ARBOR GLYNN PLAT 6
FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES. COM

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED: PT LOT 3
ORCHARD RIDGE PLAT 3
SECTION 13-77N-25W

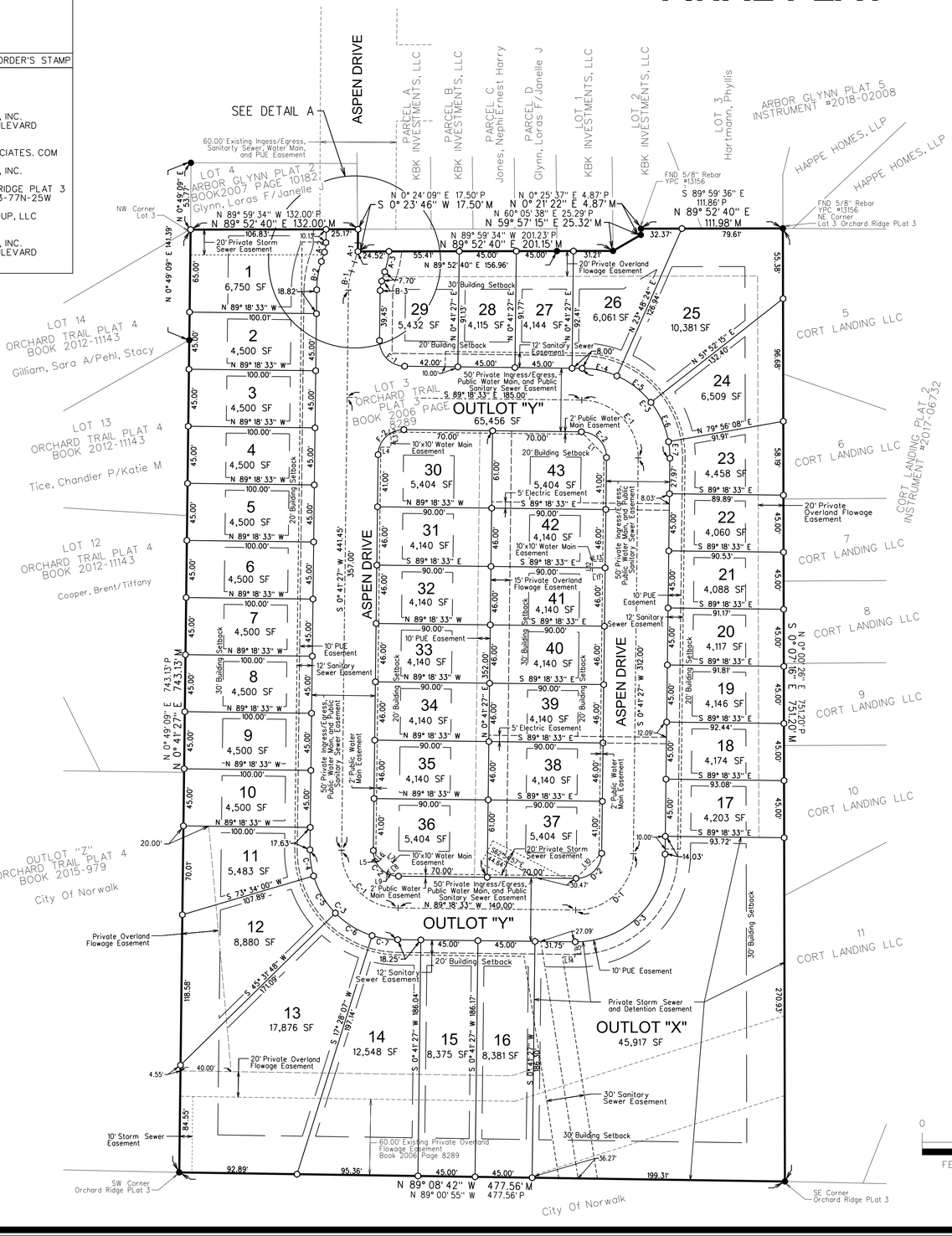
REQUESTED BY:
KEYSTONE EQUITY GROUP, LLC

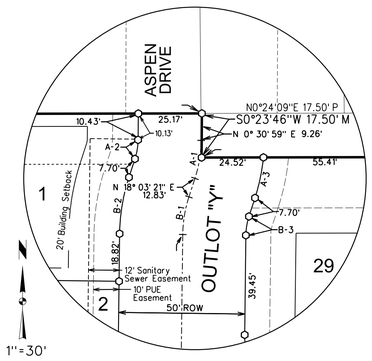
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

