

FINAL PLAT
WARRIOR RUN CLUBHOUSE PLAT I
NORWALK, IA 50211

INDEX LEGEND

COUNTY:	WARREN
CITY:	NORWALK
SUBDIVISION:	WARRIOR RUN ESTATES PLAT I
LOTS:	PARCEL 'A' OF OUTLOT 'Z'
ASSOCIATED DOCUMENTS	INST. 2015-6547, INST. 2015-10441, INST. 2020-06797
PROPRIETOR (S):	DILIGENT WARRIOR RUN LLC
REQUESTED BY:	DILIGENT WARRIOR RUN LLC
PROFESSIONAL LAND SURVEYOR:	JEFFREY A. GADDIS, PLS
COMPANY	CIVIL ENGINEERING CONSULTANTS, INC
RETURN TO:	ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322

ZONING

C-2 COMMUNITY COMMERCIAL

C-2 DISTRICT REGULATIONS.

LOT AREA	- 80,000 SF MINIMUM
LOT WIDTH	- 200' MINIMUM
FRONT YARD SETBACK	- 50'
REAR YARD SETBACK	- 50'
SIDE YARD SETBACK	- 35' TOTAL (10' A, 20' B)

- A. MULTIPLE OCCUPANCY OF A LOT BY MORE THAN ONE (1) PRINCIPAL BUILDING SHALL BE PERMITTED, ONLY IF THE SITE IS DEVELOPED AS A COMPLEX WITH A MASTER PLAN FOR THE BUILDING SITE SUBMITTED FOR APPROVAL BY THE CITY, WITH RESTRICTIONS PLACED UPON THE PROPERTY REQUIRING THAT BUILDINGS ARE COMPATIBLE IN ARCHITECTURAL DESIGN AND USE OF EXTERIOR MATERIALS; ORGANIZED IN CLOSE PHYSICAL PROXIMITY, UTILIZING A CENTRALLY PLANNED OPEN SPACE, LANDSCAPE PLAN, PARKING PLAN TO SERVE AND MAINTAIN A UNIFIED MASTER PLAN CONCEPT, AND PROVIDED PARKING AREAS ARE NOT LOCATED BETWEEN BUILDINGS WITHIN THE COMPLEX.
- B. IF A BUILDING IS PLANNED TO BE ATTACHED OR CLOSELY LOCATED TO ADJACENT BUILDINGS AND PART OF A SHOPPING CENTER, THE SIDE, OR SIDES, WHICH ARE TO BE ATTACHED OR CLOSELY LOCATED TO THE ADJACENT BUILDING SHALL BE PERMITTED TO HAVE A ZERO (0) SIDE YARD SETBACK, IF CONSTRUCTION COMPLIES WITH BUILDING AND FIRE CODES.
- C. THE LESS RESTRICTIVE BULK REGULATIONS MAY BE USED ONLY WHEN THE SUBJECT PARCEL PROPOSED FOR DEVELOPMENT IS PART OF A LARGER COMMERCIAL COMPLEX OR WHERE ACCESS WITH OTHER PARCELS IS PREARRANGED OR COORDINATED WITH THE CITY.

NOTES

1. THIS LOT ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.

LEGEND

●	FOUND CORNERS (5/8" I.R. W/YELLOW CAP #7844 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 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, P6. XXX INST. XXX,	COUNTY RECORDER'S INDEXING IDENTIFICATION NUMBER
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT



VICINITY MAP
SCALE: 1"=1000'



Sheet List Table

Sheet Number	Sheet Title
01	COVER
02	FINAL PLAT

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
JULY 26, 2024	INITIAL SUBMITTAL
AUGUST 13, 2024	
SEPTEMBER 09, 2024	

BASIS OF BEARINGS

THE EAST LINE PARCEL 'A' OF OUTLOT 'Z' OF WARRIOR RUN ESTATES PLAT I WAS MEASURED AS HAVING A BEARING OF 500°21'43"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

PURPOSE OF SURVEY

THIS PARCEL IS BEING CREATED TO TRANSFER PROPERTY.

