

EXISTING ZONING
R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS FOR R-1 (70)

LOT AREA - 8,750 SF MINIMUM
LOT WIDTH - 70' MINIMUM
FRONT YARD SETBACK - 30'
REAR YARD SETBACK - 35'
SIDE YARD SETBACK - 17' TOTAL (7' MIN)

- NOTES**
- ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT DOES SO AS A SUBORDINATE INTEREST TO THE CITY'S USE OF ITS DESIGNATED SANITARY SEWER EASEMENT AND ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT MUST RELOCATE AT ITS COST IF IN CONFLICT WITH THE CITY'S USE OF THE DESIGNATED SANITARY SEWER EASEMENT.
 - LOTS 'A' AND 'B' TO BE DEEDED TO THE CITY OF NORWALK FOR STREET PURPOSES.
 - SURFACE WATER FLOWAGE EASEMENTS ARE PRIVATE. STORM WATER DETENTION AREAS ARE PRIVATE.
 - LANDSCAPE BUFFER REQUIRES 1 OVER STORY TREE AND 2 EVERGREEN TREES PER 40 LINEAR FEET.
 - ALL LOTS SHOULD HAVE A 5' WIDE SIDEWALK IN THE PUBLIC RIGHT-OF-WAY, 1' FROM THE PROPERTY LINE.
 - SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.

AREA TABLE

PROPERTY	GROSS AREA
NE 1/4, NW 1/4 SEC. 17-TT-24	14.24 AC.
NW 1/4, NW 1/4 SEC. 17-TT-24	10.33 AC.
TOTAL	24.57 AC.

