

# FINAL PLAT

# NORTHWATER PLAT 2

## ADEL, IOWA

NORTHWATER DEVELOPMENT LLC, 522 SYCAMORE DRIVE, NORWALK, IA 50211



VICINITY SKETCH SCALE: 1" = 1000'

**DRAWING INDEX**

SHEET NUMBER	SHEET TITLE
1	COVER
2	FINAL PLAT

- NOTES**
1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
  2. THE PLAT OF SURVEY BEARINGS ARE BASED ON NAD 1983 IOWA SOUTH STATE PLANE GRID NORTH FROM IOWA DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK.
  3. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR THE BOUNDARY AND 1:5000 FOR INDIVIDUAL LOTS.
  4. EACH LOT WILL HAVE ITS OWN PRIVATE SEPTIC SYSTEM.
  5. ALL OF OUTLOT 'A' & 'B' IS A PRIVATE RIGHT-OF-WAY, PUBLIC UTILITY EASEMENT, AND PRIVATE WATER MAIN EASEMENT.

**PROPERTY OWNER:**  
NORTHWATER DEVELOPMENT LLC  
522 SYCAMORE DRIVE  
NORWALK, IA 50211

**PREPARED FOR:**  
NORTHWATER DEVELOPMENT LLC  
522 SYCAMORE DRIVE  
NORWALK, IA 50211

**LEGAL DESCRIPTION**

PARCEL 'AA' OF OUTLOT 'X', NORTHWATER, AN OFFICIAL PARCEL RECORDED IN BOOK 2015, PAGE 4358 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF ADEL, DALLAS COUNTY, IOWA.

**LAND AREA**  
16.77 ACRES

**ZONING**  
R-2

**BUILDING SETBACKS**  
FRONT: 30'  
BACK: 30'  
SIDE: 10' EACH SIDE

**LEGEND**

- FOUND CORNERS
- ▲ FOUND SECTION CORNERS
- △ SET SECTION CORNER (5/8" I.R. W/ ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- ⊥ FOUND RIGHT-OF-WAY RAIL
- SET PROPERTY CORNER (5/8" I.R. W/ ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- - - SECTION LINES
- - - PROPOSED LOTS
- - - PRIVATE ROAD R.O.W.
- - - 100 YEAR FLOOD
- - - BUILDING SETBACK LINES (B.S.L.)
- - - 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 BOOK
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- S.W.F.E. SURFACE WATER FLOWAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (1302) PROPERTY ADDRESS

**BENCHMARK**  
ALUMINUM ROD WITH CAP STAMPED 6123 AND N66 STYLE ACCESS COVER 1" DEEP. SOUTH SIDE OF HIGHWAY #6 BETWEEN K AVENUE AND L AVENUE. MONUMENT LOCATION IS IN LINE WITH FENCE TO THE SOUTH. HIGHWAY #6 STATION 108+00 ELEVATION = 1028.673

**CERTIFICATION**

	<p>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.</p> <p>PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015</p> <p>PAGES OR SHEETS COVERED BY THIS SEAL:</p> <p style="text-align: center;">SHEETS 1 - 2</p>
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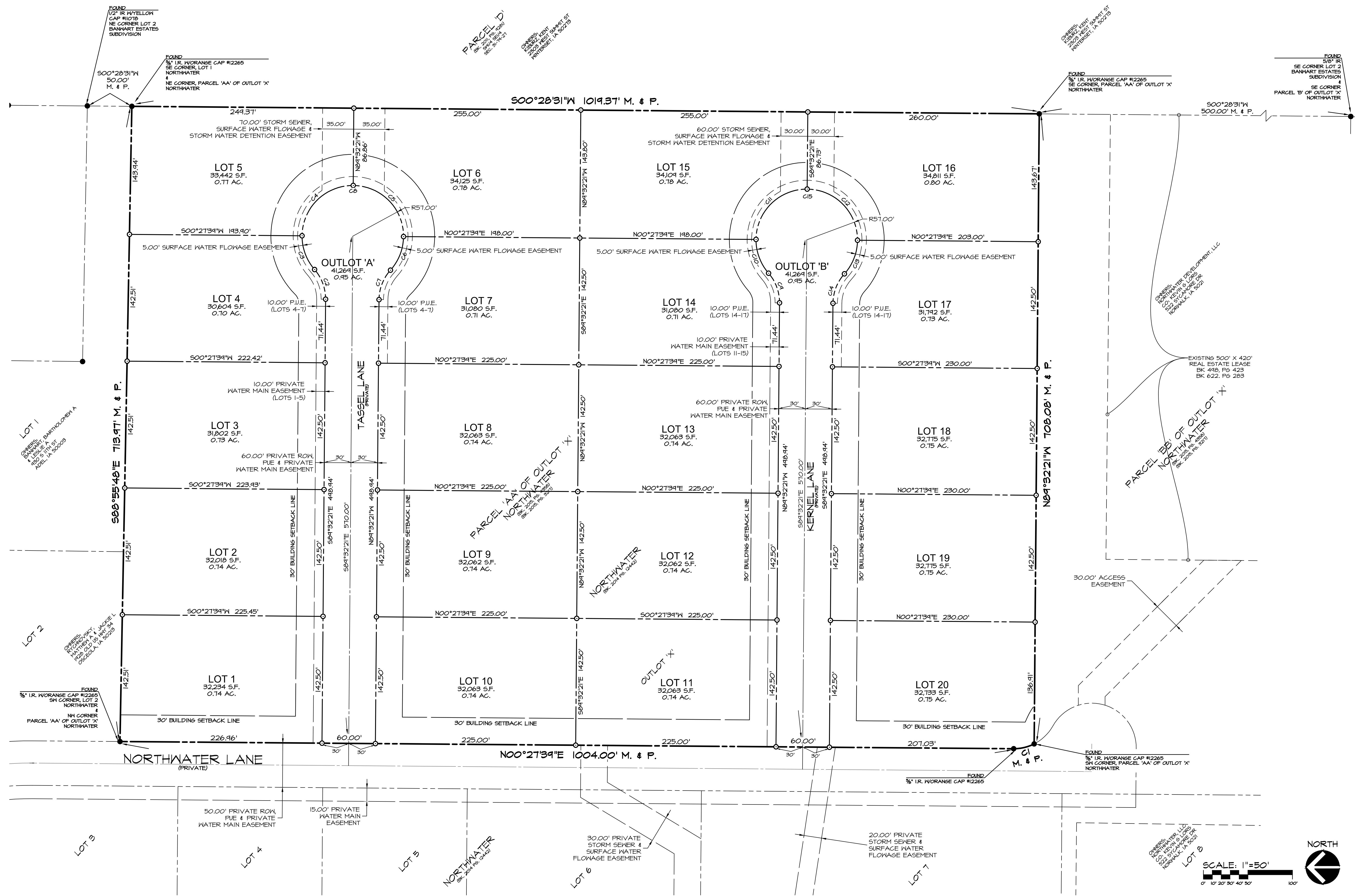


DATE:	REVISIONS	COMMENTS
FEB. 26, 2015	1	
APR. 21, 2015	2	
	3	
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	5	
	6	

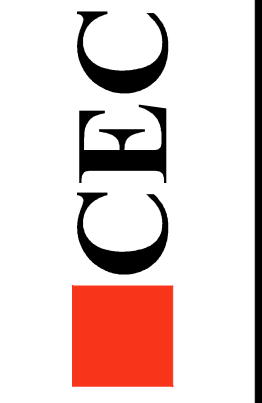
**NORTHWATER PLAT 2**  
 ADEL, IOWA  
**COVER**  
 SHEET 1 OF 2

**Civil Engineering Consultants, Inc.**  
 2400 86th Street, Unit 12, Des Moines, Iowa, 50322  
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

Q:\FILES\2015\201501\NORTHWATER FLAT 2.dwg, 4/21/2015 8:35:16 AM, jgallan, 1:1



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**NORTHWATER FLAT 2**  
 ADEL, IOWA  
**FINAL FLAT**

SHEET  
**2**  
 OF 2

E-7304



FOUND  
 3/4" I.R. WYORANGE CAP #12265  
 SW CORNER, PARCEL 'AA' OF OUTLOT 'X'  
 NORTHWATER

FOUND  
 3/4" I.R. WYORANGE CAP #12265  
 SE CORNER, PARCEL 'AA' OF OUTLOT 'X'  
 NORTHWATER

FOUND  
 1/2" I.R. WYORANGE CAP #1078  
 NE CORNER LOT 2  
 BANWART ESTATES  
 SUBDIVISION

FOUND  
 5/8" I.R.  
 SE CORNER LOT 2  
 BANWART ESTATES  
 SUBDIVISION  
 SE CORNER  
 PARCEL 'B' OF OUTLOT 'X'  
 NORTHWATER

PARCEL 'D'  
 (Bk. 204, Pg. 2442)  
 SEC. 33-27-15

OWNER:  
 LEROY, LUCY & DAVID  
 3100 SW 10TH ST  
 WINNETKA, IA 50276

OWNER:  
 LEROY, LUCY & DAVID  
 3100 SW 10TH ST  
 WINNETKA, IA 50276

LOT 1  
 OWNER:  
 DANIEL & BARTHOLOMEW A  
 1234 5TH ST  
 ADEL, IA 50208

LOT 2  
 OWNER:  
 LEROY, LUCY & DAVID  
 3100 SW 10TH ST  
 WINNETKA, IA 50276

FOUND  
 3/4" I.R. WYORANGE CAP #12265  
 SW CORNER LOT 2  
 NORTHWATER  
 NW CORNER  
 PARCEL 'AA' OF OUTLOT 'X'  
 NORTHWATER

PARCEL 'AA' OF OUTLOT 'X'  
 NORTHWATER  
 (Bk. 204, Pg. 2442)  
 SEC. 33-27-15

NORTHWATER  
 (Bk. 204, Pg. 2442)

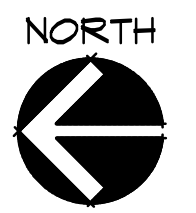
OWNER:  
 LEROY, LUCY & DAVID  
 3100 SW 10TH ST  
 WINNETKA, IA 50276

EXISTING 500' X 420'  
 REAL ESTATE LEASE  
 BK 428, PG 423  
 BK 622, PG 283

PARCEL 'BB' OF OUTLOT 'X'  
 NORTHWATER  
 (Bk. 204, Pg. 2442)

OWNER:  
 LEROY, LUCY & DAVID  
 3100 SW 10TH ST  
 WINNETKA, IA 50276

SCALE: 1"=50'  
 0' 10' 20' 30' 40' 50'



## Northwater Development in Adel

### Available Lots

Lot 1, .75 acres.....	\$65,000
Lot 2, .75 acres.....	SOLD (Home)
Lot 3, .75 acres.....	SOLD (Home)
Lot 4, .75 acres.....	\$65,000
Lot 5, .80 acres.....	\$68,900
Lot 6, .80 acres.....	\$68,900
Lot 7, .75 acres.....	\$65,000
Lot 8, .75 acres.....	\$65,000
Lot 9, .75 acres.....	\$65,000
Lot 10, .75 acres.....	\$65,000