

FINAL PLAT  
**CORT LANDING**  
**PLAT 1**  
 NORWALK, IOWA  
 SHEET 1 OF 1

PROPERTY OWNER / APPLICANT:  
 CORT LANDING, LLC  
 340 WRIGHT ROAD, SUITE E  
 NORWALK, IOWA 50211

LEGAL DESCRIPTION  
 LOT 1, ORCHARD RIDGE PLAT 3, AN OFFICIAL PLAT, CITY OF NORWALK, WARREN COUNTY, IOWA, RECORDED IN BOOK 2006, PAGE 8284 AT THE WARREN COUNTY RECORDER'S OFFICE, AND CONTAINS 14.399 ACRES MORE OR LESS.

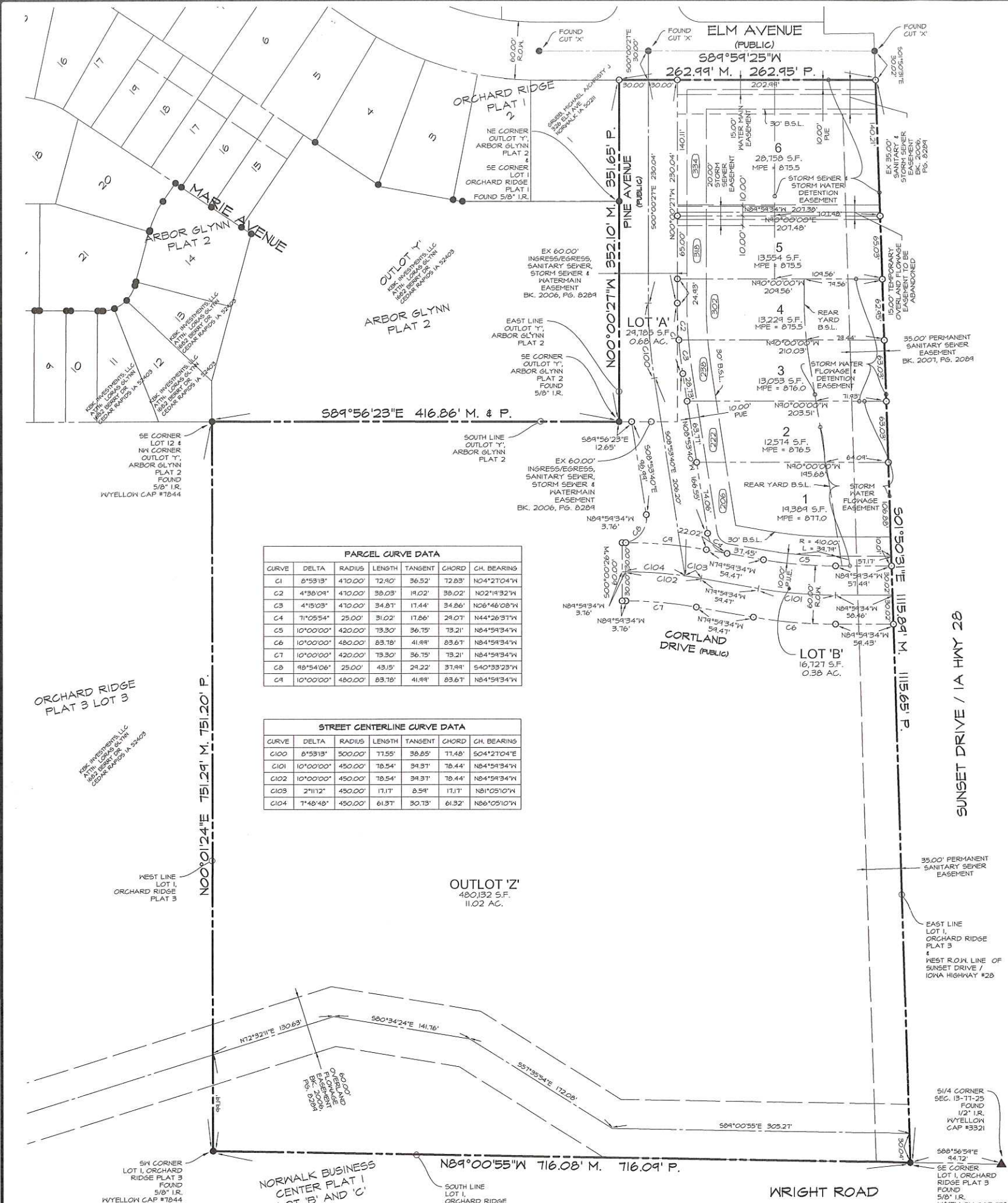
ZONING  
 DOBSON PLANNED UNIT DEVELOPMENT  
 LOTS 1-6: R-1 (60)

BULK REGULATIONS  
 R-1 (60)  
 MINIMUM LOT AREA - 7500 SF  
 MINIMUM LOT WIDTH - 60'  
 FRONT YARD SETBACK - 30'  
 REAR YARD SETBACK - 35'  
 SIDE YARD SETBACK - 15' TOTAL (MIN. 7' ONE SIDE)  
 HEIGHT LIMIT - 35'

FLOOD ZONE  
 ZONE 'X'  
 FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 1918C033E, REVISED MARCH 2, 2004.  
 ZONE 'X'  
 FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 1918C033F, REVISED OCTOBER 16, 2014.

