

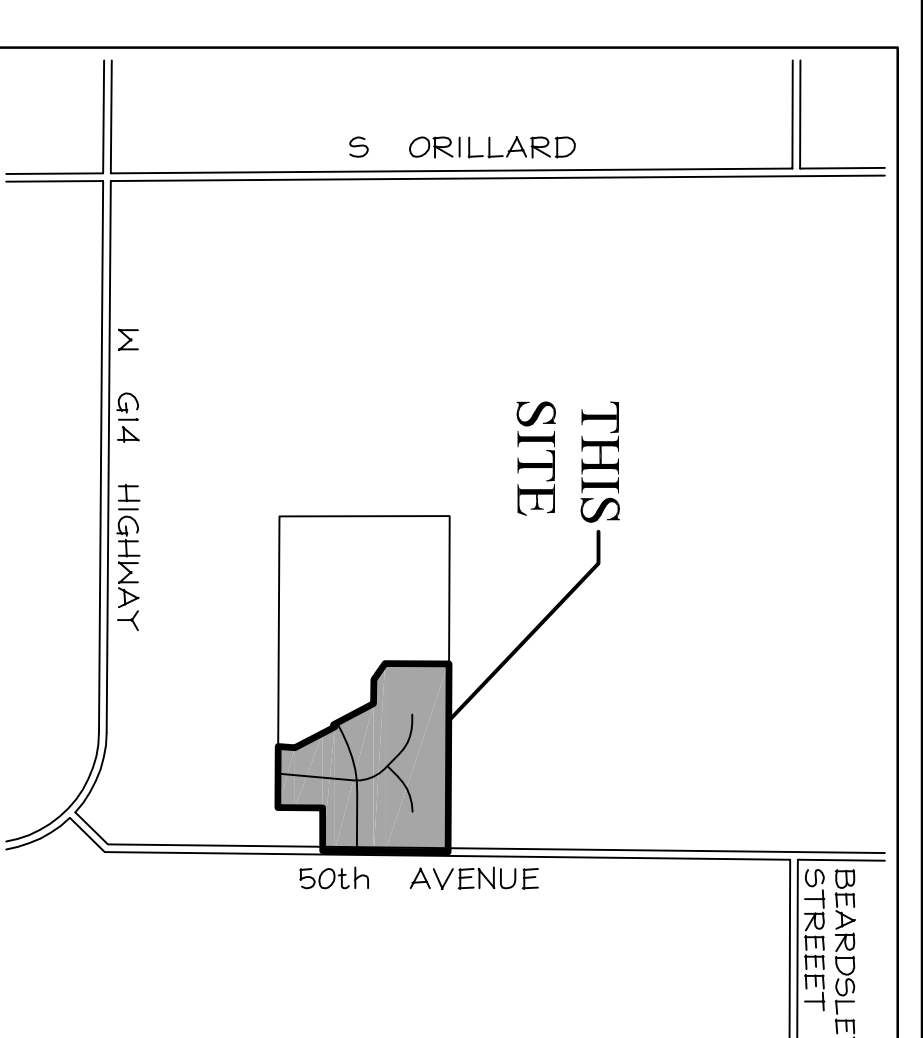
FINAL PLAT BLOOMING HEIGHTS SHEET 1 OF 2

OWNER/DEVELOPER
DILIGENT BLOOMING HEIGHTS, LLC
1219 STRATFORD DRIVE, SUITE B
CLIVE, IA 50325

ZONING
R-1(00) SINGLE FAMILY RESIDENTIAL

VICINITY SKETCH
NORTH
SCALE: 1"=150'

- NOTES**
1. PLANT USE OF THE PUBLIC UTILITY EASEMENT IS RESERVED TO THE PUBLIC UTILITY USE OF ITS DESIGNATED EASEMENT AND ANY USER OF THE P.U.E. SHALL LOCATE ITS FACILITIES AT NO COST TO ACCOMMODATE THE CITY'S USE OF ITS DESIGNATED EASEMENT.
 2. OUTLOT 'Y' WILL BE FOR FUTURE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 3. ALL TEMPORARY TURNS AROUND EASEMENTS WILL BE TERMINATED AT THE TIME OF THE STREET BEING EXTENDED.
 4. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING 32,103 SQ. FT. (41 X 783) OF PARKLAND IN THE FUTURE PHASE OF BLOOMING HEIGHTS.
- 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.



