

FINAL PLAT
WATERFORD LANDING PLAT 7

URBANDALE, DALLAS COUNTY, IOWA

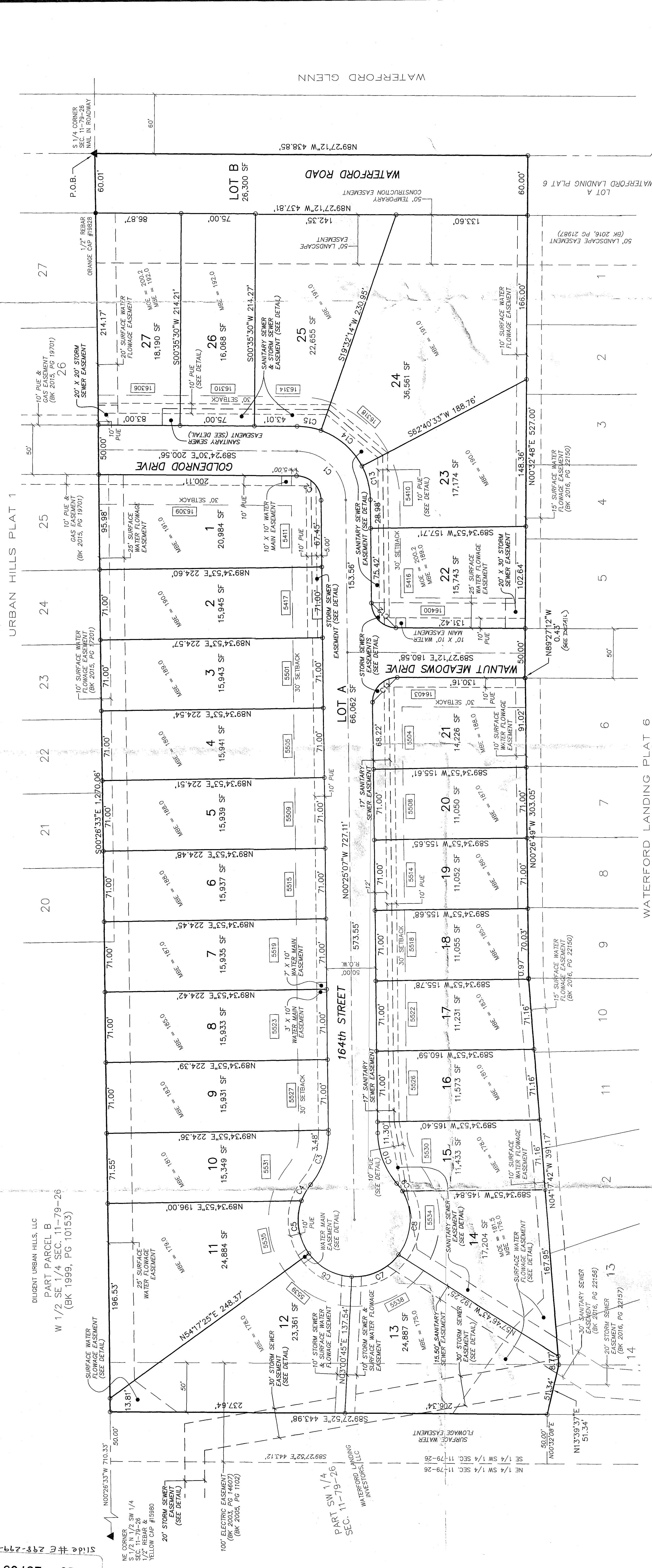
Slide # E 298-279-300
2016
#23709
Recorded: 11/22/2016 at 09:00:37 AM
DALLAS COUNTY IOWA
FILED: 11/22/2016 at 09:00:37 AM
FILED: 11/22/2016 at 09:00:37 AM

DILIGENT URBAN HILLS, LLC
PART PARCEL B
W 1/2 SE 1/4 SEC. 11-79-26
(BK 1999, PG 10153)

