

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.

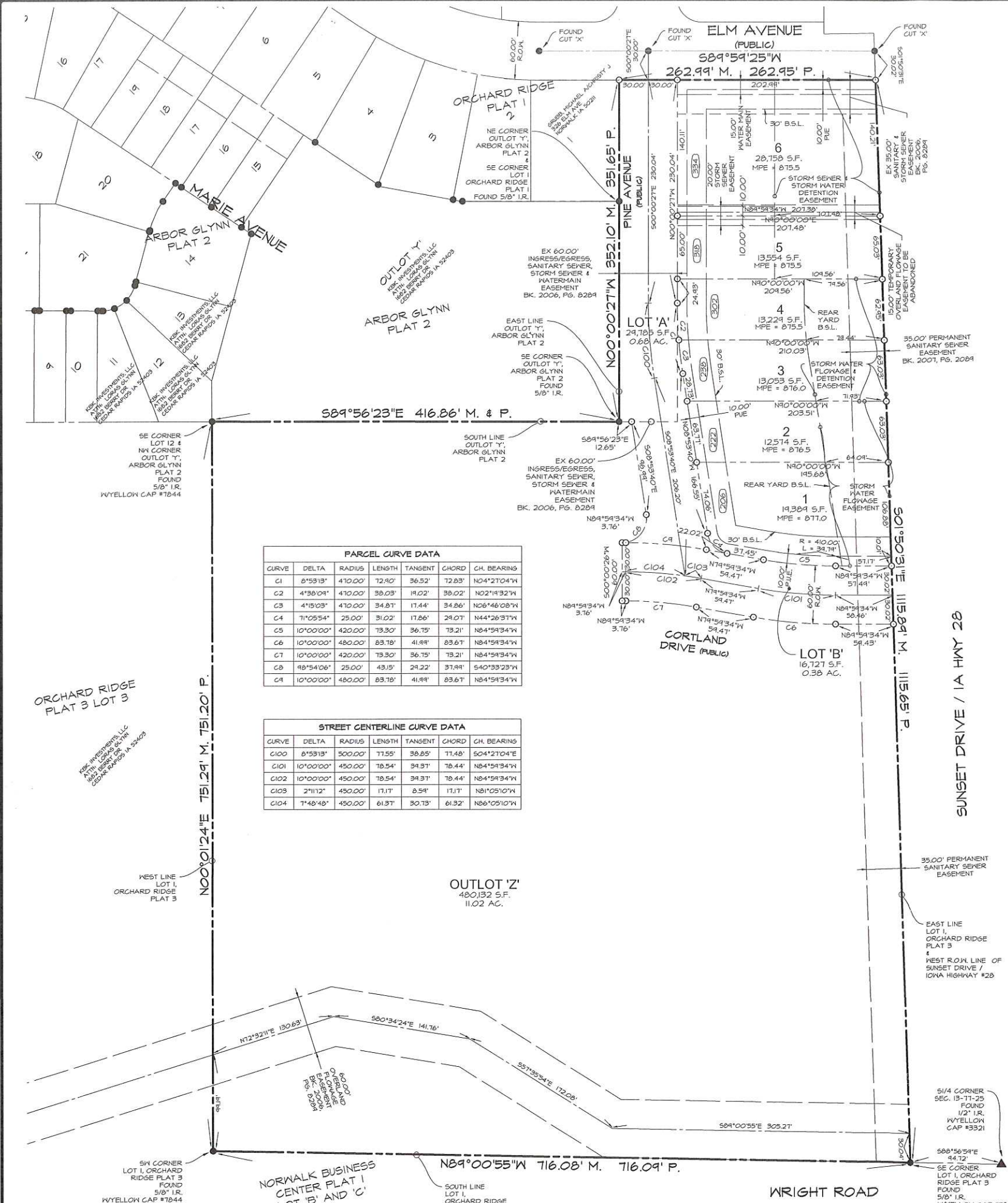
ZONING
 DOBSON PLANNED UNIT DEVELOPMENT
 LOTS 1-6: R-1 (60)

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 1916C033E, REVISED MARCH 2, 2004.
 ZONE 'X'
 FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 1916C033F, 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"E
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-T1N-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
 7844
 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

