

INDEX LEGEND
CITY: NORWALK
COUNTY: WARREN
STR: PT OF PARCEL "V" E1/2 NE1/4 SECTION 14, T77N, R25W
STR: PT OF PARCEL "V" E1/2 NE1/4 SECTION 14, T77N, R25W
PART: OUTLOT "A", EMERALD HEIGHTS
PROPRIETOR: SUNSET ESTATES NORWALK, LLC
REQUESTED BY: SUNSET ESTATES NORWALK, LLC
SURVEYOR: PATRICK SHELQUIST
COMPANY: MCCLURE
PREPARED BY & RETURN TO: PATRICK SHELQUIST 335 SE ORALABO ROAD ANKENY, IOWA 50021 / 515-512-1361

ENGINEER:
MCCLURE
335 SE ORALABOR ROAD
ANKENY, IA 50021
(515) 512-1361
JBECKER@MCCLUREVISION.COM
ATTN: JAKE BECKER

BULK REGULATIONS:
FRONT SETBACK = 30' MINIMUM
SIDE SETBACK = 7' MINIMUM ONE SIDE, 15' MINIMUM
TOTAL SUM OF THE SIDE YARD SETBACK
REAR SETBACK = 30' MINIMUM
LOT WIDTH = 60' MINIMUM
LOT DEPTH = 120' MINIMUM

SUNSET ESTATES PLAT 5
NORWALK, IOWA
FINAL PLAT

LOT A
 120,533 SF
 (PUBLIC STREETS)

SHADY LN DR

ORCHARD HILLS DR

RICO DR

OUTLOT Z
 (SUNSET ESTATES PLAT 3,
 CITY PARK AREA)

LOT AREAS:

- 1: 13,925 SF
- 2: 9,258 SF
- 3: 9,125 SF
- 4: 9,000 SF
- 5: 12,845 SF
- 6: 20,169 SF
- 7: 12,543 SF
- 8: 12,517 SF
- 9: 11,266 SF
- 10: 12,975 SF
- 11: 18,331 SF
- 12: 16,096 SF
- 13: 19,097 SF
- 14: 10,097 SF
- 15: 11,178 SF
- 16: 10,307 SF
- 17: 13,515 SF
- 18: 14,118 SF
- 19: 10,633 SF
- 20: 11,315 SF
- 21: 11,191 SF
- 22: 10,805 SF
- 23: 10,124 SF
- 24: 10,125 SF
- 25: 9,360 SF
- 26: 11,944 SF
- 27: 11,060 SF
- 28: 11,385 SF
- 29: 17,761 SF
- 30: 10,427 SF
- 31: 11,479 SF
- 32: 9,000 SF
- 33: 9,000 SF
- 34: 12,244 SF

BOUNDARY MEASUREMENTS:

- Top boundary: $S89^{\circ}38'40"E$ 491.69'
- Right boundary: $S55^{\circ}44'22"E$ 144.13'
- Bottom boundary: $N89^{\circ}38'40"W$ 277.47'
- Left boundary: $N00^{\circ}21'20"E$ 185.00'

