

**INDEX LEGEND**

LOCATION : SE 1/4, SECTION 10-77-25  
 REQUESTOR: DILIGENT DEVELOPMENT  
 PROPRIETOR: DILIGENT DEVELOPMENT  
 SURVEYOR: KEVEN J. CRAWFORD  
 SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC  
 475 S. 50th STREET, SUITE 800  
 WEST DES MOINES, IOWA 50265  
 COOPER CRAWFORD & ASSOCIATES, LLC

RETURN TO:

**BULK REGULATIONS**

LOTS 1-19, 25-41  
 MIN. LOT AREA - 10,000 S.F.  
 MIN. LOT WIDTH - 80'  
 SETBACKS  
 FRONT - 35'  
 REAR - 35'  
 SIDE - 8' MIN. (20' TOTAL)

LOTS 20-24, 42-46  
 MIN. LOT AREA - 15,000 S.F.  
 MIN. LOT WIDTH - 100'  
 SETBACKS  
 FRONT - 40'  
 REAR - 40'  
 SIDE - 12' MIN. (25' TOTAL)

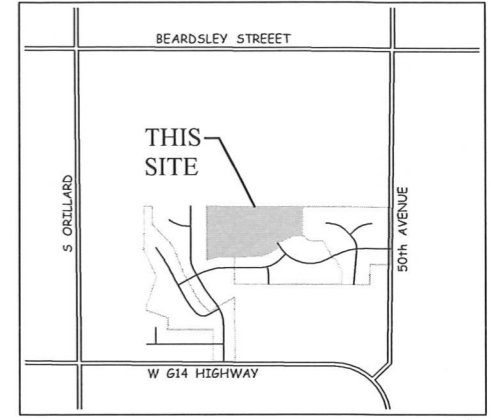
**NOTES**

1. THIS PLAT IS IN A WATER AND SANITARY SEWER CONNECTION FEE DISTRICT.
2. PUBLIC UTILITY EASEMENTS ARE SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT IN AREAS WHERE THEY OVERLAP.
3. LOTS 'A' & 'B' TO BE DEEDED TO THE CITY OF NORWALK FOR STREET PURPOSES.
4. ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.
5. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
6. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
7. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
8. BEARINGS BASED ON AN ASSUMED BEARING.
9. OUTLOT 'Z' IS FOR STORM WATER DETENTION AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

**LEGAL DESCRIPTION**

A

**FINAL PLAT  
 BLOOMING  
 HEIGHTS  
 PLAT 3**



VICINITY SKETCH

NORTH SCALE: 1"=1,500'

**OWNER/APPLICANT**

DILIGENT DEVELOPMENT  
 12119 STRATFORD DRIVE, SUITE B  
 CLIVE, IOWA 50325

**ZONING**

EXISTING: A-R AGRICULTURAL RESERVE  
 PROPOSED: R-1(80) SINGLE FAMILY RESIDENTIAL (LOTS 1-19, 25-41)  
 R-1(100) SINGLE FAMILY RESIDENTIAL (LOTS 20-24, 42-46)

**LEGEND**

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER 5/8" I.R. W/ YELLOW CAP #13156 UNLESS OTHERWISE NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

**CERTIFICATION**

PROFESSIONAL LAND SURVEYOR  
 KEVEN J. CRAWFORD  
 13156  
 IOWA

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.

KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 Sheets 1-3

**COOPER CRAWFORD  
 & ASSOCIATES, L.L.C.  
 CIVIL ENGINEERS**

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

APPROVED: ---

INITIALED: ---

DATE: X-X-2021

REVISIONS:

JOB NUMBER

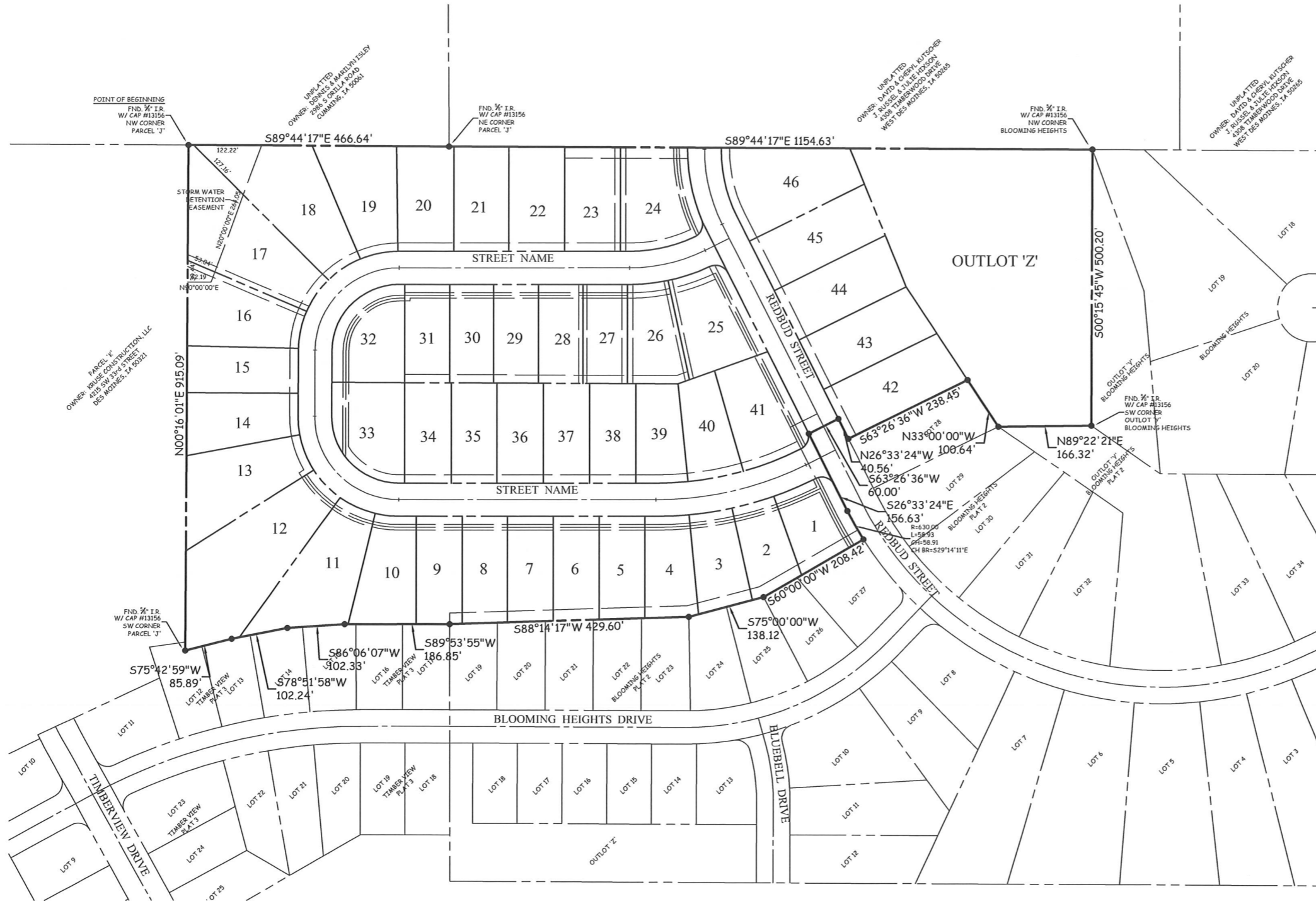
**CC  
2358**

SCALE: 1"=100'