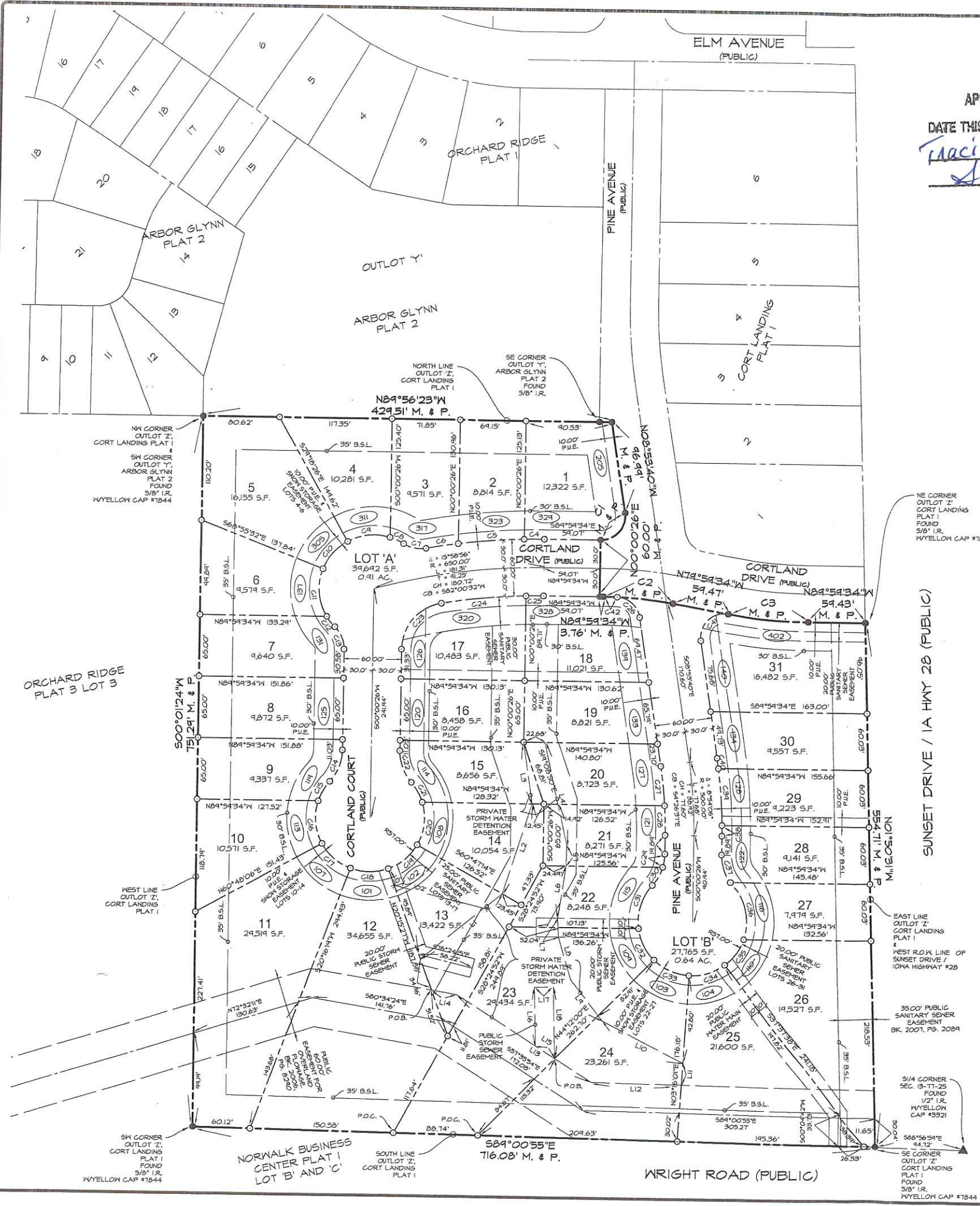
CORT LANDING PLAT 1
 NORWALK, IOWA
 FINAL PLAT