SHEET 1 OF 3

SEE SHEET 2 FOR
CURVE DATA

SEE SHEETS 2 & 3 FOR
EASEMENT DETAILS



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:

- Beginning at the South Quarter Corner of said Section 11;
- Thence North 89°27'12" West, 438.85 feet along the South line of the Southwest Quarter of said Section 11;
- Thence North 00°32'48" East, 527.00 feet;
- Thence North 89°27'12" West, 0.43 feet;
- Thence North 00°26'49" West, 303.05 feet;
- Thence North 04°17'42" West, 391.17 feet;
- Thence North 13°39'37" East, 51.34 feet;
- Thence South 89°27'52" East, 443.98 feet to the East line of the Southeast Quarter of the Southwest Quarter of said Section 11;
- Thence South 00°26'33" East, 1,270.06 feet along the East line of the Southeast Quarter of the Southwest Quarter of said Section 11 to the point of beginning.
- Containing 12.73 acres in total, of which 0.33 acres is contained in present road easement.

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 NO FENCES ARE 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 LOT 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. THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, WITH THE PURPOSE OF DESIGNATING EASEMENT WITHOUT EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE 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 2 OF THE CONSTRUCTION PLANS FOR WATERFORD LANDING PLAT 7 APPROVED BY THE CITY OF URBANDALE. REFERENCE: ENGINEERING RESOURCE GROUP, INC. PROJECT #15-263. ANY MOE ELEVATIONS DEPICTED HEREON WERE COPIED 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 2 OF THE CONSTRUCTION PLANS FOR WATERFORD LANDING PLAT 7 APPROVED BY THE CITY OF URBANDALE. REFERENCE: ENGINEERING RESOURCE GROUP, INC. PROJECT #15-263. ANY MBE ELEVATIONS DEPICTED HEREON ARE BASED ON THE CONSTRUCTION PLANS AND SHOULD BE VERIFIED BY THE HOMEOWNER. HOMEOWNER SHALL VERIFY SERVICE DEPTH AND LOCATIONS PRIOR TO CONSTRUCTION.
8. MAINTENANCE OF THE SUBDRAIN LINES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

OWNER/DEVELOPER
WATERFORD LANDING INVESTORS, LLC
5850 WESTMINSTER WAY
WEST DES MOINES, IOWA 50266

ZONING & SETBACKS
ZONING DISTRICT: PUD
PLANNED UNIT DEVELOPMENT

SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 30 FT
SIDE YARD = 8 FT

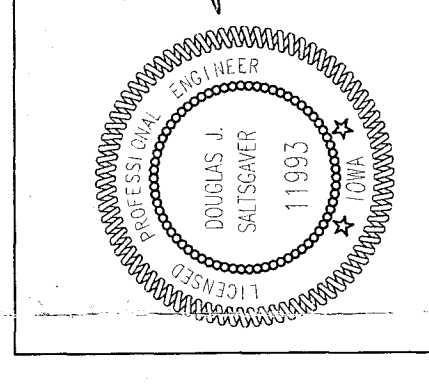
LEGEND

- FOUND MONUMENT 1/2" REBAR W/YELLOW CAP #15980 UNLESS NOTED
- SET 5/8" REBAR W/YELLOW CAP #15268
- ▲ SECTION CORNER FOUND AS NOTED
- △ RECORD DIMENSION
- (M) MEASURED DIMENSION
- R.O.W. RIGHT-OF-WAY
- MOE MINIMUM OPENING ELEVATION (SEE NOTE 6)
- MBE MINIMUM BASEMENT FLOOR ELEVATION (SEE NOTE 7)
- [1234] STREET ADDRESS NUMBER

APPROVED
CITY OF URBANDALE
P.E. & L.L. CC. 01/16/16
DATE: 11/21/16
BY: [Signature]