UNPLATTED
OWNER: DENNIS J. & MARILYN L. ISLEY
296 S. ORILLARD ROAD
CUMMING, IA 50061

CENTER OF
SEC. 10-77-25

UNPLATTED
OWNER: DAVID C. & CHERYL K. RUSSELL
L. RUSSELL & JULIE K. RUSSELL
1807 THERWOOD DRIVE
WEST DES MOINES, IA 50326

UNPLATTED
OWNER: DAVID C. & CHERYL K. RUSSELL
L. RUSSELL & JULIE K. RUSSELL
1807 THERWOOD DRIVE
WEST DES MOINES, IA 50326

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L. RUSSELL & JULIE K. RUSSELL
1807 THERWOOD DRIVE
WEST DES MOINES, IA 50326

UNPLATTED
OWNER: LEPAR KOETHE
6000 DOUGLAS AVENUE,
SUITE 210
URBANDALE, IA 50322

N00°06'20"W 1329.42'

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6000 DOUGLAS AVENUE,
SUITE 210
URBANDALE, IA 50322

UNPLATTED
OWNER: LEPAR KOETHE
6000 DOUGLAS AVENUE,
SUITE 210
URBANDALE, IA 50322

UNPLATTED
OWNER: STEVEN L. & JUDITH E. SHANKS
1000 N. WILSON AVENUE
CUMMING, IA 50061

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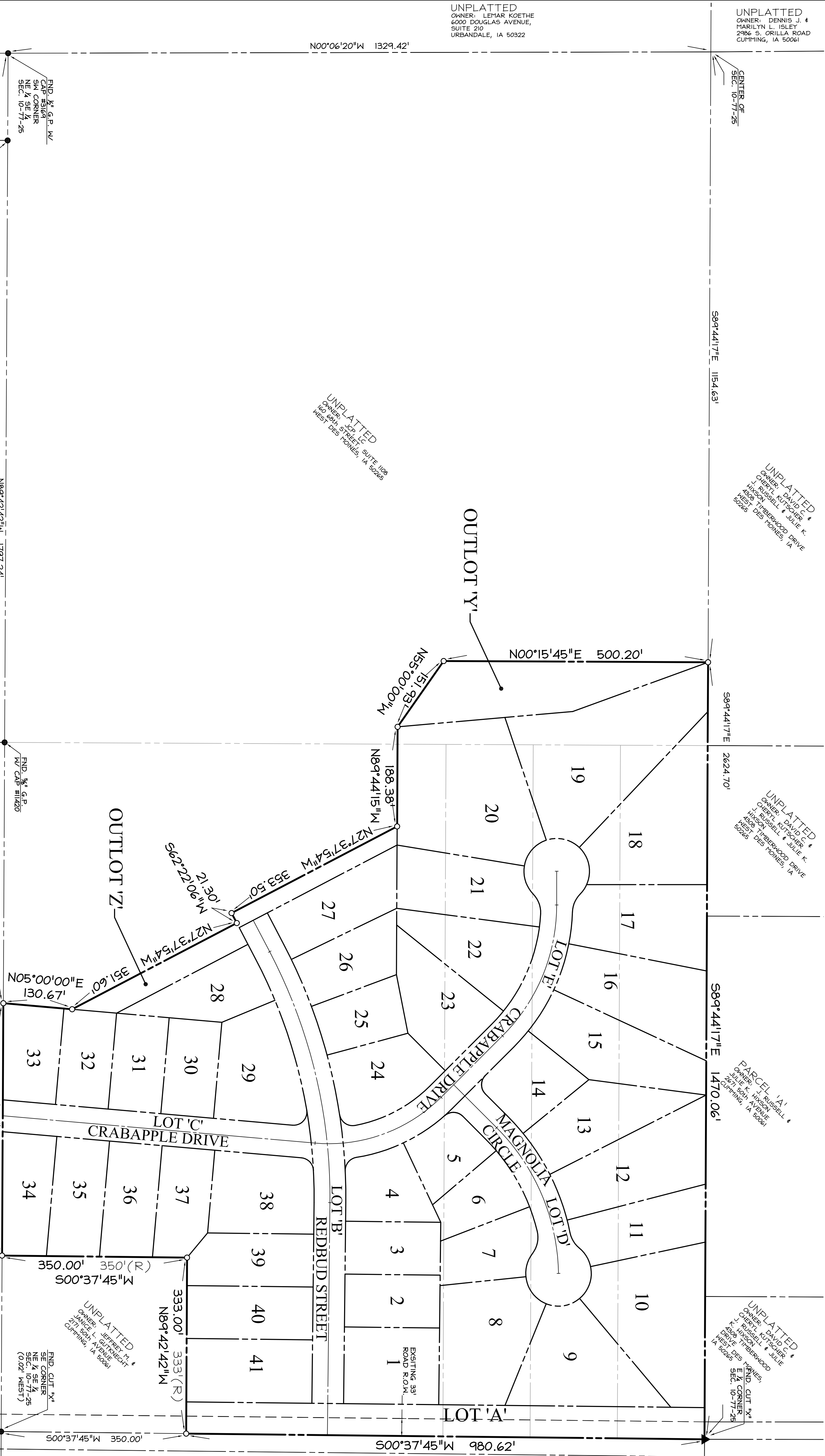
UNPLATTED
OWNER: STEVEN L. & JUDITH E. SHANKS
1000 N. WILSON AVENUE
CUMMING, IA 50061

