

APPROVED BY WARREN COUNTY AUDITOR
 DATE THE 10th DAY OF July 2017
 [Signature]
 AUDITOR
 DEPUTY

THE LEGACY PLAT 20 NORWALK, IA

FINAL PLAT APPROVED
 DATE 7/5/17
 CITY OF NORWALK

INDEX LEGEND

CITY: NORWALK	COUNTY: WARREN
LOT(S): OUTLOT 2	BLOCK:
SUBDIVISION: THE LEGACY PLAT 1	
PROPRIETOR: H-CM LLC	
REQUESTED BY: BRAD BROCKMAN	
SURVEYOR: RANDY ZERR	
COMPANY: MCCLURE ENGINEERING COMPANY	
RETURN TO: RANDY ZERR 1360 NW 121ST STREET, SUITE A CLIVE, IOWA 50325 / (515) 964-1229	

OWNER:
 H-CM LLC
 6800 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266
 (515) 283-3228

ENGINEER:
 MCCLURE ENGINEERING
 1360 NW 121ST STREET
 CLIVE, IOWA 50325
 BRBROCKMAN@MCERESULTS.COM
 ATTN: BRAD BROCKMAN

ZONING:
 LEGACY PUD - R-1 SINGLE FAMILY

SETBACK SUMMARY:
 FRONT = 30'
 SIDE = 7' MINIMUM / 15' TOTAL
 REAR = 35'

UTILITIES:
 NATURAL GAS: MID-AMERICAN
 ELECTRICAL POWER: CENTRAL ILLINOIS
 TELEPHONE: CENTRAL ILLINOIS
 SANITARY SEWER: NORWALK SANITARY SEWER SYSTEM

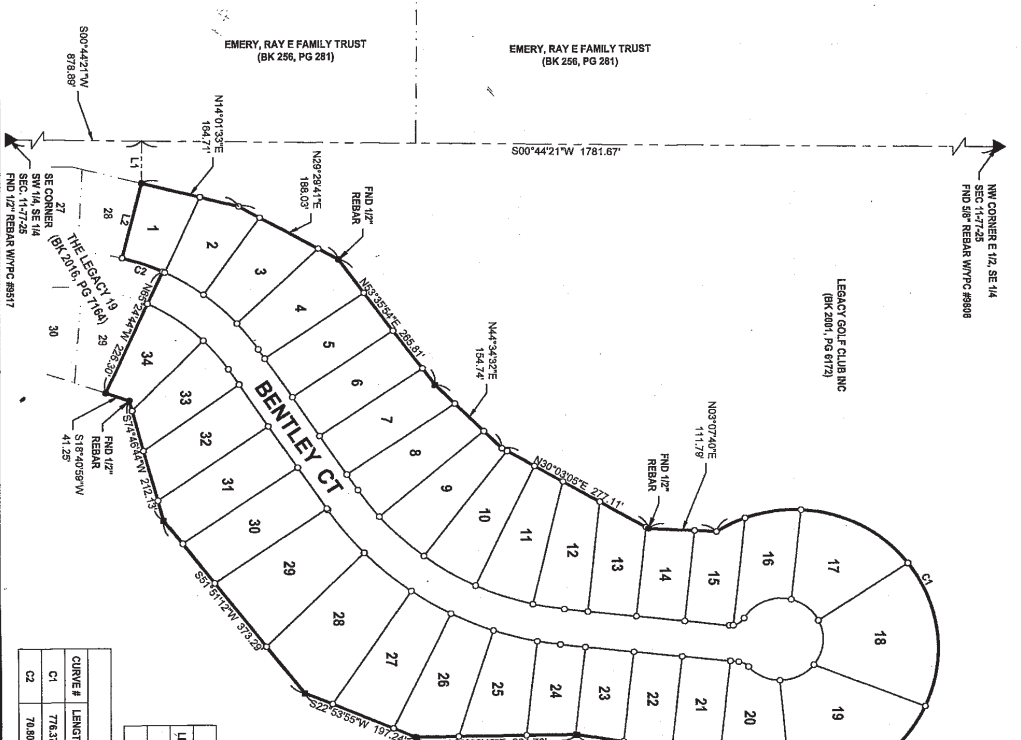
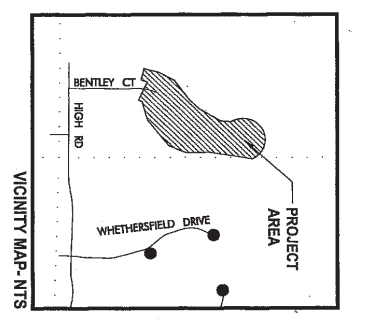
NOTES:
 1) LOT A TO BE DEDICATED TO THE CITY OF NORWALK FOR USE AS PUBLIC RIGHT-OF-WAY.
 2) ANY PUBLIC UTILITY EASEMENT (RUB) IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENTS AND ANY USER OF THE PUBLIC UTILITY MUST RELOCATE ITS FACILITIES AT NO COST TO THE CITY WHEN THE USE OF THE PUE IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENTS.