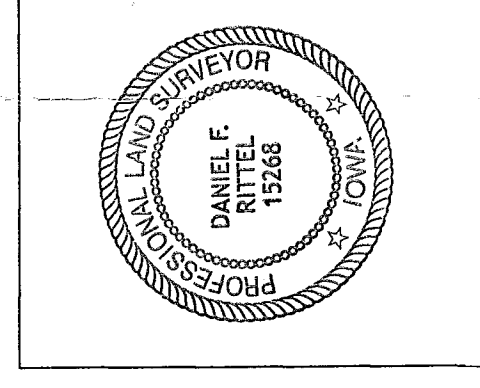
I HEREBY CERTIFY THAT THE ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL F. RITTEL, P.E.
LICENSE NUMBER: 11993
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES: 11
MINIMUM OPENING ELEVATIONS & MINIMUM BASEMENT FLOOR ELEVATIONS ON SHEET 1 ONLY.



IOWA LAND SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED MEASUREMENTS WERE MADE 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.

DANIEL F. RITTEL, P.L.S.
LICENSE NUMBER: 13268
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
DATE: 21 Nov 2016
SHEETS 1, 2, & 3
PAGES OR SHEETS COVERED BY THIS SEAL: 3
CERTIFICATION DOES NOT INCLUDE ANY MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT FLOOR ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL ENGINEER.



