

# FINAL PLAT WARRIOR RUN ESTATES PLAT 4 NORWALK, IA 50211

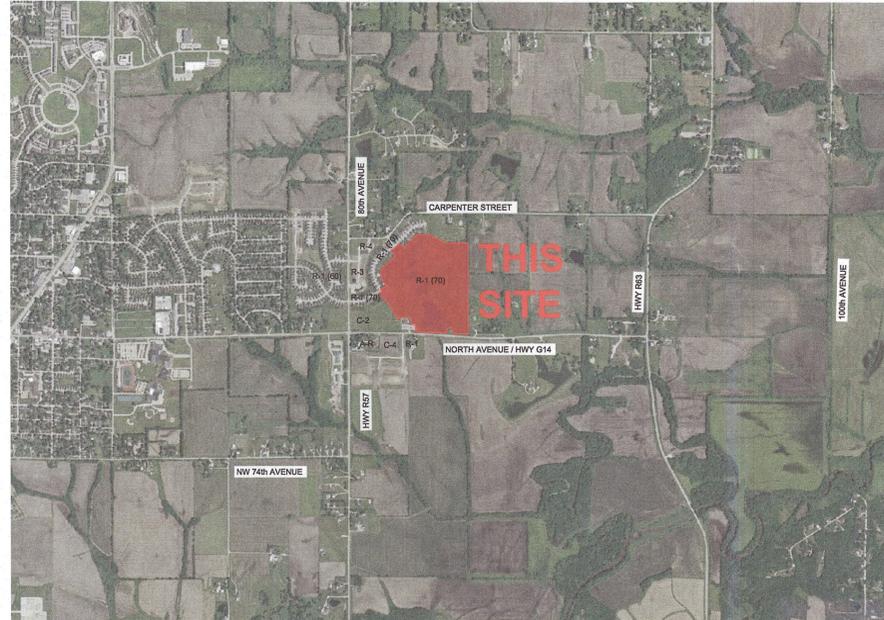
Instrument #: 2025-11187  
12/23/2025 03:35:45 PM Total Pages: 18  
XP - PLATS  
Recording Fee: \$ 92.00  
Jordyn Hill, Recorder, Warren County Iowa

INDEX LEGEND	
COUNTY:	WARREN
CITY:	NORWALK
LOT, SUBDIVISION:	OUTLOT 'V', WARRIOR RUN ESTATES PLAT 1 OUTLOT 'Z', WARRIOR RUN ESTATES PLAT 1 OUTLOT 'Y', WARRIOR RUN ESTATES PLAT 2 OUTLOT 'X', WARRIOR RUN ESTATES PLAT 3
PARCELS:	PARCELS 'A' & 'B' OF OUTLOT 'Z', WARRIOR RUN ESTATES PLAT 1
PROPRIETOR (S):	DILIGENT WARRIOR RUN LLC CITY OF NORWALK
REQUESTED BY:	DILIGENT WARRIOR RUN LLC
PROFESSIONAL LAND SURVEYOR:	JEFFREY A. GADDIS, PLS
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322
RETURN TO:	

