

FINAL PLAT
WATERFORD LANDING PLAT 6
URBANDALE, DALLAS COUNTY, IOWA

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 11, Township 79 North, Range 26 West of the 5th P.M., now included in and forming a part of the City of Urbandale, Dallas County, Iowa, being more particularly described as follows:

Commencing at the South Quarter corner of said Section 11; thence North 89°(degrees) 27'(minutes) 12"(seconds) West, 438.85 feet along the South line of the Southwest Quarter of said Section 11 to the POINT OF BEGINNING;

Thence continuing North 89°27'12" West, 723.25 feet along the South line of the Southwest Quarter of said Section 11;

Thence North 00°32'48" East, 323.12 feet;

Thence North 36°49'13" West, 134.72 feet;

Thence North 41°58'07" East, 140.67 feet;

Thence northwesterly 24.95 feet along the arc of a curve concave northeasterly and having a radius of 200.00 feet, a central angle of 7°08'52" and a 24.93 feet long chord that bears North 40°50'19" West;

Thence North 52°44'07" East, 50.00 feet;

Thence North 47°16'04" East, 167.24 feet;

Thence South 56°38'14" East, 18.71 feet;

Thence North 32°40'28" East, 317.75 feet;

Thence North 37°23'19" East, 82.22 feet;

Thence North 72°26'18" East, 92.33 feet;

Thence North 17°33'42" West, 208.27 feet;

Thence North 72°26'18" East, 60.00 feet;

Thence South 89°27'52" East, 226.07 feet;

Thence South 13°39'37" West, 51.34 feet;

Thence South 04°17'42" East, 391.17 feet;

Thence South 00°28'49" East, 303.05 feet;

Thence South 89°27'12" East, 0.43 feet;

Thence South 00°32'48" West, 527.00 feet to the point of beginning.

Containing 16.15 acres in total, of which 0.55 acres is contained in present road easement.

OWNER/DEVELOPER

WATERFORD LANDING INVESTORS, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

SPACE RESERVED FOR OFFICIAL COUNTY USE

SHEET 1 OF 5

NOTES

1. LOTS "A" and "B" ARE TO BE CONVEYED TO THE CITY OF URBANDALE FOR PUBLIC RIGHT-OF-WAY PURPOSES.
2. INDIVIDUAL LOTS SHALL NOT HAVE DRIVEWAY ACCESS TO WATERFORD ROAD.
3. FENCES ARE NOT ALLOWED WITHIN THE FRONT YARD BUILDING SETBACKS ALONG ANY STREET AND SETBACKS SHALL BE ALLOWED IN THE 50-FOOT LANDSCAPE AREA ALONG WATERFORD ROAD.
4. MANHOLES WHICH ARE NOT LOCATED ON A LOT LINE SHALL BE LOCATED OUTSIDE OF FUTURE DRIVEWAYS.
5. IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (P.U.E.) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE P.U.E. IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER. ANY UTILITIES EXISTING IN THE FUTURE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSE MUST BE RELOCATED WITHOUT EXPENSE TO THE OWNER OF THE P.U.E. IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.
6. SOME LOTS MAY HAVE A MINIMUM OPENING ELEVATION (MOE) AS CALCULATED BY THE PROJECT ENGINEER AND NOTED IN A TABLE ON SHEET 4 (GRADING PLAN) OF THE CONSTRUCTION PLANS FOR WATERFORD LANDING PLAT 6 APPROVED BY THE CITY OF URBANDALE. REFERENCE: ENGINEERING RESOURCE GROUP, INC. PROJECT #15-012. MOE ELEVATIONS DEPICTED HEREON WERE COMED FROM THE CONSTRUCTION PLANS AND SHOULD BE VERIFIED BY THE HOMEOWNER.
7. ALL LOTS HAVE A MINIMUM BASEMENT FLOOR ELEVATION (MBE) AS CALCULATED BY THE PROJECT ENGINEER AND NOTED IN A TABLE ON SHEET 4 (GRADING PLAN) OF THE CONSTRUCTION PLANS FOR WATERFORD LANDING PLAT 6 APPROVED BY THE CITY OF URBANDALE. REFERENCE: ENGINEERING RESOURCE GROUP, INC. PROJECT #15-012. MBE ELEVATIONS DEPICTED HEREON ARE BASED ON THE DESIGN ELEVATIONS OF THE SANITARY SEWER SERVICES. HOMEOWNER SHALL VERIFY SERVICE DEPTH AND LOCATIONS PRIOR TO CONSTRUCTION.
8. MAINTENANCE OF THE SUBDRAN LINES WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

