. THIS PLAT IS IN A WATER AND SANITARY SEWER CONNECTION FEE DISTRICT.
  2. PUBLIC UTILITY EASEMENTS ARE SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT IN AREAS WHERE THEY OVERLAP.
  3. LOT 'A' TO BE DEEDED TO THE CITY OF NORWALK FOR STREET PURPOSES.
  4. OUTLOT 'Z' IS FOR FUTURE DEVELOPMENT.
  5. ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.
  6. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
  7. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
  8. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
  9. BEARINGS BASED ON AN ASSUMED BEARING.

**LEGEND**

|        |   |
|--------|---|
| ▲      | PLAT BOUNDARY                             |
| ●      | SECTION CORNER                            |
| ○      | FOUND CORNER, AS NOTED                    |
| ●      | SET CORNER 5/8" I.R. W/ YELLOW CAP #13156 |
| I.R.   | IRON ROD                                  |
| G.P.   | GAS PIPE                                  |
| D.     | DEEDED DISTANCE                           |
| M.     | MEASURED DISTANCE                         |
| R.     | PREVIOUSLY RECORDED DISTANCE              |
| P.U.E. | PUBLIC UTILITY EASEMENT                   |
| 3333   | ADDRESS                                   |
| B.S.L. | BUILDING SETBACK LINE                     |
| M.O.E. | MINIMUM OPENING ELEVATION                 |
| M.P.E. | MINIMUM PROTECTION ELEVATION              |
| N.R.   | NOT RADIAL                                |

**CERTIFICATION**

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 This sheet only

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
 CIVIL ENGINEERS  
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 8-31-2021  
 REVISIONS:

APPROVED: --- INITIALS: --- AS-BUILT: ---

SCALE: 1"=60'

FINAL PLAT  
BLOOMING HEIGHTS SOUTH PLAT 2

JOB NUMBER  
**CC 2348**  
SHEET 1 OF 1