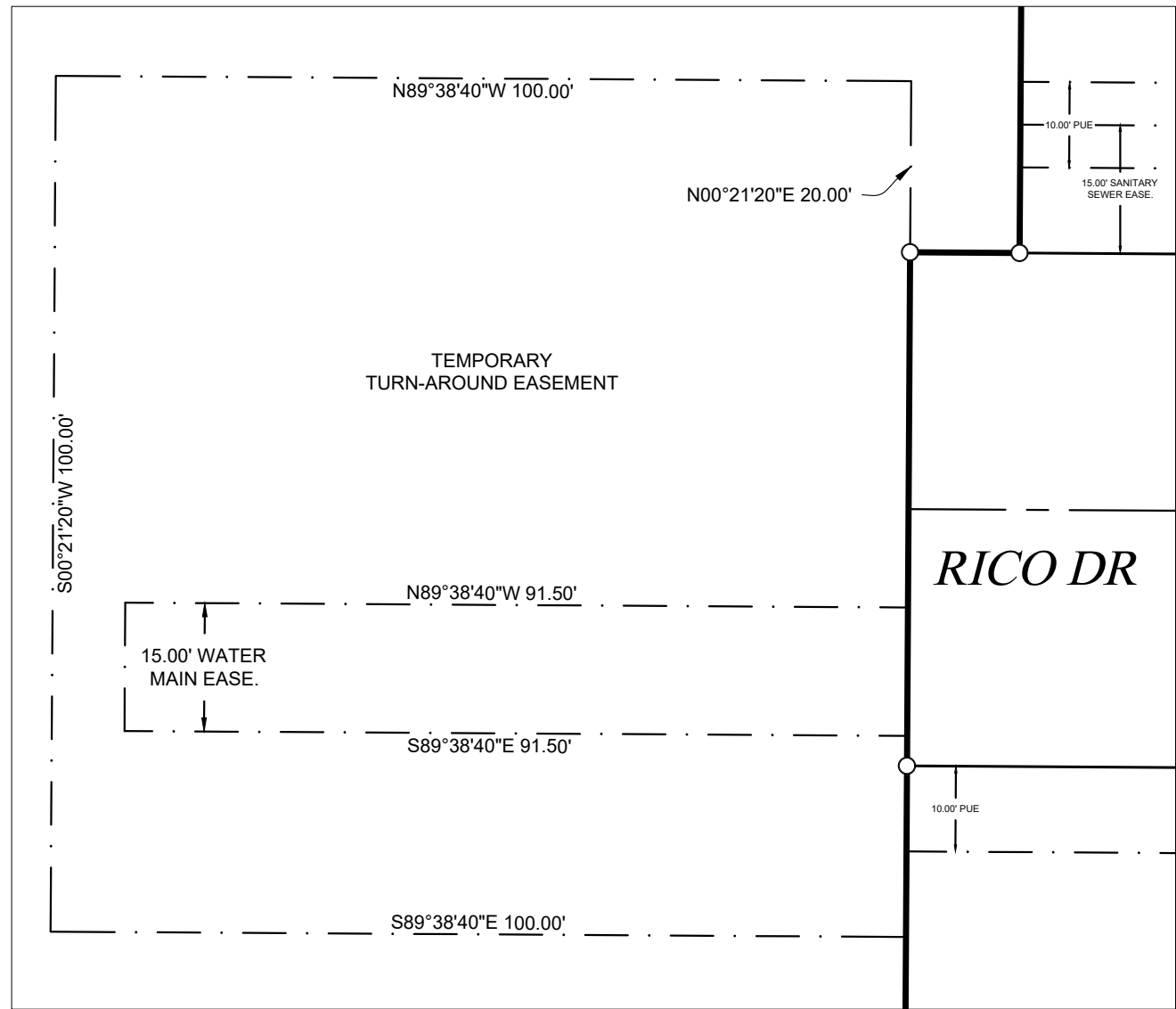
SETBACKS:

- 30' REAR SETBACK
- 30' FRONT SETBACK
- 30' REAR SETBACK
- 30' FRONT SETBACK

Other labels:

- LOT 1403
- LOT 1404
- LOT 1405
- LOT 1406
- LOT 1407
- LOT 1408
- LOT 1409
- LOT 1410
- LOT 1411
- LOT 1412
- LOT 1413
- LOT 1414
- LOT 1415
- LOT 1416
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- LOT 1489
- LOT 1490
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- LOT 1492
- LOT 1493
- LOT 1494
- LOT 1495
- LOT 1496
- LOT 1497
- LOT 1498
- LOT 1499
- LOT 1500

