

INDEX LEGEND	
CITY: NORWALK	COUNTY: WARREN
TRS: SE1/4 NE1/4 OF SECTION 14, T77N, R25W	
ALIQUOT PART: PARCEL 'V', PT OUTLOT 'A' EMERALD HEIGHTS	
PROPRIETOR: SUNSET ESTATES NORWALK, LLC	
REQUESTED BY: SUNSET ESTATES NORWALK, LLC	
SURVEYOR: MICHAEL LEE	
COMPANY: MCCLURE	
RETURN TO: MICHAEL LEE 1360 NW 121ST STREET, STE A CLIVE, IOWA 50325 / 515-964-1229	

OWNERS:
SUNSET ESTATES NORWALK, LLC
10888 HICKMAN ROAD, STE 3B
CLIVE, IOWA 50325
(515) 202-6649
ATTN: JEFF STANBROUGH

SETBACK SUMMARY:
FRONT= 30'
SIDE= 5'
REAR= 30'
ZONING:
R-1 SINGLE FAMILY RESIDENTIAL

SUNSET ESTATES PLAT 1 FINAL PLAT

AREA SUMMARY:
PARCEL 'V'- 18.95 AC
EXISTING R.O.W.- 0.73 AC
TOTAL- 19.68 AC
DATE OF SURVEY:
01/29/2019

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	255.10'	715.00'	20°28'32"	N68°23'54"E	253.75'

GENERAL NOTES:

