

EXHIBIT 'A'
**PRIVATE
SANITARY SEWER
EASEMENT**
CITY OF NORWALK,
WARREN COUNTY, IOWA
PAGE 1 OF 2

OWNER / PREPARED FOR

DILIGENT WARRIOR RUN LLC
C/O PEOPLES COMPANY
12119 STRATFORD DRIVE SUITE B
CLIVE, IOWA 50325

PROJECT MANAGER

PAUL CLAUSEN, P.E.
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86th STREET, UNIT 12.
DES MOINES, IOWA 50322
CONTACT PH: 515-276-4884, EXT. 217
EMAIL: CLAUSEN@CECLAC.COM

**PROFESSIONAL
LAND SURVEYOR:**

CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: JEFFERY GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: (515) 276-4884 EXT. 221
FAX: (515) 276-7084
EMAIL: GADDIS@CECLAC.COM

LEGAL DESCRIPTION - PROPERTY

OUTLOT 'X', WARRIOR RUN ESTATES PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 2015, PAGE 6597 AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF NORWALK, WARREN COUNTY, IOWA.

LEGAL DESCRIPTION - PRIVATE SANITARY SEWER EASEMENT

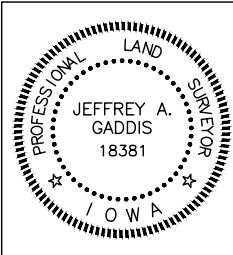
A PARCEL OF LAND IN OUTLOT 'X' OF WARRIOR RUN ESTATES PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 2015, PAGE 6597 AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF NORWALK, WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID OUTLOT 'X', SAID SE CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTH AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE N89°38'47"W, 390.65 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 'X' AND SAID NORTH RIGHT-OF-WAY LINE TO A POINT, SAID POINT ALSO BEING ON THE EAST LINE OF A PUBLIC SANITARY SEWER EASEMENT RECORDED WITH INSTRUMENT 2015-6601 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE N01°07'54"E, 75.01 FEET TO A POINT; THENCE S89°38'47"E, 389.42 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT 'X'; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CHORD BEARING OF S00°30'12"E, AN ARC LENGTH OF 15.10 FEET ALONG SAID EAST LINE TO A POINT OF TANGENCY; THENCE S00°21'43"W, 59.90 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 29,260 SQ. FT. (0.67 AC.) MORE OR LESS.

NOTES

- I. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.

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.
September 6, 2023
JEFFERY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

SHEETS 1 & 2

LEGEND

	PROPOSED EASEMENT BOUNDARY LINES
	LOT LINES
	EASEMENT LINES
	FOUND PROPERTY CORNER
	SET 3/8" I.R. W/BBLUE CAP #18381
I.P.	IRON PIPE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE ADDRESS
TTT	



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2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE: September 6, 2023
DESIGNED BY: PC
DRAWN BY: MEH

SHEET

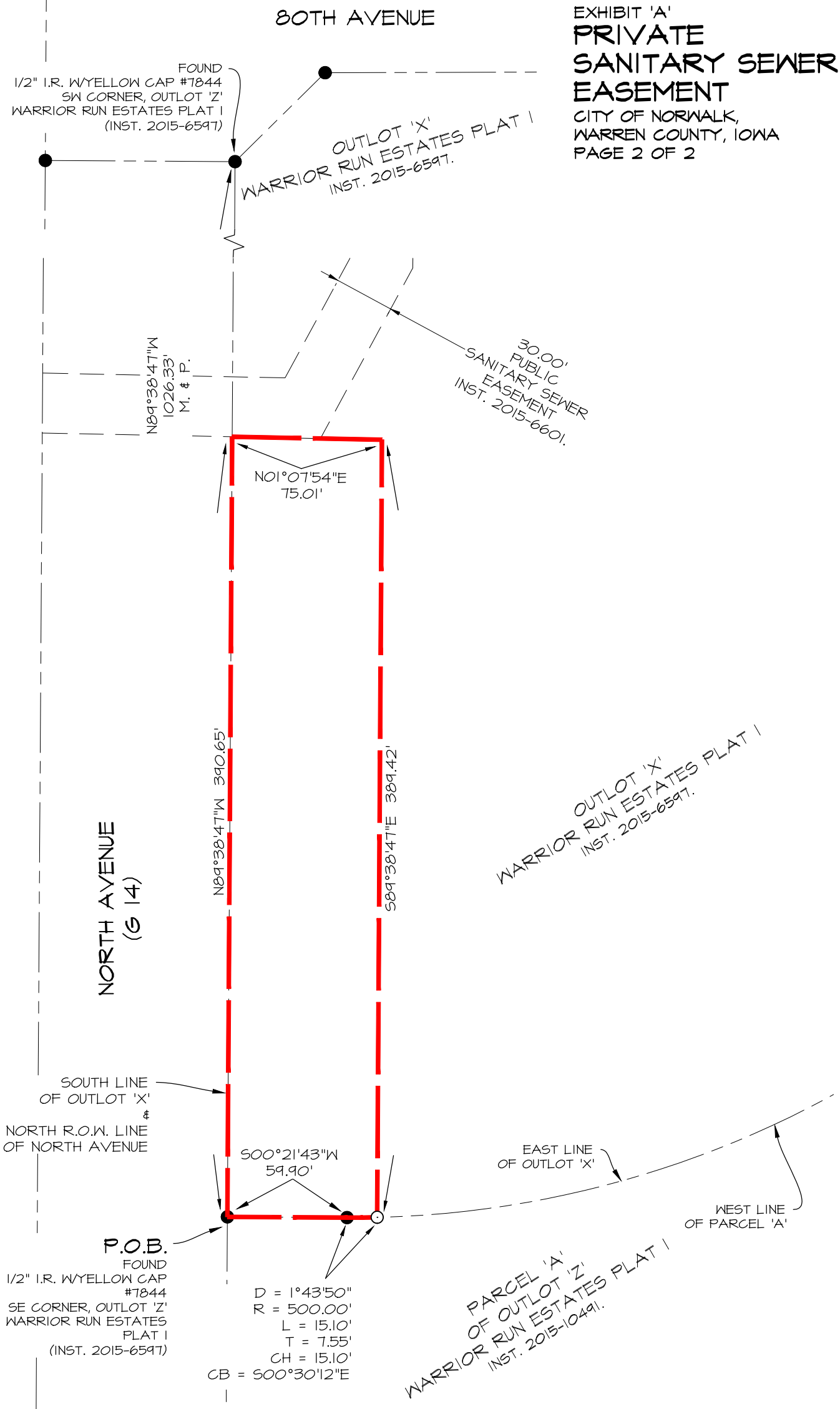
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OF 2

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SCALE: 1"=60'



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SHEET

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OF 2

E8555