### BOUNDARY CLOSURE REPORT

POINT OF BEGINNING:	NORTH: 537611.5323'	SEGMENT #21:	LINE COURSE: S52°14'35"E	LENGTH: 35.54'	EAST: 1548610.55896'
	EAST: 1600581.2804'		NORTH: 5388660.4424'		
SEGMENT #1:	LINE COURSE: N84°46'47"W	SEGMENT #22:	LINE COURSE: N58°18'23"E	LENGTH: 142.33'	EAST: 1548741.6453'
	NORTH: 537612.0085'		NORTH: 538795.2214'		
SEGMENT #2:	LINE COURSE: N14°42'43"W	SEGMENT #23:	LINE COURSE: N43°58'56"W	LENGTH: 95.18'	EAST: 1548125.5485'
	NORTH: 537612.8334'		NORTH: 5388093.1042'		
SEGMENT #3:	LINE COURSE: S75°11'11"W	SEGMENT #24:	LINE COURSE: N81°51'04"W	LENGTH: 61.42'	EAST: 1548864.1532'
	NORTH: 537787.4378'		NORTH: 538861.4036'		
SEGMENT #4:	LINE COURSE: S14°42'43"E	SEGMENT #25:	LINE COURSE: N16°25'14"W	LENGTH: 62.85'	EAST: 1548671.4875'
	NORTH: 537777.1656'		NORTH: 538921.6864'		
SEGMENT #5:	LINE COURSE: S04°15'13"W	SEGMENT #26:	LINE COURSE: N12°21'38"W	LENGTH: 62.51'	EAST: 1548658.4644'
	NORTH: 537678.0413'		NORTH: 538982.7133'		
SEGMENT #6:	LINE COURSE: N85°44'47"W	SEGMENT #27:	LINE COURSE: N05°42'02"E	LENGTH: 62.42'	EAST: 1548664.6656'
	NORTH: 537706.1656'		NORTH: 539044.8290'		
SEGMENT #7:	LINE COURSE: S04°15'13"W	SEGMENT #28:	LINE COURSE: N10°01'24"E	LENGTH: 64.55'	EAST: 1548876.0111'
	NORTH: 537646.1932'		NORTH: 539108.3717'		
SEGMENT #8:	LINE COURSE: N85°44'47"W	SEGMENT #29:	LINE COURSE: N48°15'00"E	LENGTH: 407.72'	EAST: 1548980.1901'
	NORTH: 537714.5348'		NORTH: 539194.8631'		
SEGMENT #9:	LINE COURSE: N00°21'43"E	SEGMENT #30:	LINE COURSE: N40°35'23"W	LENGTH: 147.63'	EAST: 1548884.1334'
	NORTH: 537822.3433'		NORTH: 539441.9746'		
SEGMENT #10:	LINE COURSE: N84°38'17"W	SEGMENT #31:	CURVE LENGTH: 178.37'	RADIUS: 780.00'	DELTA: 013°06'04"
	NORTH: 537883.0974'		CHORD: 177.48'	COURSE: N50°16'02"E	COURSE IN: N83°10'54"W
SEGMENT #11:	LINE COURSE: N00°21'43"E		RP NORTH: 540144.7883'	EAST: 1548457.2444'	END NORTH: 5394605.7434'
	NORTH: 538031.0344'			EAST: 1549021.0041'	
SEGMENT #12:	LINE COURSE: N84°38'17"W	SEGMENT #32:	LINE COURSE: N43°42'57"E	LENGTH: 63.00'	EAST: 1548664.5473'
	NORTH: 538032.3853'		NORTH: 539451.2783'		
SEGMENT #13:	LINE COURSE: S64°03'16"W	SEGMENT #33:	LINE COURSE: S46°11'03"E	LENGTH: 137.38'	EAST: 1549163.8447'
	NORTH: 538001.0725'		NORTH: 539456.3341'		
SEGMENT #14:	CURVE LENGTH: 651.0'	SEGMENT #34:	LINE COURSE: N44°53'02"E	LENGTH: 413.41'	EAST: 1549455.5747'
	DELTA: 007°27'34"		NORTH: 539484.2536'		
	CHORD: 65.05'		RP NORTH: 537745.8383'	EAST: 1548566.8474'	END NORTH: 538058.5267'
	COURSE IN: N65°45'57"W			EAST: 1548412.3323'	
	COURSE OUT: N58°18'23"E	SEGMENT #35:	LINE COURSE: S06°51'08"E	LENGTH: 178.77'	EAST: 1548634.0810'
	RP NORTH: 537745.8383'		NORTH: 539483.4364'		
	END NORTH: 538058.5267'	SEGMENT #36:	LINE COURSE: S06°51'08"E	LENGTH: 98.80'	EAST: 1549172.7331'
	EAST: 1548412.3323'		NORTH: 539483.4016'		
SEGMENT #15:	LINE COURSE: N81°41'31"W	SEGMENT #37:	LINE COURSE: S63°44'43"E	LENGTH: 381.70'	EAST: 1600080.6861'
	NORTH: 538422.4054'		NORTH: 539463.0130'		
SEGMENT #16:	LINE COURSE: S58°18'23"W	SEGMENT #38:	LINE COURSE: N84°51'02"E	LENGTH: 498.85'	EAST: 1600574.5366'
	NORTH: 538401.1440'		NORTH: 539463.4447'		
SEGMENT #17:	LINE COURSE: N81°41'31"W	SEGMENT #39:	LINE COURSE: S00°02'58"E	LENGTH: 191.91'	EAST: 1600581.2604'
	NORTH: 538560.7016'		NORTH: 537611.5323'		
SEGMENT #18:	LINE COURSE: S78°51'11"W				
	NORTH: 538553.8314'				
SEGMENT #19:	LINE COURSE: N58°18'23"E				
	NORTH: 538602.8365'				
SEGMENT #20:	LINE COURSE: N81°41'31"W				
	NORTH: 538682.2051'				

PERIMETER: 8121.34'  
AREA: 3375250.90 SQ. FT.



VICINITY MAP  
1" = 2000'

SHEET LIST TABLE	
Sheet Number	Sheet Title
1	COVER
2	GEOMETRIC PLAN
3	DIMENSION PLAN
4	SOUTH DIMENSION DETAIL

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
JUNE 11, 2025	INITIAL SUBMITTAL
AUGUST 20, 2025	
SEPTEMBER 08, 2025	
SEPTEMBER 22, 2025	
NOVEMBER 11, 2025	

LEGEND	
●	FOUND CORNERS (5/8" I.R. WYELLOW CAP #1844 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #1838 UNLESS OTHERWISE NOTED)
▲	FOUND SECTION CORNERS
△	SET SECTION CORNER
---	PLAT OF SURVEY BOUNDARY
---	PROPOSED PARCEL LINES
---	EXISTING PROPERTY LINES
---	BUILDING SETBACK LINES
---	EASEMENT LINES
---	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, Pg. XXX	COUNTY RECORDER'S INDEXING IDENTIFICATION NUMBER
INST. XXX,	
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT

**PARKLAND DEDICATION**  
REQUIREMENT: 8.5 ACRES / 1,000 PEOPLE OR 1/10 SQ.FT. / SINGLE-FAMILY HOME  
1/10 SQ. FT. X 48 LOTS = 44,400 SQ. FT. (1.019 ACRES)  
DEDICATED: 140,055 SQ. FT (3.215 ACRES) OUTLOT 'X'

**BASIS OF BEARINGS**  
THE NORTH LINE OUTLOT 'Z' OF WARRIOR RUN ESTATES PLAT 2 WAS MEASURED AS HAVING A BEARING OF N84°54'12"E. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH STATE GRID NORTH.

**PURPOSE OF SURVEY**  
THIS PLAT IS BEING CREATED TO TRANSFER PROPERTY.

**PROFESSIONAL LAND SURVEYOR NOTES:**  
1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.  
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.  
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.  
4. MONUMENTS TO BE SET WITHIN ONE YEAR OF RECORDING DATE.  
5. IF THIS FINAL PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'NAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

**NOTES:**  
1. IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR PUBLIC SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF A DESIGNATED UTILITY EASEMENT FOR PUBLIC SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR PUBLIC SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES MUST RELOCATE WITHOUT EXPENSE TO THE CITY/OWNER OF THE PUBLIC SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE EASEMENT IS SUBORDINATE IN PERPETUITY TO ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR PUBLIC SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.  
2. LOT 'A', 'B', 'C', 'D' AND 'E' SHALL BE DEEDED TO THE CITY OF NORWALK FOR PUBLIC RIGHT-OF-WAY PURPOSES.  
3. OUTLOT 'X' AND OUTLOT 'Y' SHALL BE DEDICATED TO THE CITY OF NORWALK AS PARKLAND.  
4. ALL LOTS SHOULD HAVE A 5' WIDE SIDEWALK IN THE PUBLIC RIGHT-OF-WAY, 1' FROM THE PROPERTY LINE.  
5. SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.  
6. THE PLAT IS SUBJECT TO THE EASEMENT ENCROACHMENT AGREEMENT REGARDING THE MIDAMERICAN ENERGY COMPANY PIPELINE EASEMENT.  
7. PROPERTY OWNERS ENGUMBERED BY THE EXISTING TRANSMISSION LINE EASEMENT (RECORDED IN BOOK 81, PAGE 190 AT THE WARREN COUNTY RECORDER'S OFFICE) ARE REQUIRED TO CONFORM WITH ALL EASEMENT CONDITIONS.

**PROPERTY OWNER / APPLICANT:**  
DILIGENT WARRIOR RUN LLC  
C/O PEOPLES CO  
6150 VILLAGE VIEW DRIVE, SUITE 110  
WEST DES MOINES, IA 50266  
CONTACT: TIM PORTZEN  
EMAIL: TIM@DILIGENTDEVELOPMENT.COM  
PHONE: 515-222-1547

**CITY OF NORWALK:**  
705 NORTH AVENUE  
NORWALK, IOWA 50211  
CONTACT: LUKE NELSON  
EMAIL: LNELSON@NORWALK.IOWA.GOV  
PHONE: 515-481-0228

**APPLICANT:**  
DILIGENT WARRIOR RUN LLC  
C/O PEOPLES CO  
6150 VILLAGE VIEW DRIVE, SUITE 110  
WEST DES MOINES, IA 50266  
CONTACT: TIM PORTZEN  
EMAIL: TIM@DILIGENTDEVELOPMENT.COM  
PHONE: 515-222-1547

**PROJECT MANAGER:**  
PAUL CLAUSEN, PLS  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
DES MOINES, IOWA 50322  
PH. 515-276-4884 EXT. #211  
EMAIL: CLAUSEN@CECLAC.COM

**PROFESSIONAL LAND SURVEYOR:**  
CIVIL ENGINEERING CONSULTANTS, INC.  
JEFFREY A. GADDIS, PLS  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322  
PH. 515-276-4884 EXT. #211  
EMAIL: GADDIS@CECLAC.COM

**MUNICIPALITY PLANNER:**  
ELLIOT KLIMOWSKI  
CITY OF NORWALK  
CITY PLANNER  
PH. 515-481-9330  
EMAIL: EKLIMOWSKI@NORWALK.IOWA.GOV

**LEGAL DESCRIPTION**  
OUTLOT 'V', WARRIOR RUN ESTATES PLAT 1, AN OFFICIAL PLAT RECORDED IN INSTRUMENT NO. 2015-6541 AT THE WARREN COUNTY RECORDER'S OFFICE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA

AND  
PARCEL 'A' OF OUTLOT 'Z', WARRIOR RUN ESTATES PLAT 1, AN OFFICIAL PARCEL RECORDED IN BOOK 2015, PAGE 10491 AT THE WARREN COUNTY RECORDER'S OFFICE, EXCEPTING THEREFROM PARCELS 'C' AND 'R' OF SAID PARCEL 'B' OF OUTLOT 'Z' OF WARRIOR RUN ESTATES PLAT 1, BEING OFFICIAL PARCELS RECORDED IN INSTRUMENT NO. 2018-0086 AND IN INSTRUMENT NO. 2021-12575 AT THE WARREN COUNTY RECORDER'S OFFICE

AND  
OUTLOT 'Y', WARRIOR RUN ESTATES PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA.

**TOTAL LAND AREA:**  
77.44 ACRES

**EXISTING ZONING:**  
R-1 (70) SINGLE FAMILY RESIDENTIAL

**PROPOSED ZONING:**  
R-1 (70) SINGLE FAMILY RESIDENTIAL

**BULK REGULATIONS FOR R-1 (70)**  
LOT AREA - 8,750 SF MINIMUM  
LOT WIDTH - 10' MINIMUM  
FRONT YARD SETBACK - 30'  
REAR YARD SETBACK - 35'  
SIDE YARD SETBACK - 17' TOTAL (7' MIN.)

**FLOOD ZONE**  
ZONE 'X'  
FIRM FLOOD INSURANCE RATE MAP NUMBER 19181C01346, REVISED NOVEMBER 16, 2018

**CERTIFICATIONS**  
\*\*\* THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM EASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. \*\*\*

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.

JEFFREY A. GADDIS  
18381

11/10/2025 DATE

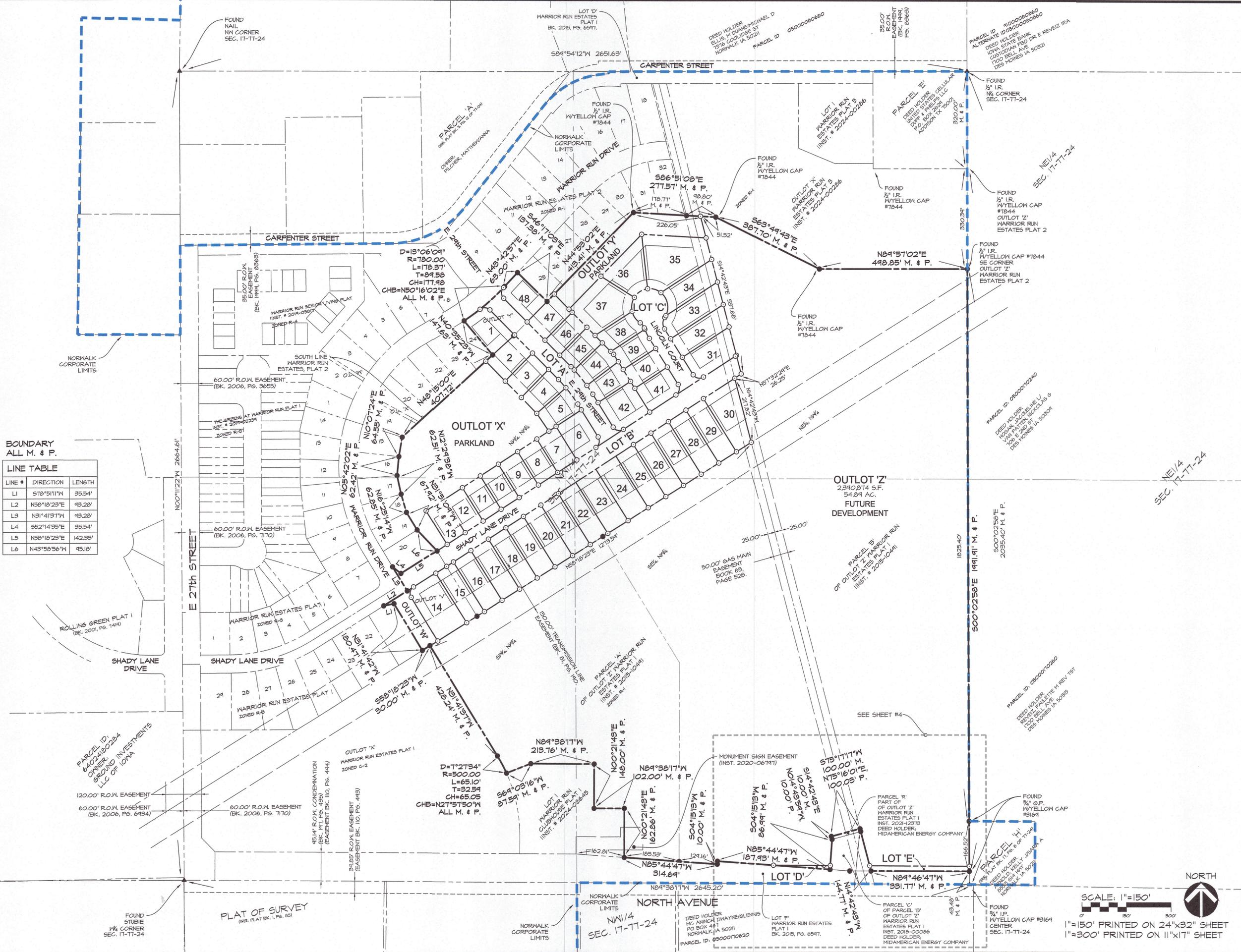
12/23/2025 DATE

SHEETS 1 - 4

PLOT BY: MARTIN HILL - 2025/06/11 - 0:16:15 (E:\PROJECTS\2025\WAR\WAR-ESTATES-PLAT-4\WAR-ESTATES-PLAT-4-GEODWG) - ANSI EXPAND D (84,000 X 22,000 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION) P23 - CEC-RES-TESTY.CTB - PLOT SCALE = 1:1

**BOUNDARY ALL M. & P.**

LINE #	DIRECTION	LENGTH
L1	S78°51'11"W	35.54'
L2	N58°18'23"E	43.28'
L3	N31°41'37"W	43.28'
L4	S52°14'35"E	35.54'
L5	N58°18'23"E	42.33'
L6	N43°58'56"W	45.18'



**Civil Engineering Consultants, Inc.**  
 2400 86th Street, Unit 12 · Urbandale, Iowa 50322  
 515.276.4884 · mail@cecinc.com

**CEC**

PUBLISH DATE: November 11, 2025  
 DATE OF SURVEY: JUNE 13, 2025  
 DESIGNED BY: PC  
 DRAWN BY: MEH

**WARRIOR RUN ESTATES PLAT 4**  
 NORTH AVE, NORWALK, IA 50211  
**GEOMETRIC PLAN**

SHEET 4 of 4  
 E0555



