

INDEX LEGEND
 LOCATION: 23-77-25
 REQUESTOR: WARREN COUNTY LAND COMPANY, LLC
 PROPRIETOR: WARREN COUNTY LAND COMPANY, LLC
 SURVEYOR: KEVEN J. CRAWFORD
 COMPANY: COOPER CRAWFORD & ASSOCIATES
 475 S 50th ST., STE. 800,
 WDM, IA 50265
 RETURN TO: COOPER CRAWFORD & ASSOCIATES

FINAL PLAT VALLEY VIEW PLAT 1

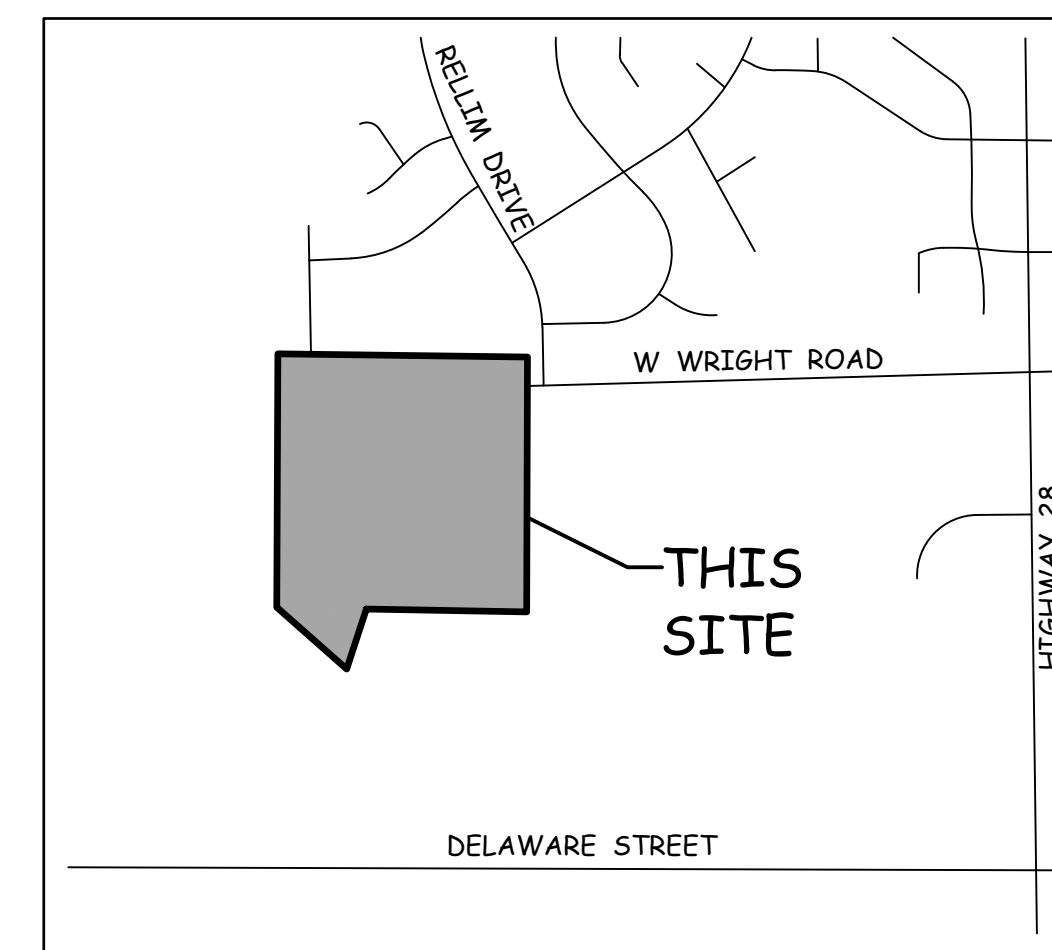
OWNER/APPLICANT
 WARREN COUNTY LAND COMPANY, LLC
 2208 WOODLANDS PARKWAY
 CLIVE, IOWA 50325

ZONING
 VALLEY VIEW SOUTH P.U.D.
BULK REGULATIONS
 SETBACKS
 FRONT - 25'
 REAR - 20' (LOTS 27-76)
 25' (LOTS 1-26)
 SIDE - 5' MIN (10' TOTAL)