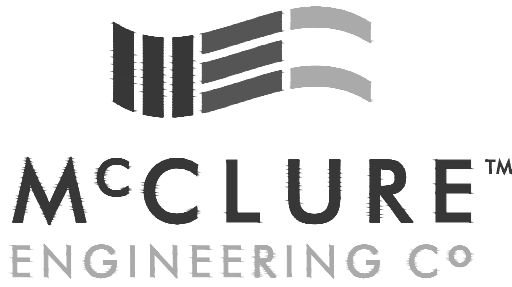
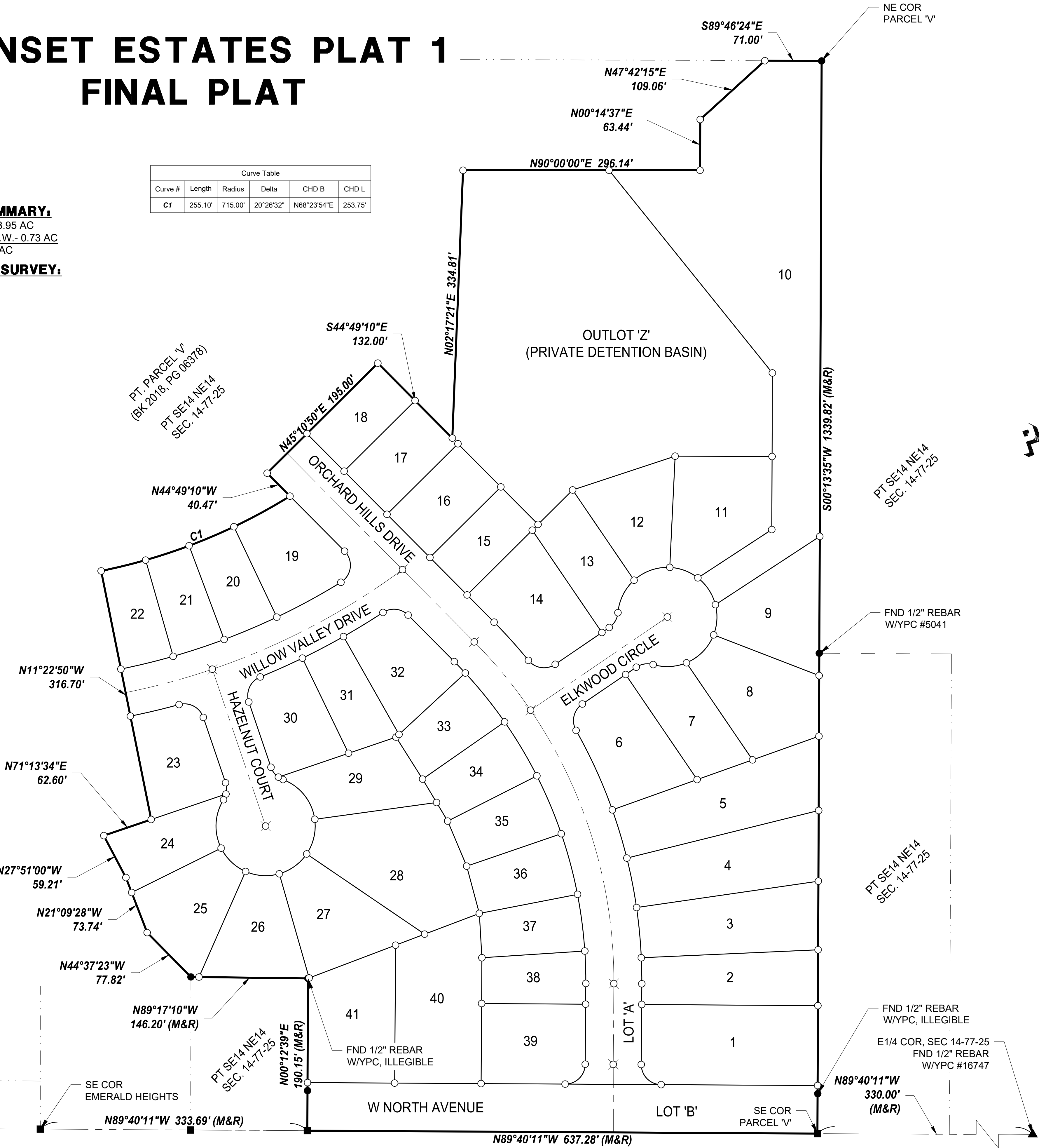
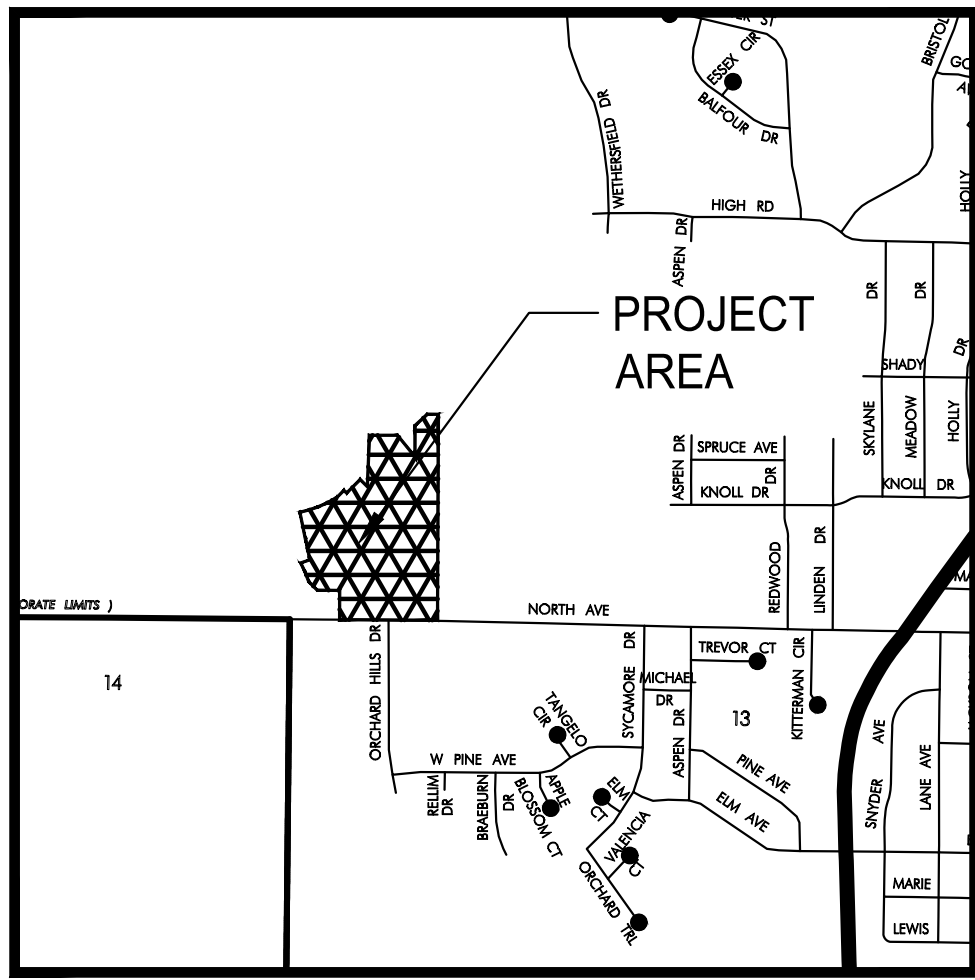
- 1) SIDEWALKS WILL BE INSTALLED BY THE ADJOINING PROPERTY OWNER WHEN THE LOTS ARE DEVELOPED
- 2) LOTS 'A' & 'B' TO BE DEDICATED TO THE CITY FOR PUBLIC RIGHT-OF-WAY PURPOSES