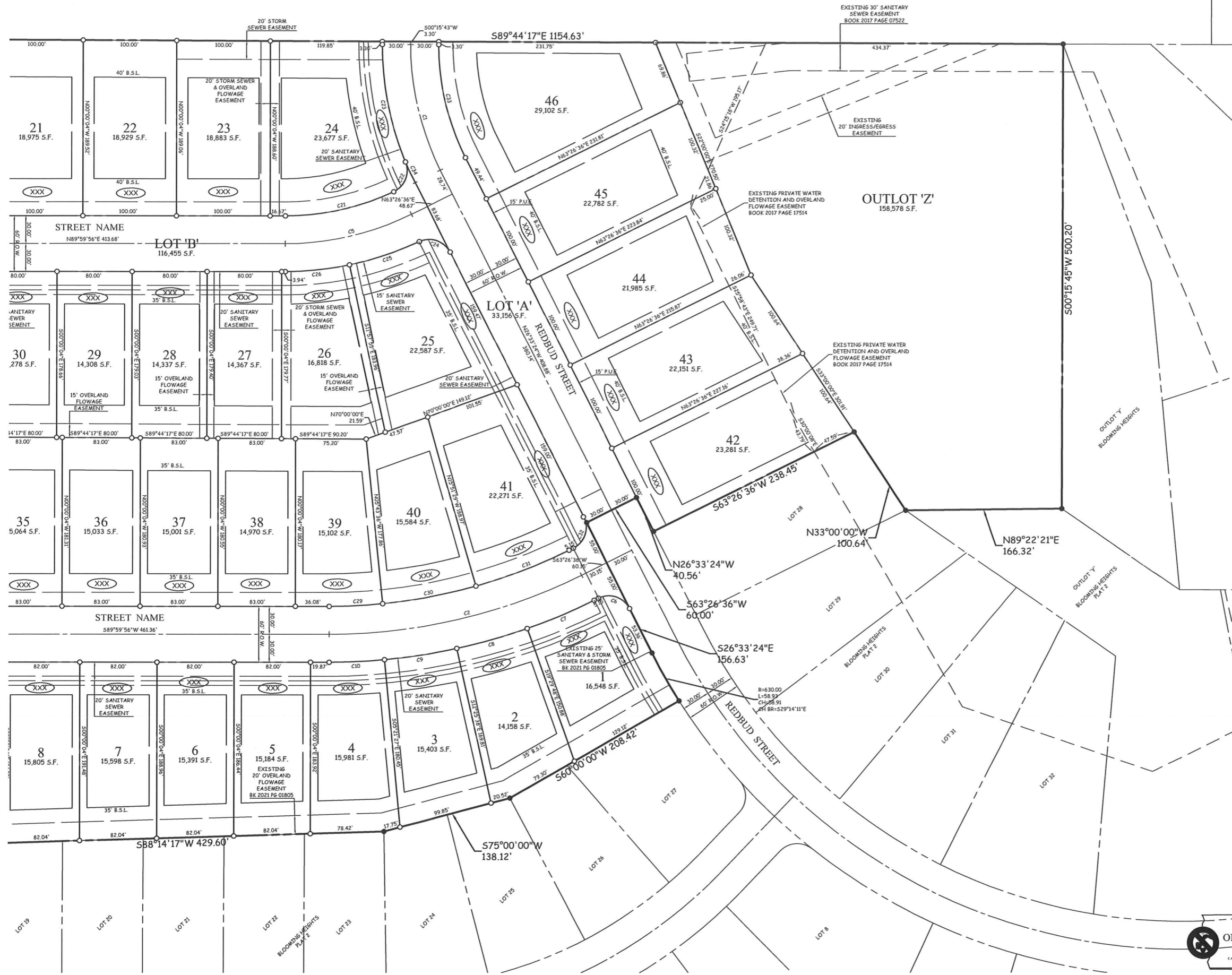
AS-BUILT: ---

**FINAL PLAT  
 BLOOMING HEIGHTS PLAT 3**

SHEET 1 OF 3



# FINAL PLAT BLOOMING HEIGHTS PLAT 3



CURVE TABLE

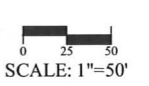
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	026°49'07"	300.00	140.42	71.52	139.14	S13°08'51"E
C2	026°33'20"	600.00	278.09	141.59	275.61	N76°43'16"E
C3	090°15'46"	150.00	236.31	150.69	212.62	S44°52'11"E
C4	089°44'14"	150.00	234.93	149.31	211.64	S45°07'49"W
C5	026°33'20"	300.00	139.05	70.79	137.80	S76°43'16"W
C6	090°00'00"	25.00	39.27	25.00	35.36	N71°33'24"W
C7	007°03'36"	630.00	77.63	38.86	77.58	S66°58'24"W
C8	007°04'10"	630.00	77.73	38.92	77.68	S74°02'17"W
C9	007°04'10"	630.00	77.73	38.92	77.68	S81°06'28"W
C10	005°21'23"	630.00	58.90	29.47	58.88	S87°19'14"W
C11	013°31'36"	180.00	42.50	21.35	42.40	N83°14'16"W
C12	021°59'13"	180.00	69.07	34.97	68.65	N65°28'51"W
C13	021°59'13"	180.00	69.07	34.97	68.65	N43°29'38"W
C14	021°59'13"	180.00	69.07	34.97	68.65	N21°30'24"W
C15	010°46'30"	180.00	33.85	16.98	33.80	N05°07'33"W
C16	000°59'25"	180.00	3.11	1.56	3.11	N00°45'25"E
C17	021°59'13"	180.00	69.07	34.97	68.65	N12°14'44"E
C18	021°59'13"	180.00	69.07	34.97	68.65	N34°13'57"E
C19	021°59'13"	180.00	69.07	34.97	68.65	N56°13'11"E
C20	021°59'13"	180.00	69.07	34.97	68.65	N78°12'24"E
C21	025°18'11"	270.00	119.24	60.61	118.27	N77°20'51"E
C22	087°00'01"	25.00	37.96	23.72	34.42	N21°11'45"E
