515.243.1191
sales@krmdev.com
https://www.krmdev.com/

KRM CUSTOM HOMES

TANZANITE HOMES

10640 Justin Drive,
Urbandale, Iowa 50322

Pemberley Hills | West Des Moines, Iowa Plat 1& 2

Plat #	Lot #	Address	Sq. Ft.	Configuration	GOR/GOL	Price	Status
1	16	6183 Acadia Dr	10,660	Standard			Sold
1	17	758 62nd St	10,454	Standard			Sold
1	20	751 63rd St	11,956	Walkout			Sold
1	28	6204 Aspen Dr	10,660	Walkout			Sold
1	41	742 63rd St	12,375	Standard			Sold
2	1	6178 Aspen Dr	10,660	Walkout	GOR/GOL		Spec– Glencoe

KRM Development does not guarantee the information describing these properties. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals. Prices are subject to change without notice.

Revised 5.2024

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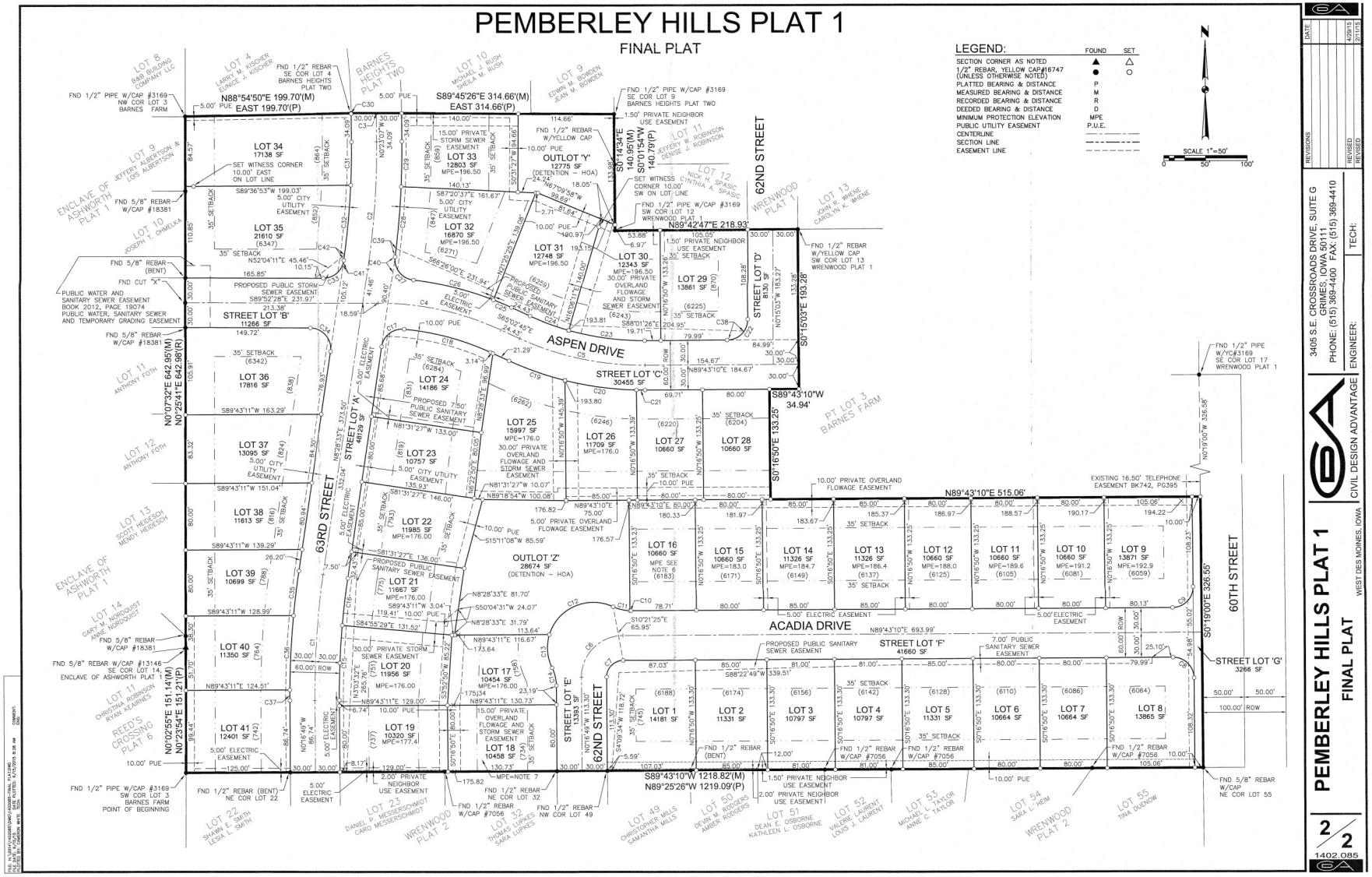