ZONING & SETBACKS

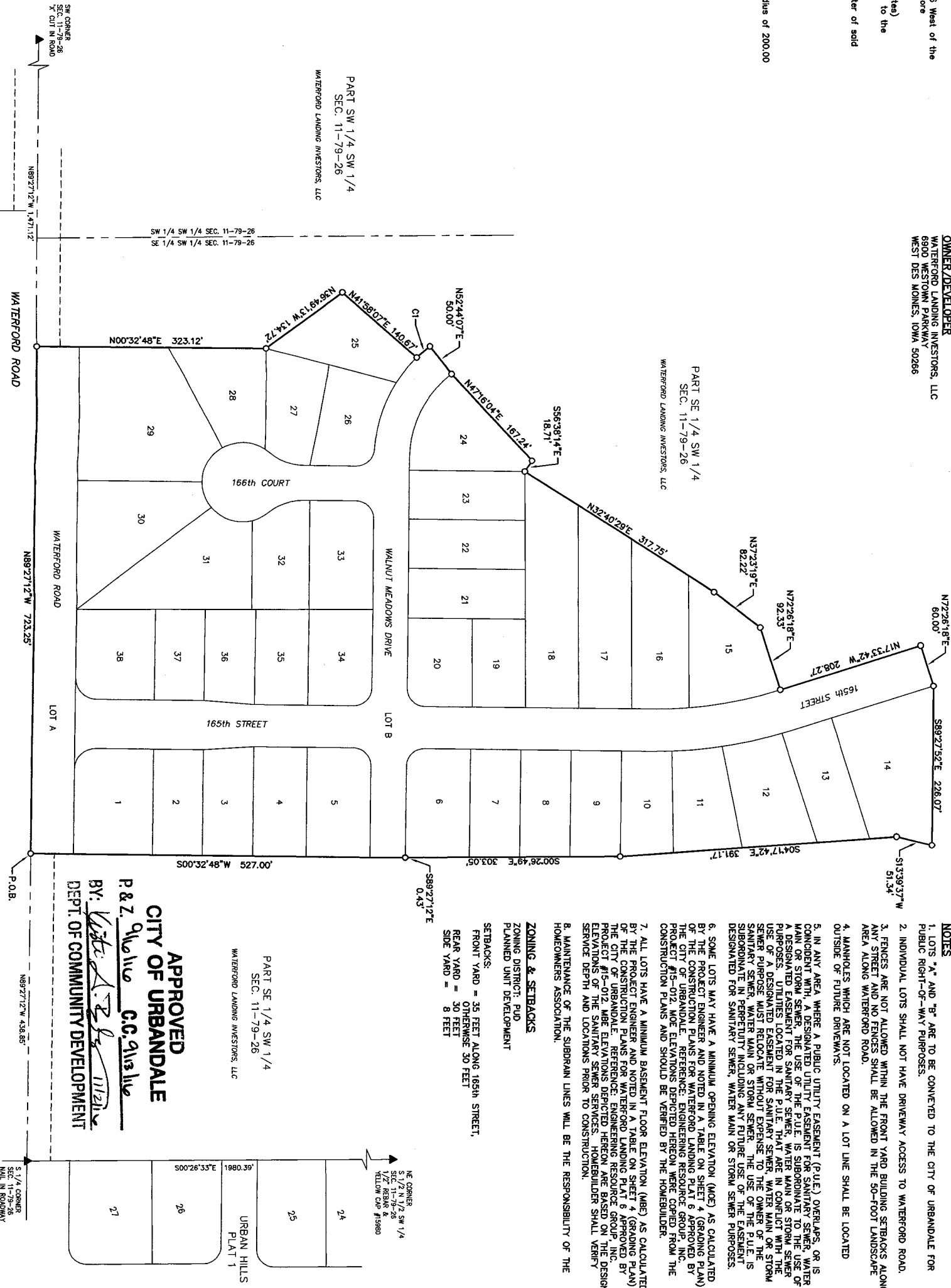
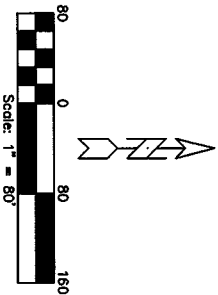
ZONING DISTRICT: PUD
PLANNED UNIT DEVELOPMENT