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OWNER: STEVEN L. & JUDITH E. SHANKS
1000 N. WILSON AVENUE
CUMMING, IA 50061

UNPLATTED
OWNER: GIVENS FAMILY
2015 YELLOW LINE FAMILY
LYNN HAYEN, FL 32044

UNPLATTED
OWNER: LEPAR KOETHE
6000 DOUGLAS AVENUE,
SUITE 210
URBANDALE, IA 50322

UNPLATTED
OWNER: LEPAR KOETHE
6000 DOUGLAS AVENUE,
SUITE 210
URBANDALE, IA 50322



LEGAL DESCRIPTION

Parcel "E", recorded in Book 2014, Page 9639, at the Warren County, Iowa, Recorder's office, and a part of the North half of the Southeast quarter of Section 10, Township 77 North, Range 25 West of the 5th P.M., City of Norwalk, Warren County, Iowa, that is more particularly described as follows:
Beginning at the East quarter corner of Section 10, Township 77 North, Range 25 West of the 5th P.M., City of Norwalk, Warren County, Iowa; thence S00°37'45"W, 480.62 feet along the East line of said quarter section to Section 10; thence N89°42'42"W, 333.00 feet to the Southeast quarter of said Section 10; thence N89°42'42"W, 477.40 feet along said South line; thence N05°00'00"E, 130.67 feet; thence N27°37'54"W, 353.50 feet; thence S62°22'06"W, 21.30 feet; thence N27°37'54"W, 353.50 feet; thence N89°44'15"W, 188.38 feet; thence N85°00'00"W, 151.93 feet; thence N00°15'45"E, 500.20 feet to the North line of the Southeast quarter of said Section 10; thence S89°44'17"E, 1470.06 feet along said North line to the Point of Beginning.

Said tract of land contains 33.140 acres more or less.
Said tract of land being subject to any and all easements of record.

LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- ▲ FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #19156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M.E. MEASURED DISTANCE
- P.R. PREVIOUSLY RECORDED DISTANCE
- R. PUBLIC UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- 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 PLAT 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.

RIGHT GRANTED, B.S. TOWNSHIP LICENSE NO. 13156
ANY LICENSE RENEWAL DATES IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-2

**COOPER CRAWFORD
& ASSOCIATES, L.L.C.**
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50325
PHONE: (515) 224-1344 FAX: (515) 224-1345
DATE: 11-14-2016
REVISONS: 0-14-2017