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10640 Justin Drive,
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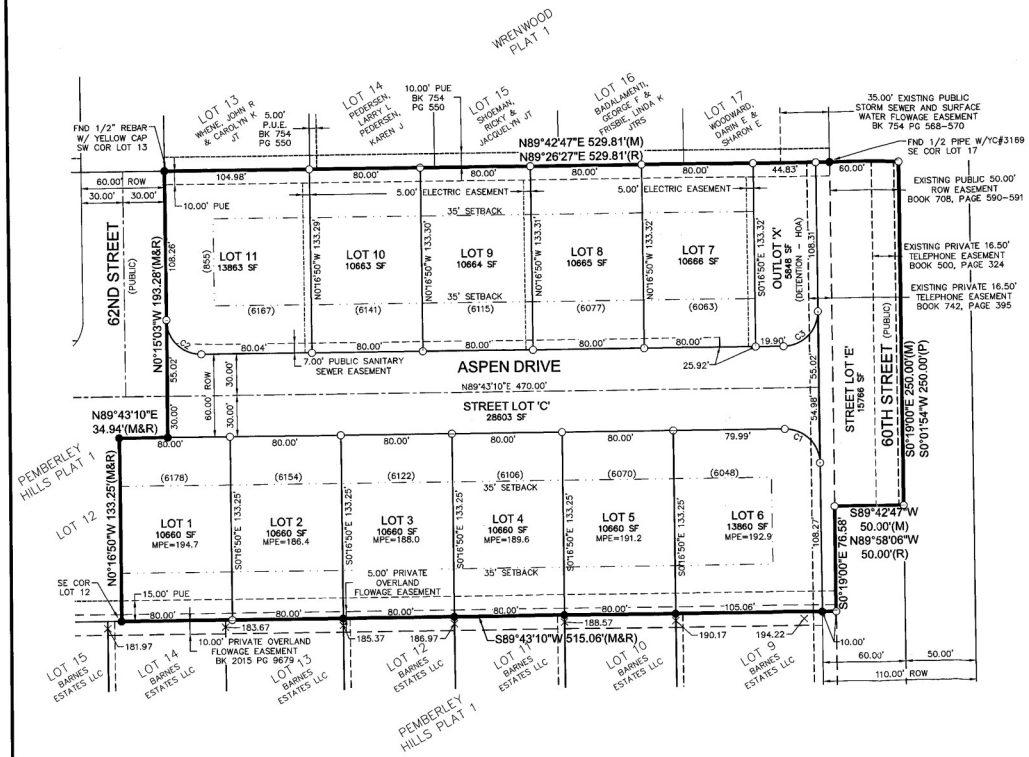
Pemberley Hills | West Des Moines, Iowa Plat 2

PEMBERLEY HILLS PLAT 2

FINAL PLAT



City of West Des Moines
FINAL PLAT APPROVAL
Pemberley Hills Plat 2

City Council: July 25, 2016
Case #: FP-003043-2016

THE CITY OF WEST DES MOINES
APPROVED

ENGINEER/SURVEYOR
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

OWNER / APPLICANT
BARNES ESTATES, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