LEGAL DESCRIPTION:

A PART OF PARCEL 'V' AS SHOWN ON THE PLAT OF SURVEY RECORDED AT INSTRUMENT 2018-06378 BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'A', EMERALD HEIGHTS, AN OFFICIAL PLAT IN THE CITY OF NORWALK, WARREN COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 89°40'11" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'V' AND THE POINT OF BEGINNING; THENCE NORTH 89°40'11" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 'V', 637.28 FEET; THENCE NORTH 00°12'39" EAST ALONG SAID SOUTHERLY LINE, 190.15 FEET; THENCE NORTH 89°17'10" WEST ALONG SAID SOUTHERLY LINE, 146.20 FEET; THENCE NORTH 44°37'23" WEST, 77.82 FEET; THENCE NORTH 21°09'28" WEST, 73.74 FEET; THENCE NORTH 27°51'00" WEST, 59.21 FEET; THENCE NORTH 71°13'34" EAST, 62.60 FEET; THENCE NORTH 11°22'50" WEST, 316.70 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 715.00 FEET, WHOSE ARC LENGTH IS 255.10 FEET AND WHOSE CHORD BEARS NORTH 68°23'54" EAST, 253.75 FEET; THENCE NORTH 44°49'10" WEST, 40.47 FEET; THENCE NORTH 45°10'50" EAST, 195.00 FEET; THENCE SOUTH 44°49'10" EAST, 132.00 FEET; THENCE NORTH 2°17'21" EAST, 334.81 FEET; THENCE NORTH 90°00'00" EAST, 296.14 FEET; THENCE NORTH 00°14'37" EAST, 63.44 FEET; THENCE NORTH 47°42'15" EAST, 109.06 FEET TO THE NORTH LINE OF SAID PARCEL 'V'; THENCE SOUTH 89°46'24" EAST ALONG SAID NORTH LINE, 71.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'V'; THENCE SOUTH 00°13'35" WEST ALONG THE EAST LINE OF SAID PARCEL 'V', 1339.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.68 ACRES THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL LEGEND	
	BOUNDARY LINE
	LOT LINE
	EXIST PROPERTY LINE
	SECTION LINE
	EASEMENT LINE
	SETBACK LINE
MONUMENTS FOUND:	
	SECTION CORNER (TYPE AS NOTED)
	MAG NAIL
	1/2" REBAR WITH YPC #16747 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
	CUT X
	1/2" REBAR WITH #16747
	SECTION CORNER 1/2" REBAR W/YPC #16747
ABBREVIATIONS:	
R.O.W.	RIGHT-OF-WAY
BK, PG	BOOK AND PAGE
(M)	MEASURED DISTANCE/ANGLE
(R)	RECORD DISTANCE/ANGLE
P.U.E.	PUBLIC UTILITY EASEMENT
BPC	BLUE PLASTIC CAP
YPC	YELLOW PLASTIC CAP
OPC	ORANGE PLASTIC CAP
GPC	GREEN PLASTIC CAP
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