C23	022°33'59"	330.00	129.97	65.84	129.13	N11°01'17"W
C24	088°58'40"	25.00	38.82	24.56	35.04	N71°02'44"W
C25	013°34'09"	330.00	78.15	39.26	77.97	S71°15'01"W
C26	011°57'51"	330.00	68.91	34.58	68.78	S84°01'01"W
C27	089°44'14"	120.00	187.94	119.45	169.32	S45°07'49"W
C28	090°15'46"	120.00	189.05	120.55	170.09	S44°52'11"E
C29	005°43'32"	570.00	56.96	28.50	56.94	N87°08'10"E
C30	010°07'53"	570.00	100.79	50.53	100.66	N79°12'28"E
C31	010°41'56"	570.00	106.44	53.37	106.28	N68°47'34"E
C32	090°00'00"	25.00	39.27	25.00	35.36	N18°26'36"E
C33	026°49'07"	270.00	126.38	64.37	125.23	S13°08'51"E
C34	004°15'08"	330.00	24.49	12.25	24.49	S24°25'50"E
C35	000°47'56"	180.00	2.51	1.25	2.51	N89°35'58"E

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CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345



DATE: X-X-2021 JOB NUMBER  
REVISIONS: CC 2358

APPROVED: --- INITIALED: --- AS-BUILT: ---  
FINAL PLAT  
BLOOMING HEIGHTS PLAT 3

SHEET 2 OF 3



# FINAL PLAT BLOOMING HEIGHTS PLAT 3

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	026°49'07"	300.00	140.42	71.52	139.14	S13°08'51"E
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3333	ADDRESS
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DATE: X-X-2021 JOB NUMBER: **CC 2358**  
REVISIONS: AS-BUILT: --- SHEET 3 OF 3

APPROVED: --- INITIALED: ---  
SCALE: 1"=50'  
IOWA ONE-CALL 800-292-8999  
CALL BEFORE YOU DIG