APPROVED: KEVIN J. CRAWFORD
13156
10 W. WILSON AVENUE
CUMMING, IA 50061

SCALE: 1"=100'
JOB NUMBER
1459
SHEET
1 OF 2

FINAL PLAT BLOOMING HEIGHTS SHEET 2 OF 2

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	6°23'48"	1000.00	111.64	55.88	111.58	S87°25'51"W
C2	21°51'51"	1000.00	381.60	193.15	378.28	S73°18'02"W
C3	28°15'54"	1000.00	489.24	251.75	488.26	S72°18'56"W
C4	4°24'02"	300.00	23.04	11.51	23.04	N76°21'56"E
C5	45°35'58"	300.00	126.11	63.06	125.51	N22°12'01"W
C6	50°05'00"	300.00	161.80	80.90	159.84	N22°00'00"W
C7	45°00'00"	350.00	214.84	107.42	207.88	N67°30'00"W
C8	43°58'11"	400.00	306.97	161.49	299.44	N66°59'06"W
C9	3°20'21"	1030.00	60.03	30.02	60.02	S88°57'35"W
C10	83°40'32"	25.00	36.51	22.38	33.35	S50°52'19"E
C11	16°11'58"	330.00	46.96	23.48	42.99	N17°08'02"W
C12	16°18'27"	330.00	43.43	21.72	43.61	N33°23'15"W
C13	86°32'06"	25.00	37.16	23.53	34.27	S01°43'46"W
C14	4°42'06"	370.00	30.36	15.19	30.35	S47°21'10"E
C15	19°11'17"	370.00	123.91	62.54	123.31	S54°17'44"W
C16	7°30'07"	370.00	48.45	24.26	48.41	N78°04'50"W
C17	5°103'10"	50.00	44.55	23.88	43.09	N78°04'50"W
C18	43°18'56"	62.00	46.87	24.62	45.76	S71°12'34"E
C19	62°03'25"	62.00	67.15	37.50	63.92	N53°06'11"E
C20	62°03'25"	62.00	67.15	37.50	63.92	N08°57'14"W
C21	62°03'25"	62.00	67.15	37.50	63.92	N17°00'39"W
C22	38°46'18"	62.00	34.48	17.96	33.81	S58°34'50"E
C23	3°41'04"	50.00	34.48	17.96	33.81	N58°56'53"E
C24	3°15'48"	430.00	24.48	12.25	24.48	S77°04'32"W
C25	12°20'44"	430.00	92.65	46.51	92.47	S64°16'18"W
C26	12°20'44"	430.00	92.65	46.51	92.47	S56°55'34"W
C27	5°45'12"	430.00	43.18	21.61	43.16	S47°52'36"W
C28	90°00'00"	25.00	39.27	25.00	35.36	N49°00'00"E
C29	6°11'20"	380.00	41.05	20.54	41.03	S69°00'00"E
C30	13°50'23"	380.00	91.79	46.12	91.57	N15°06'31"W
C31	13°50'23"	380.00	91.79	46.12	91.57	N17°55'51"W
C32	42°36'09"	50.00	37.21	19.51	36.35	S66°48'06"E
C33	20°31'21"	62.00	22.21	11.22	22.09	N55°34'42"W
C34	20°31'21"	62.00	16.45	8.24	16.45	S78°45'16"W
C35	62°03'25"	62.00	67.15	37.50	63.92	S12°24'12"W
C36	62°03'25"	62.00	67.15	37.50	63.92	S43°39'13"E
C37	62°03'25"	62.00	67.15	37.50	63.92	N72°35'11"E
C38	53°27'48"	62.00	57.85	31.23	55.78	N72°35'11"E
C39	47°08'21"	50.00	41.14	21.81	39.99	S64°25'27"W
C40	47°08'21"	320.00	25.06	12.54	25.05	N64°45'47"W
C41	31°19'51"	320.00	174.98	89.74	172.81	N66°51'15"W
C42	6°11'20"	320.00	34.56	17.30	34.55	N48°05'40"W
C43	34°28'06"	270.00	162.43	83.76	159.99	N27°45'57"W
C44	91°49'50"	25.00	40.07	25.81	35.92	N35°23'01"E
C45	6°23'25"	1030.00	114.88	57.50	114.82	S78°06'13"W
C46	5°22'55"	1030.00	96.75	48.41	96.71	S68°50'09"W
C47	5°22'55"	1030.00	96.75	48.41	96.71	S68°50'09"W
C48	1°46'35"	1030.00	31.93	15.97	31.93	S68°15'24"W
C49	1°46'35"	970.00	86.28	43.17	86.25	S64°15'00"W
C50	12°45'17"	25.00	216.04	108.04	215.64	S73°50'38"W
C51	04°07'08"	25.00	35.74	17.85	32.81	N47°23'08"W
C52	82°02'08"	25.00	60.84	30.43	60.83	S68°01'04"W
C53	3°35'37"	970.00	97.00	49.50	97.00	S68°01'04"W
C54	3°27'32"	330.00	19.42	9.96	19.42	N43°16'14"W
C55	2°57'20"	1030.00	53.13	26.57	53.13	S65°48'44"W
C56	3°02'08"	1030.00	54.57	27.29	54.57	S62°49'00"W
C57	3°43'12"	970.00	62.98	31.50	62.97	S62°00'19"W
C58	90°00'00"	25.00	52.26	26.14	52.25	S65°29'31"W
C59	90°00'00"	25.00	39.27	25.00	35.36	S45°37'45"W
C60	90°00'00"	25.00	39.27	25.00	35.36	S44°22'15"E

LINE	LENGTH	BEARING
L1	34.52	S67°22'06"W
L2	32.81	N27°37'54"W
L3	18.22	N63°05'40"E
L4	12.58	S27°37'45"E
L5	21.30	N67°22'06"E
L6	20.00	S27°37'54"E

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50365
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 11-14-2016
REVISED: 04-14-2017