BENCHMARKS
WDM BM# 7 STANDARD MONUMENT @ NW CORNER OF ASHWORTH & PRAIRIE VIEW DRIVE ELEVATION=210.73

WDM BM# 128 STANDARD MONUMENT @ NW CORNER OF PRAIRIE VIEW DRIVE & EP TRUE PKWY ELEVATION=136.26

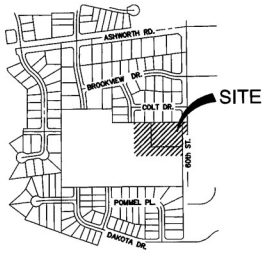
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°57'50"	25.00'	39.25'	S45°17'55"E	35.34'
C2	90°01'48"	25.00'	39.28'	N45°15'57"W	35.36'
C3	90°02'10"	25.00'	39.29'	S44°42'05"W	35.37'

NOTE
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- THE ERROR OF CLOSURE FOR THIS FINAL PLAT IS WITHIN ALLOWABLE LIMITS.
- ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
- HOMEOWNER SHALL BE RESPONSIBLE FOR INSTALLING 5'X5' SIDEWALK PASSING AREAS THROUGH DRIVEWAYS AND AS SHOWN ON THE CONSTRUCTION PLANS FOR PEMBERLEY HILLS PLAT 1 PER PROWAG REQUIREMENTS.
- LOT 6 SHALL NOT HAVE DRIVEWAY ACCESS TO 60TH STREET.

DATE OF SURVEY
MAY 22, 2015

VICINITY MAP



WEST DES MOINES, IOWA

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

EXISTING COMPREHENSIVE PLAN DESIGNATION
SINGLE FAMILY RESIDENTIAL

ZONING
RS-10

BULK REGULATIONS
MINIMUM LOT WIDTH: 80'
FRONT YARD: 35'
REAR YARD: 35'
SIDE YARD: 20' (MINIMUM 8' ONE SIDE)

LEGAL DESCRIPTION
A PART OF LOT 2 AND LOT 3, BARNES FARM, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°19'00" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 250.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°42'47" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 50.00 FEET; THENCE SOUTH 0°19'00" EAST, 76.58 FEET TO THE NORTHEAST CORNER OF STREET LOT 'G', PEMBERLEY HILLS PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°43'10" WEST ALONG THE NORTHERLY LINE OF SAID PEMBERLEY HILLS PLAT 1, A DISTANCE OF 515.06 FEET TO THE SOUTHEAST CORNER OF LOT 28, PEMBERLEY HILLS PLAT 1; THENCE NORTH 00°16'50" WEST ALONG THE EAST LINE OF SAID LOT 28, A DISTANCE OF 133.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 28 AND THE SOUTH LINE OF STREET LOT 'C', PEMBERLEY HILLS PLAT 1; THENCE NORTH 89°43'10" EAST ALONG SAID SOUTH LINE, 34.94 FEET TO THE SOUTHEAST CORNER OF SAID STREET LOT 'C'; THENCE NORTH 00°15'03" WEST ALONG THE EASTERLY LINE OF STREET LOT 'C' AND STREET LOT 'D', PEMBERLEY HILLS PLAT 1, A DISTANCE OF 193.28 FEET TO THE NORTHEAST CORNER OF SAID STREET LOT 'D', PEMBERLEY HILLS PLAT 1 AND THE SOUTH LINE OF WRENWOOD PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°42'47" EAST ALONG SAID SOUTH LINE, 529.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.99 ACRES (173,898 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

SCALE 1"=40'
0 40 80

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.

MICHAEL D. LEE 16747 IOWA

Michael Lee 7-27-16
MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
THIRD SUBMITTAL	05/18/16
SECOND SUBMITTAL	04/01/16
FIRST SUBMITTAL	04/01/16

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:
CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

PEMBERLEY HILLS PLAT 2
FINAL PLAT

1/1
1402.085

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Revised 5.2024