

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 13, TOWNSHIP 71 NORTH, RANGE 25 WEST OF THE 5th P.M., WHICH INCLUDES PART OF OUTLOT 'A' IN ORCHARD TRAIL PLAT 1, AN OFFICIAL PLAT, RECORDED IN BOOK 2006, PAGE 2186, AND A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, CITY OF NORMALK, WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'A'; THENCE N84°35'51"W, 178.54 FEET ALONG THE NORTH LINE OF SAID OUTLOT 'A' TO A POINT; THENCE S28°18'00"W, 71.26 FEET ALONG THE SOUTH LINE OF ORCHARD TRAIL PLAT 2, AN OFFICIAL PLAT, TO A POINT; THENCE S41°36'07"W, 154.17 FEET ALONG THE SOUTH LINE OF ORCHARD TRAIL PLAT 2 TO A POINT; THENCE N43°51'17"W, 128.51 FEET ALONG THE SOUTH LINE OF ORCHARD TRAIL PLAT 2 TO A POINT; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET AND A CHORD BEARING OF S47°15'34"W, AN ARC LENGTH OF 36.17 FEET ALONG THE SOUTH LINE OF ORCHARD TRAIL PLAT 2 TO A POINT; THENCE N41°31'35"W, 188.98 FEET ALONG THE SOUTH LINE OF ORCHARD TRAIL PLAT 2 TO A POINT ON THE WEST LINE OF SAID OUTLOT 'A'; THENCE S44°36'23"W, 61.75 FEET ALONG THE WEST LINE OF SAID OUTLOT 'A' TO A POINT; THENCE S58°25'41"W, 160.61 FEET ALONG THE WEST LINE OF SAID OUTLOT 'A' TO A POINT; THENCE S30°04'04"E, 634.61 FEET ALONG THE WEST LINE OF SAID OUTLOT 'A' TO A POINT; THENCE S24°11'30"E, 249.06 FEET ALONG THE WEST LINE OF SAID OUTLOT 'A' TO A POINT; THENCE S45°07'40"E, 155.66 FEET ALONG THE WEST LINE OF SAID OUTLOT 'A' TO A POINT; THENCE S84°10'51"E, 201.68 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 'A' TO THE SOUTHEAST CORNER OF SAID OUTLOT 'A'; THENCE S84°10'51"E, 19.92 FEET TO A POINT ON THE WEST LINE OF LOT 3, ORCHARD RIDGE PLAT 3, AN OFFICIAL PLAT; THENCE N00°44'01"E, 990.00 FEET ALONG THE WEST LINE OF ORCHARD RIDGE PLAT 3, ARBOR GLYNN PLAT 2, AND ARBOR GLYNN PLAT 1, OFFICIAL PLATS TO A POINT ON THE SOUTH LINE OF LOT 2, ORCHARD RIDGE PLAT 6, AN OFFICIAL PLAT; THENCE N84°35'51"W, 27.12 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING AND CONTAINING 11.1173 ACRES MORE OR LESS.

NOTES

1. LOTS 1 THRU 26 IN ORCHARD TRAIL PLAT 3 TO HAVE 25' FRONT YARD SETBACKS, LOTS 27 THRU 30 ORCHARD TRAIL PLAT 3 TO HAVE 30' FRONT YARD SETBACKS.
2. ALL LOTS HAVE 5' SIDE YARD SETBACKS.
3. LOTS 1 THRU 16 & LOT 21 IN ORCHARD TRAIL PLAT 3 TO HAVE 40' REAR YARD SETBACKS, LOTS 17 THRU 19 & LOTS 23 THRU 30 ORCHARD TRAIL PLAT 3 TO HAVE 35' REAR YARD SETBACKS.
4. LOTS 20 & LOT 22 IN ORCHARD TRAIL PLAT 3 TO HAVE 35' / 40' REAR YARD SETBACKS.
5. ESTABLISHED VEGETATION IN THE SURFACE WATER FLOWAGE EASEMENT IN LOTS 1 THROUGH 11 SHALL BE PRESERVED.
6. CONSTRUCTION OF STRUCTURES ARE PROHIBITED IN EASEMENTS.

**FINAL PLAT
ORCHARD TRAIL
PLAT 3**

NORMALK, IOWA
OWNER/DEVELOPER
DILIGENT DEVELOPMENT
1300 50TH STREET
WEST DES MOINES, IOWA 50266
PHONE: 515-240-7500
WWW.DILIGENTDEVELOPMENT.COM

ZONING

EXISTING: P.U.D.