WATERFORD LANDING PLAT 7

NO.	REVISION	DATE	BY	FOR
1				
2				
3				

SCALE: 1" = 50'	FIELD BOOK:
DWG: 15-263P-R1.DWG	
CHECKED BY: DFR	
DESIGNED BY: DFR	
DATE: 11/07/2016	
FILE NO.: 19-263	

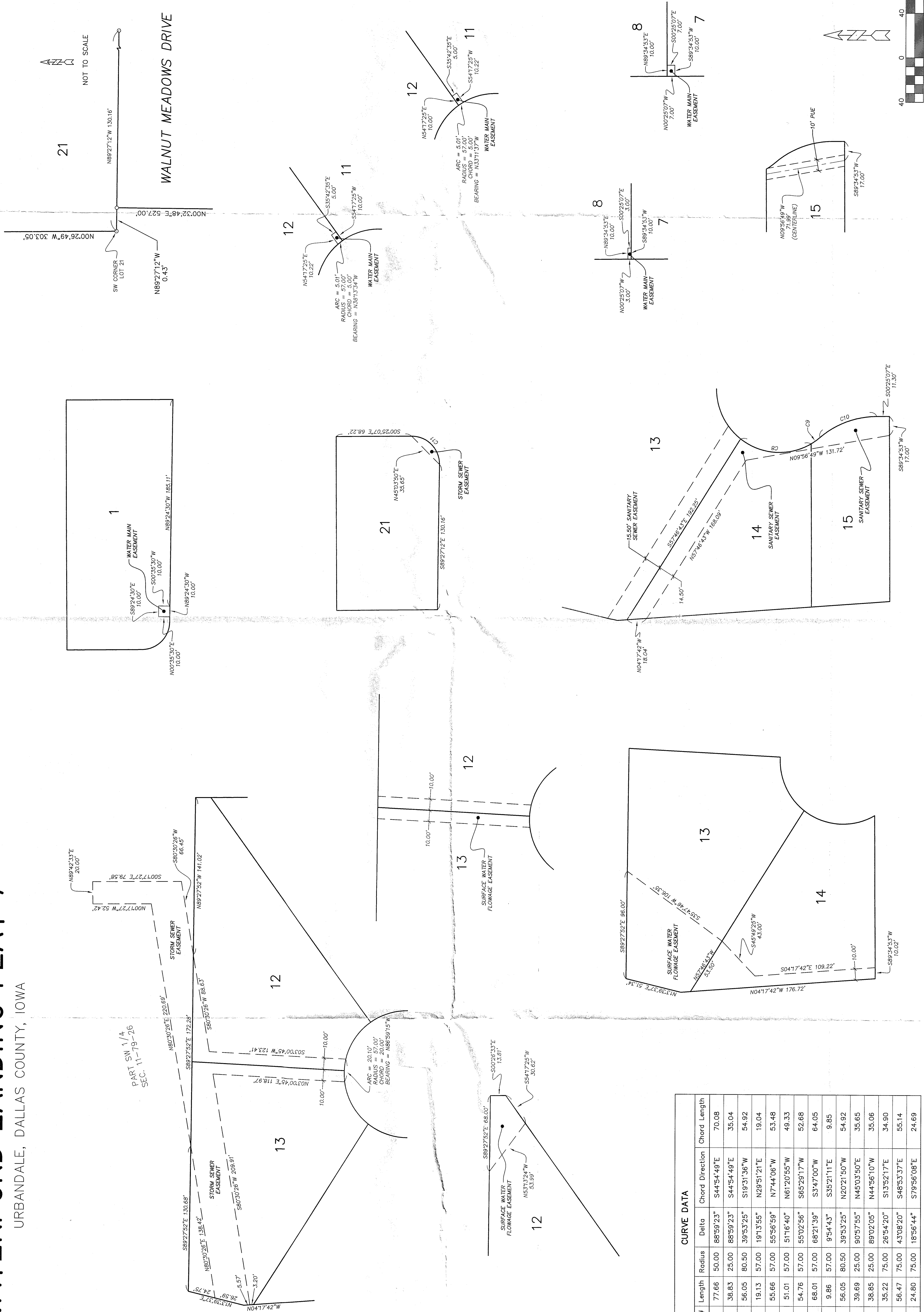
FINAL PLAT

WATERFORD LANDING PLAT 7

URBANDALE, DALLAS COUNTY, IOWA

SHEET 2 OF 3

PART SW 1/4
SEC. 11-19-26



CURVE DATA				
Curve #	Length	Radius	Delta	Chord Direction
C1	77.66	50.00	88°59'23"	S44°54'49"E
C2	38.83	25.00	88°59'23"	S44°54'49"E
C3	56.05	80.50	39°53'25"	S19°31'36"W
C4	19.13	57.00	19°13'55"	N29°51'21"E
C5	55.66	57.00	55°56'59"	N7°44'06"W
C6	51.01	57.00	51°16'40"	N61°20'55"W
C7	54.76	57.00	55°02'56"	S65°29'17"W
C8	68.01	57.00	68°21'39"	S3°47'00"W
C9	9.86	57.00	9°54'43"	S35°21'11"E
C10	56.05	80.50	39°53'25"	N20°21'50"W
C11	39.69	25.00	90°57'55"	N45°03'50"E
C12	38.85	25.00	89°02'05"	N44°56'10"W
C13	35.22	75.00	26°54'20"	S13°52'17"E
C14	56.47	75.00	43°08'20"	S48°53'37"E
C15	24.80	75.00	18°56'44"	S79°56'08"E

ERG
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

Scale: 1" = 40'