SHEET 01 OF 01
 E-7222

DATE	REVISIONS	COMMENTS
JANUARY 11, 2017	1	FEB 13, 2017
	2	MAR 7, 2017
	3	
	4	
	5	
	6	

DATE OF SURVEY: JPO
 DESIGNED BY: JPO
 DRAWN BY: PC

Q:\E-FILES\7-00067223_C3D Drawings\Plat07222 FP.dwg - 3/7/2017 4:22:30 PM, pelausen, 1:1



APPROVED BY WARREN COUNTY AUDITOR
 DATE THIS 8 DAY OF August 2017
Traci Vander Linden AUDITOR
Sharon Wiley DEPUTY

FINAL PLAT
CORT LANDING
PLAT 2
 NORWALK, IOWA
 SHEET 1 OF 1

FINAL PLAT APPROVED
 DATE 8/7/17
CITY OF NORWALK

PARCEL CURVE DATA						LINE TABLE			
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING	LINE #	DIRECTION	LENGTH
C1	88°54'06"	25.00'	43.5'	24.22'	31.91'	N40°33'23"E	L1	N50°52'41"E	110.14'
C2	10°00'00"	420.00'	73.30'	36.15'	73.21'	N84°54'34"W	L2	N17°47'45"E	49.46'
C3	10°00'00"	480.00'	83.78'	41.89'	83.67'	N84°54'34"W	L3	N08°50'56"W	65.70'
C4	1°50'01"	680.01'	121.19'	10.84'	21.76'	N84°04'51"E	L4	S12°50'02"E	111.00'
C5	5°50'58"	680.01'	64.47'	17.3'	34.25'	N80°52'21"E	L5	S00°56'12"W	21.70'
C6	2°53'10"	680.01'	34.25'	17.3'	34.25'	N80°52'21"E	L6	S08°14'21"W	59.51'
C7	42°55'46"	39.00'	24.13'	12.46'	24.13'	S71°06'21"E	L7	S02°18'31"E	20.01'
C8	18°38'23"	51.00'	15.76'	7.44'	15.72'	S69°34'04"E	L8	S16°42'21"E	46.98'
C9	45°48'34"	51.00'	45.57'	24.08'	44.31'	N83°35'51"E	L9	S31°54'12"E	59.03'
C10	34°53'10"	51.00'	34.1'	20.53'	38.63'	N40°53'01"E	L10	S62°41'50"E	44.81'
C11	32°34'03"	51.00'	52.35'	28.20'	50.56'	N05°50'04"W	L11	S03°16'01"W	23.33'
C12	18°54'21"	51.00'	19.82'	8.88'	19.80'	N86°34'16"W	L12	N84°00'55"W	43.70'
C13	45°34'23"	39.00'	26.25'	13.66'	25.56'	N27°46'46"W	L13	N51°33'54"W	164.74'
C14	41°36'42"	50.00'	36.31'	19.00'	35.52'	N20°48'47"E	L14	N00°34'24"W	26.81'
C15	24°10'14"	51.00'	24.05'	12.21'	23.81'	N24°31'50"E	L15	N51°33'54"W	24.18'
C16	46°38'43"	51.00'	46.40'	24.51'	45.13'	N05°52'33"W	L16	N01°46'42"W	62.41'
C17	40°31'46"	51.00'	40.32'	21.09'	34.48'	N44°27'48"W	L17	N80°13'18"E	20.00'
C18	40°31'46"	51.00'	40.32'	21.09'	34.48'	N44°27'48"W	L18	S01°46'42"E	73.11'
C19	46°38'43"	51.00'	46.40'	24.51'	45.13'	S09°52'33"W	L19		
C20	46°38'43"	51.00'	46.40'	24.51'	45.13'	S09°52'33"W	L20		
C21	24°10'14"	51.00'	24.05'	12.21'	23.81'	S24°31'50"E	L21		
C22	41°36'42"	50.00'	36.31'	19.00'	35.52'	S20°48'47"E	L22		
C23	18°54'21"	51.00'	19.82'	8.88'	19.80'	N86°34'16"W	L23		
C24	18°54'21"	51.00'	19.82'	8.88'	19.80'	N86°34'16"W	L24		
C25	144°23'	61.94'	61.94'	44.78'	61.21'	S84°07'46"W	L25		
C26	144°23'	61.94'	61.94'	44.78'	61.21'	S84°07'46"W	L26		
C27	57°06'10"	470.00'	41.86'	20.44'	41.84'	N06°20'33"W	L27		
C28	3°47'56"	470.00'	31.8'	15.9'	31.6'	N01°53'32"W	L28		
C29	16°19'42"	50.00'	14.16'	7.13'	14.1'	N08°01'17"E	L29		
C30	28°22'59"	50.00'	22.5'	11.26'	21.8'	N28°55'38"E	L30		
C31	44°35'44"	51.00'	44.34'	23.34'	47.0'	N16°41'16"E	L31		
C32	37°44'24"	51.00'	37.63'	19.53'	36.45'	N26°53'18"W	L32		
C33	40°55'54"	51.00'	40.72'	21.27'	34.66'	N66°16'00"W	L33		
C34	40°55'54"	51.00'	40.68'	21.25'	34.62'	S72°44'11"W	L34		
C35	34°02'42"	51.00'	33.81'	17.45'	33.31'	S35°21'01"E	L35		
C36	54°55'56"	51.00'	54.62'	32.66'	56.84'	N11°38'18"E	L36		
C37	35°24'41"	50.00'	30.90'	15.46'	30.41'	S17°41'56"E	L37		
C38	1°12'16"	530.00'	11.4'	5.71'	11.4'	S00°33'42"E	L38		
C39	6°30'34"	530.00'	60.21'	30.14'	60.10'	S04°21'07"E	L39		
C40	1°11'16"	530.00'	10.44'	5.44'	10.44'	S08°18'02"E	L40		
C41	108°24'46"	25.00'	41.30'	34.67'	40.56'	S45°18'35"W	L41		
C42	1°51'32"	420.00'	14.38'	7.19'	14.36'	N04°00'48"W	L42		