LEGAL DESCRIPTION
 THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF NORWALK, WARREN COUNTY, IOWA AND PARCEL 'M' OF THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 05407 AT THE WARREN COUNTY, IOWA RECORDER'S OFFICE, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF NORWALK, WARREN COUNTY, IOWA; THENCE S89°16'28"E, 1299.87 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, TO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE S00°10'11"W, 1327.94 FEET ALONG THE EAST LINE OF SAID SECTION 23, TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE N88°55'39"W, 835.04 FEET ALONG THE SOUTH LINE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, TO THE EAST LINE OF PARCEL 'M' OF THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 05407 AT THE WARREN COUNTY, IOWA RECORDER'S OFFICE; THENCE S18°07'46"W, 329.00 FEET ALONG SAID EAST LINE TO THE SOUTHERLY MOST POINT OF SAID PARCEL 'M'; THENCE N48°35'54"W, 486.00 FEET ALONG THE WEST LINE OF SAID PARCEL 'M', TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE N00°19'35"E, 1320.04 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 41.23 ACRES MORE OR LESS.
 SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



VICINITY SKETCH

NORTH
 SCALE: 1"=1,000'

NOTES

- THIS PLAT IS WITHIN A BENEFITED SANITARY SEWER DISTRICT AND IS SUBJECT TO CONNECTION FEES PER CITY CODE.
- PUBLIC UTILITY EASEMENTS ARE SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT IN AREAS WHERE THEY OVERLAP.
- ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.
- ONE OVERSTORY STREET TREE (MIN. 6' TALL) PER LOT AND TWO OVERSTORY STREET TREES PER CORNER LOT ARE REQUIRED AND THE BUILDER WILL BE RESPONSIBLE FOR INSTALLATION.
- OUTLOT 'Z' IS TO BE DEDICATED TO THE CITY FOR PUBLIC PARK.
- OUTLOTS 'X' & 'Y' ARE FOR DETENTION PURPOSES.
- OUTLOTS 'V' & 'W' ARE FOR FUTURE DEVELOPMENT.
- WATER & SANITARY SERVICE TO BE PROVIDED TO THE PARK OFF W. WRIGHT ROAD.
- LOTS A-F ARE TO BE DEDICATED TO THE CITY OF NORWALK FOR PUBLIC RIGHT-OF-WAY.

LEGEND

- | | |
|--------|---|
| — | PLAT BOUNDARY |
| ▲ | SECTION CORNER |
| ● | FOUND CORNER, AS NOTED |
| ○ | SET CORNER 5/8" I.R. W/ YELLOW CAP #13156 |
| I.R. | IRON ROD |
| G.P. | GAS PIPE |
| D. | DEEDED DISTANCE |
| M. | MEASURED DISTANCE |
| R. | PREVIOUSLY RECORDED DISTANCE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| 3333 | ADDRESS |
| 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 ENGINEERING OR LAND SURVEYING DOCUMENT AND THE RELATED SURVEY WORK WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD, P.E., P.L.S. IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 - 3

COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-1-2022
 REVISIONS: 7-22-2022