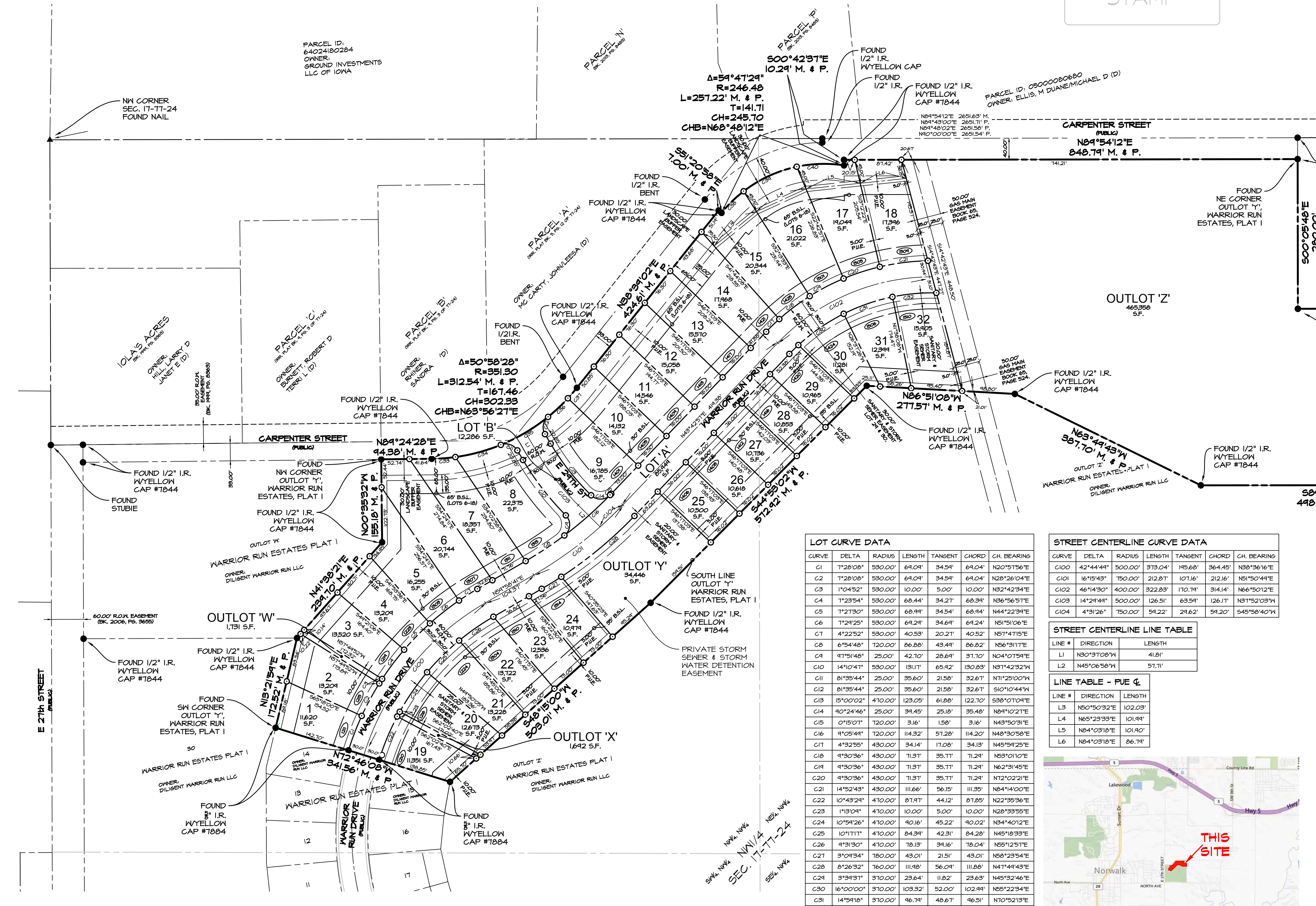
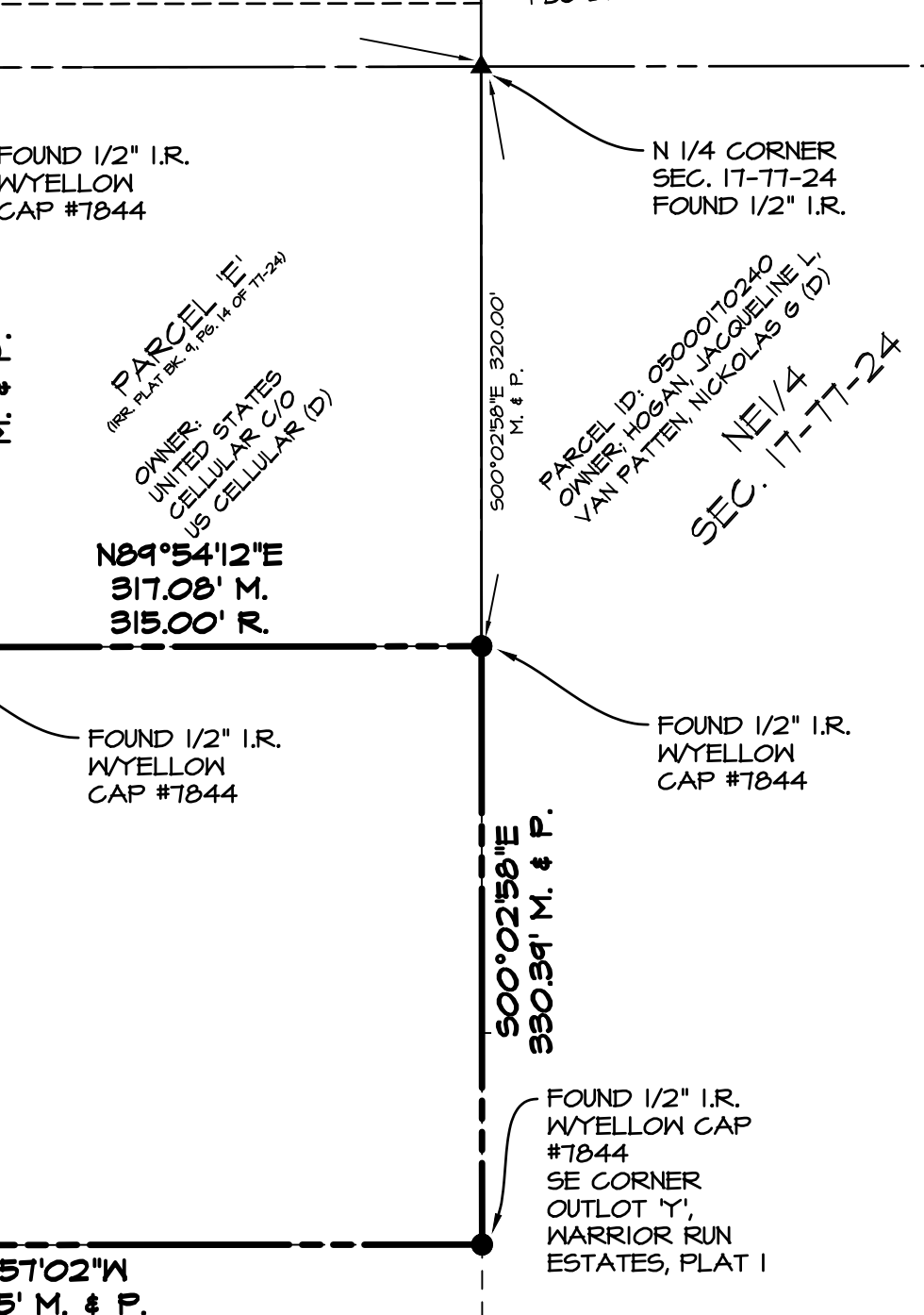
RECORDER'S STAMP