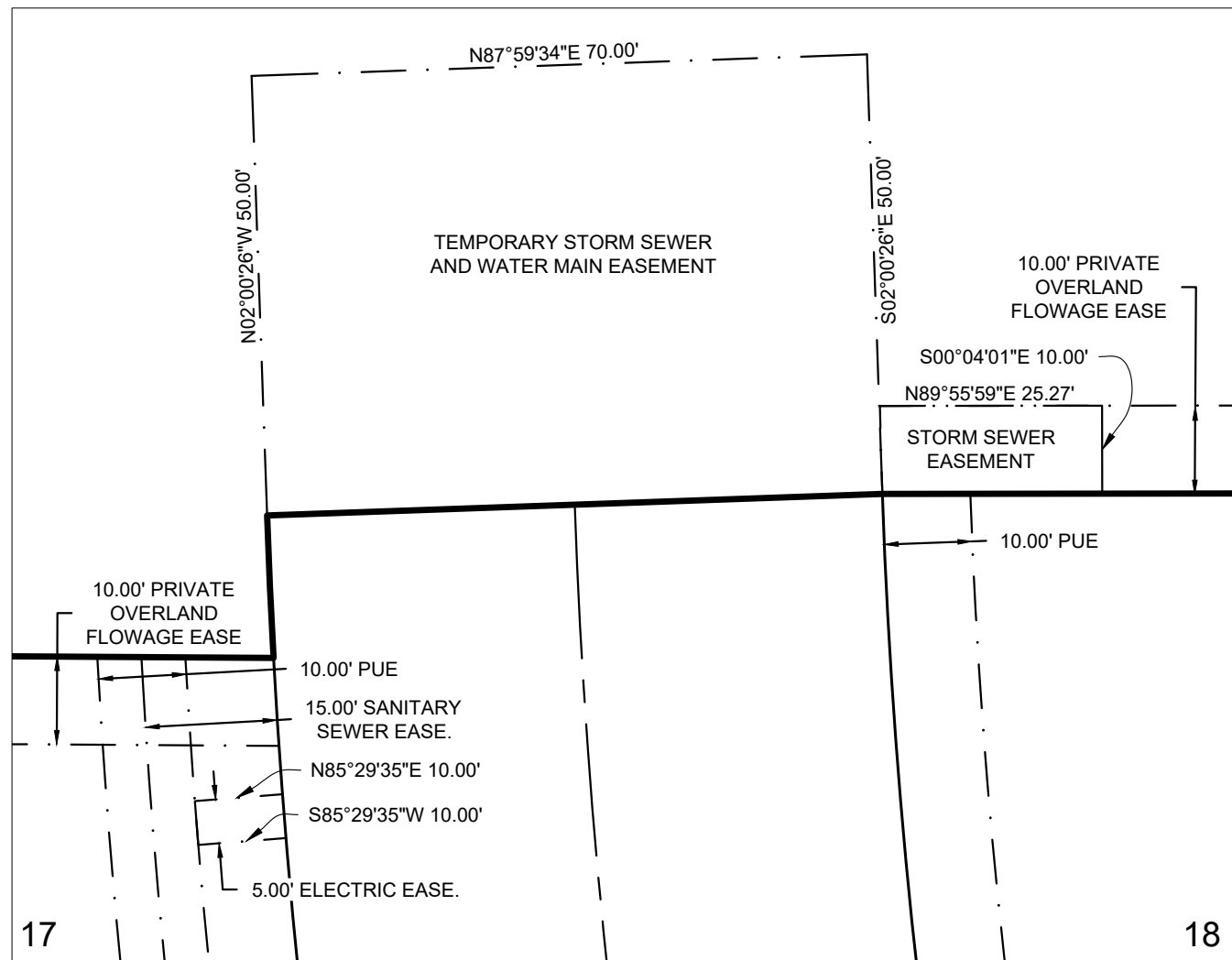
SUNSET ESTATES PLAT 5
NORWALK, IOWA
FINAL PLAT



