

INDEX LEGEND

LOCATION : SOUTHEAST 1/4, SECTION 10-77-25
 REQUESTOR: DILIGENT BLOOMING HEIGHTS LLC
 PROPRIETOR: DILIGENT BLOOMING HEIGHTS 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

SURVEYORS NOTES

1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
4. BEARINGS BASED ON AN ASSUMED BEARING.

FLOOD MAP DESIGNATION

THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FLOOD INSURANCE RATE MAP (FIRM) 19181C 0126F, MAP REVISED OCTOBER 16, 2014.

ZONING

EXISTING: A-R AGRICULTURAL RESERVE
 PROPOSED: R-1(80) SINGLE FAMILY RESIDENTIAL (LOTS 1-28)
 R-1(100) SINGLE FAMILY RESIDENTIAL (LOTS 29-35)

BULK REGULATION

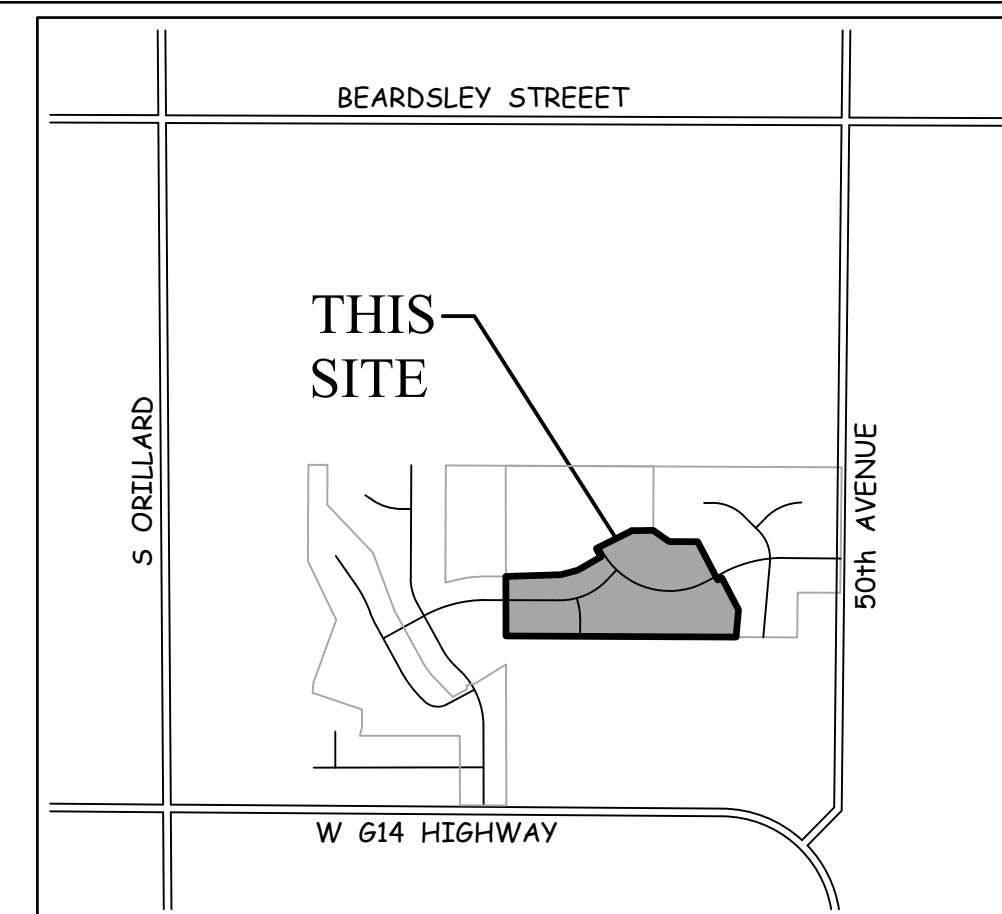
LOTS 29-35
 MIN. LOT AREA - 15,000 S.F.
 MIN. LOT WIDTH - 100'
 LOTS 1-28
 MIN. LOT AREA - 10,000 S.F.
 MIN. LOT WIDTH - 80'