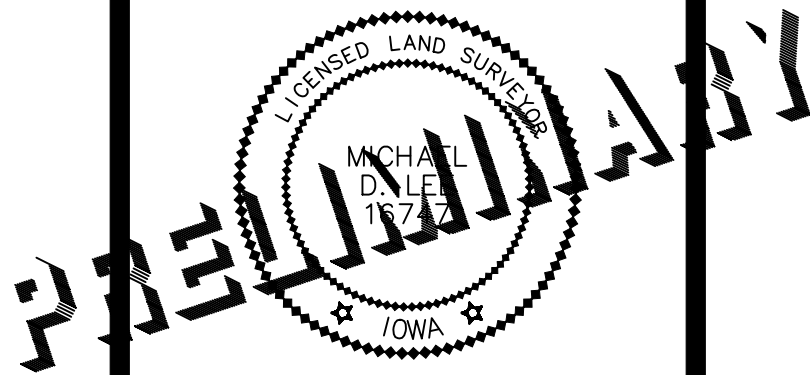


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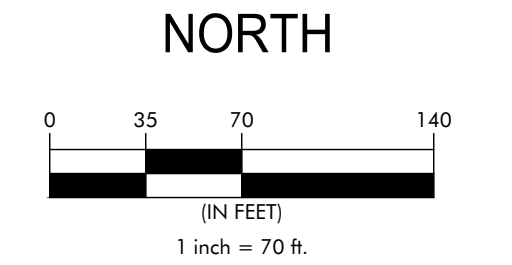
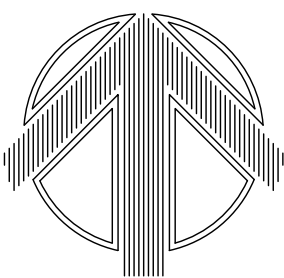
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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: _____
NAME: MICHAEL D. LEE, PLS NO. 16747
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-3