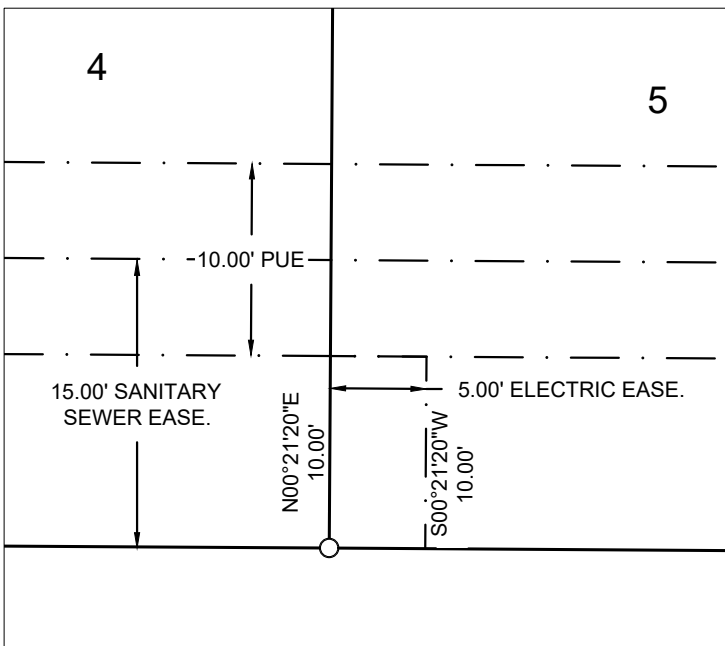
DETAIL E
1"=20'



DETAIL C
1"=20'

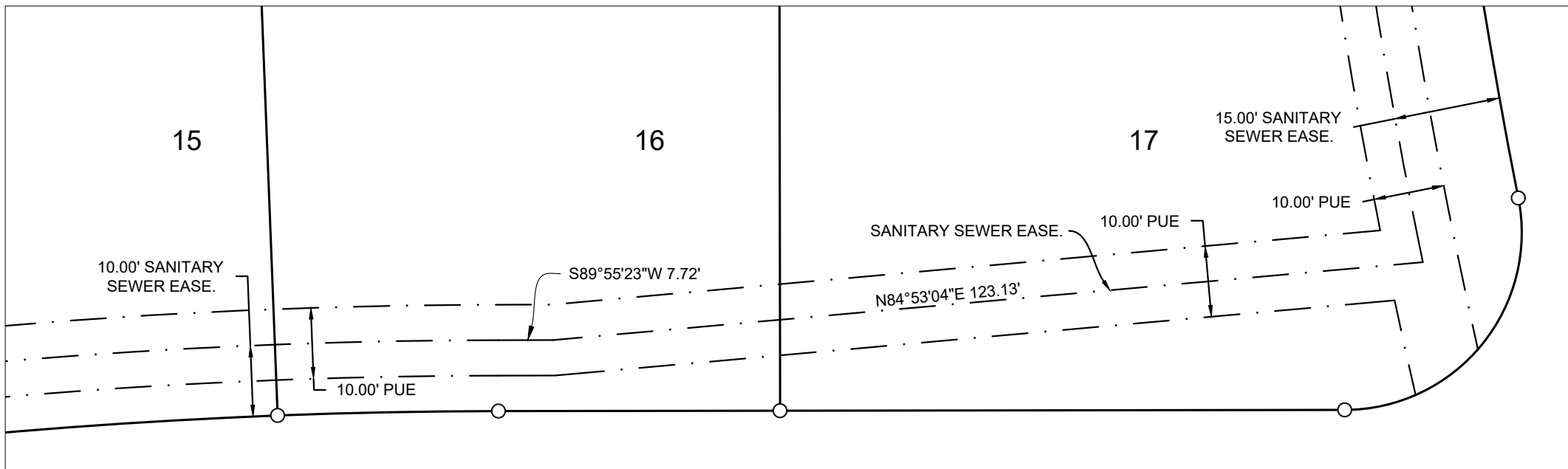


DETAIL B
1"=20'

