

FINAL PLAT TIMBER VIEW PLAT 1

Sheet 1 of 3

OWNER/DEVELOPER

KRUSE CONSTRUCTION, LLC
2209 RIVERWOODS AVENUE
DES MOINES, IA 50320

ZONING

R-1(70) SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS

MIN. LOT AREA-8,750 S.F.
MIN. LOT WIDTH-70'

SETBACKS

FRONT-30'
REAR-35'
SIDE-7' MIN. (17' TOTAL)

LEGAL DESCRIPTION

PARCEL 'G', IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., CITY OF NORWALK, WARREN COUNTY, IOWA, RECORDED IN BOOK 2015, PAGE 8029, AT THE WARREN COUNTY RECORDER'S OFFICE, CONTAINING 51.374 ACRES MORE OR LESS.

NOTES

- THIS PLAT IS IN A WATER AND SANITARY SEWER CONNECTION FEE DISTRICT.
- ANY P.U.E. IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENTS AND ANY USER OF THE P.U.E. MUST RELOCATE ITS FACILITIES AT NO COST TO THE CITY WHEN THE USE OF THE P.U.E. IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENTS.
- OUTLOT 'Z' IS FOR FUTURE DEVELOPMENT.
- LOTS 'A', 'B', 'C', 'D', AND 'E' TO BE DEEDED TO THE CITY OF NORWALK FOR PUBLIC STREETS.
- HOME BUILDER AND PLUMBING CONTRACTOR SHALL VERIFY SANITARY SEWER SERVICE STUB-OUT ELEVATIONS PRIOR TO HOUSE CONSTRUCTION TO ENSURE BASEMENT FLOOR ELEVATIONS WILL PROVIDE ADEQUATE FALL IS SERVICE PIPE (2% MINIMUM).
- THE PRIVATE SIGN EASEMENTS ON LOTS 1 & 61 SHALL BE FOR THE BENEFIT OF THE DEVELOPER.

SURVEYORS NOTES

- ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- BEARINGS BASED ON AN ASSUMED BEARING.

LEGEND

	PLAT BOUNDARY
	SECTION CORNER
	FOUND 5/8" I.R. W/ YELLOW CAP #13156, UNLESS OTHERWISE NOTED
	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
	IRON ROD
	GAS PIPE
	DEEDED DISTANCE
	MEASURED DISTANCE
	PREVIOUSLY RECORDED DISTANCE
	PUBLIC UTILITY EASEMENT
	ADDRESS
	BUILDING SETBACK LINE
	MINIMUM OPENING ELEVATION
	MINIMUM PROTECTION ELEVATION
	NOT RADIAL

CERTIFICATION

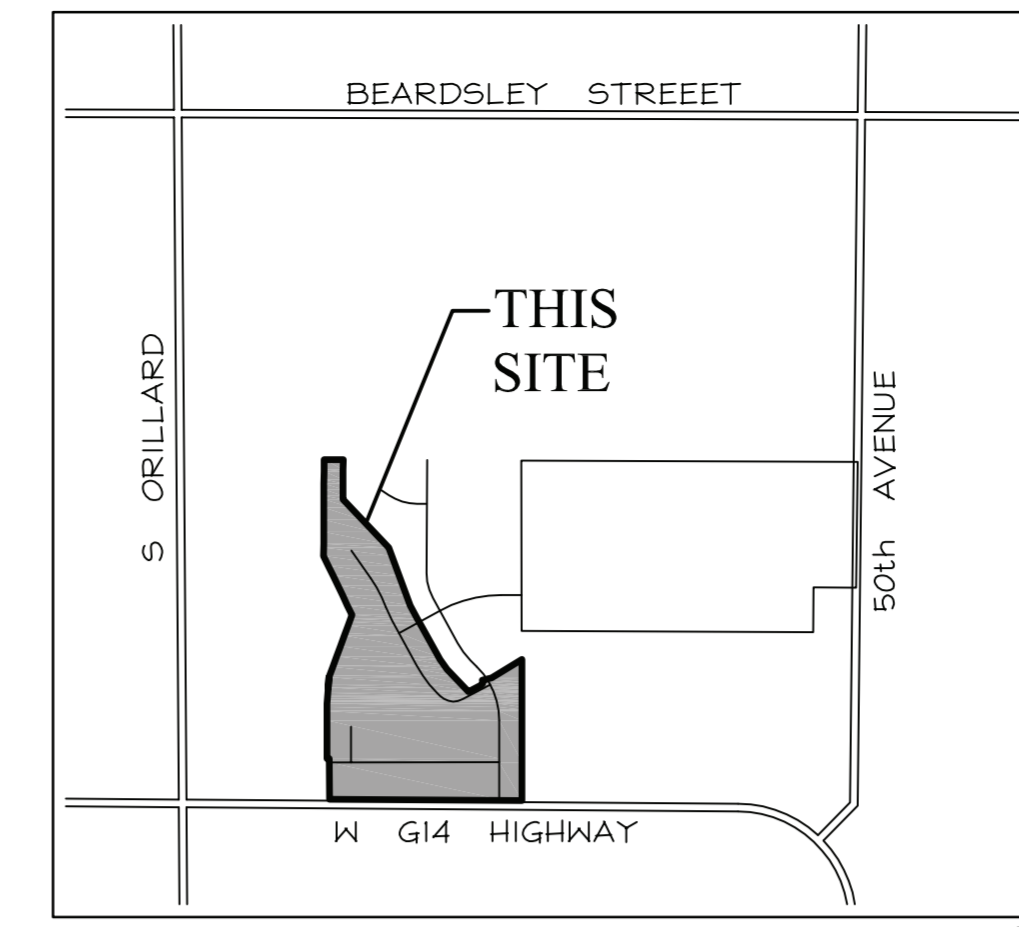
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
	<p>PRELIMINARY DRAWING</p> KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-3

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
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DATE: 6-3-2016 JOB NUMBER
REVISIONS: 7-6-2016

APPROVED: INITIALED: AS-BUILT:
SCALE: 1"=120'

FINAL PLAT
TIMBER VIEW PLAT 1
SHEET 1 OF 3



VICINITY SKETCH

NORTH SCALE: 1"=1500'



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C1	95°50'45"	25.00	41.82	27.69	37.11	N13°56'00"E

