

FINAL PLAT ORCHARD HILLS PLAT 5 NORWALK, IOWA

OWNER/DEVELOPER

TONTO HOLDINGS, L.L.C.
1444 NW 124th COURT
DES MOINES, IOWA 50325
1.515.273.1111

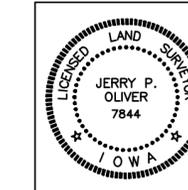
ZONING

ORCHARD HILLS: P.U.D.

LEGAL DESCRIPTION

ALL OF OUTLOT 'Z' IN ORCHARD HILLS PLAT 4, AN OFFICIAL PLAT, RECORDED IN BOOK 2007, PAGE 10691, CITY OF NORWALK, WARREN COUNTY, IOWA.

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA REG. NO. 7844 DATE MY LICENSE RENEWAL DATE 15 DECEMBER 31, 2012
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

NOTES

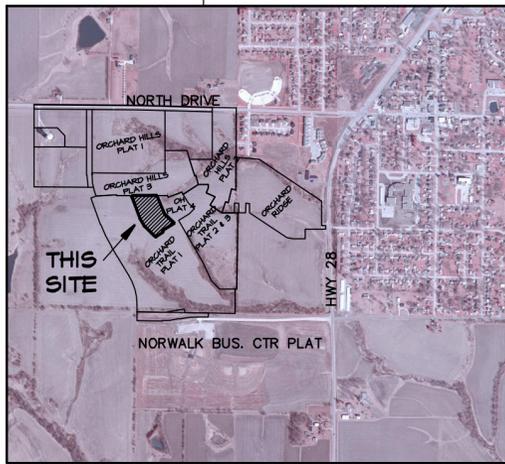
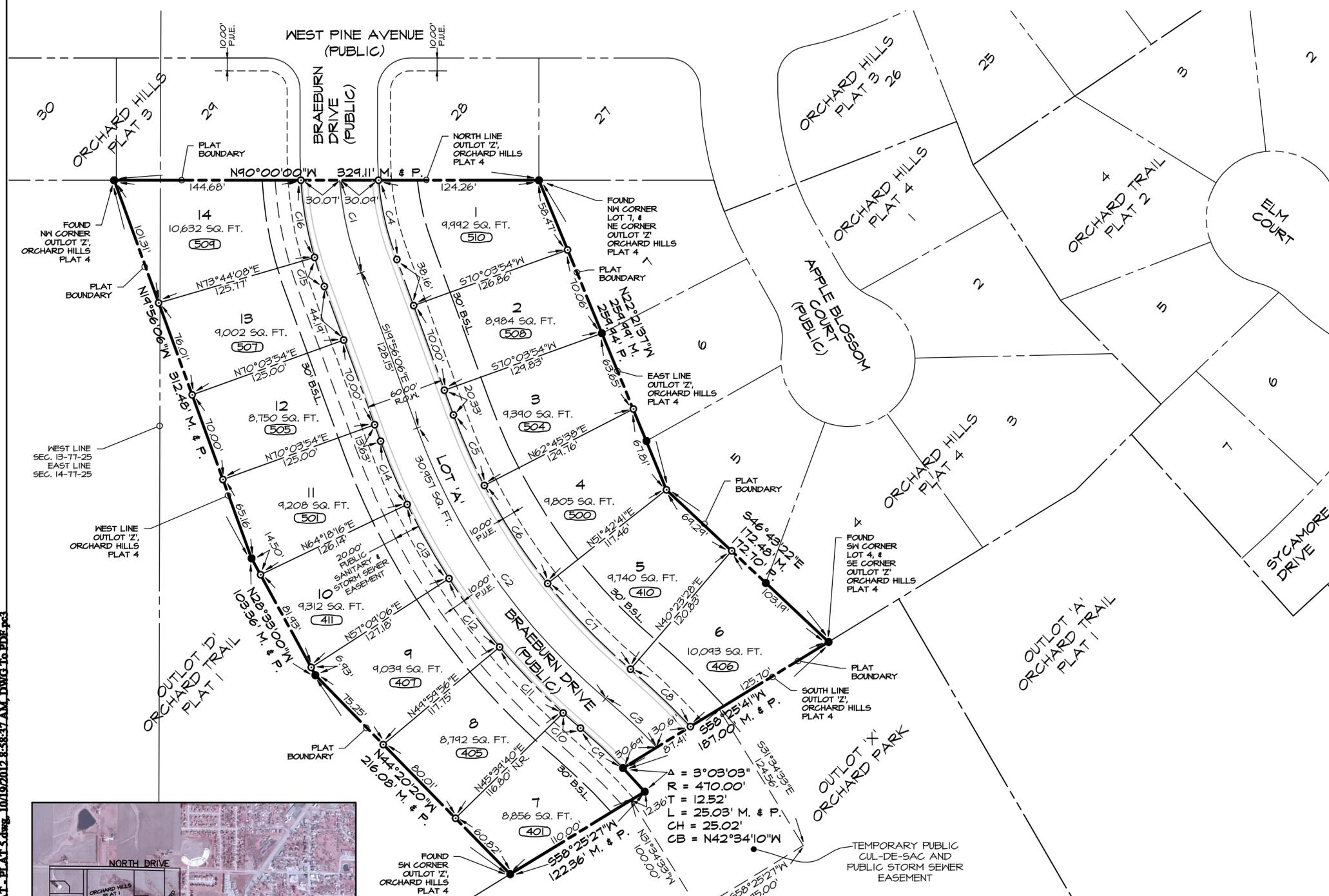
- LOT 'A' TO BE DEEDED TO THE CITY OF NORWALK FOR STREET PURPOSES.
- CONSTRUCTION OF STRUCTURES ARE PROHIBITED IN EASEMENTS.

