

DAWSONS RIDGE PLAT 1

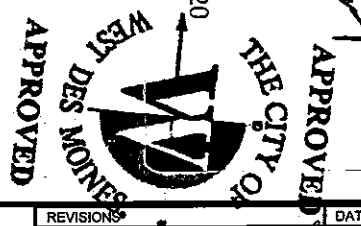
FINAL PLAT

ENGINEER/SURVEYOR:
 CIVIL DESIGN ADVANTAGE
 3405 S.E. CROSSROADS DR., SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400

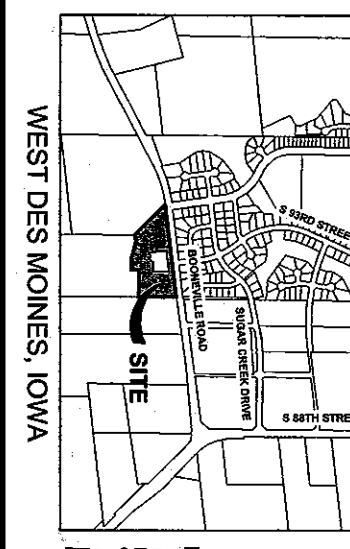
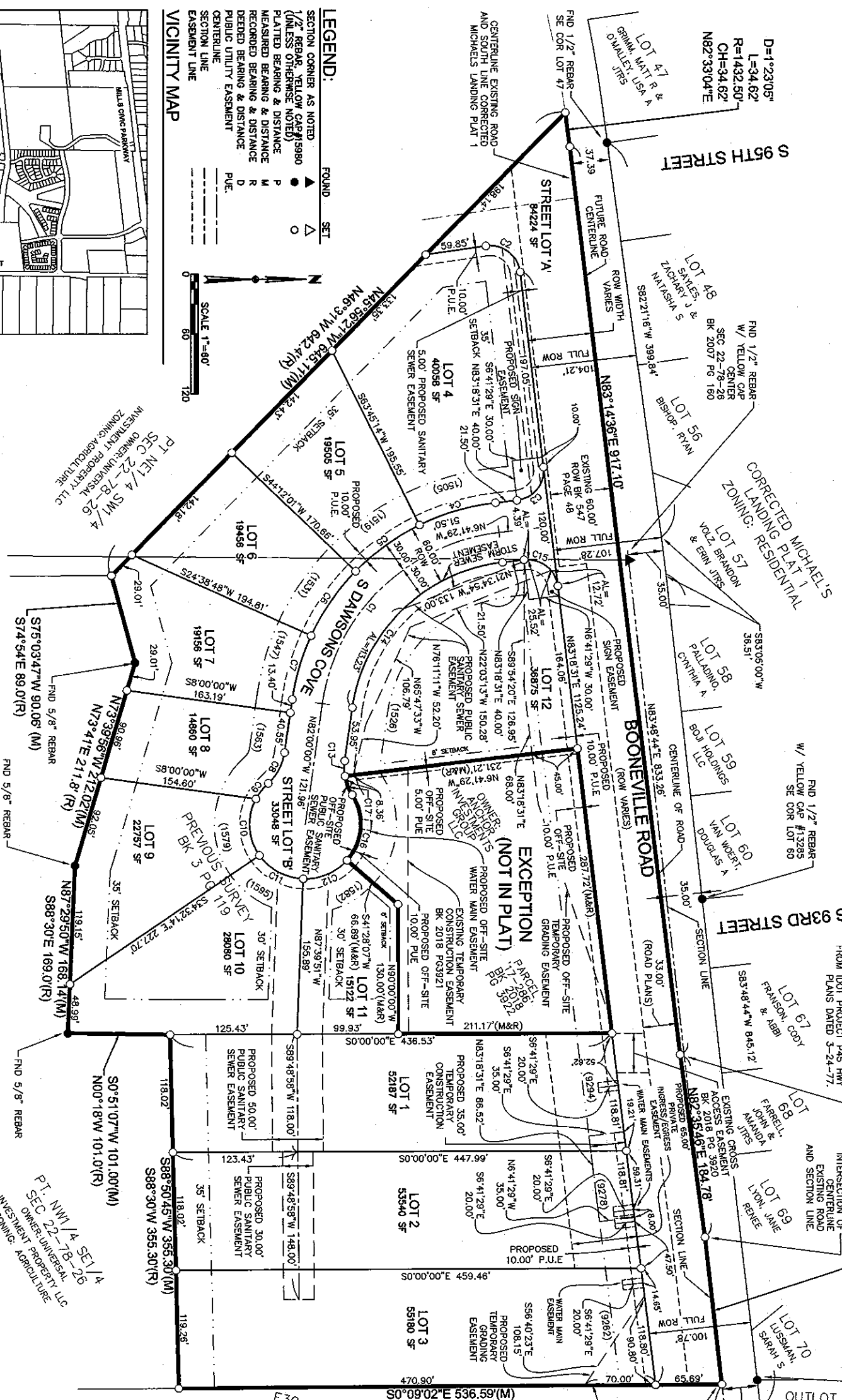
OWNER/DEVELOPER:
 117 LAND COMPANY, LLC
 950 HICKMAN ROAD SUITE 101
 CLIVE, IOWA 50325

