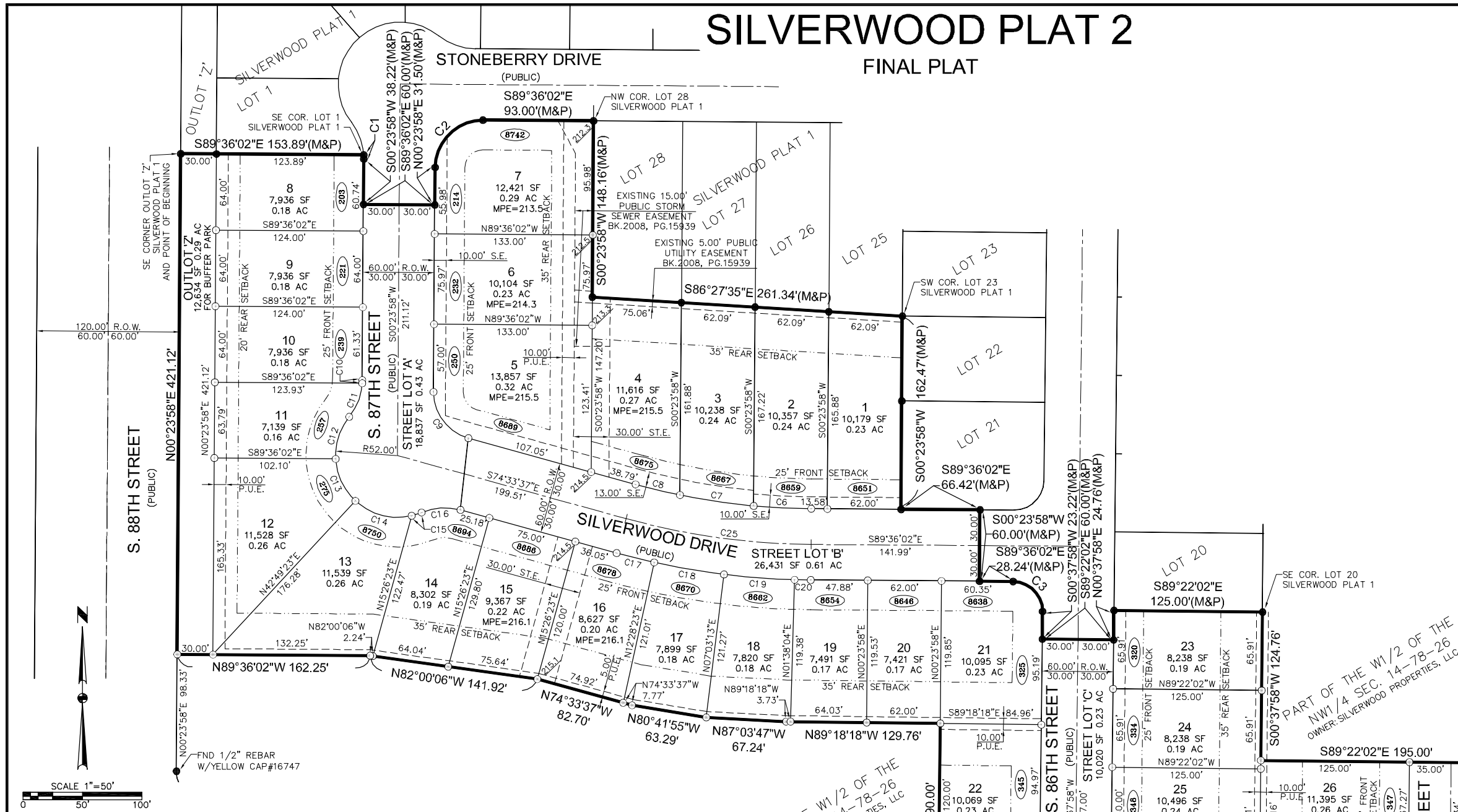
SILVERWOOD PLAT 2

FINAL PLAT



PLAT DESCRIPTION:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN; EXCEPT HERITAGE BEND PLAT 1, AN OFFICIAL PLAT ALL IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'Z', SILVERWOOD PLAT 1 AN OFFICIAL PLAT; THENCE SOUTH 89°36'02" EAST ALONG THE SOUTHERLY LINE OF SAID SILVERWOOD PLAT 1, A DISTANCE OF 153.89 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID SILVERWOOD PLAT 1; THENCE SOUTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 3.26 FEET AND WHOSE CHORD BEARS SOUTH 01°28'14" EAST, 3.26 FEET; THENCE SOUTH 00°23'58" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 38.22 FEET; THENCE SOUTH 89°36'02" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTH 00°23'58" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 31.50 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 40.00 FEET, WHOSE ARC LENGTH IS 62.83 FEET AND WHOSE CHORD BEARS NORTH 45°23'58" EAST, 56.57; THENCE SOUTH 89°36'02" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 93.00 FEET TO THE NORTHWEST CORNER OF LOT 28, SAID SILVERWOOD PLAT 1; THENCE SOUTH 00°23'58" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 148.16 FEET TO THE SOUTHWEST CORNER OF LOT 28, SAID SILVERWOOD PLAT 1; THENCE SOUTH 86°27'35" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 261.34 FEET TO THE SOUTHWEST CORNER OF LOT 23, SAID SILVERWOOD PLAT 1; THENCE SOUTH 00°23'58" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 162.47 FEET TO THE SOUTHWEST CORNER OF LOT 21, SAID SILVERWOOD PLAT 1; THENCE SOUTH 89°36'02" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 66.42 FEET; THENCE SOUTH 00°23'58" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE SOUTH 89°36'02" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 28.24 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.37 FEET AND WHOSE CHORD BEARS SOUTH 44°29'02" EAST, 35.43; THENCE SOUTH 