LAND AREA

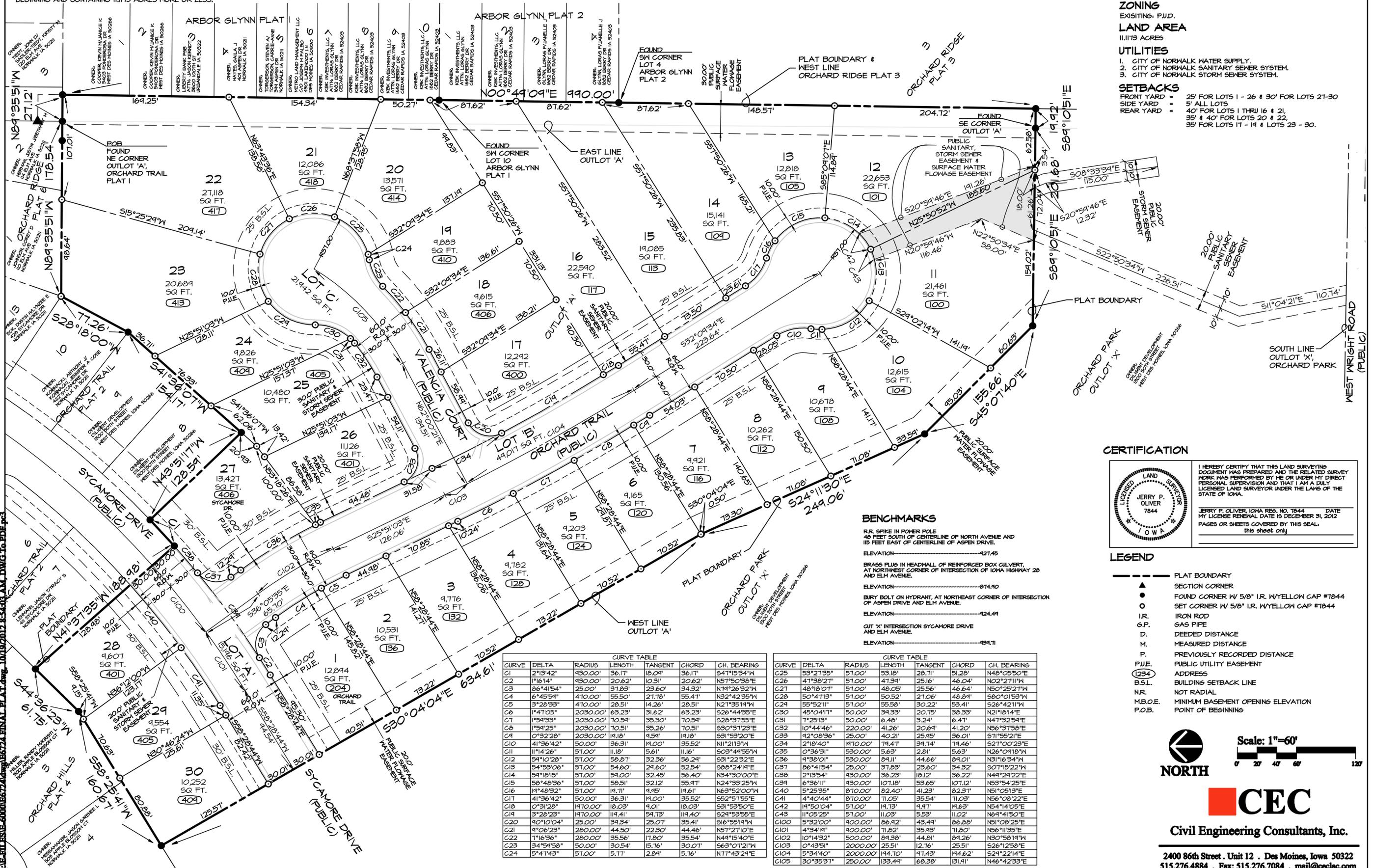
11.1173 ACRES

UTILITIES

1. CITY OF NORMALK WATER SUPPLY.
2. CITY OF NORMALK SANITARY SEWER SYSTEM.
3. CITY OF NORMALK STORM SEWER SYSTEM.

SETBACKS

FRONT YARD = 25' FOR LOTS 1 - 26 & 30' FOR LOTS 27-30
SIDE YARD = 5' ALL LOTS
REAR YARD = 40' FOR LOTS 1 THRU 16 & 21,
35' & 40' FOR LOTS 20 & 22,
35' FOR LOTS 17 - 19 & LOTS 23 - 30.



BENCHMARKS

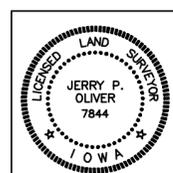
- RR. SPIKE IN POWER POLE 40 FEET SOUTH OF CENTERLINE OF NORTH AVENUE AND 15 FEET EAST OF CENTERLINE OF ASPEN DRIVE.
- ELEVATION: -427.45
- BRASS PLUS IN HEADWALL OF REINFORCED BOX CULVERT, AT NORTHWEST CORNER OF INTERSECTION OF IOWA HIGHWAY 28 AND ELM AVENUE.
- ELEVATION: -874.90
- BURY BOLT ON HYDRANT, AT NORTHEAST CORNER OF INTERSECTION OF ASPEN DRIVE AND ELM AVENUE.
- ELEVATION: -424.44
- CUT 'X' INTERSECTION SYCAMORE DRIVE AND ELM AVENUE.
- ELEVATION: -434.71

