

PEMBERLEY HILLS PLAT 1

FINAL PLAT

City of West Des Moines
FINAL PLAT APPROVAL
 PEMBERLEY HILLS PLAT 1
 City Council: June 15, 2015
 Planning Department: June 16, 2015
 Case #: P-002613-2015

RECEIVED
 CITY OF WEST
 DES MOINES
 JUN 16 2015
 DEVELOPMENT
 SERVICES

Book 2015 Page 9679
 Document 8878 Subj: 18
 Rec. Date: 6/15/15
 Rec. Amt: \$52,488
 City Architect: Recorder
 Dallas County, Iowa
 Slide # E 142-143

LEGAL DESCRIPTION

A PART OF 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 SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00°02'55" EAST ALONG WEST LINE OF SAID LOT 3, A DISTANCE OF 151.14 FEET TO THE SOUTHEAST CORNER OF ENCLAVE OF ASHWORTH PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 00°07'32" EAST CONTINUING ALONG SAID WEST LINE 642.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BARNES FARM AND THE SOUTHWEST CORNER OF BARNES HEIGHTS PLAT TWO, AN OFFICIAL PLAT; THENCE NORTH 88°54'50" EAST ALONG NORTH LINE OF SAID LOT 3, A DISTANCE OF 198.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, BARNES HEIGHTS PLAT TWO; THENCE SOUTH 89°45'26" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 314.66 FEET TO THE SOUTHEAST CORNER OF LOT 9, BARNES HEIGHTS PLAT TWO AND THE WEST LINE OF WRENWOOD PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 01°4'34" EAST ALONG THE WEST LINE OF WRENWOOD PLAT 1, AN OFFICIAL PLAT, 140.95 FEET TO THE SOUTHWEST CORNER OF SAID WRENWOOD PLAT 1; THENCE NORTH 89°43'05" EAST ALONG THE SOUTH LINE OF SAID WRENWOOD PLAT 1, A DISTANCE OF 218.93 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID WRENWOOD PLAT 1; THENCE SOUTH 01°51'03" EAST, 193.26 FEET; THENCE SOUTH 89°43'10" WEST, 34.94 FEET; THENCE SOUTH 01°16'50" EAST, 133.25 FEET THENCE NORTH 89°43'10" EAST, 515.06 FEET; THENCE SOUTH 01°19'00" EAST, 326.55 FEET TO THE SOUTH LINE OF SAID LOT 3, BARNES FARM; THENCE SOUTH 89°43'10" WEST ALONG SAID SOUTH LINE, 1218.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.22 ACRES (706.355 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

EXISTING COMPREHENSIVE PLAN DESIGNATION

SINGLE FAMILY RESIDENTIAL

BENCHMARKS

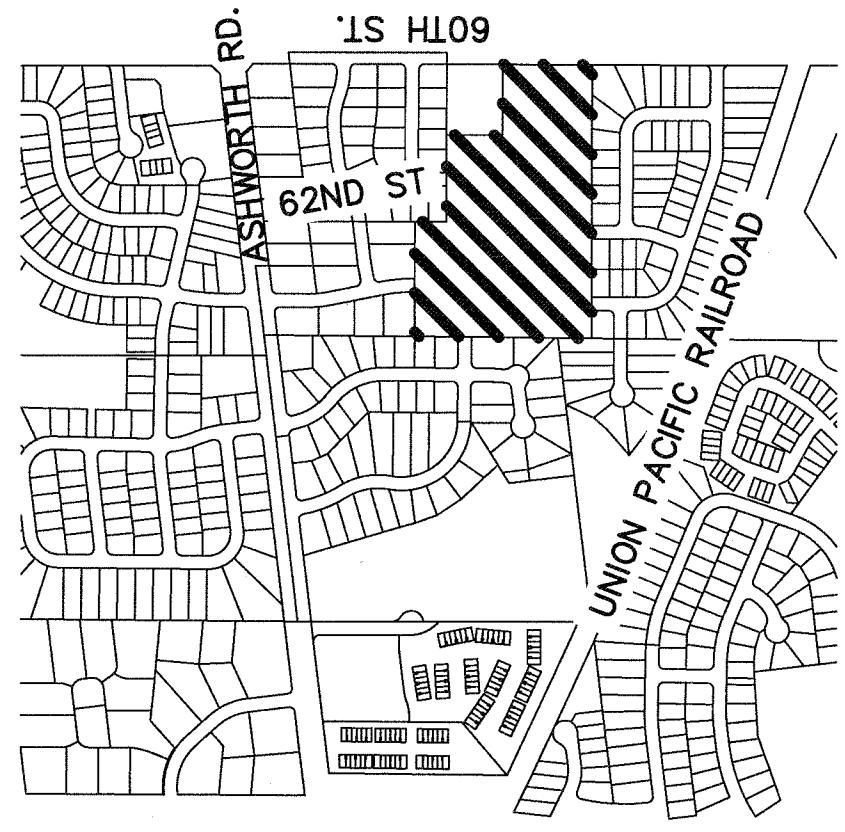
WDM BM# 7, STANDARD MONUMENT @ NW CORNER OF ASHWORTH & PRAIRIE VIEW DRIVE ELEVATION=210.73
 WDM BM# 128, STANDARD MONUMENT @ NW CORNER OF PRAIRIE VIEW DRIVE & EP TRUE PKWY ELEVATION=136.26