SUNSET ESTATES PLAT 1
FINAL PLAT

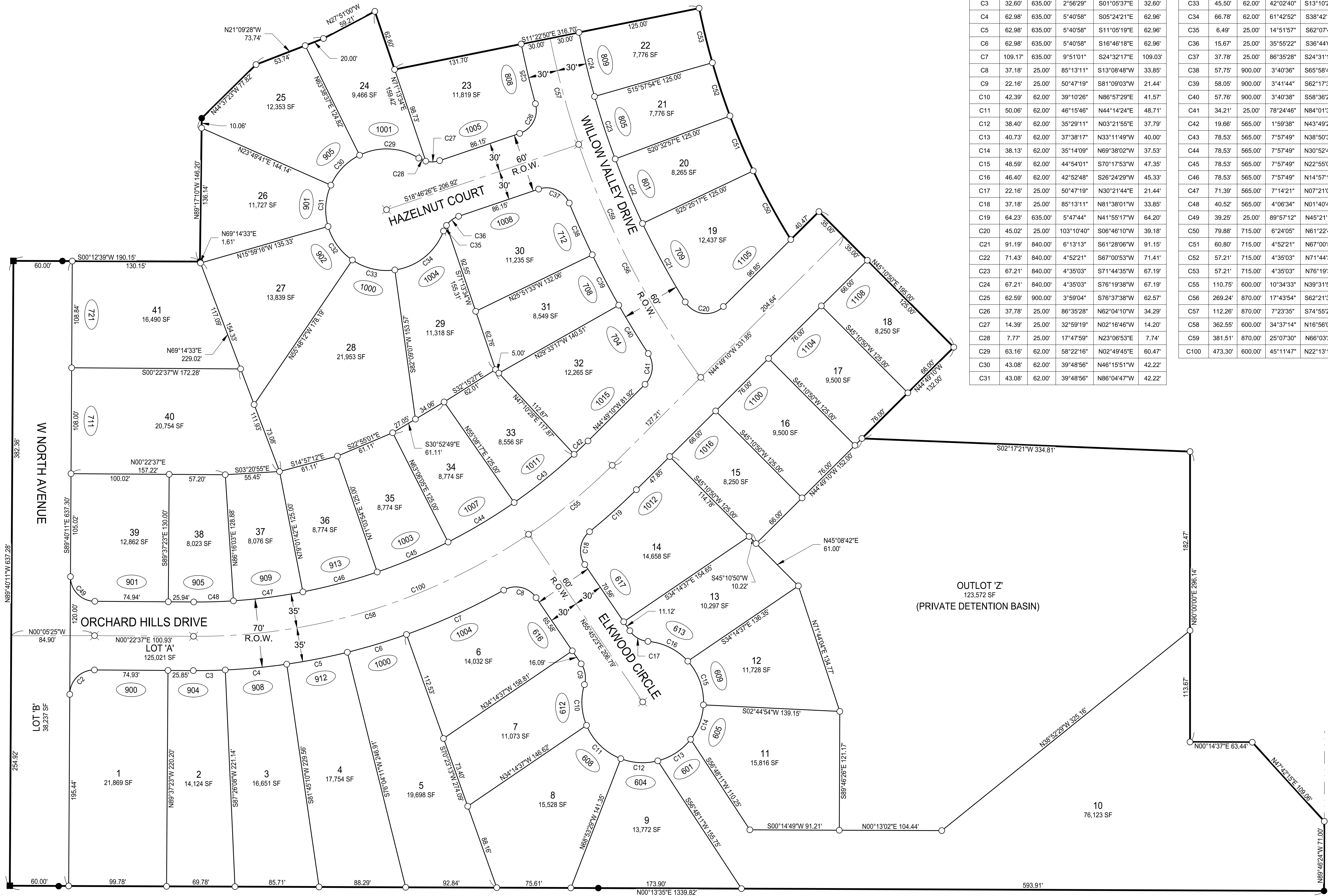
NORWALK, IOWA
20215020
01/29/2019

REVISIONS
7.1.19

ENGINEER J.BECKER
SURVEYOR M.LEE
DRAWN BY C.CARLETON
CHECKED BY M.LEE

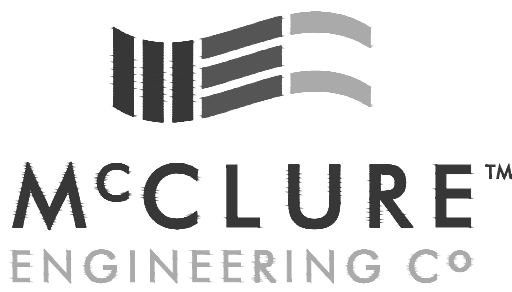
DRAWING NO. FP-01
SHEET NO. 01/03

DRAWING PATH: N:\Projects\NOR 20215020\Draws\Bases



Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C2	39.29'	25.00'	90°02'48"	S44°38'47"E	35.37'
C3	32.60'	635.00'	2°56'29"	S01°05'37"E	32.60'
C4	62.98'	635.00'	5°40'58"	S05°24'21"E	62.96'
C5	62.98'	635.00'	5°40'58"	S11°05'19"E	62.96'
C6	62.98'	635.00'	5°40'58"	S16°46'18"E	62.96'
C7	109.17'	635.00'	9°51'01"	S24°32'17"E	109.03'
C8	37.18'	25.00'	85°13'11"	S13°08'48"W	33.85'
C9	22.16'	25.00'	50°47'19"	S81°09'03"W	21.44'
C10	42.39'	62.00'	39°10'26"	N86°57'29"E	41.57'
C11	50.06'	62.00'	46°15'46"	N44°14'24"E	48.71'
C12	38.40'	62.00'	35°29'11"	N03°21'55"E	37.79'
C13	40.73'	62.00'	37°38'17"	N33°11'49"W	40.00'
C14	38.13'	62.00'	35°14'09"	N69°38'02"W	37.53'
C15	48.59'	62.00'	44°54'01"	S70°17'53"W	47.35'
C16	46.40'	62.00'	42°52'48"	S26°24'29"W	45.33'
C17	22.16'	25.00'	50°47'19"	N30°21'44"E	21.44'
C18	37.18'	25.00'	85°13'11"	N81°38'01"W	33.85'
C19	64.23'	635.00'	5°47'44"	N41°55'17"W	64.20'
C20	45.02'	25.00'	103°10'40"	S06°46'10"W	39.18'
C21	91.19'	840.00'	6°13'13"	S61°28'06"W	91.15'
C22	71.43'	840.00'	4°52'21"	S67°00'53"W	71.41'
C23	67.21'	840.00'	4°35'03"	S71°44'35"W	67.19'
C24	67.21'	840.00'	4°35'03"	S76°19'38"W	67.19'
C25	62.59'	900.00'	3°59'04"	S76°37'38"W	62.57'
C26	37.78'	25.00'	86°35'28"	N62°04'10"W	34.29'
C27	14.39'	25.00'	32°59'19"	N02°16'46"W	14.20'
C28	7.77'	25.00'	17°47'59"	N23°06'53"E	7.74'
C29	63.16'	62.00'	58°22'16"	N02°49'45"E	60.47'
C30	43.08'	62.00'	39°48'56"	N46°15'51"W	42.22'
C31	43.08'	62.00'	39°48'56"	N86°04'47"W	42.22'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C32	43.08'	62.00'	39°48'56"	S54°06'16"W	42.22'
C33	45.50'	62.00'	42°02'40"	S13°10'28"W	44.48'
C34	66.78'	62.00'	61°42'52"	S38°42'19"E	63.60'
C35	6.49'	25.00'	14°51'57"	S62°07'46"E	6.47'
C36	15.67'	25.00'	35°55'22"	S36°44'07"E	15.42'
C37	37.78'	25.00'	86°35'28"	S24°31'18"W	34.29'
C38	57.75'	900.00'	3°40'36"	S65°58'45"W	57.74'
C39	58.05'	900.00'	3°41'44"	S62°17'35"W	58.04'
C40	57.76'	900.00'	3°40'38"	S58°36'24"W	57.75'
C41	34.21'	25.00'	78°24'46"	N84°01'32"W	31.61'
C42	19.66'	565.00'	1°59'38"	N43°49'21"W	19.66'
C43	78.53'	565.00'	7°57'49"	N38°50'38"W	78.47'
C44	78.53'	565.00'	7°57'49"	N30°52'49"W	78.47'
C45	78.53'	565.00'	7°57'49"	N22°55'01"W	78.47'
C46	78.53'	565.00'	7°57'49"	N14°57'12"W	78.47'
C47	71.39'	565.00'	7°14'21"	N07°21'07"W	71.34'
C48	40.52'	565.00'	4°06'34"	N01°40'40"W	40.52'
C49	39.25'	25.00'	89°57'12"	N45°21'13"E	35.34'
C50	79.88'	715.00'	6°24'05"	N61°22'40"E	79.84'
C51	60.80'	715.00'	4°52'21"	N67°00'53"E	60.79'
C52	57.21'	715.00'	4°35'03"	N71°44'35"E	57.19'
C53	57.21'	715.00'	4°35'03"	N76°19'38"E	57.19'
C55	110.75'	600.00'	10°34'33"	N39°31'53"W	110.59'
C56	269.24'	870.00'	17°43'54"	S62°21'37"W	268.17'
C57	112.26'	870.00'	7°23'35"	S74°55'22"W	112.18'
C58	362.55'	600.00'	34°37'14"	N16°56'00"W	357.05'
C59	381.51'	870.00'	25°07'30"	N66°03'25"E	378.15'
C100	473.30'	600.00'	45°11'47"	N22°13'16"W	461.12'