PROPERTY DESCRIPTION:
 3) PROPERTY OWNERS ARE TO ADDRESS DRAINAGE FROM ADJOINING LOT.
 THAT PART OF OUTLOT 2 OF THE LEGACY PLAT 1, AS RECORDED IN WARREN COUNTY RECORDS IN BOOK 2001, PAGE 6184, NORTH OF THE LEGACY PLAT 19, AS RECORDED IN WARREN COUNTY RECORDS IN BOOK 2016, PAGE 7164, ALTOGETHER BEING LOCATED IN THE CITY OF NORWALK, COUNTY OF WARREN COUNTY, STATE OF IOWA.
 DESCRIBED AREA CONTAINS 16.46 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL LEGEND

BOUNDARY LINE	BOUNDARY LINE
PROPERTY LINE	SECTION LINE
EASEMENT LINE	EASEMENT LINE
CONCRETE FOUNDATION	CONCRETE FOUNDATION
AS NOTED	AS NOTED
BOUNDARY CORNER	BOUNDARY CORNER
REMARKS	REMARKS
(UNLESS NOTED OTHERWISE)	(UNLESS NOTED OTHERWISE)
BOUNDARY CORNER WITH V.P. MARKED	BOUNDARY CORNER WITH V.P. MARKED
(UNLESS NOTED OTHERWISE)	(UNLESS NOTED OTHERWISE)
CORNER SET:	CORNER SET:
O - 1/2" REBAR CPC #20807	O - 1/2" REBAR CPC #20807
XI - SET MAG NAIL	XI - SET MAG NAIL

ABBREVIATIONS:
 RW - RIGHT-OF-WAY
 RFB - REBAR FOUNDATION
 (M) - MEASURED DISTANCE/ANGLE
 (A) - RECORDED DISTANCE/ANGLE
 (C) - CENTERLINE
 (P) - PILE
 (S) - SURFACE
 (T) - TYPICAL
 (V) - VERTICAL CURVE
 (W) - WEDGE
 (X) - EXISTING

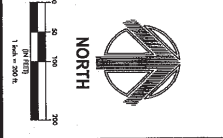


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD. B	CHD. L
C1	776.57	237.00	187°41'24"	161°46'52"	472.83
C2	70.80	380.00	10°47'23"	519°15'02"	70.89

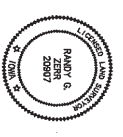
LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°15'33"W	71.81
L2	N70°05'12"W	151.89



McCLURE ENGINEERING CO.
 building strong communities

1520 NW 121st Street
 Clive, IA 50325
 515-241-1229
 515-244-2270



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE MEASUREMENTS AND CALCULATIONS WERE PERFORMED BY ME OR UNDER SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR IN THE STATE OF IOWA.