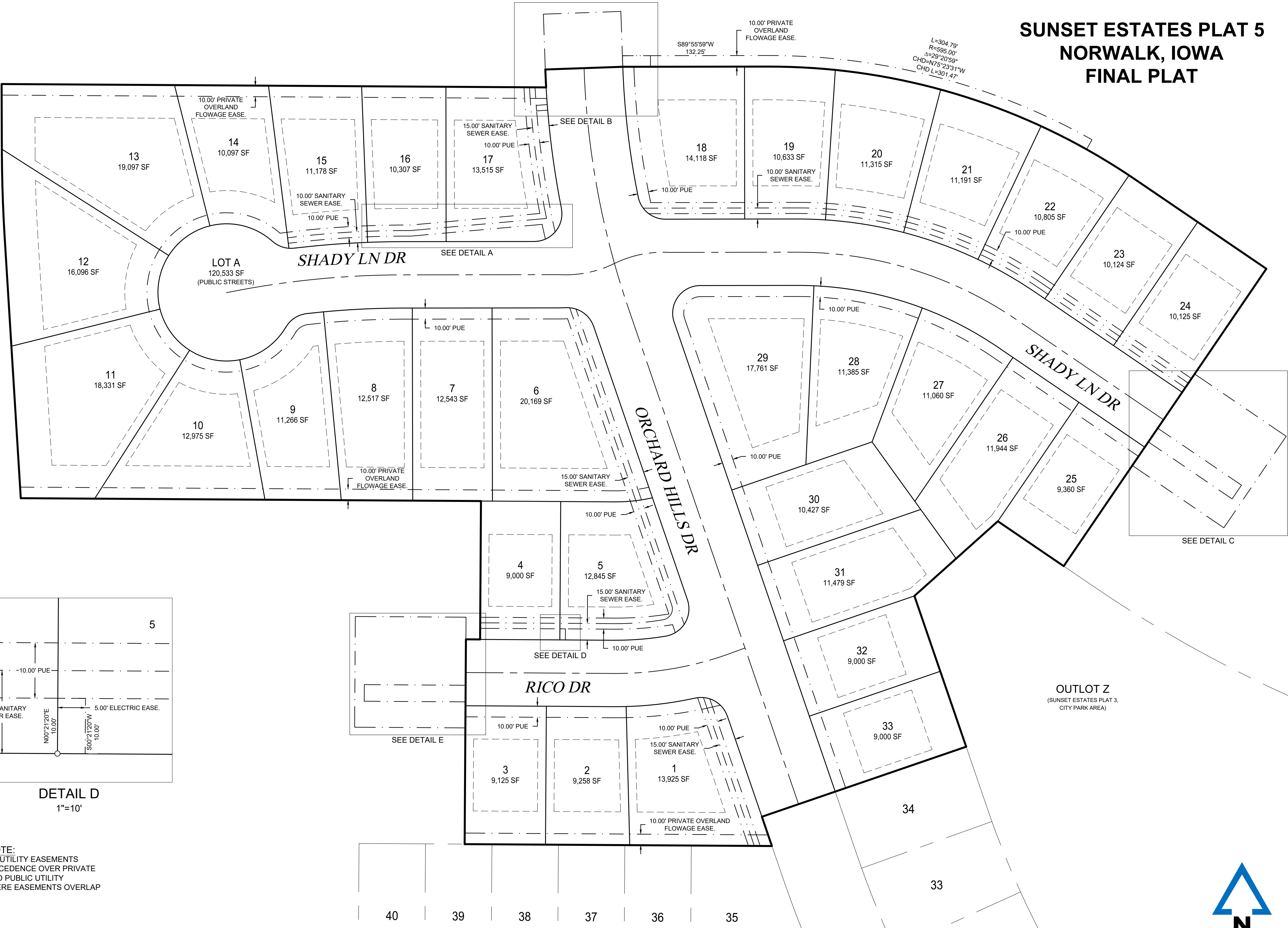


DETAIL D
1"=10'

EASEMENT NOTE:
ALL CITY PUBLIC UTILITY EASEMENTS
SHALL TAKE PRECEDENCE OVER PRIVATE
AND FRANCHISED PUBLIC UTILITY
EASEMENTS WHERE EASEMENTS OVERLAP



DETAIL A
1"=20'



GENERAL LEGEND	
—	SURVEY BOUNDARY
- - -	PROPOSED LOT
- - -	EXIST PROPERTY LINE
- - -	SECTION LINE
- - -	SETBACK LINE
- - -	PROPOSED EASEMENT
- - -	EXIST EASEMENT
MONUMENTS FOUND:	
●	1/2" REBAR WY/PC #16747 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
○	1/2" REBAR WY/PC #24477
FND	FOUND
BK, PG	BOOK AND PAGE
(M), R	MEASURED, RECORDED
P.O.W.	POINT-OF-WAY
P.U.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT