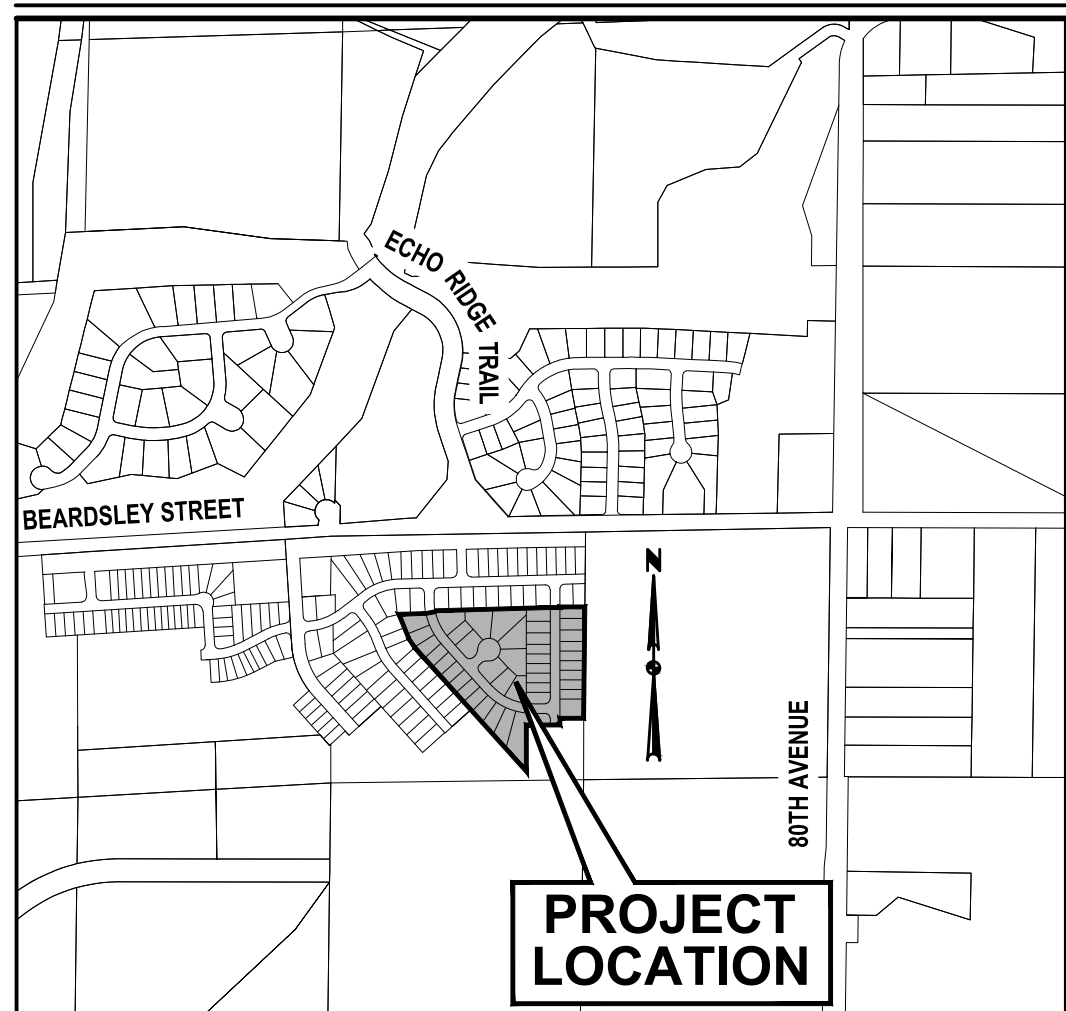


LOCATION:	SEC 07--77--24, PT. NW1/4 NE1/4 NORWALK, WARREN COUNTY, IOWA	SURVEYOR:	JONATHAN A. ERDAHL
REQUESTOR:	HUBBELL REALTY COMPANY	COMPANY:	CIVIL DESIGN ADVANTAGE
PROPRIETOR:	HUBBELL REALTY COMPANY 6900 WESTOWN PARKWAY WEST DES MOINES, IA 50266	PREPARED BY RETURN TO:	CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515--369--4400

HOLLAND POINTE PLAT 1



SECTION CORNER AS NOTED
1/2" REBAR, YELLOW PLASTIC CAP#15980
(UNLESS OTHERWISE NOTED)
1/2" REBAR, YELLOW PLASTIC CAP#28686
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY

FOUND	SET
▲	△
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(M)	
(R)	
(D)	
P.U.E.	
AL	
(1234)	