RANDY ZERR, P.E.
 NO. 20007

ANY LICENSE NUMBER, DATE IS DECEMBER 31, 2017
 PAGES OR SHEETS COVERED BY THIS SEAL
 SHEETS LAND 2

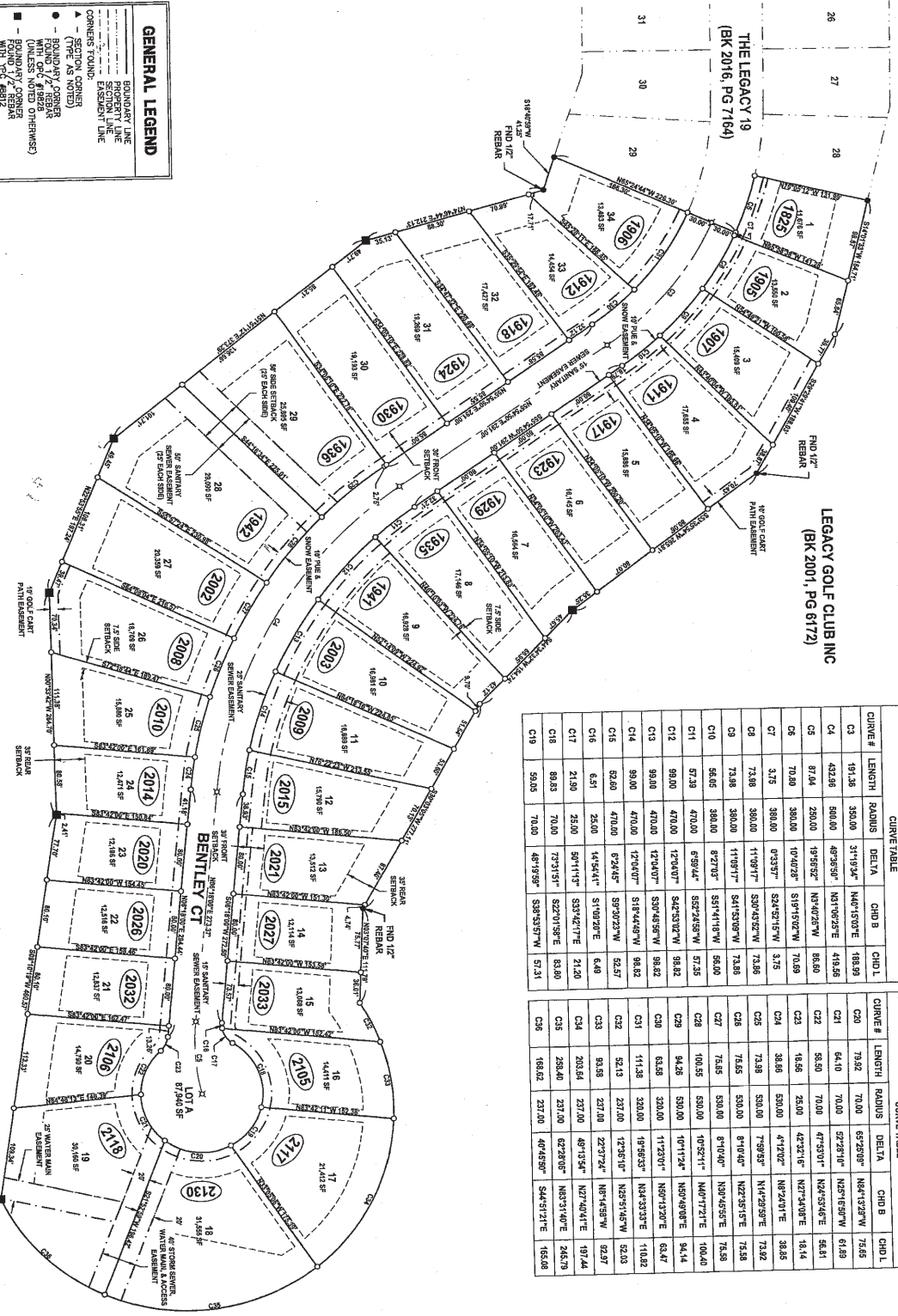
THE LEGACY 20 FINAL PLAT
 NORWALK, IA
 2121025
 08/29/2016
 09/23/2016
 11/16/2016

BY: BRAD BROCKMAN
 CARRILTON
 F-SHERIDAN
 FP-20 01/03

GENERAL LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- SECTION LINE
- ▲ SECTION CORNER (TYPE AS NOTED)
- FOUND 1/2" REBAR WITH CORNER IRON (WHENSET)
- BOUNDARY CORNER FOUND 1/2" REBAR (UNLESS NOTED OTHERWISE)
- BOUNDARY CORNER FOUND 1/2" REBAR (UNLESS NOTED OTHERWISE)
- SET MAG NAIL
- RIGHT-OF-WAY
- BOOK AND PAGE
- (R) RECORD DISTANCE/ANGLE
- (P) PUBLIC UTILITY EASEMENT
- (S) SITE ADDRESS
- (C) ORANGE PLASTIC CAP
- (S) SITE ADDRESS

LEGACY GOLF CLUB INC
(BK 2001, PG 6172)



LEGACY GOLF CLUB INC
(BK 2001, PG 6172)