SETBACKS

FRONT YARD = 30'
SIDE YARD = 12' TOTAL / 5' MINIMUM
REAR YARD = 35'

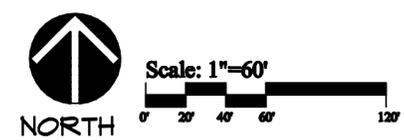
LEGEND

- PLAT BOUNDARY
- ▲ SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. W/YELLOW CAP #7844
- SET CORNER W/ 5/8" I.R. W/YELLOW CAP #7844
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- (123) ADDRESS
- B.S.L. BUILDING SETBACK LINE
- N.R. NOT RADIAL
- M.B.O.E. MINIMUM BASEMENT OPENING ELEVATION
- P.O.B. POINT OF BEGINNING



- ### BENCHMARKS
- R.R. SPIKE IN POWER POLE
40 FEET SOUTH OF CENTERLINE OF NORTH AVENUE AND
115 FEET EAST OF CENTERLINE OF ASPEN DRIVE.
ELEVATION-----927.45
 - BRASS PLUG IN HEADWALL OF REINFORCED BOX CULVERT,
AT NORTHWEST CORNER OF INTERSECTION OF IOWA HIGHWAY 28
AND ELM AVENUE.
ELEVATION-----874.90
 - BURY BOLT ON HYDRANT, AT NORTHEAST CORNER OF INTERSECTION
OF ASPEN DRIVE AND ELM AVENUE.
ELEVATION-----924.49
 - CUT 'X' INTERSECTION SYCAMORE DRIVE
AND ELM AVENUE.
ELEVATION-----939.71

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	16°58'42"	250.00'	74.08'	37.31'	73.81'	S12°42'39"E
C2	29°40'26"	500.00'	258.95'	132.45'	256.07'	S34°46'19"E
C3	6°16'36"	500.00'	54.77'	27.41'	54.75'	S46°28'14"E
C4	16°29'05"	220.00'	63.30'	31.87'	63.08'	S13°02'28"E
C5	7°18'16"	470.00'	59.42'	30.00'	59.88'	S23°35'14"E
C6	11°02'57"	470.00'	40.64'	45.46'	90.50'	S32°45'51"E
C7	11°19'13"	470.00'	42.86'	46.58'	92.71'	S43°56'56"E
C8	6°57'03"	530.00'	64.30'	32.19'	64.26'	S46°08'00"E
C9	5°30'51"	470.00'	45.23'	22.63'	45.21'	N46°51'07"W
C10	1°54'56"	530.00'	17.72'	8.86'	17.72'	N48°39'04"W
C11	7°41'33"	530.00'	71.16'	35.63'	71.10'	N43°50'50"W
C12	7°09'10"	530.00'	66.16'	33.12'	66.12'	N36°25'29"W
C13	7°09'10"	530.00'	66.16'	33.12'	66.12'	N29°16'19"W
C14	5°45'38"	530.00'	53.29'	26.67'	53.26'	N22°48'55"W
C15	4°51'57"	280.00'	23.78'	11.90'	23.77'	N18°41'50"W
C16	12°29'45"	280.00'	61.07'	30.65'	60.94'	N10°01'00"W



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