SETBACKS:

FRONT YARD = 35 FEET ALONG 165th STREET,
OTHERWISE 30 FEET
REAR YARD = 30 FEET
SIDE YARD = 8 FEET

PROFESSIONAL LAND SURVEYOR
DANIEL F. RITTEL
15268
IOWA

STATE OF IOWA
DANIEL F. RITTEL
11993
10/27/16
MINIMUM OPENING ELEVATIONS & MINIMUM BASEMENT FLOOR ELEVATIONS ON SHEET 2 ONLY.



APPROVED
CITY OF URBANDALE
P & Z Office
BY: [Signature]
DEPT. OF COMMUNITY DEVELOPMENT

LEGEND

- FOUND MONUMENT 1/2" REBAR W/YELLOW CAP #15980 UNLESS NOTED
- SET 5/8" REBAR W/YELLOW CAP #15288
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET 5/8" REBAR W/CAP #15288
- (M) MEASURED DIMENSION
- RIGHT-OF-WAY

WATERFORD LANDING PLAT 6

NO.	REVISION	DATE	BY	FOR:	LOCATION:	SCALE:	DESIGNED BY:	DRAWN BY:
						1" = 80'	DFR	DFR
						DWG: 15-012P_R2.DWG	CHECKED BY:	DATE: 10/18/2016
						FIELD BOOK:	SHEET 1 OF 5	FILE NO.: 15-012