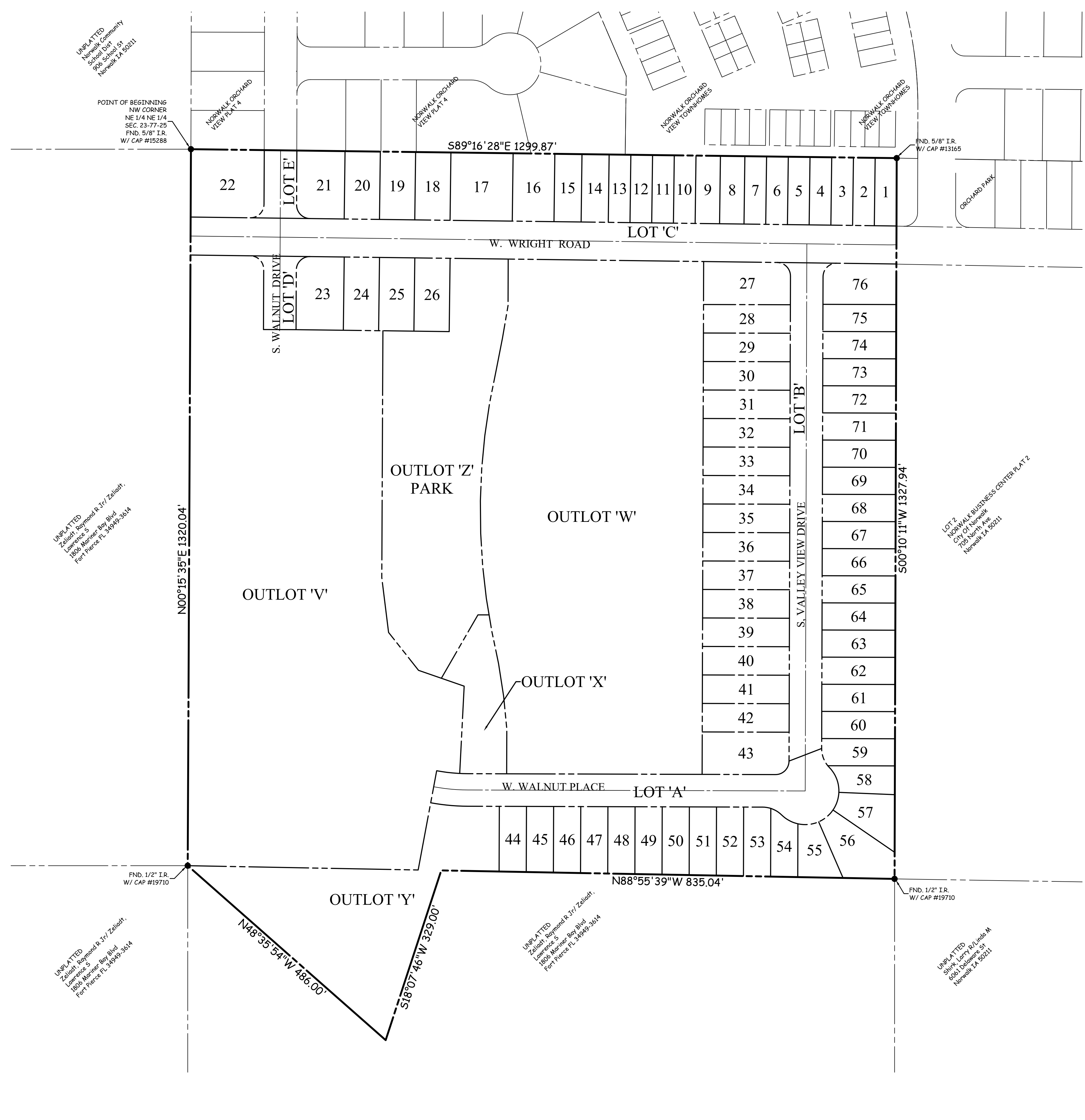
APPROVED: [Signature] INITIALS: --- AS-BUILT: ---

**FINAL PLAT
 VALLEY VIEW PLAT 1**

JOB NUMBER
**CC
 2281**
 SHEET
 1 OF 3

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	003°18'56"	284.50	16.46	8.23	16.46	N89°04'04"E
C2	010°24'07"	350.00	63.54	31.86	63.45	N84°37'46"W
C3	089°32'02"	25.00	39.07	24.80	35.21	N44°30'26"W
C4	090°27'57"	25.00	39.47	25.20	35.50	S45°29'34"W
C5	090°27'58"	25.00	39.47	25.20	35.50	N45°29'34"E
C6	089°26'38"	25.00	39.03	24.76	35.18	S44°33'08"E
C7	090°00'00"	25.00	39.27	25.00	35.36	S45°10'11"W
C9	010°24'07"	380.00	68.99	34.59	68.89	S84°37'46"E
C10	017°31'10"	50.00	15.29	7.70	15.23	S81°04'14"E
C11	026°53'45"	50.00	23.47	11.96	23.26	S58°51'47"E
C12	031°59'52"	62.00	34.62	17.78	34.18	S61°24'50"E
C13	036°04'09"	62.00	39.03	20.19	38.39	N84°33'10"E
C14	032°04'12"	62.00	34.70	17.82	34.25	N50°29'00"E
C15	032°04'12"	62.00	34.70	17.82	34.25	N18°24'48"E
C16	046°37'26"	62.00	50.45	26.72	49.07	N20°56'01"W
C17	005°00'56"	50.00	4.38	2.19	4.38	N41°44'16"W
C18	039°23'59"	50.00	34.38	17.90	33.71	N19°31'49"W
C19	090°33'22"	25.00	39.51	25.24	35.53	N45°26'52"E
C20	089°32'02"	25.00	39.07	24.80	35.21	S44°30'26"E



