

PRELIMINARY - NOT FOR CONSTRUCTION

# HUGHES CENTURY CROSSING PLAT 3 FINAL PLAT

### INDEX LEGEND

#### PROPERTY DESCRIPTION:

OUTLOT X IN HUGHES CENTURY CROSSING PLAT 2, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 9.48 ACRES (413,141 SQUARE FEET)

#### OWNER:

HUGHES FARM DEVELOPMENT NORWALK LLC  
10640 JUSTIN DRIVE  
URBANDALE, IA 50322

#### PREPARED FOR:

HUGHES FARM DEVELOPMENT NORWALK LLC  
10640 JUSTIN DRIVE  
URBANDALE, IA 50322

#### PREPARED BY:

LARRY HYLER PLS  
BISHOP ENGINEERING  
3501 104TH ST  
URBANDALE, IA 50322

#### SURVEY NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

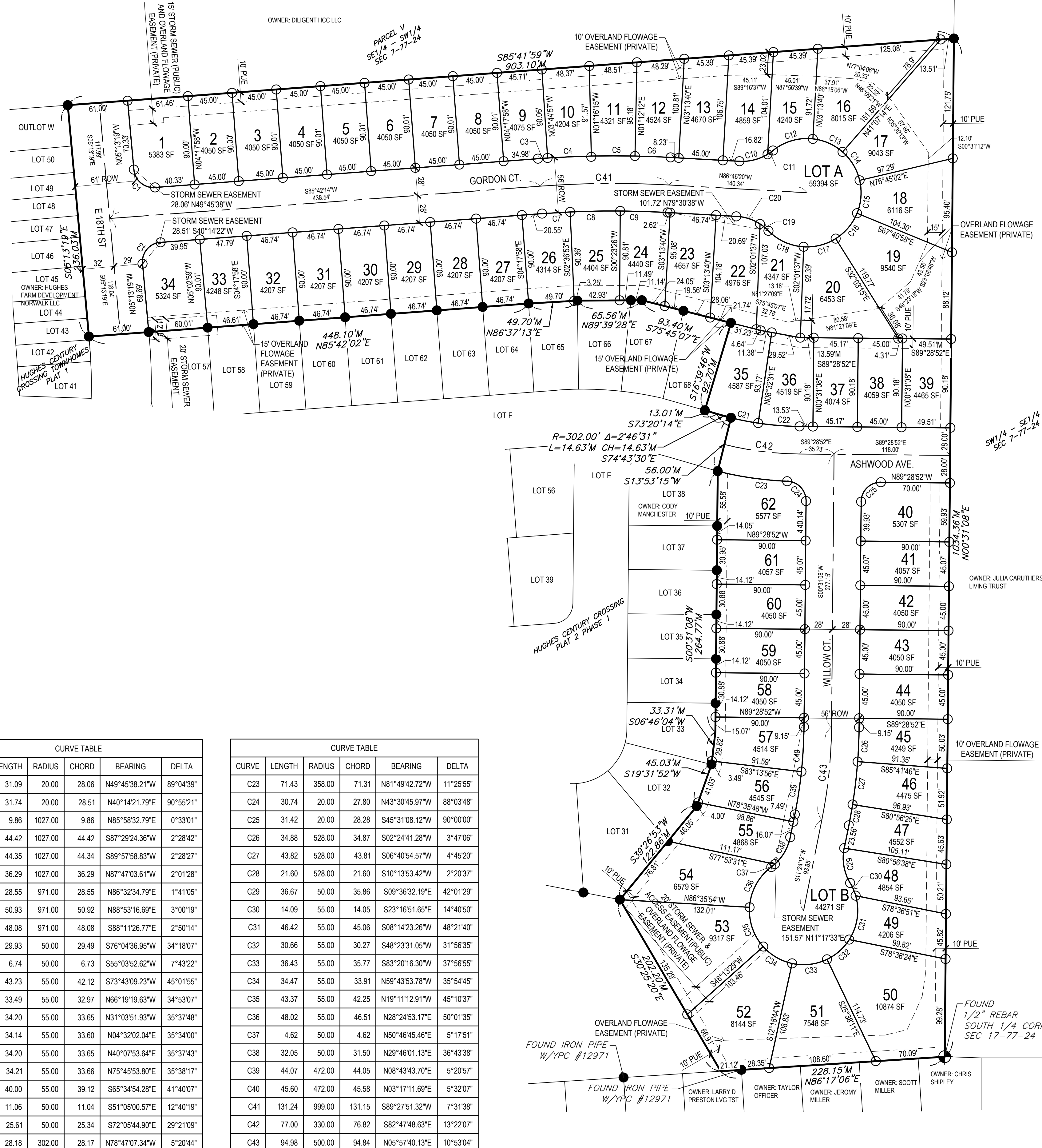
LOTS A AND B ARE STREET LOTS AND WILL BE DEEDED TO THE CITY OF NORWALK.