00°37'58" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 23.22 FEET; THENCE SOUTH 89°22'02" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTH 00°37'58" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 24.76 FEET TO THE SOUTHWEST CORNER OF LOT 20, SAID SILVERWOOD PLAT 1; THENCE SOUTH 89°22'02" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 125.00 FEET TO THE SOUTHEAST CORNER OF LOT 20, SAID SILVERWOOD PLAT 1; THENCE SOUTH 00°37'58" WEST, 124.76 FEET; THENCE SOUTH 89°22'02" EAST, 195.00 FEET; THENCE SOUTH 00°37'58" WEST, 67.40 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.24 FEET AND WHOSE CHORD BEARS SOUTH 44°20'10" EAST, 35.34; THENCE SOUTH 89°18'18" EAST, 105.03 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'X', SAID HERITAGE BEND PLAT 1 AND THE WESTERLY LINE OF SAID HERITAGE BEND PLAT 1; THENCE SOUTH 00°37'58" WEST ALONG SAID WESTERLY LINE, 154.96 FEET; THENCE NORTH 89°22'02" WEST, 200.00 FEET; THENCE NORTH 00°37'58" EAST, 60.21 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.24 FEET AND WHOSE CHORD BEARS NORTH 44°20'10" WEST, 35.34; THENCE NORTH 89°18'18" WEST, 370.20 FEET; THENCE NORTH 00°41'42" EAST, 190.00 FEET; THENCE NORTH 89°18'18" WEST, 129.76 FEET; THENCE NORTH 87°03'47" WEST, 67.24 FEET; THENCE NORTH 80°41'55" WEST, 63.29 FEET; THENCE NORTH 74°33'37" WEST, 82.70 FEET; THENCE NORTH 82°00'06" WEST, 141.92 FEET; THENCE NORTH 89°36'02" WEST, 162.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH 88TH STREET; THENCE NORTH 00°23'58" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 421.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.80 ACRES (383,472 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTE:

1. THIS BOUNDARY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF 1 IN 10,000 FOR THE BOUNDARY AND 1 IN 5,000 FOR INDIVIDUAL LOT CLOSER.
2. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
3. ALL PUBLIC UTILITY EASEMENTS SHOWN ARE PROPOSED.

CURVE DATA:

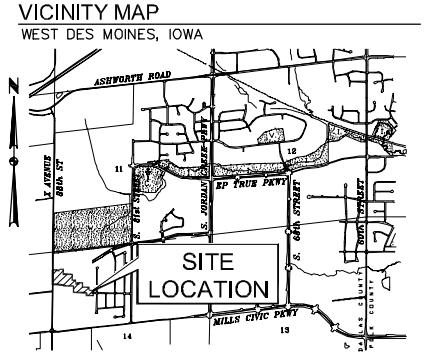
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1(M&P)	3°44'23"	50.00	3.26	S01°28'14"E	3.26
C2(M&P)	90°00'00"	40.00	62.83	N45°23'58"E	56.57
C3(M&P)	90°14'00"	25.00	39.37	S44°29'02"E	35.43
C4	89°56'16"	25.00	39.24	S44°20'10"E	35.34
C5	89°56'16"	25.00	39.24	N44°20'10"W	35.34
C6	4°52'24"	570.00	48.48	S87°09'50"E	48.47
C7	6°17'49"	570.00	62.64	S81°34'43"E	62.61
C8	3°52'12"	570.00	38.50	S76°29'43"E	38.49
C9	74°57'35"	40.00	52.33	S37°04'49"E	48.68
C10	3°03'35"	50.00	2.67	N01°55'46"E	2.67
C11	35°16'59"	50.00	30.79	N21°06'02"E	30.31
C12	41°50'43"	52.00	37.98	S17°49'10"W	37.14
C13	44°04'25"	52.00	40.00	S25°08'24"E	39.02
C14	56°03'34"	52.00	50.88	S75°12'24"E	48.87
C15	9°40'00"	52.00	8.77	N71°55'49"E	8.76
C16	38°20'34"	50.00	33.46	S86°16'06"W	32.84
C17	2°58'00"	630.00	32.62	S76°02'37"E	32.62
C18	5°25'10"	630.00	59.59	S80°14'12"E	59.57
C19	5°25'10"	630.00	59.59	S85°39'22"E	59.57
C20	1°14'05"	630.00	13.58	S88°58'59"E	13.58
C21	90°03'44"	25.00	39.30	N45°39'50"E	35.37
C22	89°56'16"	25.00	39.24	S44°20'10"E	35.34
C23	90°03'44"	25.00	39.30	N45°39'50"W	35.37
C24	90°03'44"	25.00	39.30	S45°39'50"W	35.37
C25	15°02'25"	600.00	157.50	S82°04'49"E	157.05

BULK REGULATIONS:

PARCEL 'A' – SINGLE FAMILY RESIDENTIAL
MAXIMUM DENSITY: 6.0 DU./ACRE
MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT WIDTH: 60'
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 20' WHERE THE REAR YARD ABUTS A LANDSCAPED BUFFER LOCATED IN A DESIGNATED OUTLOT, 35' FOR ALL OTHER LOTS
SIDE YARD SETBACK:
15' MINIMUM SUM OF SIDE YARDS, 7' MINIMUM FROM THE PROPERTY LINE TO THE FOUNDATION.
BUFFERS: 30' BUFFER ALONG SOUTH 88TH STREET

VICINITY MAP

WEST DES MOINES, IOWA



ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
5501 NW 112th STREET, SUITE G
GRIMES, IOWA 50111

OWNER/DEVELOPER:

SILVERWOOD PROPERTIES, L.L.C.
2928 INGERSOLL AVENUE
DES MOINES, IA 50312

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWSE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	100.00 MPE	
GRADE ELEVATION		
PROPOSED PUBLIC UTILITY EASEMENT	P.U.E.	
PROPOSED PUBLIC STORM SEWER EASEMENT	ST.E.	
PROPOSED PUBLIC SANITARY SEWER EASEMENT	S.E.	
ADDRESS	(105)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
SETBACK		

TREE PLANTING REQUIREMENTS

1. ONE OVERSTORY TREE PER LOT IS REQUIRED WITHIN THE FRONT YARD OF ALL RESIDENTIAL LOTS.
2. LOT TREES SHALL BE INSTALLED BY THE HOME BUILDER PRIOR TO INITIAL OCCUPANCY OF THE STRUCTURE.
3. TREES SHALL NOT BE PLANTED CLOSER THAN FIVE FEET (5') TO A SIDEWALK OR EASEMENT AS MEASURED FROM THE CENTERLINE OF THE TREE.
4. THE PLANTING OF TREES ON CORNER LOTS SHALL NOT BE WITHIN THE SITE TRIANGLE OF TWO INTERSECTING ROADWAYS.

DATE OF SURVEY:

JULY, 2009

AREA SUMMARY

AREA IN W1/2 NW1/4 = 383,472 SF. (8.80 AC)

COMP. PLAN DESIGNATION

SINGLE FAMILY RESIDENTIAL

ZONING:

SILVERWOOD P.U.D.
UNDERLYING ZONING: RS-6 RESIDENTIAL SINGLE FAMILY DISTRICT

PRELIMINARY

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

MICHAEL D. LEE, P.L.S. DATE

LICENSE NUMBER 16747
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2010
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

REVISIONS	DATE
FIRST SUBMITTAL	8-4-09

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
ENGINEER: --- TECH: ---
CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

SILVERWOOD PLAT 2
FINAL PLAT

1/1

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