



**VICINITY SKETCH**

**SETBACKS**  
 FRONT - 30' (HOUSE)  
 35' (GARAGE)  
 REAR - 25'  
 35' (ALONG 88th STREET/OXFORD DRIVE)  
 SIDE - 5'

\* ANY PART OF STRUCTURE, INCLUDING CANTILEVERS, OVERHANGS, ETC., WILL NOT BE ALLOWED TO BE ANY CLOSER THAN 5' TO A PROPERTY LINE.

**SURVEYORS NOTES**

1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
4. BEARINGS BASED ON SOUTH MAPLE GROVE PLAT 1.

**NOTES**

1. ALL PARCELS ARE SUBJECT TO LANDSCAPED BUFFER REQUIREMENTS AS SPELLED OUT IN THE WEST DES MOINES ZONING ORDINANCE.
2. ALL SINGLE FAMILY LOTS SHALL COMPLY WITH RS-8 (AS DELINEATED IN THE P.U.D.) ZONING REGULATIONS FOR SINGLE FAMILY DEVELOPMENT AS SPELLED OUT IN THE WEST DES MOINES ZONING ORDINANCE.
3. ALL SANITARY SEWER, STORM SEWER AND OVERLAND FLOWAGE EASEMENTS ARE PUBLIC, UNLESS OTHERWISE NOTED.
4. LOTS 'A' & 'B' TO BE DEEDED TO THE CITY OF WEST DES MOINES FOR STREET PURPOSES.
5. THIS SITE IS WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS REFERENCED ON FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 190230007C, MAP REVISED FEBRUARY 16, 2006.
6. ARCHITECTURAL STANDARDS/RESTRICTIONS EXIST WITHIN THE SOUTH MAPLE GROVE P.U.D. ORDINANCE AND ASSOCIATION DOCUMENTS.
7. THE CONTRACTOR/OWNER OF EACH LOT SHALL SUBMIT A FOOTPRINT AND ELEVATION OF ANY PROPOSED RESIDENCE TO THE CITY OF WEST DES MOINES PRIOR TO RECEIVING A BUILDING PERMIT.
8. DECKS WILL NOT BE ALLOWED TO ENCRoACH INTO EASEMENTS.
9. HOME BUILDER AND PLUMBING CONTRACTOR SHALL VERIFY SANITARY SERVICE STUB-OUT ELEVATIONS PRIOR TO HOUSE CONSTRUCTION TO ENSURE BASEMENT FLOOR ELEVATIONS WILL PROVIDE ADEQUATE FALL IN SERVICE PIPE (2" MINIMUM).
10. OUTLOT 'Z' IS A LANDSCAPE BUFFER LOT AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF SOUTH MAPLE GROVE.
11. OUTLOTS 'X' & 'Y' ARE DETENTION PONDS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF SOUTH MAPLE GROVE.
12. SPOT ELEVATIONS REPRESENT THE LOW POINT IN THE SHALE.

**CURVE TABLE**

CURVE	BELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	271.56'	770.00	4.72	2.36	4.72	N82°02'24"W
C2	814.00'	140.00	249.96	126.72	249.23	S80°12'36"E
C3	338.54'	650.00	67.52	33.77	67.52	S83°23'01"E
C4	892.57'	35.00	12.28	30.41	47.56	S42°24'32"E
C5	747.30'	765.00	1094.70	577.78	1222.11	S37°27'12"W
C6	847.41'	1000.00	153.41	76.90	153.34	N07°36'10"E
C7	241.00'	1030.00	50.20	25.10	50.19	S84°36'00"W
C8	317.44'	895.00	51.40	25.70	51.47	S84°10'11"W
C9	1077.42'	1050.00	92.91	46.45	92.84	S88°33'04"W
C10	426.50'	895.00	71.80	35.90	71.56	S88°40'00"W
C11	319.50'	50.00	27.28	13.64	26.98	N76°22'02"E
C12	1077.42'	1050.00	92.91	46.45	92.84	S88°33'04"W
C13	244.20'	895.00	105.30	52.71	105.24	N88°38'36"W
C14	607.20'	55.00	57.88	31.94	56.24	S88°46'41"W
C15	306.00'	50.00	7.94	3.95	7.93	N82°10'01"E
C16	463.42'	55.00	44.30	23.45	43.18	N45°57'44"W
C17	477.90'	105.00	121.24	60.63	121.17	S84°42'00"E
C18	463.42'	55.00	44.30	23.45	43.18	N45°57'44"W
C19	463.42'	55.00	44.30	23.45	43.18	N45°57'44"W
C20	632.24'	765.00	57.32	28.71	57.27	N03°30'33"E
C21	463.42'	55.00	44.30	23.45	43.18	N45°57'44"W
C22	463.42'	55.00	44.30	23.45	43.18	N45°57'44"W
C23	463.42'	55.00	44.30	23.45	43.18	N45°57'44"W
C24	463.42'	55.00	44.30	23.45	43.18	N45°57'44"W
C25	320.74'	475.00	56.52	28.27	56.50	N82°40'30"W
C26	337.50'	50.00	29.45	14.73	29.00	N70°00'00"W
C27	572.70'	470.00	92.37	46.22	92.33	S88°56'00"W
C28	176.40'	770.00	78.84	39.42	78.86	S88°56'00"W
C29	339.24'	770.00	41.54	20.78	41.54	N82°32'44"E
C30	341.07'	50.00	3.83	1.92	3.83	N83°02'27"E
C31	507.60'	55.00	51.13	27.56	49.30	S77°35'50"W
C32	362.50'	50.00	31.92	15.96	31.96	N82°40'30"W
C33	682.04'	55.00	63.74	31.87	62.23	N48°53'58"W
C34	573.41'	55.00	57.10	28.55	54.64	N45°02'12"E
C35	435.00'	765.00	83.48	41.78	83.44	N77°12'00"E
C36	342.11'	765.00	44.44	22.22	44.43	N42°53'53"E
C37	673.24'	55.00	56.43	28.22	56.72	N74°18'32"E
C38	203.78'	55.00	18.00	9.00	18.00	S84°58'36"E
C39	472.00'	50.00	35.23	17.62	34.60	N74°48'50"W
C40	470.00'	830.00	56.23	28.12	56.20	N87°00'00"E
C41	478.54'	830.00	67.58	33.81	67.56	S88°30'00"E
C42	362.50'	765.00	406.81	207.84	401.14	N82°30'00"E
C43	271.87'	765.00	363.57	181.28	360.51	N82°30'00"E