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C3	191.36	350.00	317°19'34"	N46°15'03"E	188.89
C4	432.86	800.00	46°29'56"	N31°06'25"E	419.86
C5	87.44	290.00	10°35'52"	N7°42'21"E	85.80
C6	70.80	300.00	10°40'28"	S19°15'02"W	70.80
C7	315	390.00	0°33'37"	S24°52'15"W	315
C8	73.88	300.00	11°09'17"	S30°45'52"W	73.88
C9	13.88	300.00	11°09'17"	S41°53'09"W	13.88
C10	56.95	380.00	6°27'05"	S51°41'18"W	56.80
C11	57.30	470.00	6°59'44"	S62°24'58"W	57.25
C12	99.00	470.00	12°34'07"	S30°48'58"W	98.82
C13	99.00	470.00	12°34'07"	S18°44'49"W	98.82
C14	99.00	470.00	6°24'45"	S9°20'23"W	98.82
C15	62.60	470.00	6°24'45"	S1°10'20"E	62.57
C16	6.81	26.00	14°54'41"	S1°10'20"E	6.49
C17	21.90	26.00	50°11'43"	S33°04'17"E	21.80
C18	89.83	70.00	75°31'51"	S22°31'53"E	83.80
C19	59.05	70.00	48°19'59"	S38°53'57"W	57.31

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C20	79.32	70.00	65°28'08"	N44°13'23"W	75.65
C21	64.10	70.00	65°28'08"	N35°16'59"W	61.88
C22	58.50	70.00	47°59'04"	N24°53'45"E	56.81
C23	16.86	26.00	42°33'16"	N27°34'08"E	16.14
C24	38.86	50.00	4°12'02"	N8°24'11"E	38.88
C25	73.88	50.00	7°19'38"	N14°29'59"E	73.82
C26	75.85	50.00	6°16'40"	N22°35'15"E	75.88
C27	75.85	50.00	6°16'40"	N39°45'55"E	75.88
C28	100.55	50.00	10°25'14"	N49°17'21"E	100.40
C29	84.26	50.00	10°11'24"	N59°48'08"E	84.14
C30	63.88	50.00	11°23'05"	N69°13'20"E	63.47
C31	111.38	300.00	19°48'33"	N34°33'33"E	110.82
C32	52.15	237.00	12°30'10"	N29°14'45"W	52.08
C33	93.88	237.00	22°27'24"	N8°14'53"W	92.87
C34	203.64	237.00	48°19'54"	N27°40'41"E	187.44
C35	258.40	237.00	62°28'05"	N33°51'40"E	246.79
C36	188.62	237.00	40°45'50"	S44°31'21"E	185.08