SETBACKS
 FRONT - 40'
 REAR - 40'
 SIDE - 12' MIN. (25' TOTAL)

SETBACKS
 FRONT - 35'
 REAR - 35'
 SIDE - 8' MIN. (20' TOTAL)

NOTES

1. THIS PLAT IS IN A WATER AND SANITARY SEWER CONNECTION FEE DISTRICT.
2. ANY P.U.E. IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENTS AND ANY USER OF THE P.U.E. MUST RELOCATE ITS FACILITIES AT NO COST TO THE CITY WHEN THE USE OF THE P.U.E. IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENTS.
3. OUTLOT 'Z' IS FOR A CITY PARK.
4. OUTLOT 'Y' IS FOR STORM WATER DETENTION.
5. LOTS 'A', 'B', AND 'C' TO BE DEEDED TO THE CITY OF NORWALK FOR PUBLIC STREETS.
6. HOME BUILDER AND PLUMBING CONTRACTOR SHALL VERIFY SANITARY SEWER SERVICE STUB-OUT ELEVATIONS PRIOR TO HOUSE CONSTRUCTION TO ENSURE BASEMENT FLOOR ELEVATIONS WILL PROVIDE ADEQUATE FALL IS SERVICE PIPE (2% MINIMUM).



VICINITY SKETCH

NORTH
 SCALE: 1"=1500'