NOTES  
 1. THE USE OF PUBLIC UTILITY EASEMENTS IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT. ANY USER OF A PUBLIC UTILITY EASEMENT MUST RELOCATE AT ITS COST WHEN THE UTILITY IS IN CONFLICT WITH THE CITY'S USE OF ITS EASEMENT.  
 2. SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDINGS ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.  
 3. LOTS A AND B ARE TO BE DEEDED TO THE CITY OF NORWALK FOR STREET PURPOSES. STRUCTURES AND FENCES ARE PRECLUDED WITHIN EASEMENTS, REAR YARD AND SIDE YARD SETBACKS ARE EFFECTIVELY INCREASED IN AREAS WHERE EASEMENTS EXTEND MORE THAN THE MINIMUM SETBACK WIDTH INTO THE LOT.

RECORDER'S  
 STAMP



PARCEL CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	8°53'13"	470.00'	72.90'	36.52'	72.83'	N04°21'04"W
C2	4°38'04"	470.00'	38.03'	19.02'	38.02'	N02°14'32"W
C3	4°15'03"	470.00'	34.87'	17.44'	34.86'	N06°46'08"W
C4	7°10'55"	250.00'	31.02'	17.86'	24.07'	N44°26'37"W
C5	10°00'00"	420.00'	73.30'	36.75'	73.21'	N84°59'34"W
C6	10°00'00"	480.00'	83.78'	41.89'	83.67'	N84°59'34"W
C7	10°00'00"	420.00'	73.30'	36.75'	73.21'	N84°59'34"W
C8	8°54'06"	250.00'	43.15'	24.22'	37.84'	S40°33'23"W
C9	10°00'00"	480.00'	83.78'	41.89'	83.67'	N84°59'34"W

STREET CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	8°53'13"	500.00'	77.55'	38.85'	77.48'	S04°21'04"E
C101	10°00'00"	450.00'	78.54'	39.37'	78.44'	N84°59'34"W
C102	10°00'00"	450.00'	78.54'	39.37'	78.44'	N84°59'34"W
C103	2°11'12"	450.00'	17.17'	8.59'	17.17'	N81°05'10"W
C104	7°48'48"	450.00'	61.37'	30.73'	61.32'	N86°05'10"W

INDEX LEGEND

COUNTY: WARREN  
 CITY: NORWALK

ALLOTMENT PART: SW 1/4 SECTION 13-T1N-25W

SUBDIVISION: ORCHARD RIDGE PLAT 3

LOTS: LOT 1

PROPRIETOR (S): CORT LANDING, LLC

REQUESTED BY: CORT LANDING, LLC

LAND SURVEYOR: JERRY P. OLIVER, PLS

CIVIL ENGINEERING CONSULTANTS, INC  
 RETURN TO: ATTN: JERRY P. OLIVER  
 COMPANY: 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322  
 PHONE: 515-276-4884

AREA TABLE

PROPERTY	GROSS AREA	ROAD EASEMENT AREA	NET AREA
SW 1/4 SEC. 13-T1-25	14.399 AC.	-----	14.399 AC.
TOTAL	14.399 AC.	-----	14.399 AC.

FINAL PLAT APPROVED  
 DATE April 6, 2017  
 CITY OF NORWALK

CERTIFICATIONS

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 PROFESSIONAL LAND SURVEYOR ACT OF THE STATE OF IOWA.

JERRY P. OLIVER, PLS  
 4/6/17

- 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. WYELLOW CAP #7844 UNLESS OTHERWISE NOTED
  - PLAT BOUNDARY
  - EXISTING PROPERTY LINES
  - PROPOSED LOTS
  - EASEMENT LINES
  - BUILDING SETBACK LINES (B.S.L.)
  - CENTERLINE STREET
  - D. DEEDED BEARINGS & 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
  - M.P.E. MINIMUM PROTECTION ELEVATION ADDRESS



SCALE: 1"=60'  
 0' 20' 40' 60' 120'

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

**CEC**

CORT LANDING PLAT 1  
 NORWALK, IOWA  
 FINAL PLAT

SHEET 01 OF 01  
 E-7222

REVISIONS	COMMENTS
1	FEB 13, 2017
2	MAR 7, 2017
3	
4	
5	
6	

DATE: JANUARY 11, 2017

DATE OF SURVEY: JPO

DRAWN BY: PC

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