THE LEGACY 20
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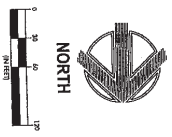
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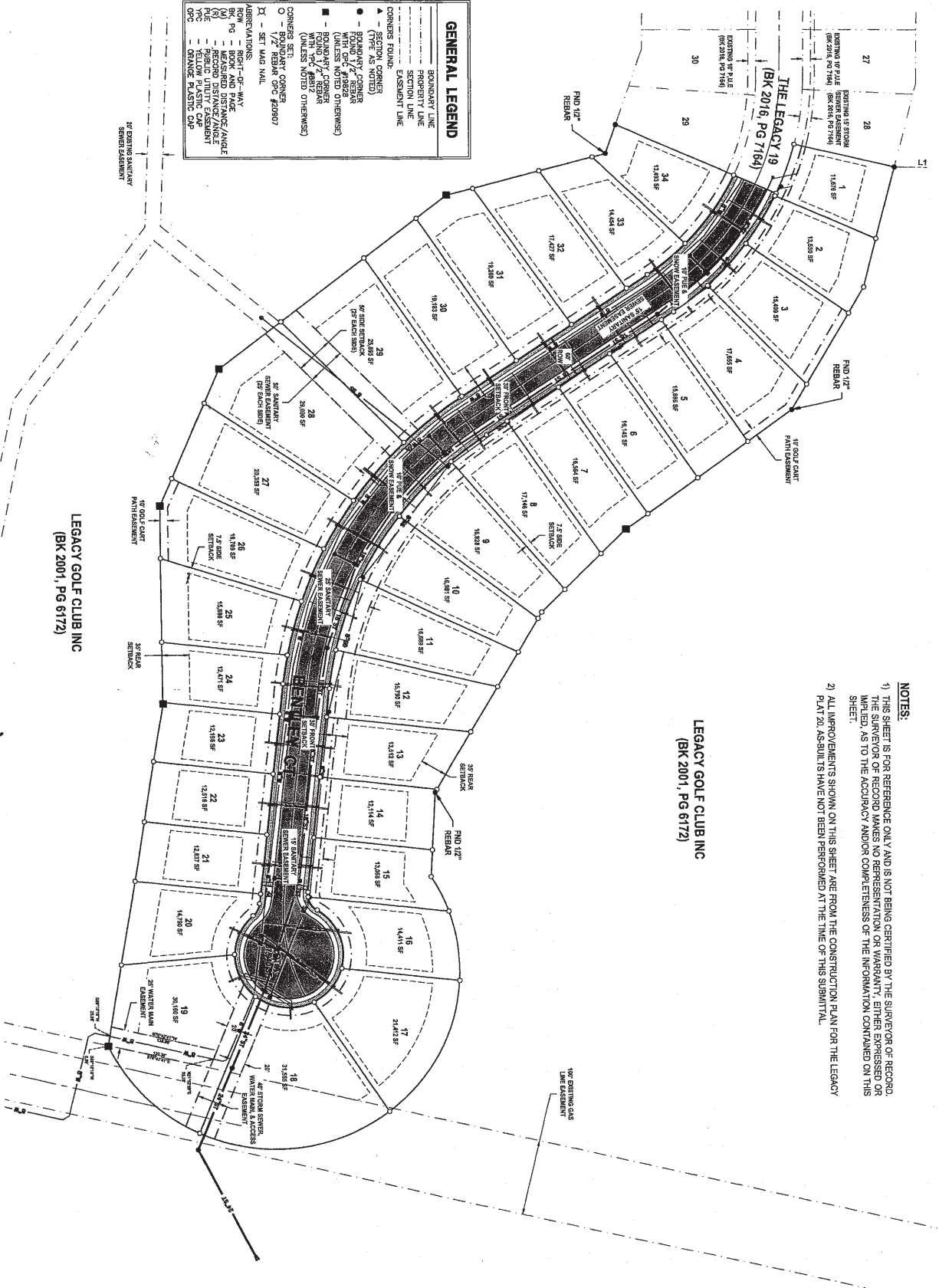
13401 NW 21st Street
Norwalk, IA 52156
515-941-1232
6415244-2370

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FP-20 **02/03**

GENERAL LEGEND	
---	BOUNDARY LINE
- - - -	PROPERTY LINE
---	SECTION LINE
---	COMMON FOUND.
▲	BOUNDARY CORNER (TYPE AS NOTED)
●	BOUNDARY CORNER WITH O.P.C. #12345 (UNLESS NOTED OTHERWISE)
■	BOUNDARY CORNER WITH O.P.C. #12345 (UNLESS NOTED OTHERWISE)
○	BOUNDARY CORNER (UNLESS NOTED OTHERWISE)
○	BOUNDARY CORNER #20907
○	1/2" REBAR O.P.C. #20907
○	SET MAG NAIL



- NOTES:**
- 1) THIS SHEET IS FOR REFERENCE ONLY AND IS NOT BEING CERTIFIED BY THE SURVEYOR OF RECORD. THE SURVEYOR OF RECORD MAKES NO REPRESENTATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO THE ACCURACY AND/OR COMPLETENESS OF THE INFORMATION CONTAINED ON THIS SHEET.
 - 2) ALL IMPROVEMENTS SHOWN ON THIS SHEET ARE FROM THE CONSTRUCTION PLAN FOR THE LEGACY PLAT 20. AS-BUILTS HAVE NOT BEEN PERFORMED AT THE TIME OF THIS SUBMITTAL.

**LEGACY GOLF CLUB INC.
(BK 2001, PG 6172)**

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(BK 2001, PG 6172)**

McCLURE ENGINEERING Co.
building strong communities.

1340 NW 121st St
Clem, FL 32025
Tel: 904.444.2370
Fax: 904.444.2370

**THE LEGACY 20
FINAL PLAT**

NOVEMBER 17, 2014
907202014
11/17/2014

DESIGNED BY
B. BROCKMAN
CHECKED BY
P. SHERQUAST

DRAWN BY
C. CALETON
REVISION NO.
03/03

NORTH

1" = 40' (1/8" = 10')

NOTES: 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT OR FEATURE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT OR FEATURE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT OR FEATURE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT OR FEATURE UNLESS OTHERWISE NOTED.