**FINAL PLAT
 BLOOMING
 HEIGHTS
 PLAT 2**

OWNER/DEVELOPER

DILIGENT BLOOMING HEIGHTS LLC
 1219 STRATFORD DRIVE, SUITE B
 CLIVE, IOWA 50325

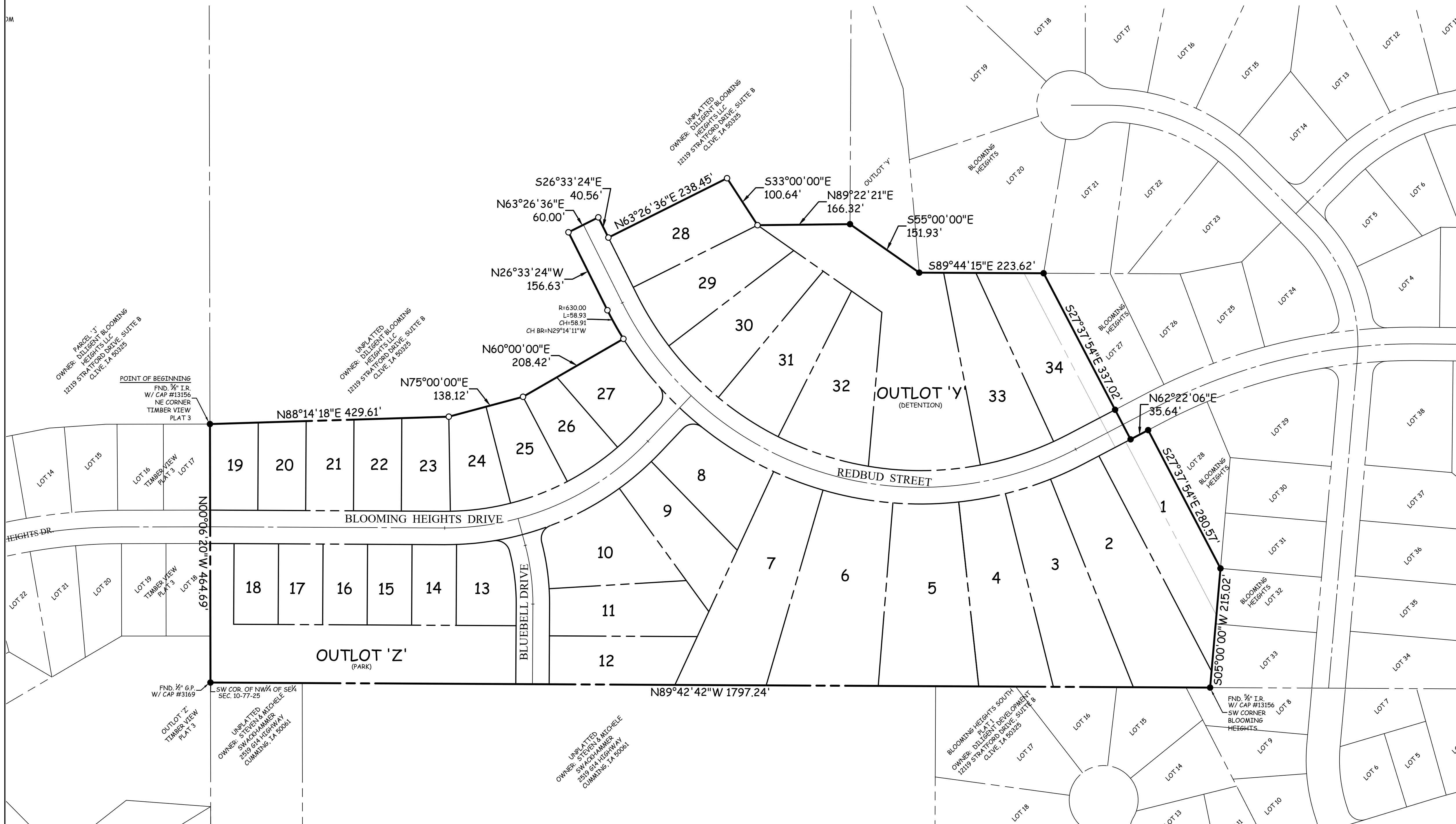
LEGAL DESCRIPTION

A part of the North 1/2 of the Southeast 1/4 of Section 10, Township 77 North, Range 25 West of the 5th P.M., city of Norwalk, Warren County, Iowa, and Outlot 'Z', Blooming Heights, an official plat, city of Norwalk, Warren County, Iowa, that is more particularly described as follows:

Beginning at the Northeast corner of Timber View Plat 3, an official plat, city of Norwalk, Warren County, Iowa: thence N88°14'18"E, 429.61 feet; thence N75°00'00"E, 138.12 feet; thence N60°00'00"E, 208.42 feet to a non-tangent 630.00 foot radius curve concave to the Northeast; thence Northwestly 58.93 feet along said curve, said curve having a chord length of 58.91 feet and a chord bearing of N29°14'11"W; thence N26°33'24"W, 156.63 feet; thence N63°26'36"E, 60.00 feet; thence S26°33'24"E, 40.56 feet; thence N63°26'36"E, 238.45 feet; thence S33°00'00"E, 100.64 feet; thence N89°22'21"E, 166.32 feet to the West line of said Blooming Heights; thence S55°00'00"E, 151.93 feet along said West line; thence S89°44'15"E, 223.62 feet along said West line to the Northeast corner of Outlot 'Z' in said Blooming Heights; thence S27°37'54"E, 337.02 feet along the East line of said Outlot 'Z' to the South Right-of-way line of Redbud Street, as it is presently established; thence N62°22'06"E, 35.64 feet along said South Right-of-way line, and along said East line of Outlot 'Z'; thence S27°37'54"E, 280.57 feet along said East line to the Northwest corner of Lot 32, said Blooming Heights; thence S05°00'00"W, 215.02 feet along the West line of said Lot 32 and Lot 33, said Blooming Heights, to the South line of the North 1/2 of said Section 10, and to the North line of Blooming Heights South Plat 1, an official plat; thence N89°42'42"W, 1797.24 feet along said South line to the West line of the North 1/2 of said Section 10, and to the East line of said Timber View Plat 3; thence N00°06'20"W, 464.69 feet along said West line, and along said East line to the Point of Beginning.

Said tract of land contains 26.218 acres more or less.

Said tract of land being subject to any and all easements of record.



LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER 5/8" I.R. W/ YELLOW CAP #13156, UNLESS OTHERWISE 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
- P.O.B. POINT OF BEGINNING
- 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:
 Sheets 1-3

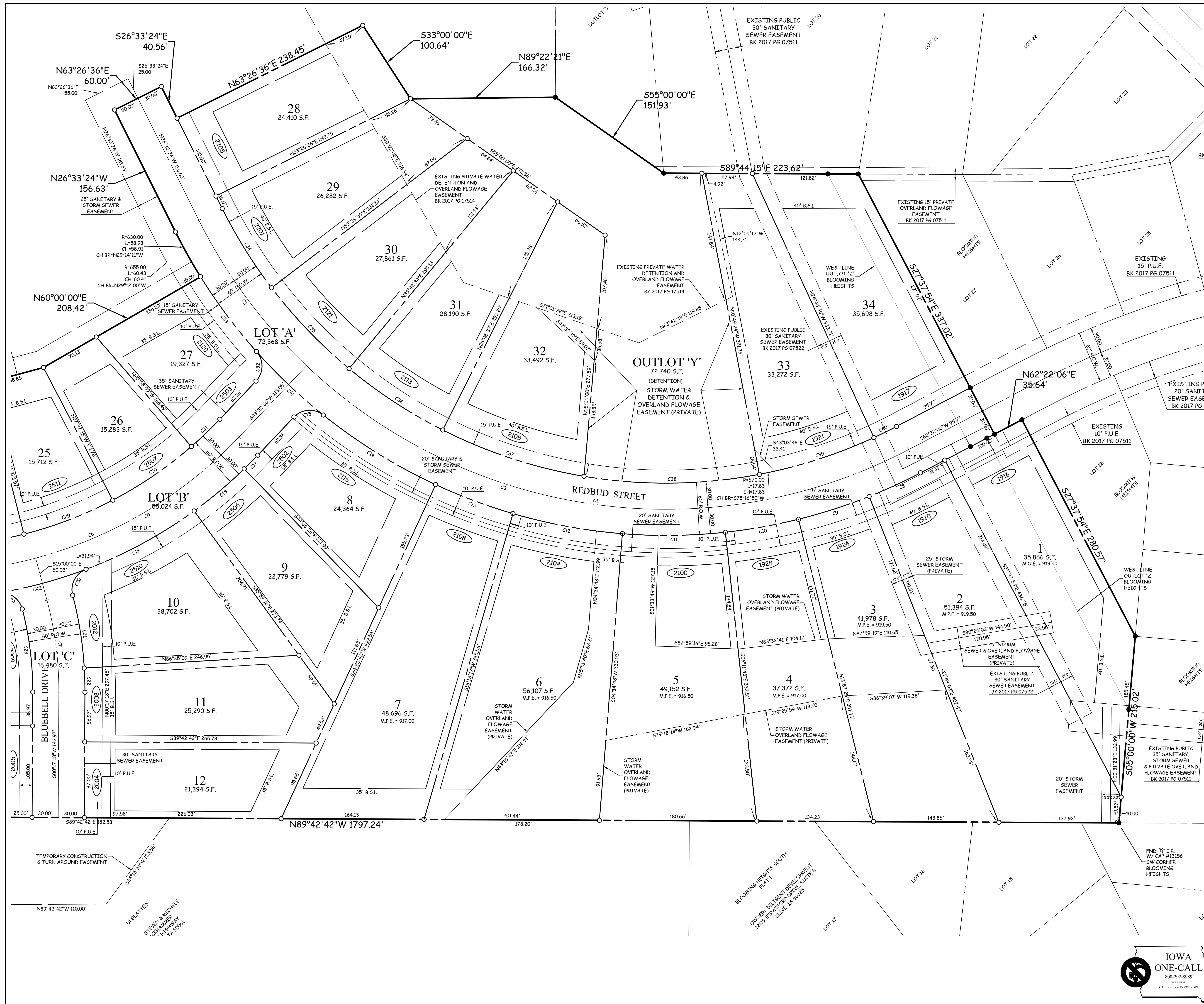
COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 1-4-2021
 REVISIONS:
 JOB NUMBER: **CC 2093**
 SCALE: 1"=100'
 APPROVED: --- INITIALS: --- AS-BUILT: ---
FINAL PLAT BLOOMING HEIGHTS PLAT 2
 SHEET 1 OF 3