UNPLATTED
 Normal Community
 School Dist
 900 S 50th St
 Norwalk IA 50221

POINT OF BEGINNING
 NW CORNER
 NE 1/4 NE 1/4
 SEC. 23-77-25
 TWP. 77 N. R. 25 W.
 W/ CAP #15288

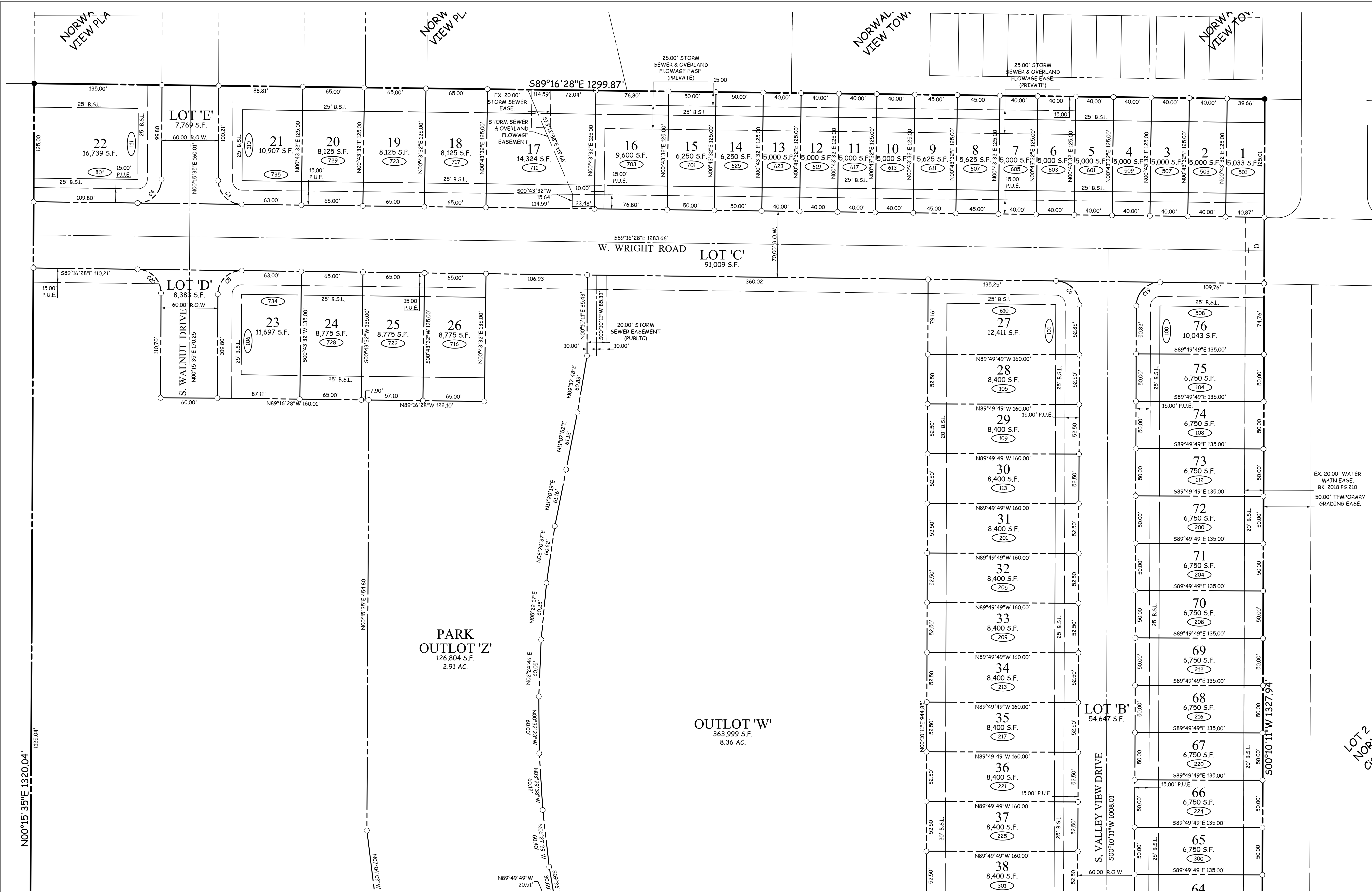
UNPLATTED
 Zoloth, Reg. Mon. R. 371 Zoloth,
 Lorraine, Reg. Mon. R. 371 Zoloth,
 Rob. Mon. R. 371 Zoloth,
 For Plat. P.L. 2018-3014

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 For Plat. P.L. 2018-3014

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 For Plat. P.L. 2018-3014

UNPLATTED
 Shaw, Larry R. L. Shaw, W.
 6061 Delaware St.
 Norwalk IA 50221

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○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
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G.P.	GAS PIPE
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M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
3333	ADDRESS
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M.O.E.	MINIMUM OPENING ELEVATION
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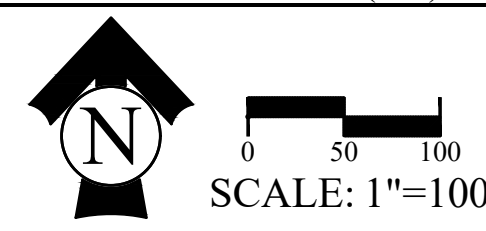
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FINAL PLAT
 VALLEY VIEW PLAT 1