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

15-012

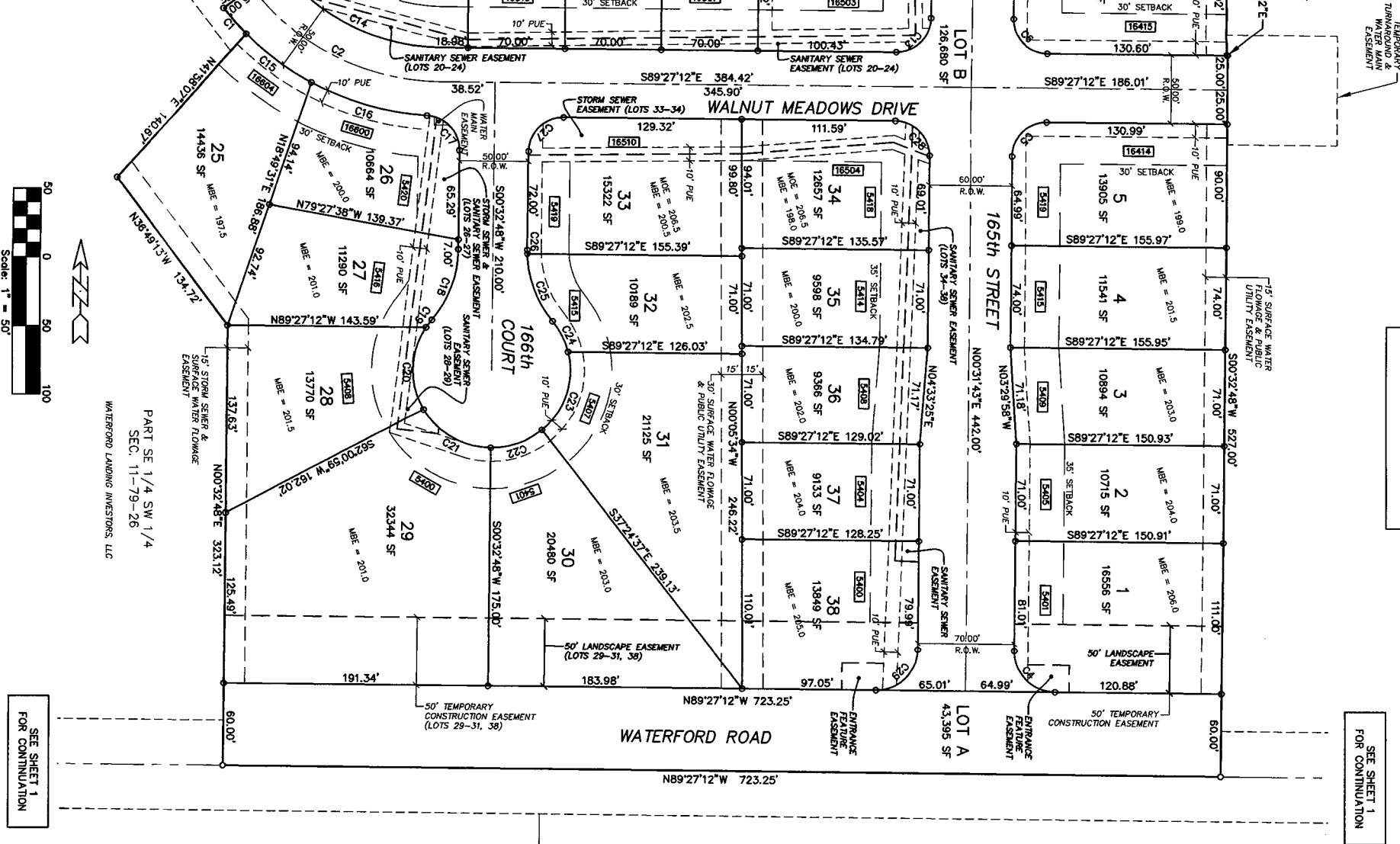
WATERFORD LANDING PLAT 6

URBANDALE, DALLAS COUNTY, IOWA

CURVE DATA			
Curve #	Length	Radius	Chord Direction
C1	24.85	200.00	N40°50'18"W
C2	159.44	175.00	S62°11'19"E
C3	188.44	600.00	N08°30'59"W
C4	47.11	30.00	S44°27'44"E
C5	39.28	25.00	S45°32'16"W
C6	39.26	25.00	S44°27'44"E
C7	27.99	630.00	N00°44'39"W
C8	71.47	630.00	N05°16'00"W
C9	86.48	630.00	N12°28'56"W
C10	12.98	630.00	N16°58'17"W
C11	127.99	570.00	N25°15'53"W
C12	51.98	570.00	N02°06'02"W
C13	39.26	25.00	S45°32'16"E
C14	136.63	150.00	S63°21'33"E
C15	59.13	200.00	S82°52'56"E

CURVE DATA			
Curve #	Length	Radius	Chord Direction
C16	87.89	200.00	S73°56'25"E
C17	37.99	25.00	S70°4'33"E
C18	55.80	80.00	S39°57'58"E
C19	6.84	57.00	S37°04'35"W
C20	63.49	57.00	S01°43'45"W
C21	58.97	57.00	S89°49'04"E
C22	40.13	57.00	N70°22'46"E
C23	63.77	57.00	N18°09'47"E
C24	25.40	57.00	N26°39'10"W
C25	53.01	80.00	S20°28'13"E
C26	2.79	80.00	S00°27'14"E
C27	39.27	25.00	S45°32'48"W
C28	39.26	25.00	S44°27'44"W
C29	47.13	30.00	S07°01'04"E

- LEGEND**
- FOUND MONUMENT 1/2" REBAR W/YELLOW CAP #15380 UNLESS NOTED
 - SET 5/8" REBAR W/YELLOW CAP #15288
 - ▲ SECTION CORNER FOUND AS NOTED
 - △ SECTION CORNER SET 5/8" REBAR W/CAP #15288
 - (R) RECORD DIMENSION
 - (M) MEASURED DIMENSION
 - R.O.W. RIGHT-OF-WAY
 - PUE PUBLIC UTILITY EASEMENT
 - MOE MINIMUM OPENING ELEVATION (SEE NOTE 6)
 - MBE MINIMUM BASEMENT FLOOR ELEVATION (SEE NOTE 7)