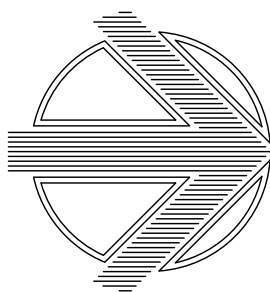


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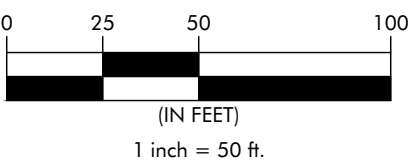
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NORTH



SUNSET ESTATES PLAT 1
FINAL PLAT
LOT DIMENSIONS
NORWALK, IOWA
20215020
01/29/2019

REVISIONS
7.1.19

ENGINEER

J. BECKER

SURVEYOR

M. LEE

DRAWING NO.

FP-01

DRAWN BY

C. CARLETON

CHECKED BY

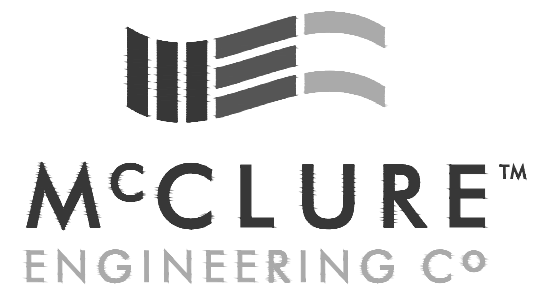
M. LEE

SHEET NO.

02/03

DRAWING PATH: N:\Projects\NOR 20215020\Drawings\Bases

GENERAL NOTES:
1) ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED
2) ALL OF OUTLOT 'Z' SHALL BE A PUBLIC STORM SEWER EASEMENT