JOB NUMBER
1459

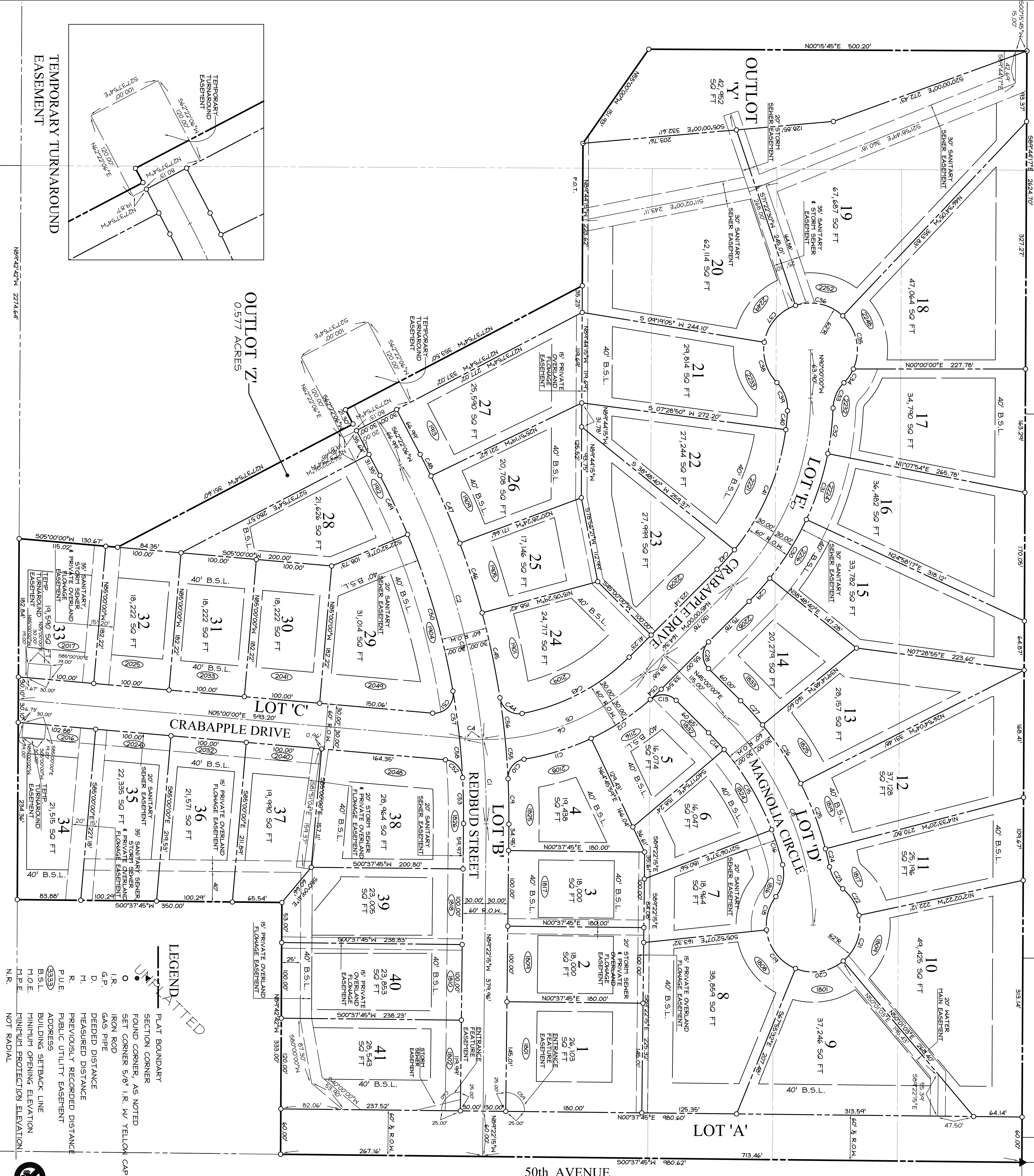
APPROVED: AS-BUILT
INITIALS: _____

FINAL PLAT
BLOOMING HEIGHTS

SCALE: 1"=60'

10WA
REGISTERED
SURVEYOR
CALL SERVICE: 1-800-556-1566

SHEET
2 OF 2



LEGEND

PLAT BOUNDARY
FOUND CORNER, AS NOTED
SET CORNER 5/8" I.R. W/ YELLOW CAP #19156
IRON ROD
GAS PIPE
DEEDED DISTANCE
PREVIOUSLY RECORDED DISTANCE
PUBLIC UTILITY EASEMENT
BUILDING SETBACK LINE
MINIMUM OPENING ELEVATION
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N.R.