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	2°13'42"	430.00'	36.17'	18.04'	36.17'	S47°15'34"W
C2	1°16'14"	430.00'	20.62'	10.31'	20.62'	N57°50'38"E
C3	86°41'54"	25.00'	37.83'	23.60'	34.32'	N14°26'32"W
C4	6°45'54"	410.00'	55.50'	27.78'	55.47'	N32°42'35"W
C5	3°28'33"	410.00'	28.51'	14.26'	28.51'	N27°35'19"W
C6	1°41'05"	2030.00'	63.23'	31.62'	63.23'	S26°44'35"E
C7	1°54'33"	2030.00'	10.51'	35.30'	10.51'	S28°31'25"E
C8	1°54'25"	2030.00'	10.51'	35.26'	10.51'	S30°31'23"E
C9	0°32'28"	2030.00'	19.18'	4.95'	19.18'	S31°53'20"E
C10	41°36'42"	50.00'	36.31'	19.00'	35.52'	N11°21'13"W
C11	11°42'26"	57.00'	11.18'	5.61'	11.16'	S03°44'55"W
C12	54°10'28"	57.00'	58.87'	32.36'	56.29'	S31°22'32"E
C13	54°53'06"	57.00'	54.60'	24.60'	52.54'	S88°24'19"W
C14	54°18'15"	57.00'	54.00'	32.45'	56.40'	N34°30'00"E
C15	58°48'36"	57.00'	58.51'	32.12'	55.47'	N24°33'25"W
C16	14°48'32"	57.00'	19.71'	9.45'	19.61'	N63°52'00"W
C17	41°36'42"	50.00'	36.31'	19.00'	35.52'	S52°57'55"E
C18	0°31'28"	1970.00'	18.03'	9.01'	18.03'	S31°53'50"E
C19	3°28'23"	1970.00'	119.41'	59.73'	119.40'	S29°53'55"E
C20	40°10'04"	25.00'	34.34'	25.07'	35.41'	S16°55'19"W
C21	4°06'23"	280.00'	44.50'	22.30'	44.46'	N57°27'10"W
C22	7°16'36"	280.00'	35.56'	17.80'	35.54'	N44°15'40"E
C23	34°54'58"	50.00'	30.54'	15.76'	30.07'	S63°07'21"W
C24	5°47'43"	57.00'	5.77'	2.84'	5.76'	NTT°43'24"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C25	53°21'35"	57.00'	53.18'	28.71'	51.28'	N48°05'50"E
C26	47°38'27"	57.00'	47.39'	25.16'	46.04'	N02°27'11"W
C27	48°18'07"	57.00'	48.05'	25.56'	46.64'	N50°25'27"W
C28	50°47'13"	57.00'	50.52'	27.06'	48.84'	S80°01'53"W
C29	55°52'11"	57.00'	55.58'	30.22'	53.41'	S26°42'11"W
C30	45°04'17"	50.00'	34.33'	20.75'	38.33'	N21°18'14"E
C31	7°25'13"	50.00'	6.48'	3.24'	6.47'	N47°32'54"E
C32	10°44'46"	220.00'	41.26'	20.69'	41.20'	N56°31'58"E
C33	42°08'36"	25.00'	40.21'	25.45'	36.01'	S71°55'21"E
C34	2°18'40"	1970.00'	79.47'	79.47'	79.46'	S27°00'23"E
C35	0°36'31"	530.00'	5.63'	2.81'	5.63'	N26°04'18"W
C36	4°38'01"	530.00'	84.11'	44.66'	84.01'	N31°16'34"W
C37	86°41'54"	25.00'	37.83'	23.60'	34.32'	S07°15'22"E
C38	2°13'54"	430.00'	36.23'	18.12'	36.22'	N44°24'22"E
C39	6°36'11"	430.00'	107.18'	53.65'	107.12'	N53°54'25"E
C40	5°25'35"	870.00'	82.40'	41.23'	82.37'	N51°05'13"E
C41	4°40'44"	870.00'	71.05'	35.54'	71.03'	N56°08'22"E
C42	14°50'04"	57.00'	19.73'	9.87'	19.63'	N54°14'05"E
C43	11°05'25"	57.00'	11.03'	5.53'	11.02'	N69°41'50"E
C100	5°32'00"	400.00'	86.42'	43.44'	86.88'	N51°08'25"E
C101	4°34'11"	400.00'	71.82'	35.43'	71.80'	N56°11'35"E
C102	10°14'32"	500.00'	84.38'	44.81'	84.26'	N30°58'19"W
C103	0°43'51"	2000.00'	25.51'	12.76'	25.51'	S26°12'58"E
C104	5°34'40"	2000.00'	194.70'	97.43'	194.62'	S29°22'14"E
C105	30°35'37"	250.00'	133.44'	68.38'	131.91'	N46°42'33"E

CERTIFICATION

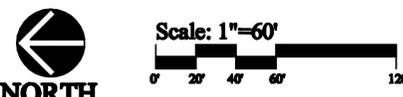


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT HAS BEEN PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA REG. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012
PAGES OR SHEETS COVERED BY THIS SEAL: this sheet only

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
- (234) ADDRESS
- BUILDING SETBACK LINE
- N.R. NOT RADIAL
- M.B.O.E. MINIMUM BASEMENT OPENING ELEVATION
- P.O.B. POINT OF BEGINNING



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