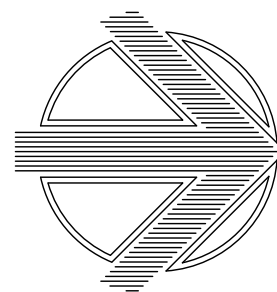
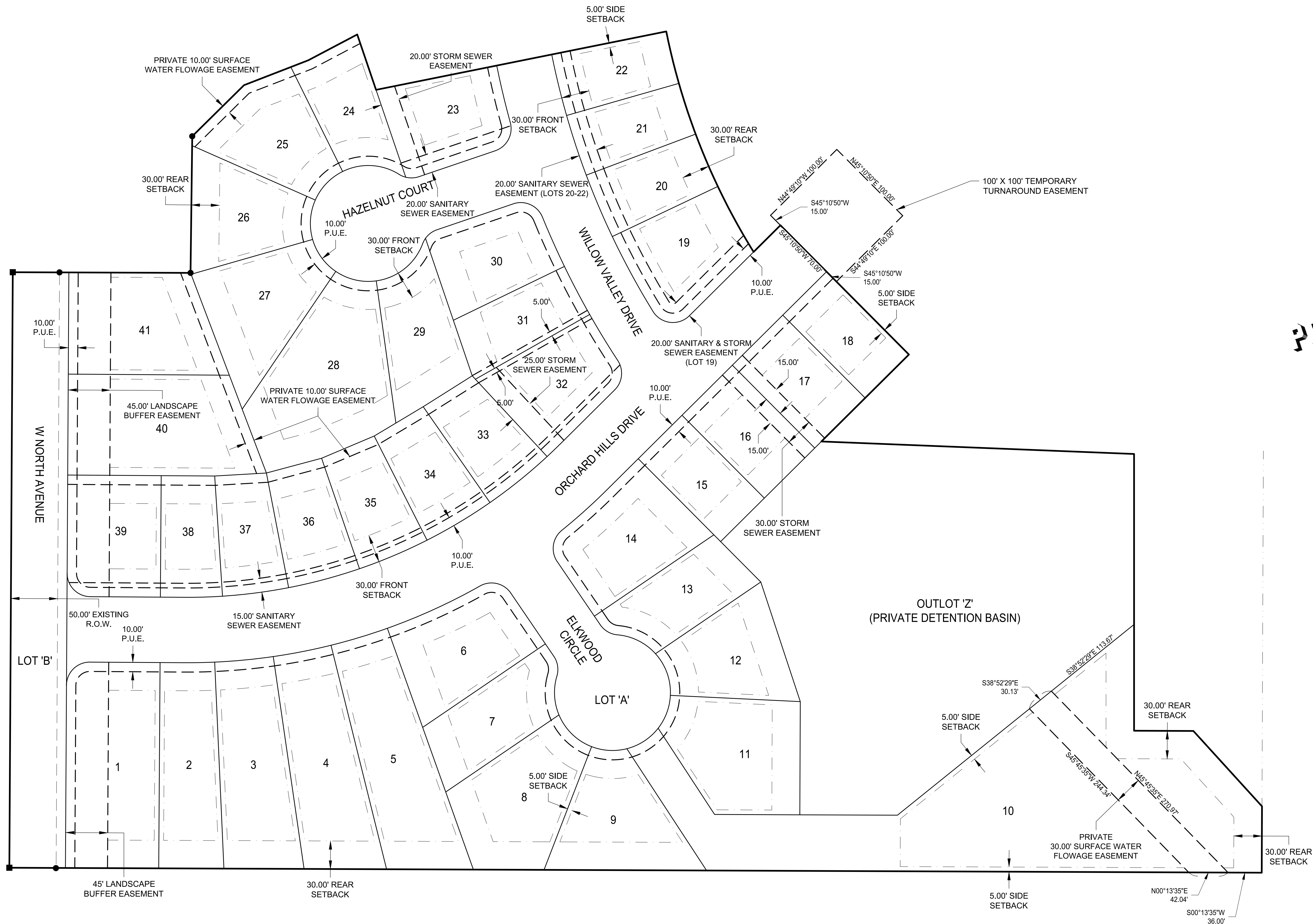
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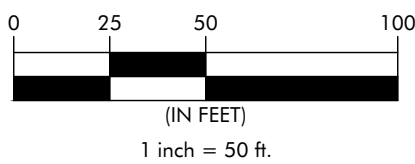
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PRELIMINARY



NORTH



SUNSET ESTATES PLAT 1
FINAL PLAT
EASEMENTS AND SETBACKS
NORWALK, IOWA
20215020
01/29/2019

REVISIONS
7.1.19

ENGINEER
J. BECKER

SURVEYOR
M. LEE

DRAWING NO.
FP-01

DRAWN BY
C. CARLETON

CHECKED BY
M. LEE

SHEET NO.
03/03