Lot#	Address	Street
1	213	ASPEN DRIVE
2	209	ASPEN DRIVE
3	205	ASPEN DRIVE
4	201	ASPEN DRIVE
5	197	ASPEN DRIVE
6	193	ASPEN DRIVE
7	189	ASPEN DRIVE
8	185	ASPEN DRIVE
9	181	ASPEN DRIVE
10	177	ASPEN DRIVE
11	173	ASPEN DRIVE
12	169	ASPEN DRIVE
13	165	ASPEN DRIVE
14	161	ASPEN DRIVE
15	157	ASPEN DRIVE
16	153	ASPEN DRIVE
17	149	ASPEN DRIVE
18	145	ASPEN DRIVE
19	141	ASPEN DRIVE
20	137	ASPEN DRIVE
21	133	ASPEN DRIVE
22	129	ASPEN DRIVE
23	125	ASPEN DRIVE
24	121	ASPEN DRIVE
25	117	ASPEN DRIVE
26	113	ASPEN DRIVE
27	109	ASPEN DRIVE
28	105	ASPEN DRIVE
29	101 (S)	ASPEN DRIVE
	210 (W)	ASPEN DRIVE
30	100 (N)	ASPEN DRIVE
	200 (W)	ASPEN DRIVE
31	196	ASPEN DRIVE
32	192	ASPEN DRIVE
33	188	ASPEN DRIVE
34	184	ASPEN DRIVE
35	180	ASPEN DRIVE
36	174 (W)	ASPEN DRIVE
	160 (S)	ASPEN DRIVE
37	150	ASPEN DRIVE
38	146	ASPEN DRIVE
39	142	ASPEN DRIVE
40	138	ASPEN DRIVE
41	134	ASPEN DRIVE
42	130	ASPEN DRIVE
43	126 (E)	ASPEN DRIVE
	110 (N)	APSEN DRIVE

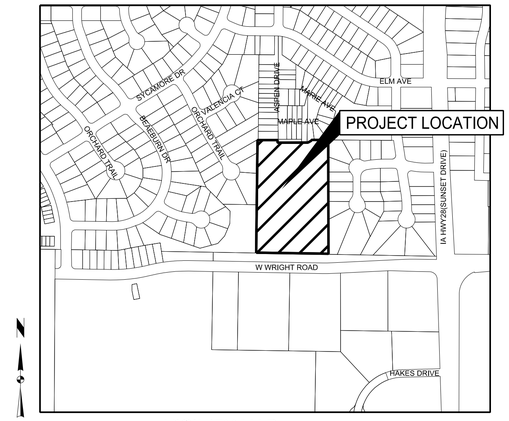
LINE TABLE

Line	Bearing	Distance
L1	S44°18'33"E	22.83'
L2	N89°18'33"W	1.94'
L3	N00°41'27"E	10.00'
L4	S89°18'33"E	8.00'
L5	S44°18'33"E	3.46'
L6	N45°41'27"E	7.00'
L7	S44°18'33"E	10.00'
L8	S45°41'27"W	7.00'
L9	S44°18'33"E	3.46'
L10	S45°41'27"W	22.83'
L11	S89°18'33"E	8.00'
L12	S00°41'27"W	10.00'
L13	N89°18'33"W	8.00'
L14	S89°18'33"E	9.84'
L15	S00°41'27"W	12.00'





DETAIL A



VICINITY MAP

OWNER/DEVELOPER
KEYSTONE EQUITY GROUP LLC
1027 NORWOOD CT
NORWALK, IA 50211
CONTACT: JD ALBRIGHT
PHONE: (515) 897-9062

ZONING
PARCEL 'C' OF THE DOBSON PUD

ACRES
8.01 ACRES

PLAT DESCRIPTION
LOT 3, ORCHARD RIDGE PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA,

EXCEPT PART OF PARCELS A, B, C AND D OF THE PLAT OF SURVEY RECORDED IN BOOK 2009, PAGE 6499 IN THE OFFICE OF THE WARREN COUNTY RECORDER,

AND EXCEPT THAT PART OF PARCELS E AND F OF THE PLAT OF SURVEY RECORDED IN BOOK 2009, PAGE 6499 IN THE OFFICE OF THE WARREN COUNTY RECORDER, PLATTED AS PART OF LOTS 5 AND 6 OF ARBOR GLYNN PLAT 3, AN OFFICIAL PLAT RECORDED IN INSTRUMENT NO. 2017-09732 AND NOW PLATTED AS PART OF LOTS 1 AND 2 OF ARBOR GLYNN PLAT 5, AN OFFICIAL PLAT, CITY OF NORWALK, WARREN COUNTY, IOWA AND RECORDED IN INSTRUMENT NO. 2018-02008.