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF NORWALK, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13, HOLLAND POINT PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°37'01" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 580.03 FEET; THENCE NORTH 90°00'00" WEST, 122.75 FEET; THENCE SOUTH 00°00'00" WEST, 35.27 FEET; THENCE NORTH 89°59'60" WEST, 176.00 FEET; THENCE SOUTH 00°00'00" WEST, 240.88 FEET; THENCE NORTH 42°02'14" WEST AND ALONG THE EASTERLY LINE OF LOTS 37 THROUGH 31, SAID HOLLAND POINT PLAT 1, A DISTANCE OF 868.78 FEET; THENCE NORTH 33°21'37" WEST ALONG THE EASTERLY LINE OF LOT 30, SAID HOLLAND POINT PLAT 1, A DISTANCE OF 53.83 FEET; THENCE NORTH 22°00'25" WEST ALONG THE EASTERLY LINE OF LOTS 29 AND 28, SAID HOLLAND POINT PLAT 1, A DISTANCE OF 138.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE NORTH 88°25'31" EAST ALONG THE SOUTHERLY LINE OF LOTS 25 AND 24, SAID HOLLAND POINT PLAT 1, A DISTANCE OF 140.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24; THENCE NORTH 79°06'32" EAST ALONG THE SOUTHERLY LINE OF STREET LOT 'B', 50.00 FEET; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 275.00 FEET, WHOSE ARC LENGTH IS 4.63 FEET AND WHOSE CHORD BEARS NORTH 10°24'31" WEST, 4.63 FEET TO THE SOUTHWEST CORNER OF LOT 23, SAID HOLLAND POINT PLAT 1; THENCE NORTH 88°25'31" EAST ALONG THE SOUTHERLY LINE OF LOTS 23 THROUGH 15, SAID HOLLAND POINT PLAT 1, A DISTANCE OF 600.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTH 90°00'00" EAST ALONG THE SOUTHERLY LINE OF SAID STREET LOT 'B', 50.00 FEET; THENCE NORTH 00°00'00" EAST ALONG SAID SOUTHERLY LINE, 3.51 FEET TO THE SOUTHWEST CORNER OF LOT 14, SAID HOLLAND POINT PLAT 1; THENCE NORTH 90°00'00" EAST ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF LOT 13, SAID HOLLAND POINT PLAT 1, A DISTANCE OF 128.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.22 ACRES (488,816 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

HUBBELL REALTY COMPANY
CONTACT: CALEB SMITH
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 727-8928
CALEB.SMITH@HUBBELLREALTY.COM

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

JANUARY 2, 2025

HOLLAND POINTE PUD

SETBACKS
FRONT = 25 FEET
= 15 FEET FOR SIDE STREET
REAR = 30 FEET
SIDE = 5 FEET

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. THE CITY UTILITIES TAKE PRECEDENCE OVER FRANCHISE P.U.E. AND PRIVATE UTILITIES WHERE EASEMENTS OVERLAP.
4. STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF NORWALK FOR PUBLIC RIGHT-OF-WAY.

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	31°08'46"	300.00'	163.08'	S26°27'51"E	161.08'
C2	47°57'46"	300.00'	251.13'	S66°01'07"E	243.86'
C3	90°00'00"	25.00'	39.27'	S45°00'00"E	35.36'
C4	5°02'46"	325.00'	28.62'	S87°28'37"E	28.61'
C5	9°47'31"	325.00'	55.54'	S80°03'29"E	55.47'
C6	9°59'55"	325.00'	56.71'	S70°09'46"E	56.64'
C7	9°59'55"	325.00'	56.71'	S60°09'52"E	56.64'
C8	9°59'55"	325.00'	56.71'	S50°09'57"E	56.64'
C9	3°07'45"	325.00'	17.75'	S43°36'07"E	17.75'
C10	9°59'45"	325.00'	56.70'	N37°02'22"W	56.63'
C11	9°59'55"	325.00'	56.71'	S27°02'32"E	56.64'
C12	11°09'07"	325.00'	63.26'	S16°28'02"E	63.16'
C13	29°16'14"	275.00'	140.49'	N25°31'35"W	138.97'
C14	1°52'32"	275.00'	9.00'	N41°05'58"W	9.00'
C15	90°00'00"	25.00'	39.27'	N87°02'14"W	35.36'
C16	59°35'20"	60.00'	62.40'	S27°45'44"W	59.63'
C17	49°15'39"	60.00'	51.59'	S32°55'35"W	50.01'
C18	49°59'41"	38.00'	33.16'	S22°57'55"W	32.12'
C19	37°59'13"	60.00'	39.78'	S76°33'01"W	39.06'
C20	41°15'35"	60.00'	43.21'	N63°49'35"W	42.28'
C21	41°15'35"	60.00'	43.21'	N22°34'00"W	42.28'
C22	40°20'44"	60.00'	42.25'	N18°14'10"E	41.38'
C23	59°32'56"	60.00'	62.36'	N68°10'59"E	59.59'
C24	49°59'41"	38.00'	33.16'	N72°57'36"E	32.12'
C25	90°00'00"	25.00'	39.27'	N02°57'46"E	35.36'
C26	16°24'01"	275.00'	78.72'	N50°14'15"W	78.45'
C27	25°35'45"	275.00'	122.85'	N71°14'08"W	121.83'
C28	5°58'00"	275.00'	28.64'	N81°01'00"W	28.62'
C29	90°00'00"	25.00'	39.27'	S45°00'00"W	35.36'

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.

LIMITED WARRANTY

NO CONSTRUCTION

_____ DATE _____
_____, IOWA, U.S.A. _____
_____, LICENSE NUMBER 28686 _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: _____
THIS SHEET _____