SEE SHEET 1
FOR CONTINUATION

SEE SHEET 1
FOR CONTINUATION

SEE SHEETS 3, 4 & 5 FOR
CERTAIN EASEMENT DETAILS

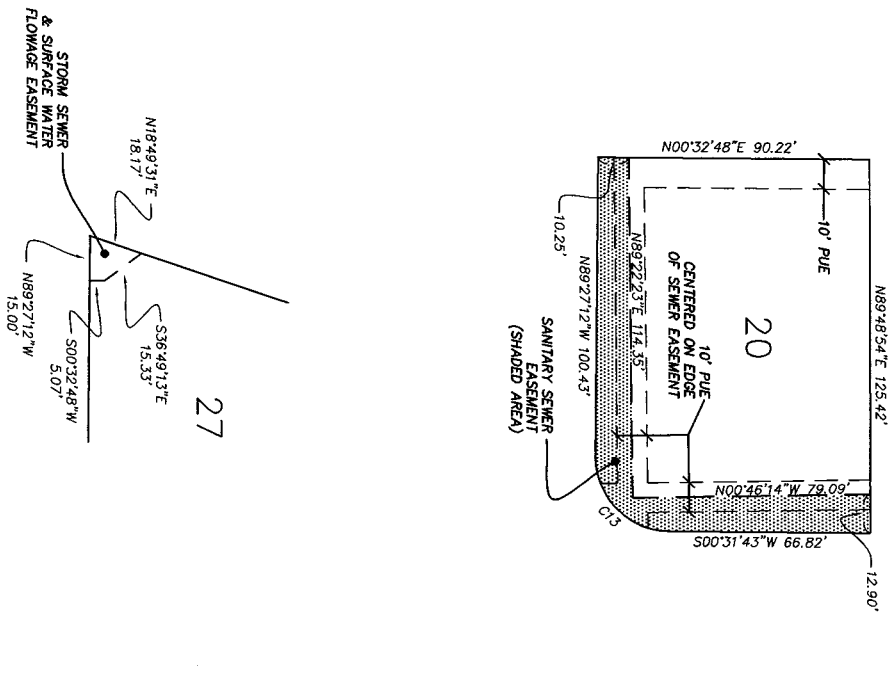
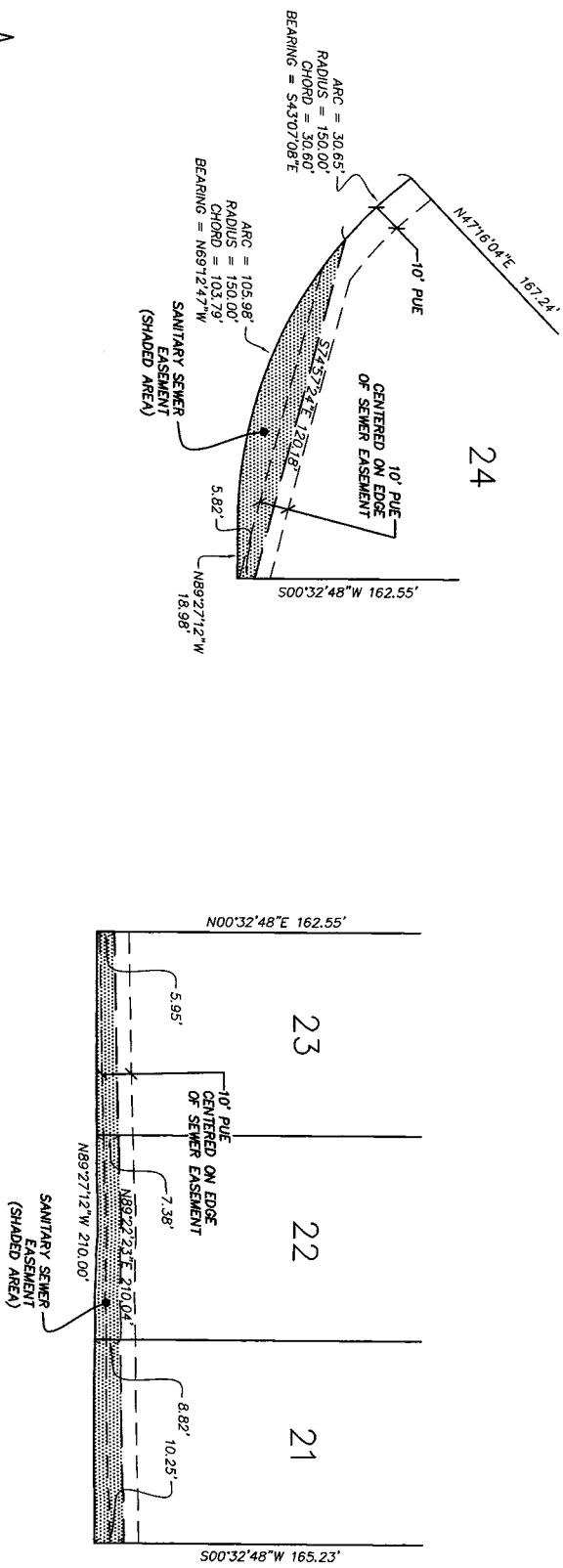
WATERFORD LANDING PLAT 6