BULK REGULATIONS
MINIMUM LOT AREA = 4,050 SF
MINIMUM LOT WIDTH = 45 FEET
FRONT YARD SETBACK = 20 FEET
SIDE YARD SETBACK = 5 FEET EACH SIDE (10 FEET TOTAL)
REAR YARD SETBACK = 30 FEET

NOTES
1. ALL STRUCTURES SHALL NOT BE PLACED WITHIN ANY PROPOSED EASEMENTS OR SETBACKS.
2. HOME OWNER ASSOCIATION IS THE OWNER AND IS RESPONSIBLE FOR THE MAINTENANCE OF THE RIGHT-OF-WAY.
3. THE SANITARY SEWER AND WATER MAIN WILL BE PUBLIC, AND THE STORM SEWER WILL BE PRIVATE.
4. OUTLOT "Y" AND STREET PAVEMENT IS PRIVATE RIGHT-OF-WAY.
5. PUBLIC EASEMENTS SHALL TAKE PRECEDENCE OVER PRIVATE OR FRANCHISED UTILITY EASEMENT.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	
A-1	17° 32' 23"	RT	50.00'	15.31'	7.71'	S 9° 17' 10" W 15.25'
A-2	17° 32' 23"	RT	25.00'	7.65'	3.86'	S 9° 17' 10" W 7.62'
A-3	12° 33' 09"	RT	75.00'	16.43'	8.25'	S 11° 46' 46" W 16.40'
B-1	17° 21' 54"	RT	50.00'	15.15'	7.64'	N 9° 22' 24" E 15.10'
B-2	17° 21' 54"	RT	75.00'	22.73'	11.45'	N 9° 22' 24" E 22.64'
B-3	17° 21' 54"	RT	25.00'	7.58'	3.82'	N 9° 22' 24" E 7.55'
C-1	90° 00' 00"	RT	45.00'	70.69'	45.00'	N 44° 18' 33" W 63.64'
C-2	90° 00' 00"	RT	20.00'	31.42'	20.00'	N 44° 18' 33" W 28.28'
C-3	90° 00' 00"	RT	70.00'	109.96'	70.00'	N 44° 18' 33" W 98.99'
C-4	17° 07' 27"	RT	70.00'	20.92'	10.54'	N 7° 52' 16" W 20.84'
C-5	28° 02' 11"	RT	70.00'	34.25'	17.48'	N 30° 27' 06" W 33.91'
C-6	28° 03' 42"	RT	70.00'	34.28'	17.49'	N 58° 30' 02" W 33.94'
C-7	16° 46' 39"	RT	70.00'	20.50'	10.32'	N 80° 55' 13" W 20.42'
D-1	90° 00' 00"	RT	45.00'	70.69'	45.00'	S 45° 41' 27" W 63.64'
D-2	90° 00' 00"	RT	20.00'	31.42'	20.00'	S 45° 41' 27" W 28.28'
D-3	90° 00' 00"	RT	70.00'	109.96'	70.00'	S 45° 41' 27" W 98.99'
E-1	90° 00' 00"	RT	45.00'	70.69'	45.00'	S 44° 18' 33" E 63.64'
E-2	90° 00' 00"	RT	20.00'	31.42'	20.00'	S 44° 18' 33" E 28.28'
E-3	90° 00' 00"	RT	70.00'	109.96'	70.00'	S 44° 18' 33" E 98.99'
E-4	23° 06' 57"	RT	70.00'	28.24'	14.32'	S 77° 45' 04" E 28.05'
E-5	28° 03' 51"	RT	70.00'	34.29'	17.49'	S 52° 09' 40" E 33.95'
E-6	28° 03' 52"	RT	70.00'	34.29'	17.49'	S 24° 05' 48" E 33.95'
E-7	10° 45' 20"	RT	70.00'	13.14'	6.59'	S 4° 41' 13" E 13.12'
F-1	90° 00' 00"	RT	20.00'	31.42'	20.00'	N 44° 18' 33" W 28.28'
F-2	90° 00' 00"	RT	20.00'	31.42'	20.00'	N 45° 41' 27" E 28.28'

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap # 19710 (Unless Otherwise Noted)		○
5/8" Rebar, Yellow Plastic Cap # 7844	●	
ROW Marker	■	□
ROW Rail	⊢⊣	⊢⊣
ControlPoint	⊙CP	
Bench Mark	✣	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

0 50 FEET

IOWA LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

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.

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:
SHEET 1 OF 1

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	04/17/19	RMM

Engineer: JAL Checked By: EDG Scale: 1"= 50'
Technician: RMM Date: 01/31/19 Field Bk: Pg:
Project No: 118.0378 Sheet 1 of 1

NORWALK, IA

ARBOR GLYNN PLAT 6
FINAL PLAT

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 118.0378
Sheet 1 of 1

V:\Ref Library\CADDStandards\WorkSpace\Standards\Printing\Pen_Tables\plate.tbl
Plotted: 5/8/2019 4:49:52 PM by rmortenson

5/8/2019 4:49:52 PM

rmortenson
V:\Projects\2018\118.0378.01\CAD\FP_118.0378_01EPT.dgn