FINAL PLAT BLOOMING HEIGHTS PLAT 2

E:
1
BK 21



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FINAL PLAT
BLOOMING HEIGHTS PLAT 2 SHEET
2 OF 3



OWNER: DILBERT DEVELOPMENT
1515 5TH STREET, SUITE B
CLIVE, IA 50825

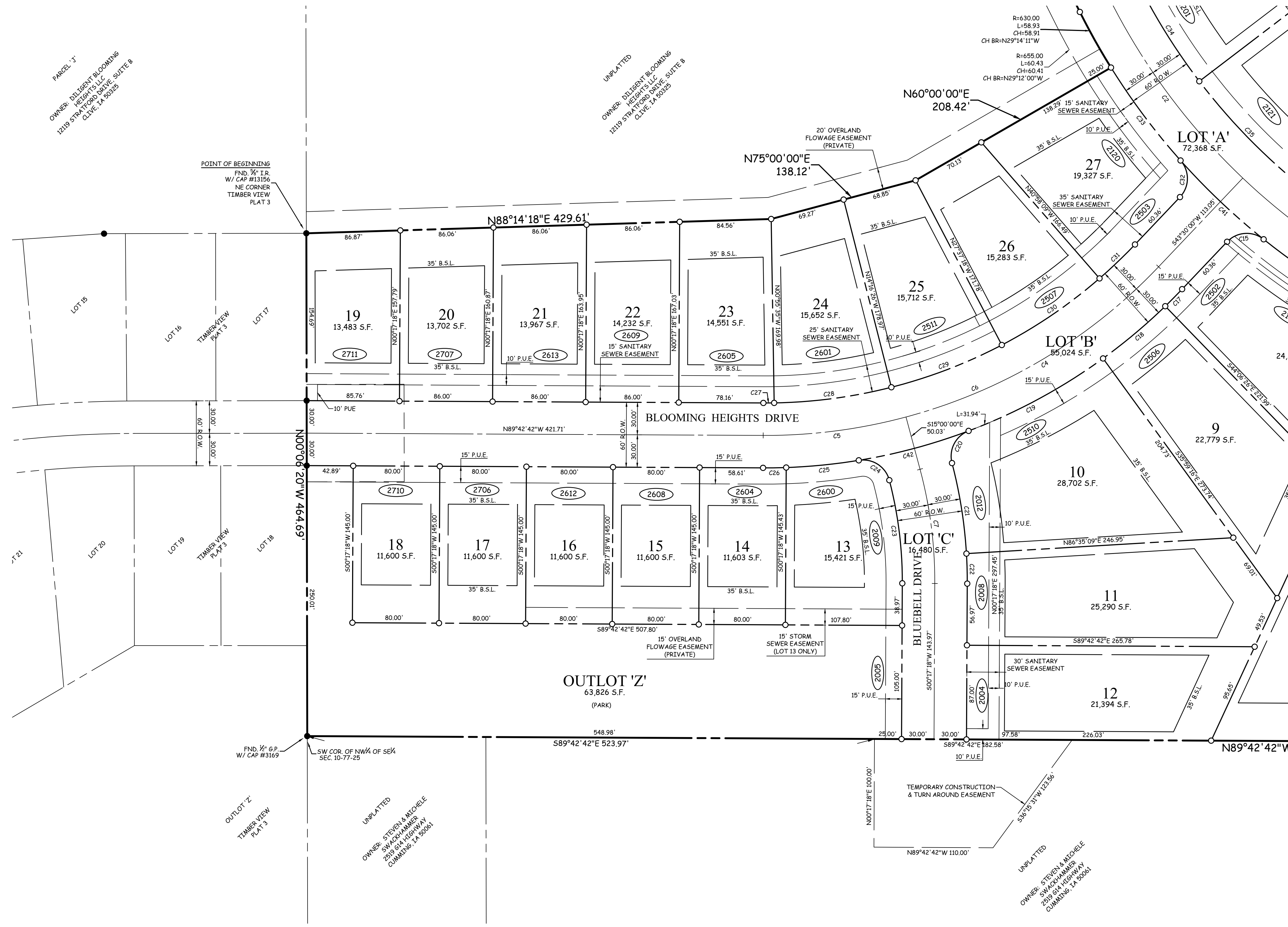
TEMPORARY CONSTRUCTION
& TURN AROUND EASEMENT
UNPLATTED
STURIA & MICHAEL
"CO-OWNER"
HIGHWAY
74 50001