15-263

WATERFORD LANDING PLAT 7

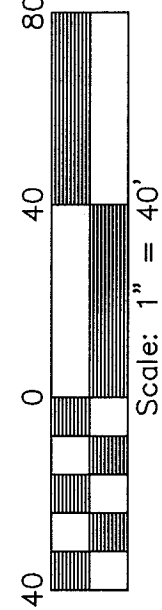
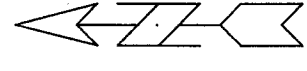
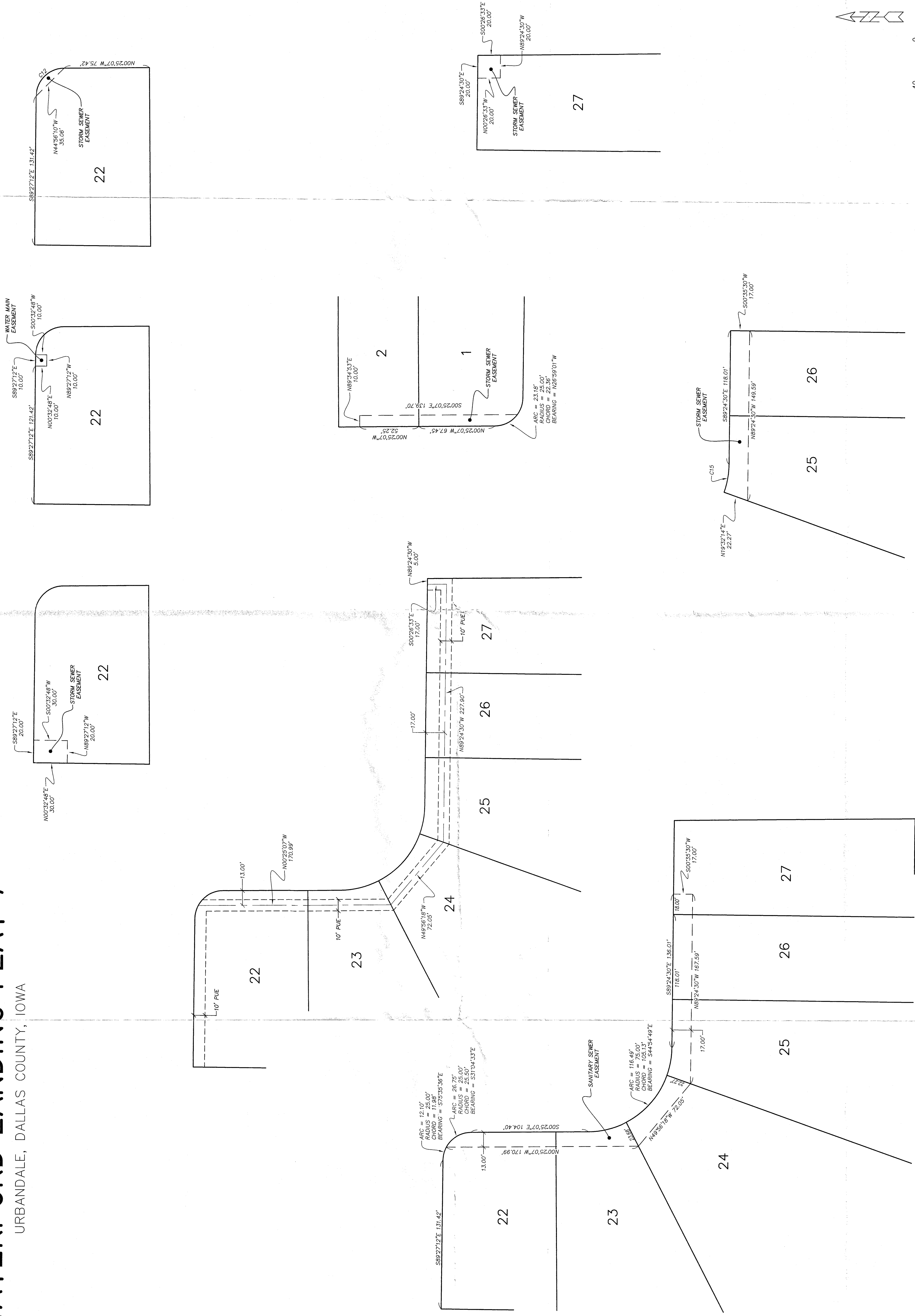
NO. _____
REVISION _____
DATE _____
BY _____
FOR _____
LOCATION: _____
SCALE: 1" = 50'
DWG: 15-263FP_R1.DWG
FIELD BOOK: _____
DESIGNED BY: _____
CHECKED BY: DFR
DATE: 11/11/2016
DRAWN BY: DFR
FILE NO.: 15-263
SHEET 2 OF 3

FINAL PLAT

WATERFORD LANDING PLAT 7

URBANDALE, DALLAS COUNTY, IOWA

SHEET 3 OF 3



WATERFORD LANDING PLAT 7					
NO.	REVISION	DATE	BY	FOR:	LOCATION:
		SCALE: 1" = 50'		DWG: 15-26JFP_RL.DWG	SHEET 3 OF 3
		DESIGNED BY:		CHECKED BY: DFR	FILE NO.: 15-263
		DRAWN BY: DFR		DATE: 11/11/2016	

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

15-263