NOTE

1. THE ERROR OF CLOSURE FOR THIS FINAL PLAT IS WITHIN ALLOWABLE LIMITS.
2. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
3. ALL CORNERS WILL BE SET WITHIN ONE YEAR OF RECORDING.
4. SPOT ELEVATIONS LISTED ON THE FINAL PLAT ARE LOCATED AT THE BOTTOM OF THE SWALE WITHIN THE OVERLAND FLOWAGE EASEMENT. 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.
5. LOT 16 PIPE = 181.3 NORTH AND 176.0 WEST.
6. LOT 16 PIPE VARIES THROUGHOUT THE LOT AND IS ESTABLISHED AS ONE FOOT ABOVE ADJACENT FINAL GRADE DRAINAGE IN THE REAR OVERLAND FLOWAGE EASEMENT. HOMEOWNER SHALL BE RESPONSIBLE FOR THE PIPE ADVANCE TO THE HOUSE. SPOT ELEVATIONS WILL NOT BE SET IMMEDIATELY.
7. LOTS 8 AND 9 SHALL NOT HAVE DRIVEWAY ACCESS TO BOTH STREET. ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	8°45'22"	1000.00'	152.82'	N4°05'52"E	152.67'	C16	3°24'02"	970.00'	57.57'	N6°46'32"E	57.56'
C2	8°51'39"	1000.00'	154.65'	N4°02'43"E	154.50'	C17	8°71'41"	25.00'	38.06'	N52°05'41"E	34.49'
C3	0°01'26"	786.68'	0.33'	N0°23'50"W	0.33'	C18	19°14'26"	320.00'	107.46'	S74°39'58"E	106.96'
C4	24°49'43"	350.00'	151.67'	S77°27'37"E	150.49'	C19	10°42'46"	380.00'	71.05'	S70°24'08"E	70.95'
C5	25°14'05"	350.00'	154.15'	S77°39'48"E	152.91'	C20	12°58'15"	380.00'	86.03'	S82°14'38"E	85.84'
C6	89°59'59"	50.00'	78.54'	N44°43'10"E	70.71'	C21	1°33'04"	380.00'	10.29'	S89°30'18"E	10.29'
C7	89°59'59"	20.00'	31.42'	N44°43'10"E	28.28'	C22	89°58'12"	25.00'	39.26'	S44°44'03"W	35.35'
C8	89°57'50"	25.00'	39.25'	S45°17'59"E	35.34'	C23	16°23'01"	320.00'	91.50'	N82°05'20"W	91.19'
C9	90°02'10"	25.00'	39.29'	S44°42'05"W	35.37'	C24	8°51'04"	320.00'	49.43'	N69°28'17"W	49.39'
C10	1°28'47"	50.00'	1.29'	N89°32'27"W	1.29'	C25	3°31'50"	380.00'	23.41'	N66°48'40"W	23.41'
C11	24°10'50"	50.00'	21.10'	N76°42'38"W	20.95'	C26	14°59'08"	380.00'	99.39'	N76°04'09"W	99.11'
C12	98°22'30"	55.00'	94.43'	S66°11'32"W	83.25'	C27	90°58'06"	25.00'	39.69'	N38°04'40"W	35.65'
C13	42°56'43"	55.00'	41.22'	S4°28'05"E	40.27'	C28	4°45'00"	1030.00'	85.39'	N5°01'53"E	85.37'
C14	25°39'37"	50.00'	22.39'	S13°06'38"E	22.21'	C29	3°02'29"	1030.00'	54.66'	N1°08'08"E	54.67'
C15	5°21'20"	970.00'	90.67'	N22°33'51"E	90.63'	C30	0°02'59"	756.68'	0.66'	S02°4'36"E	0.66'



OWNER/DEVELOPER:

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

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

DATE OF SURVEY:

APRIL 29, 2014

ZONING:

RS-10

BULK REGULATIONS:

MINIMUM LOT WIDTH = 80'
 FRONT YARD SETBACK = 35'
 REAR YARD SETBACK = 35'
 SIDE YARD SETBACK = 20' COMBINED (MIN. 8' ONE SIDE)

PEMBERLEY HILLS PLAT 1

FINAL PLAT

1 / 2
 1402.085

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND CHECKED ACCURATELY AND THAT THE WORK WAS PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



Michael D. Lee
 MICHAEL D. LEE, P.L.S.
 DATE: 6/15/15

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