# FINAL PLAT SOUTH MAPLE GROVE PLAT 14

West Des Moines, Iowa

**OWNER/APPLICANT**  
 MID-AMERICA REAL ESTATES CO.  
 REGENCY WEST 2  
 1401 50th STREET, SUITE 105  
 WEST DES MOINES, IOWA 50266  
 (515) 224-3600

**ZONING**  
 SOUTH MAPLE GROVE P.U.D.  
 UNDERLYING ZONING  
 RS-8 SINGLE FAMILY RESIDENTIAL  
 COMPREHENSIVE PLAN LAND USE  
 SINGLE FAMILY RESIDENTIAL (SF)

**LEGAL DESCRIPTION**  
 A part of Outlot V-1, South Maple Grove Plat 1, an official plat, city of West Des Moines, Dallas County, Iowa, that is more particularly described as follows:

Beginning at the Southwest corner of Lot 10, South Maple Grove Plat 12, an official plat, city of West Des Moines, Dallas County, Iowa, said point also being on the North Right-of-way line of Oxford Drive, as it is presently established; thence N00°00'00"E, 166.36 feet along the East line of said South Maple Grove Plat 12; thence N03°41'03"E, 206.74 feet along said East line to a non-tangent 770.00 feet radius curve concave to the Northeast; thence Northwest 4.72 feet along said curve, and along said East line, said curve having a chord length of 4.72 feet and a chord bearing of N82°02'24"W; thence N04°02'01"E, 141.61 feet along said East line, thence N8°56'35"E, 25.23 feet along said East line; thence N06°47'41"W, 202.93 feet along said East line; thence S83°21'14"W, 16.52 feet along said East line; thence N06°47'41"W, 100.00 feet along said East line to a point on the South Right-of-way line of Westtown Parkway, as it is presently established; thence N53°12'19"E, 216.83 feet along said South Right-of-way line to a 940.00 feet radius curve concave to the Southwest; thence Southwesterly 249.96 feet along said curve, and along said South Right-of-way line, said curve having a chord length of 249.23 feet and a chord bearing of S80°12'36"E to a 1060.00 feet radius reverse curve concave to the Northeast; thence Southwesterly 67.52 feet along said curve, and along said South Right-of-way line, said curve having a chord length of 67.52 feet and a chord bearing of S83°23'01"E to a 35.00 feet radius reverse curve concave to the Southwest; thence Southwesterly 52.71 feet along said curve, and along said South Right-of-way line, said curve having a chord length of 52.71 feet and a chord bearing of S42°24'32"E; thence S09°36'33"E, 15.00 feet along said South Right-of-way line to a point on the West Right-of-way line of Oxford Drive, as it is presently established; thence S02°23'27"W, 172.03 feet along said West Right-of-way line to a 765.00 feet radius curve concave to the Northwest; said point also being on the West Right-of-way line of Oxford Drive; thence Southwesterly 889.70 feet along said curve, and along said West Right-of-way line, said curve having a chord length of 889.70 feet and a chord bearing of S37°27'12"W to the Point of Beginning.

Said tract of land contains 9.462 acres more or less.  
 Said tract of land being subject to and all assessments of record.

**LEGEND**

—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER 5/8" I.R. W/ YELLOW CAP #13156, UNLESS OTHERWISE NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
①③③③	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL
②⑤②②	SPOT ELEVATION

**CERTIFICATION**

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.

KEVIN J. CRAWFORD, PLS. IOWA LICENSE NO. 18164  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016  
 PAGES OR SHEETS COVERED BY THIS SEAL: 1  
 THIS SHEET ONLY

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
 CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-15-2014  
 REVISIONS: 9-29-2014  
 10-23-2014

JOB NUMBER  
**CC 1581**

APPROVED: [Signature] INITIALS: [Signature] AS-BUILT: [Signature]

**FINAL PLAT  
SOUTH MAPLE GROVE PLAT 14**

**SHEET 1 OF 1**