SHEET
 2 OF 3



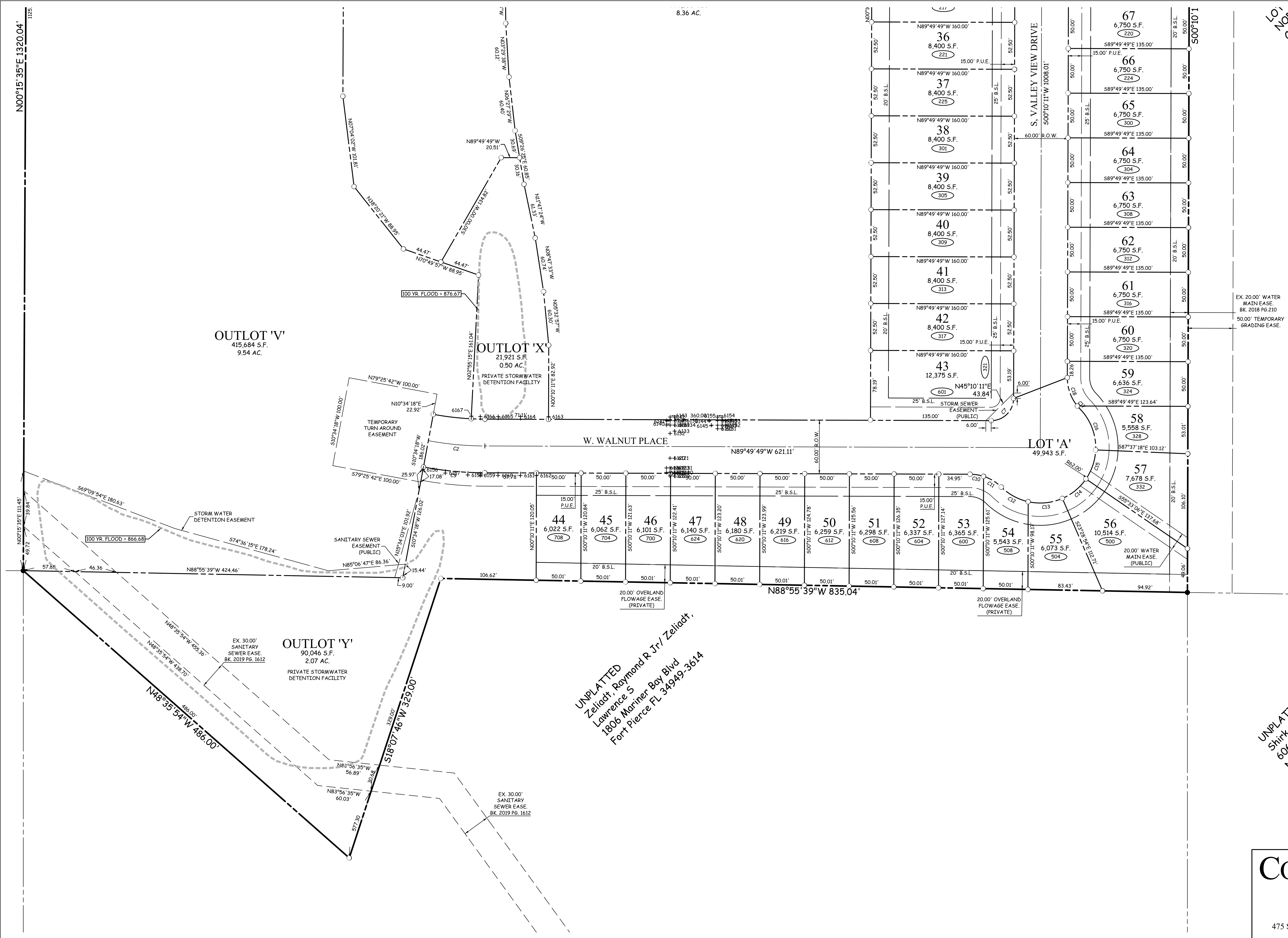
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UNPLATTED
Zelitch, Raymond R. Jr. / Zelitch,
Lawrence S.
1806 Mariner Bay Blvd
Fort Pierce FL 34949-3614

LOI,
MOR,
C-A

UNPLATTED
Shirk, I
6061

COOPER CRAWFORD & ASSOCIATES, L.L.C.
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