PROFESSIONAL LAND SURVEYOR NOTES:

- 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.
- 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.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.
- MONUMENTS TO BE SET WITHIN 1 YEAR OF THE FINAL PLAT RECORDING DATE.
- 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 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

PROPERTY OWNER:

DILIGENT WARRIOR RUN LLC
C/O PEOPLES CO
12114 STRATFORD DRIVE - SUITE B
CLIVE IA 50325
CONTACT: TIM FORTZEN
EMAIL: Tim@DiligentDevelopment.com

PREPARED FOR:

DILIGENT WARRIOR RUN LLC
C/O PEOPLES CO
12114 STRATFORD DRIVE - SUITE B
CLIVE IA 50325
CONTACT: TIM FORTZEN
EMAIL: Tim@DiligentDevelopment.com

PROFESSIONAL LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
JEFFREY A. GADDIS, PLS
PH. (515) 276-4884 EXT. 221
EMAIL: GADDIS@CECLAC.COM

LEGAL DESCRIPTION - WARRIOR RUN CLUBHOUSE PLAT I

A PARCEL OF LAND IN PARCEL 'A' OF OUTLOT 'Z', WARRIOR RUN ESTATES PLAT I, AN OFFICIAL PARCEL, RECORDED AS INSTRUMENT NUMBER 2015-10441 AT THE RECORDERS OFFICE, WARREN COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID PARCEL 'A', SAID SW CORNER ALSO BEING THE SE CORNER OF SAID OUTLOT 'Z' OF WARRIOR RUN ESTATES PLAT I; THENCE N00°21'43"E, 54.90 FEET ALONG THE WEST LINE OF SAID PARCEL 'A', SAID WEST LINE ALSO BEING THE WEST LINE OF SAID OUTLOT 'Z', TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CHORD BEARING OF N11°56'10"W, AN ARC LENGTH OF 214.64 FEET ALONG SAID WEST LINE TO A POINT; THENCE N64°03'16"E, 87.54 FEET TO A POINT; THENCE S84°38'17"E, 213.76 FEET TO A POINT; THENCE S00°21'43"W, 148.00 FEET TO A POINT; THENCE S84°38'17"E, 102.00 FEET TO A POINT; THENCE S00°21'43"W, 162.86 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'A', SAID SOUTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF NORTH AVENUE AS PRESENTLY ESTABLISHED AND THE SOUTH LINE OF SAID OUTLOT 'Z'; THENCE N85°44'47"W, 162.81 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N84°38'47"W, 184.57 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 2.17 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS, AGREEMENTS, AND LICENSES OF RECORD.

LAND AREA

94, 571 SQ. FT. / 2.17 ACRES

BOUNDARY CLOSURE REPORT

POINT OF BEGINNING
NORTH: 537732.7812' EAST: 1549066.5041'

SEGMENT #1 : LINE

COURSE: N00°21'43"E LENGTH: 54.90'
NORTH: 537742.6800' EAST: 1549066.8875'

SEGMENT #2 : CURVE

LENGTH: 214.64' RADIUS: 500.00'
DELTA: 024°35'46" TANGENT: 104.00'
CHORD: 213.00' COURSE: N11°56'10"W
COURSE IN: N84°38'17"W COURSE OUT: N65°45'57"E
RP NORTH: 537735.8386' EAST: 1548866.8714'
END NORTH: 538001.0747' EAST: 1549022.8346'

SEGMENT #3 : LINE

COURSE: N64°03'16"E LENGTH: 87.54'
NORTH: 538032.3865' EAST: 1549419.6367'

SEGMENT #4 : LINE

COURSE: S84°38'17"E LENGTH: 213.76'
NORTH: 538031.0361' EAST: 1549318.3425'

SEGMENT #5 : LINE

COURSE: S00°21'43"W LENGTH: 148.00'
NORTH: 537883.0341' EAST: 1549431.4575'

SEGMENT #6 : LINE

COURSE: S84°38'17"E LENGTH: 102.00'
NORTH: 537882.3947' EAST: 1549419.4555'

SEGMENT #7 : LINE

COURSE: S00°21'43"W LENGTH: 162.86'
NORTH: 537719.5380' EAST: 1549418.4267'

SEGMENT #8 : LINE

COURSE: N85°44'47"W LENGTH: 162.81'
NORTH: 537731.6138' EAST: 1549236.0651'

SEGMENT #9 : LINE

COURSE: N84°38'47"W LENGTH: 184.57'
NORTH: 537732.7838' EAST: 1549066.4488'

PERIMETER: 1341.14'

AREA: 94571 SQ. FT.
ERROR CLOSURE: 0.0106 COURSE: N76°08'50"W
ERROR NORTH: 0.00254 EAST: -0.01031

PRECISION 1: 126366.98

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. 10/30/2024 JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE OF EXPIRATION: 10/30/2024 SHEETS 1 & 2
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