NO.	REVISION	DATE	BY	FOR:	LOCATION:	SCALE:	DESIGNED BY:	DRAWN BY:
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						DWG:	CHECKED BY:	DATE:
						FIELD BOOK:	SHEET 2 OF 5	10/18/2016
								FILE NO.:
								15-012

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SHEET 3 OF 5

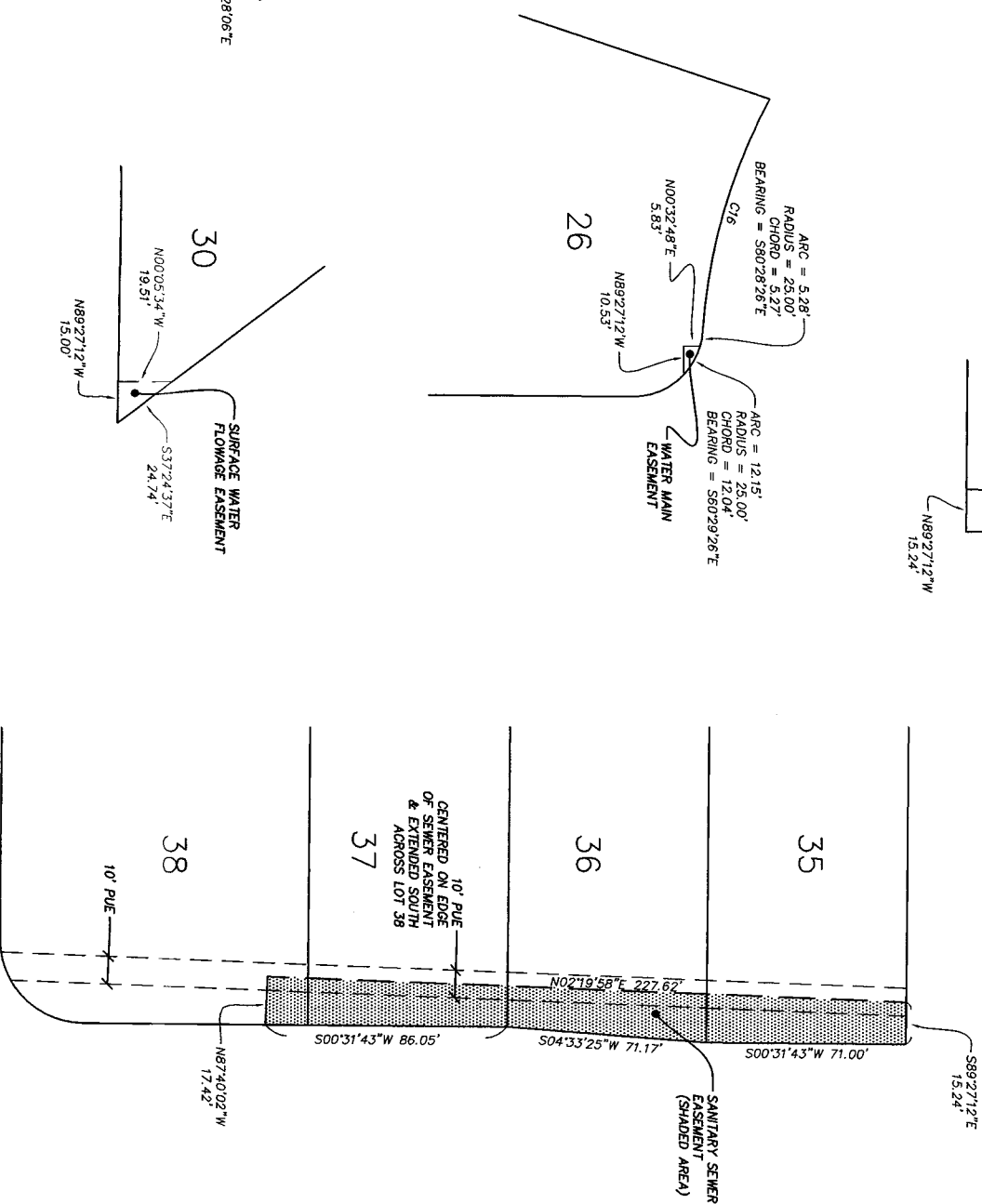
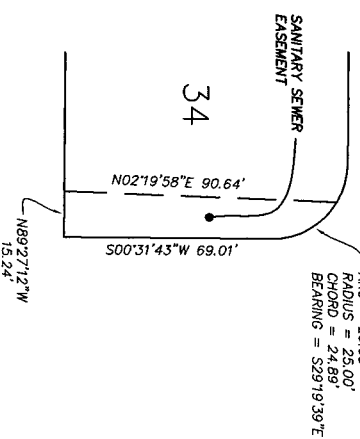
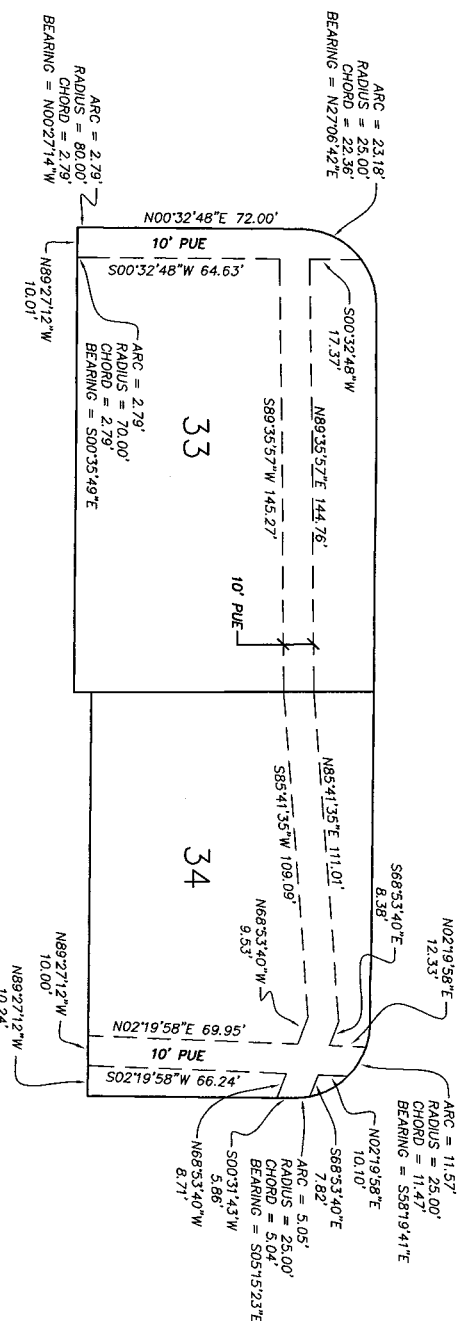
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SHEET 4 OF 5

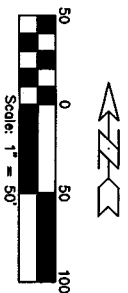
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FINAL PLAT

SHEET 5 OF 5



WATERFORD LANDING PLAT 6									
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						DWG: 15-012FP_R2.DWG	CHECKED BY: DFR	DATE:	10/18/2016
						FIELD BOOK:	SHEET 5 OF 5	FILE NO.:	15-012