**FINAL PLAT
WARRIOR RUN
ESTATES PLAT 2
NORWALK, IOWA**

PROPERTY OWNER / APPLICANT:
DILIGENT WARRIOR RUN, L.L.C.
C/O PEOPLES CO.
12114 STRATFORD DRIVE, SUITE B
CLIVE, IOWA 50325
PHONE: 515-240-7500
WWW.DILIGENTDEVELOPMENT.COM

LEGAL DESCRIPTION
ALL OF OUTLOT 'Y', WARRIOR RUN ESTATES PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2015, PAGE 6547 IN THE OFFICE OF THE WARREN COUNTY RECORDER. SAID PROPERTY CONTAINS 24.57 ACRES MORE OR LESS.

PARCEL ID: 91000080846
ALT ID: 05000080846
OWNER: IOWA STATE BANK CUSTODIAN
FBO DR E REVEIZ IRA (D)



LOT CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	1°28'08"	530.00'	64.09'	34.54'	64.04'	N20°51'56"E
C2	1°28'08"	530.00'	64.09'	34.54'	64.04'	N28°26'04"E
C3	1°04'52"	530.00'	10.00'	5.00'	10.00'	N82°42'34"E
C4	1°23'54"	530.00'	68.44'	34.21'	68.34'	N86°56'51"E
C5	1°21'30"	530.00'	68.94'	34.54'	68.94'	N44°22'34"E
C6	1°24'25"	530.00'	64.24'	34.64'	64.24'	N51°10'6"E
C7	4°22'52"	530.00'	40.53'	20.21'	40.52'	N51°41'15"E
C8	6°54'48"	120.00'	86.88'	43.44'	86.82'	N56°31'11"E
C9	4°15'48"	25.00'	42.70'	26.64'	31.70'	N04°01'54"E
C10	14°10'41"	530.00'	131.11'	65.92'	130.83'	N81°42'32"W
C11	8°13'54"	25.00'	35.60'	21.58'	32.61'	N71°25'00"W
C12	8°13'54"	25.00'	35.60'	21.58'	32.61'	S10°10'44"W
C13	15°00'02"	470.00'	123.05'	61.88'	122.70'	S88°01'04"E
C14	40°24'46"	25.00'	34.45'	25.18'	35.48'	N84°10'21"E
C15	0°15'07"	120.00'	3.16'	1.58'	3.16'	N43°50'31"E
C16	9°05'44"	120.00'	14.32'	51.28'	114.20'	N48°30'58"E
C17	4°32'58"	430.00'	34.14'	17.08'	34.13'	N45°54'29"E
C18	9°30'36"	430.00'	71.37'	35.71'	71.24'	N53°01'10"E
C19	9°30'36"	430.00'	71.37'	35.71'	71.24'	N62°31'45"E
C20	9°30'36"	430.00'	71.37'	35.71'	71.24'	N72°02'21"E
C21	14°52'43"	430.00'	111.66'	56.15'	111.35'	N84°14'00"E
C22	10°43'24"	470.00'	87.47'	44.12'	87.85'	N22°35'36"E
C23	1°13'04"	470.00'	10.00'	5.00'	10.00'	N28°33'55"E
C24	10°54'26"	470.00'	90.16'	45.22'	90.02'	N84°40'12"E
C25	10°11'11"	470.00'	84.34'	42.31'	84.28'	N45°18'33"E
C26	9°31'30"	470.00'	78.13'	39.16'	78.04'	N55°12'51"E
C27	3°10'34"	180.00'	43.01'	21.51'	43.01'	N68°23'54"E
C28	8°26'32"	160.00'	11.98'	5.60'	11.88'	N41°44'43"E
C29	3°34'31"	370.00'	23.64'	11.82'	23.63'	N45°32'46"E
C30	16°00'00"	370.00'	103.32'	52.00'	102.94'	N55°22'34"E
C31	14°54'18"	370.00'	96.74'	46.61'	96.51'	N70°52'13"E
C32	12°48'46"	370.00'	82.74'	41.54'	82.51'	N84°46'14"E
C33	7°15'07"	351.30'	44.46'	22.26'	44.43'	S85°48'07"W
C34	14°23'25"	351.30'	88.23'	44.35'	88.00'	S74°58'51"W
C35	16°48'33"	351.30'	103.06'	51.90'	102.64'	S54°22'52"W
C36	8°17'58"	351.30'	50.84'	25.44'	50.84'	S46°44'31"W
C37	4°19'25"	351.30'	25.40'	12.45'	25.84'	S40°33'55"W
C38	13°21'41"	246.48'	57.42'	24.04'	57.18'	S45°38'22"W
C39	25°34'11"	246.48'	110.36'	56.12'	104.44'	S65°11'51"W
C40	20°40'31"	246.48'	88.94'	44.46'	88.46'	S88°21'42"W