FINAL PLAT BLOOMING HEIGHTS PLAT 2

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	071°07'54"	600.00	744.89	429.02	697.96	S82°03'57"E
C2	019°56'36"	600.00	208.85	105.49	207.79	S36°31'42"E
C3	091°04'29"	600.00	953.73	611.36	856.45	S72°05'39"E
C4	031°30'00"	500.00	274.89	141.01	271.44	S59°15'00"W
C5	015°17'18"	500.00	133.42	67.11	133.02	S82°38'39"W
C6	046°47'18"	500.00	408.30	216.31	397.05	S66°53'39"W
C7	015°17'18"	400.00	106.73	53.69	106.42	S07°21'21"E
C8	005°54'52"	630.00	65.03	32.55	65.00	S65°19'32"W
C9	007°45'37"	630.00	85.33	42.73	85.26	S72°09'47"W
C10	007°45'37"	630.00	85.33	42.73	85.26	S79°55'24"W
C11	010°46'36"	630.00	118.49	59.42	118.32	N89°11'30"E
C12	011°38'25"	630.00	127.99	64.22	127.77	S79°35'59"E
C13	008°37'27"	630.00	94.83	47.50	94.74	S69°28'03"E
C14	013°50'20"	630.00	152.17	76.46	151.80	N58°14'10"W
C15	085°11'00"	25.00	37.17	22.98	33.84	S86°05'30"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C17	002°23'34"	530.00	22.13	11.07	22.13	S44°41'47"W
C18	008°07'10"	530.00	75.11	37.62	75.04	S49°57'09"W
C19	015°18'04"	530.00	141.54	71.19	141.12	S61°39'46"W
C20	084°01'52"	25.00	36.67	22.52	33.47	S27°17'52"W
C21	011°18'13"	430.00	84.83	42.55	84.69	S09°03'57"E
C22	003°42'09"	430.00	27.79	13.90	27.78	S01°33'47"E
C23	014°54'59"	370.00	96.33	48.44	96.05	N07°10'11"W
C24	084°41'02"	25.00	36.95	22.78	33.68	N56°58'12"W
C25	007°17'15"	530.00	67.41	33.75	67.37	S84°19'55"W
C26	002°18'46"	530.00	21.39	10.70	21.39	S89°07'55"W
C27	001°12'53"	470.00	9.96	4.98	9.96	N89°40'51"E
C28	013°20'51"	470.00	109.49	54.99	109.24	N82°23'59"E
C29	013°20'51"	470.00	109.49	54.99	109.24	N69°03'08"E
C30	013°20'51"	470.00	109.49	54.99	109.24	N55°42'17"E
C31	005°31'51"	470.00	45.37	22.70	45.35	N46°15'56"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C32	085°11'00"	25.00	37.17	22.98	33.84	N00°54'30"E
C33	009°46'01"	630.00	107.39	53.83	107.26	N36°47'59"W
C34	010°47'06"	570.00	107.29	53.81	107.13	S31°56'57"E
C35	012°56'56"	570.00	128.82	64.69	128.55	S43°48'58"E
C36	012°56'56"	570.00	128.82	64.69	128.55	S56°45'54"E
C37	017°13'54"	570.00	171.43	86.37	170.78	S71°51'20"E
C38	020°21'07"	570.00	202.47	102.31	201.41	N89°21'09"E
C39	013°55'22"	570.00	138.51	69.60	138.17	N72°12'55"E
C40	002°53'08"	570.00	28.71	14.36	28.70	N63°48'40"E
C41	009°38'01"	630.00	105.93	53.09	105.80	N46°30'00"W
C42	011°22'29"	530.00	105.22	52.78	105.05	S75°00'02"W



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