PROPERTY	GROSS AREA	ROAD EASEMENT AREA	NET AREA
SE 1/4 SW 1/4 SEC. 13-17-25	11.02 AC.		11.02 AC.
TOTAL	11.02 AC.		11.02 AC.

INDEX LEGEND
COUNTY: WARREN
CITY: NORWALK
ALLOTMENT PART: SW 1/4 SECTION 13-TIN-25W
SUBDIVISION: CORT LANDING PLAT 1
LOTS: OUTLOT Z
PROPRIETOR(S): CORT LANDING, LLC
REQUESTED BY: CORT LANDING, LLC
LAND SURVEYOR: JERRY P. OLIVER, PLS
CIVIL ENGINEERING CONSULTANTS, INC. ATTN: JERRY P. OLIVER 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884

AREA TABLE			
PROPERTY	GROSS AREA	ROAD EASEMENT AREA	NET AREA
SE 1/4 SW 1/4 SEC. 13-17-25	11.02 AC.		11.02 AC.
TOTAL	11.02 AC.		11.02 AC.



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

LEGAL DESCRIPTION
 OUTLOT Z, CORT LANDING PLAT 1, AN OFFICIAL PLAT, CITY OF NORWALK, WARREN COUNTY, IOWA, RECORDED IN BOOK 2017, PAGE 03460 AT THE WARREN COUNTY RECORDER'S OFFICE, AND CONTAINS 11.02 ACRES MORE OR LESS.

ZONING
 DOBSON PLANNED UNIT DEVELOPMENT
 LOTS 1-31: R-1 (60)

BULK REGULATIONS
 R-1 (60)
 MINIMUM LOT AREA - 7,500 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 14161C0131E, REVISED MARCH 2, 2004.
 ZONE 'X'
 FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 14161C0133F, REVISED OCTOBER 6, 2014.

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 2. SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING 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.
 4. 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.
 5. HOME BUILDERS ARE TO INSTALL 5' SIDEWALKS ALONG ALL STREET FRONTS.

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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER
 7844
 8/7/17

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
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- P.O.B. POINT OF BEGINNING
- B.S.L. BUILDING SETBACK LINE
- M.P.E. MINIMUM PROTECTION ELEVATION
- ADDRESS

IOWA ONE CALL
 1-800-292-6989
 www.iowaonecall.com

SCALE: 1"=60'

NORTH

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 2
 NORWALK, IOWA
 FINAL PLAT

SHEET 01 OF 01

E-1222