DATE OF SURVEY:
 OCTOBER 12, 2017

City of West Des Moines
FINAL PLAT APPROVAL
 Dawson Ridge
 City Council Approval: March 16, 2020
 Case #: RP-004140-2018



BK 2020 Revision Slide F222



LEGEND:
 FOUND SET
 SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW CAP #15980
 (UNLESS OTHERWISE NOTED)
 PLANTED BEARING & DISTANCE
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEEDED BEARING & DISTANCE
 PUBLIC UTILITY EASEMENT
 CENTERLINE
 SECTION LINE
 EASEMENT LINE
 VICINITY MAP

PLAT DESCRIPTION:
 PARCEL 17'-285' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018 PAGE 3922 AND A PART OF THE SOUTH HALF OF SECTION 22, ALL IN TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22, THENCE SOUTH 83°48'44" WEST ALONG THE NORTH LINE OF SAID SOUTH HALF, 1810.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°09'02" EAST 536.59 FEET; THENCE SOUTH 88°50'45" WEST 355.30 FEET; THENCE NORTH 02°51'07" WEST 101.00 FEET; THENCE NORTH 73°39'56" WEST, 212.02 FEET; THENCE SOUTH 75°03'47" WEST 90.06 FEET; THENCE SOUTH 45°56'21" WEST, 645.11 FEET TO THE CENTERLINE OF EXISTING ROAD; THENCE EAST ALONG SAID CENTERLINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1432.50 FEET, WHOSE ARC LENGTH IS 34.62 FEET AND WHOSE CHORD BEARS NORTH 82°33'04" EAST, 34.62 FEET; THENCE NORTH 83°14'36" EAST ALONG SAID CENTERLINE, 917.10 FEET; THENCE NORTH 82°35'46" EAST ALONG SAID CENTERLINE, 184.78 FEET TO SAID NORTH LINE OF THE SOUTH HALF; THENCE NORTH 83°48'44" EAST ALONG SAID NORTH LINE, 149.93 FEET TO THE POINT OF BEGINNING.
 EXCEPT
 PARCEL 17'-285' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 3922 IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.
 THE PROPERTY CONTAINS 11.34 ACRES (494,047 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES:
 INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFERRED TO IN THE PROJECT CONSTRUCTION DRAWINGS AND CONFORM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT IS RECORDED.
 THE ERROR OF CLOSURE IS WITHIN THE ALLOWABLE LIMITS (1:10,000 FOR BOUNDARY, 1:5,000 FOR INDIVIDUAL LOTS)
 ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22-78-26 BEING S83°48'44" W.
 LOTS 1-4 AND LOT 12 ARE TO COORDINATE SIDEWALK INSTALLATION ALONG BOONEVILLE ROAD.
 I HEREBY CERTIFY THAT THE 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 B. BROOKER, P.L.S.
 DATE: 2-18-2020

DAWSONS RIDGE PLAT 1 FINAL PLAT WEST DES MOINES, IOWA	CIVIL DESIGN ADVANTAGE	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	ENGINEER: TECH:
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