#### PROPERTY DESCRIPTION:

OUTLOT X IN HUGHES CENTURY CROSSING PLAT 2, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA

#### ZONING:

R1-60 SINGLE FAMILY RESIDENTIAL



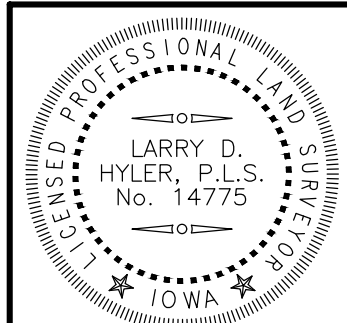
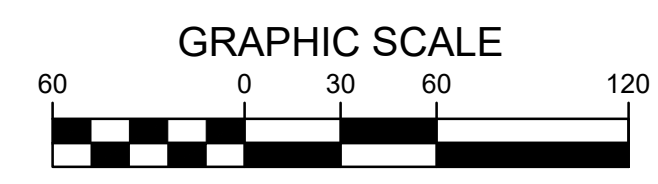
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	31.09	20.00	28.06	N49°45'38.21"W	89°04'39"
C2	31.74	20.00	28.51	N40°14'21.79"E	90°55'21"
C3	9.86	1027.00	9.86	N85°58'32.79"E	0°33'01"
C4	44.42	1027.00	44.42	S87°29'24.36"W	2°28'42"
C5	44.35	1027.00	44.34	S89°57'58.83"W	2°28'27"
C6	36.29	1027.00	36.29	N87°47'03.61"W	2°01'28"
C7	28.55	971.00	28.55	N86°32'34.79"E	1°41'05"
C8	50.93	971.00	50.92	N88°53'16.69"E	3°00'19"
C9	48.08	971.00	48.08	S88°11'26.77"E	2°50'14"
C10	29.93	50.00	29.49	S76°04'36.95"W	34°18'07"
C11	6.74	50.00	6.73	S55°03'52.62"W	7°43'22"
C12	43.23	55.00	42.12	S73°43'09.23"W	45°01'55"
C13	33.49	55.00	32.97	N66°19'19.63"W	34°53'07"
C14	34.20	55.00	33.65	N31°03'51.93"W	35°37'48"
C15	34.14	55.00	33.60	N04°32'02.04"E	35°34'00"
C16	34.20	55.00	33.65	N40°07'53.64"E	35°37'43"
C17	34.21	55.00	33.66	N75°45'53.80"E	35°38'17"
C18	40.00	55.00	39.12	S65°34'54.28"E	41°40'07"
C19	11.06	50.00	11.04	S51°05'00.57"E	12°40'19"
C20	25.61	50.00	25.34	S72°05'44.90"E	29°21'09"
C21	28.18	302.00	28.17	N78°47'07.34"W	5°20'44"
C22	42.29	302.00	42.25	N85°28'10.59"W	8°01'23"

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C23	71.43	358.00	71.31	N81°49'42.72"W	11°25'55"
C24	30.74	20.00	27.80	N43°30'45.97"W	88°03'48"
C25	31.42	20.00	28.28	S45°31'08.12"E	90°00'00"
C26	34.88	528.00	34.87	S02°24'41.28"W	3°47'06"
C27	43.82	528.00	43.81	S06°40'54.57"W	4°45'20"
C28	21.60	528.00	21.60	S10°13'53.42"W	2°20'37"
C29	36.67	50.00	35.86	S09°36'32.19"E	42°01'29"
C30	14.09	55.00	14.05	S23°16'51.65"E	14°40'50"
C31	46.42	55.00	45.06	S08°14'23.26"W	48°21'40"
C32	30.66	55.00	30.27	S48°23'31.05"W	31°56'35"
C33	36.43	55.00	35.77	S83°20'16.30"W	37°56'55"
C34	34.47	55.00	33.91	N69°43'53.78"W	35°54'45"
C35	43.37	55.00	42.25	N19°11'12.91"W	45°10'37"
C36	48.02	55.00	46.51	N28°24'53.17"E	50°01'35"
C37	4.62	50.00	4.62	N50°46'45.46"E	5°17'51"
C38	32.05	50.00	31.50	N29°46'01.13"E	38°43'38"
C39	44.07	472.00	44.05	N08°43'43.70"E	5°20'57"
C40	45.60	472.00	45.58	N03°17'11.69"E	5°32'07"
C41	131.24	999.00	131.15	S89°27'51.32"W	7°31'38"
C42	77.00	300.00	76.82	S82°47'48.63"E	13°22'07"
C43	94.98	300.00	94.84	N05°57'40.13"E	10°53'04"

- LEGEND:**
- PROPERTY CORNER - FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775 OR AS NOTED
  - PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
  - ⊗ SECTION CORNER - FOUND AS NOTED
  - ✕ CUT "X" IN PAVEMENT
  - ADDRESS

- ABBREVIATIONS:**
- AC ACRES
  - PUE PUBLIC UTILITY EASEMENT
  - TYP TYPICAL
  - N NORTH
  - S SOUTH
  - E EAST
  - W WEST
  - YPC YELLOW PLASTIC CAP
  - MPE MINIMUM PROTECTION ELEVATION
  - SF SQUARE FOOTAGE
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT

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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 LAWS OF THE STATE OF IOWA.  
SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE: \_\_\_\_\_  
LICENSE RENEWAL DATE: DEC. 31, 2020  
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

HUGHES CENTURY CROSSING PLAT 3  
NORWALK, IOWA

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Established 1959

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REVISION DATE:  
PROJECT NUMBER:  
160352-2  
SHEET NUMBER:  
1 OF 1