STREET CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	42°44'44"	500.00'	373.04'	195.68'	364.45'	N88°36'16"E
C101	16°15'43"	750.00'	212.87'	101.16'	212.16'	N51°50'44"E
C102	46°14'30"	400.00'	322.83'	170.74'	314.14'	N66°50'12"E
C103	14°24'44"	500.00'	126.51'	63.54'	126.17'	N81°52'03"W
C104	4°31'26"	750.00'	54.22'	24.62'	54.20'	S45°58'40"W

STREET CENTERLINE LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N30°31'08"W	41.81'
L2	N45°06'58"W	51.71'

LINE TABLE - PUE

LINE #	DIRECTION	LENGTH
L3	N50°50'32"E	102.03'
L4	N65°23'33"E	101.91'
L5	N84°03'18"E	101.90'
L6	N84°03'18"E	86.74'



INDEX LEGEND

COUNTY: WARREN
CITY: NORWALK
SUBDIVISION: WARRIOR RUN ESTATES PLAT 1

LOTS: OUTLOT 'Y' - WARRIOR RUN ESTATES PLAT 1 RECORDED IN BOOK 2015, PAGE 6547.

PROPRIETOR(S): DILIGENT WARRIOR RUN, L.L.C.
REQUESTED BY: DILIGENT WARRIOR RUN, L.L.C.
LAND SURVEYOR: JERRY P. OLIVER, FLS
CIVIL ENGINEERING CONSULTANTS, INC
RETURN TO: ATTN: JERRY P. OLIVER
COMPANY: 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322
PHONE: 515-216-4884

- LEGEND**
- ▲ FOUND SECTION CORNER
 - FOUND CORNER W/ 5/8" I.R. WYELLOW CAP #7844 UNLESS OTHERWISE NOTED
 - SET PROPERTY CORNER W/ 5/8" I.R. WBLUE CAP #18381 UNLESS OTHERWISE NOTED
 - PLAT BOUNDARY
 - - - EXISTING PROPERTY LINES
 - - - PROPOSED LOTS
 - - - EASEMENT LINES
 - - - BUILDING SETBACK LINES (B.S.L.)
 - - - CENTERLINE STREET
 - D. DEEDED BEARING & DISTANCE
 - P. PREVIOUSLY RECORDED BEARING & DISTANCE
 - M. MEASURED BEARINGS & DISTANCE
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.B. POINT OF BEGINNING
 - B.S.L. BUILDING SETBACK LINE
 - (1234) ADDRESS

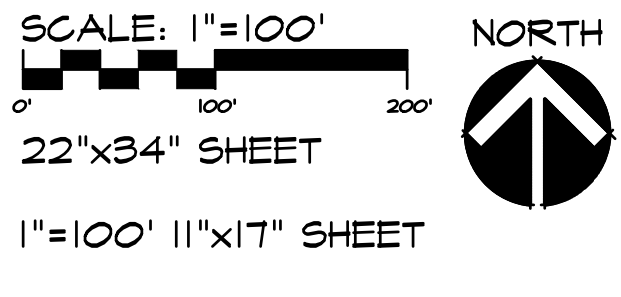
CERTIFICATION

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.

JERRY P. OLIVER, IOWA REG. NO. 7844 DATE OF LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL:

UTILITIES
CITY OF NORWALK WATER WORKS
CITY OF NORWALK SANITARY SEWER SYSTEM
CITY OF NORWALK STORM SEWER SYSTEM

FLOOD ZONE
ZONE 'X'
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 19181C0132E, REVISED MARCH 2, 2004



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

CEC

WARRIOR RUN ESTATES PLAT 2
NORWALK, IOWA
FINAL PLAT

SHEET 01 OF 01
E-1573

DATE	REVISIONS	COMMENTS
OCTOBER 02, 2017	1	10-30-2017
	2	
	3	
	4	
	5	JPO
	6	MEH

DATE OF SURVEY: DESIGNED BY: DRAWN BY: