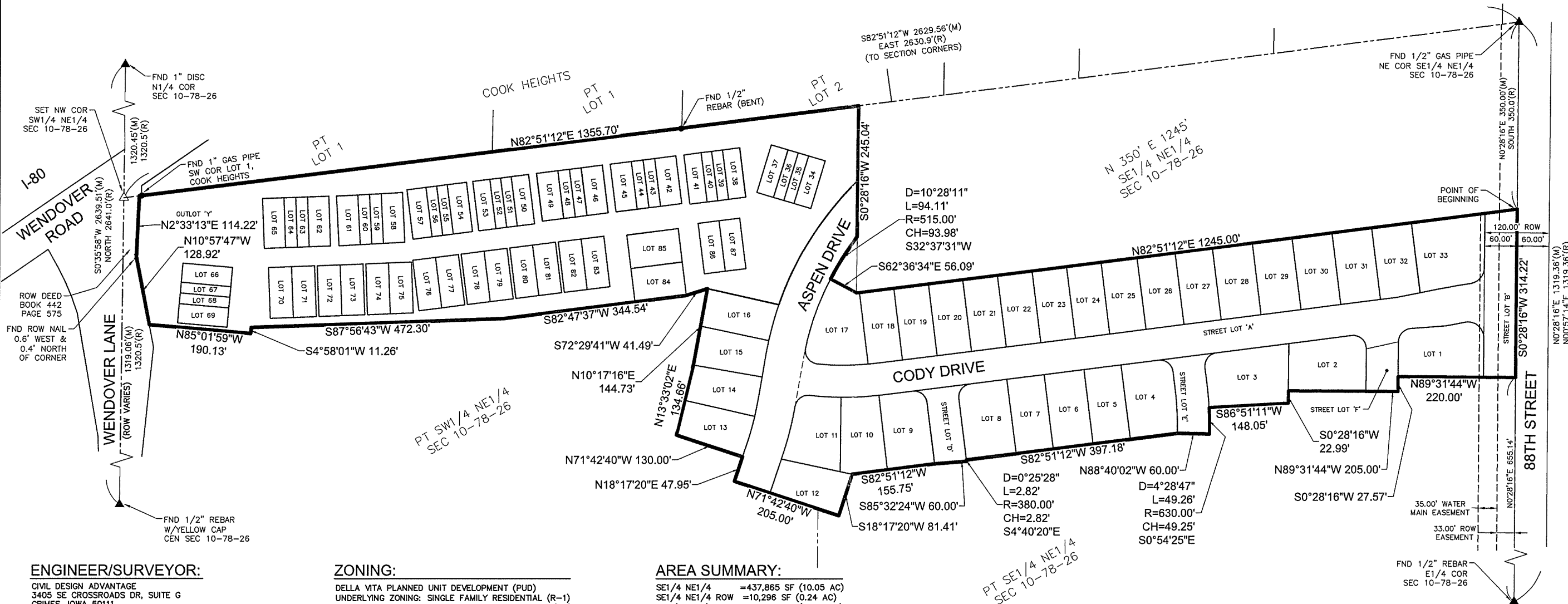


INDEX LEGEND
LOCATION: PT SW1/4 NE1/4 AND PT SE1/4 NE1/4
SEC 10-78-26
REQUESTOR: DELLA VITA, LLC.
PROPRIETOR: DELLA VITA, LLC.
SURVEYOR: MICHAEL LEE
CIVIL DESIGN ADVANTAGE
COMPANY: 3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA. 50111
RETURN TO: PH:515-369-4400

DELLA VITA PLAT 1

FINAL PLAT



ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

OWNER/DEVELOPER:

DELLA VITA, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

DATE OF SURVEY:

FEBRUARY 14, 2017

BENCHMARKS:

- WEST DES MOINES BM #35 NE CORNER OF MILLS CIVIC PARKWAY AND SOUTH 88TH STREET. 206 FEET EAST OF CENTERLINE OF SOUTH 88TH STREET, 49 FEET NORTH OF THE CENTERLINE OF MILLS CIVIC PARKWAY, 2 FEET SOUTH OF THE FENCE LINE. ELEVATION=219.04
- WEST DES MOINES BM #89 INTERSECTION OF WENDOVER ROAD AND WENDOVER LANE, 3 FEET SOUTHEAST OF NORTH FENCE, ON CENTERLINE OF WENDOVER LANE EXTENDED. ELEVATION=229.39

ZONING:

DELLA VITA PLANNED UNIT DEVELOPMENT (PUD)
UNDERLYING ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
MEDIUM DENSITY RESIDENTIAL (RM)

BULK REGULATIONS:

SINGLE FAMILY RESIDENTIAL:
UNDERLYING ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
FRONT SETBACK: 30'
SIDE SETBACK: 15' TOTAL (7' MIN.)
REAR SETBACK: 35'

MEDIUM DENSITY RESIDENTIAL:
UNDERLYING ZONING: MEDIUM DENSITY RESIDENTIAL (RM)
PERIMETER SETBACK: 35'
BUILDING SEPARATION: 14' MIN.

NOTES

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

AREA SUMMARY:

SE1/4 NE1/4 =437,865 SF (10.05 AC)
SE1/4 NE1/4 ROW =10,296 SF (0.24 AC)
SW1/4 NE1/4 =462,054 SF (10.61 AC)
TOTAL =910,215 SF (20.90 AC)

PLAT DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 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 NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 0°28'16" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 350.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°28'16" WEST ALONG SAID EAST LINE, 314.22 FEET; THENCE NORTH 89°31'44" WEST, 220.00 FEET; THENCE SOUTH 0°28'16" WEST, 27.57 FEET; THENCE NORTH 89°31'44" WEST, 205.00 FEET; THENCE SOUTH 0°28'16" WEST, 22.99 FEET; THENCE SOUTH 86°51'11" WEST, 148.05 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 630.00 FEET, WHOSE ARC LENGTH IS 49.26 FEET AND WHOSE CHORD BEARS SOUTH 0°54'25" EAST, 49.25 FEET; THENCE NORTH 88°40'02" WEST, 60.00 FEET; THENCE SOUTH 82°51'12" WEST, 397.18 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 380.00 FEET, WHOSE ARC LENGTH IS 2.82 FEET AND WHOSE CHORD BEARS SOUTH 04°40'20" EAST, 2.82 FEET; THENCE SOUTH 85°32'24" WEST, 60.00 FEET; THENCE SOUTH 82°51'12" WEST, 155.75 FEET; THENCE SOUTH 18°17'20" WEST, 81.41 FEET; THENCE NORTH 71°42'40" WEST, 205.00 FEET; THENCE NORTH 18°17'20" EAST, 47.95 FEET; THENCE NORTH 71°42'40" WEST, 130.00 FEET; THENCE SOUTH 82°47'37" WEST, 344.54 FEET; THENCE SOUTH 87°56'43" WEST, 472.30 FEET; THENCE SOUTH 04°58'01" WEST, 11.26 FEET; THENCE NORTH 85°01'59" WEST, 190.13 FEET TO THE EAST LINE OF THE FORMER STATE OF IOWA RIGHT OF WAY, WENDOVER LANE NOW AN AREA OF EXCESS; THENCE NORTH 10°57'47" WEST, 128.92 FEET; THENCE NORTH 02°33'13" EAST, 114.22 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 82°51'12" EAST ALONG SAID NORTH LINE, 1355.70 FEET TO THE WEST LINE OF THE EAST 1245 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 0°28'16" WEST ALONG SAID WEST LINE, 245.04 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 515.00 FEET, WHOSE ARC LENGTH IS 94.11 FEET AND WHOSE CHORD BEARS SOUTH 32°37'31" WEST, 93.98 FEET; THENCE SOUTH 62°36'34" EAST, 56.09 FEET TO THE SOUTH LINE OF THE NORTH 350 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 82°51'12" EAST ALONG SAID SOUTH LINE, 1245.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.83 ACRES (907,455 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

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.

MICHAEL LEE, S.E.
DATE: _____
A LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

DATE: 7/11/17

REVISIONS:

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: _____

ENGINEER: _____

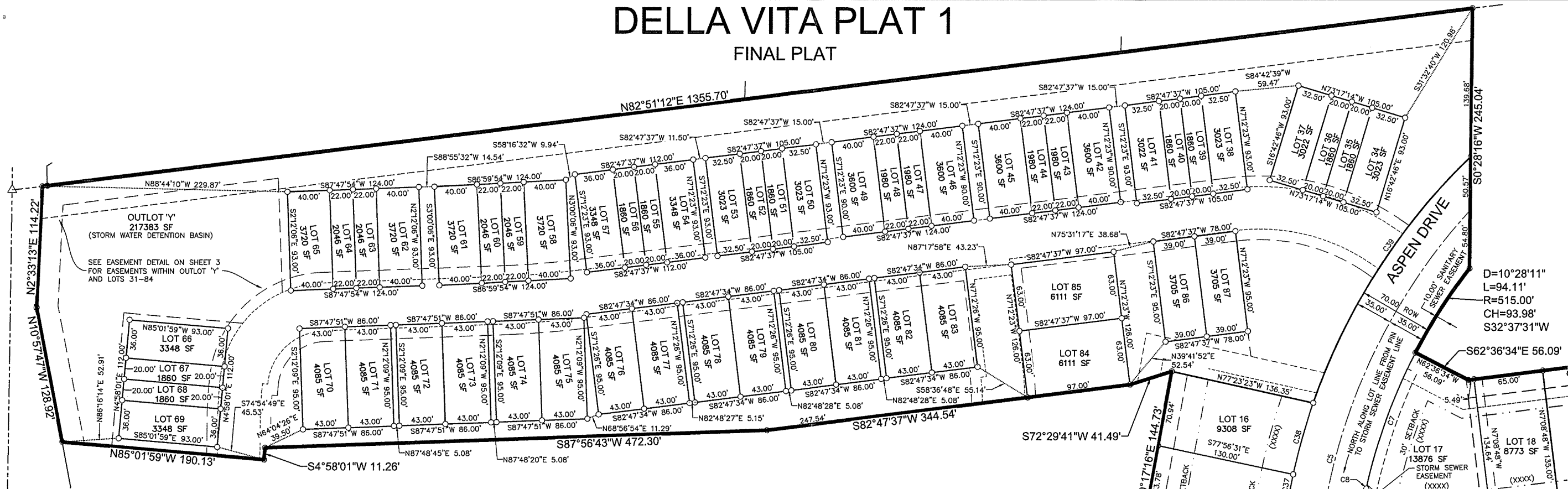
DELLA VITA PLAT 1
FINAL PLAT

1
3

1407.352

DELLA VITA PLAT 1

FINAL PLAT

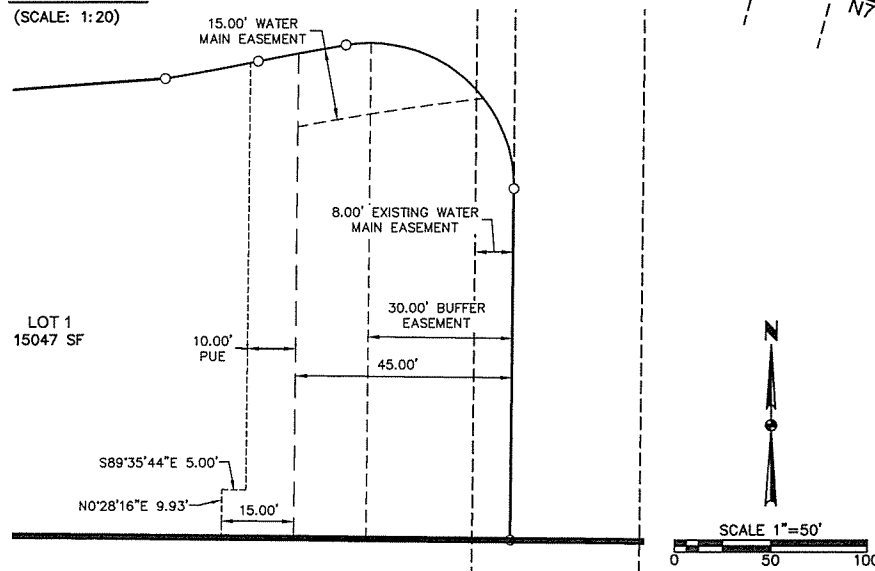


CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°25'25"	550.00'	42.46'	N80°34'53"E	42.45'	C24	8°28'47"	600.00'	88.80'	N2°54'25"W	88.72'	C46	41°20'08"	175.00'	126.25'	S76°32'19"E	123.53'
C2	4°29'01"	550.00'	43.04'	N80°36'41"E	43.03'	C25	8°28'47"	570.00'	84.36'	N2°54'25"W	84.28'	C47	41°08'53"	175.00'	125.68'	S76°26'41"E	123.00'
C3	17°02'15"	550.00'	163.55'	S88°37'41"E	162.95'	C26	90°00'00"	25.00'	39.27'	N52°08'48"W	35.36'	C48	5°18'10"	330.00'	30.54'	N4°33'18"W	30.53'
C4	8°23'54"	550.00'	80.62'	N14°05'23"E	80.55'	C27	90°00'00"	25.00'	39.27'	S37°51'12"W	35.36'	C49	5°50'06"	300.00'	30.55'	N4°17'20"W	30.54'
C5	32°30'35"	550.00'	312.07'	N28°08'44"E	307.90'	C28	2°15'44"	380.00'	15.00'	S6°00'56"E	15.00'	C50	6°29'09"	270.00'	30.56'	N3°57'48"W	30.55'
C6	15°11'17"	515.00'	136.52'	S19°47'47"W	136.12'	C29	2°41'12"	320.00'	15.01'	N5°48'12"W	15.00'	C51	5°00'17"	800.00'	69.88'	N85°17'46"E	69.86'
C7	0°04'29"	515.00'	0.67'	S12°14'23"W	0.67'	C30	90°00'00"	25.00'	39.27'	N52°08'48"W	35.36'	C52	5°00'17"	765.00'	66.82'	N85°17'46"E	66.80'
C8	2°18'42"	515.00'	20.78'	S11°02'47"W	20.78'	C31	0°37'23"	580.00'	6.31'	S83°09'53"W	6.31'	C53	5°00'17"	830.00'	72.50'	N85°17'46"E	72.48'
C9	96°36'55"	25.00'	42.16'	S36°06'19"E	37.34'	C32	7°07'06"	580.00'	72.06'	S87°02'07"W	72.01'	C54	82°49'53"	75.00'	108.43'	N46°22'57"E	99.23'
C10	2°02'41"	520.00'	18.56'	S85°26'07"E	18.56'	C33	5°48'50"	580.00'	58.85'	N86°29'55"W	58.83'	C55	27°13'33"	100.00'	47.52'	N51°51'06"E	47.07'
C11	2°02'41"	520.00'	18.56'	S85°26'07"E	18.56'	C34	86°31'04"	25.00'	37.75'	S53°08'58"W	34.26'	C56	82°49'53"	110.00'	159.02'	N46°22'57"E	145.53'
C12	10°36'16"	520.00'	96.24'	S89°42'55"E	96.10'	C35	5°22'54"	515.00'	48.37'	N15°35'53"E	48.35'	C57	82°49'53"	45.00'	65.06'	N46°22'57"E	59.54'
C13	2°07'46"	520.00'	19.33'	N83°55'05"E	19.32'	C36	3°01'00"	515.00'	27.12'	S11°23'56"W	27.11'	C58	0°30'29"	370.00'	3.28'	N4°42'46"E	3.28'
C14	1°54'53"	515.00'	17.21'	N79°19'37"E	17.21'	C37	2°10'02"	585.00'	22.13'	N10°58'27"E	22.13'	C60	3°21'11"	400.00'	23.41'	N0°44'56"E	23.40'
C15	4°11'51"	585.00'	42.86'	N80°28'06"E	42.85'	C38	6°49'57"	585.00'	69.76'	N15°28'27"E	69.72'	C61	5°53'40"	400.00'	41.15'	N2°01'11"E	41.13'
C16	82°05'45"	30.00'	42.99'	N41°31'09"E	39.40'	C39	27°11'50"	585.00'	277.69'	S32°29'20"W	275.09'	C62	3°06'33"	365.00'	19.81'	N0°37'37"E	19.80'
C17	100°02'32"	30.00'	52.38'	N49°33'00"W	45.98'	C40	12°47'22"	585.00'	130.58'	S25°17'07"W	130.31'	C63	5°53'40"	435.00'	44.75'	N2°01'11"E	44.73'
C18	2°03'33"	515.00'	18.51'	S79°23'57"W	18.51'	C41	27°11'50"	585.00'	277.69'	S32°29'20"W	275.09'	C64	2°41'12"	350.00'	16.41'	S5°48'12"E	16.41'
C19	1°54'53"	585.00'	19.55'	S79°19'37"W	19.55'	C42	8°31'42"	585.00'	87.08'	S41°49'24"W	86.99'	C65	1°53'32"	425.00'	14.04'	N0°01'07"E	14.03'
C20	85°23'12"	25.00'	37.26'	S43°09'52"W	33.90'	C43	3°25'48"	585.00'	35.02'	S35°50'39"W	35.02'						
C21	97°37'04"	25.00'	42.59'	N48°20'16"W	37.63'	C44	41°20'08"	200.00'	144.29'	S76°32'19"E	141.18'						
C22	90°00'00"	25.00'	39.27'	S37°51'12"W	35.36'	C45	41°20'08"	235.00'	169.54'	S76°32'19"E	165.89'						
C23	3°59'59"	630.00'	43.98'	S5°08'49"E	43.97'												

DETAIL 'A':

(SCALE: 1:20)



LEGEND:

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	▲	△
PLATTED BEARING & DISTANCE	P	M
MEASURED BEARING & DISTANCE	M	R
RECORDED BEARING & DISTANCE	R	D
DEEDED BEARING & DISTANCE	D	MPE
MINIMUM PROTECTION ELEVATION	MPE	P.U.E.
PUBLIC UTILITY EASEMENT		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

DATE: 7/11/17

REVISIONS:

FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER:

DELLA VITA PLAT 1
FINAL PLAT

CIVIL DESIGN ADVANTAGE

WEST DES MOINES, IOWA

1407.352

2/3

REVISIONS	DATE
FIRST SUBMITTAL	7/11/17

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:	TECH:
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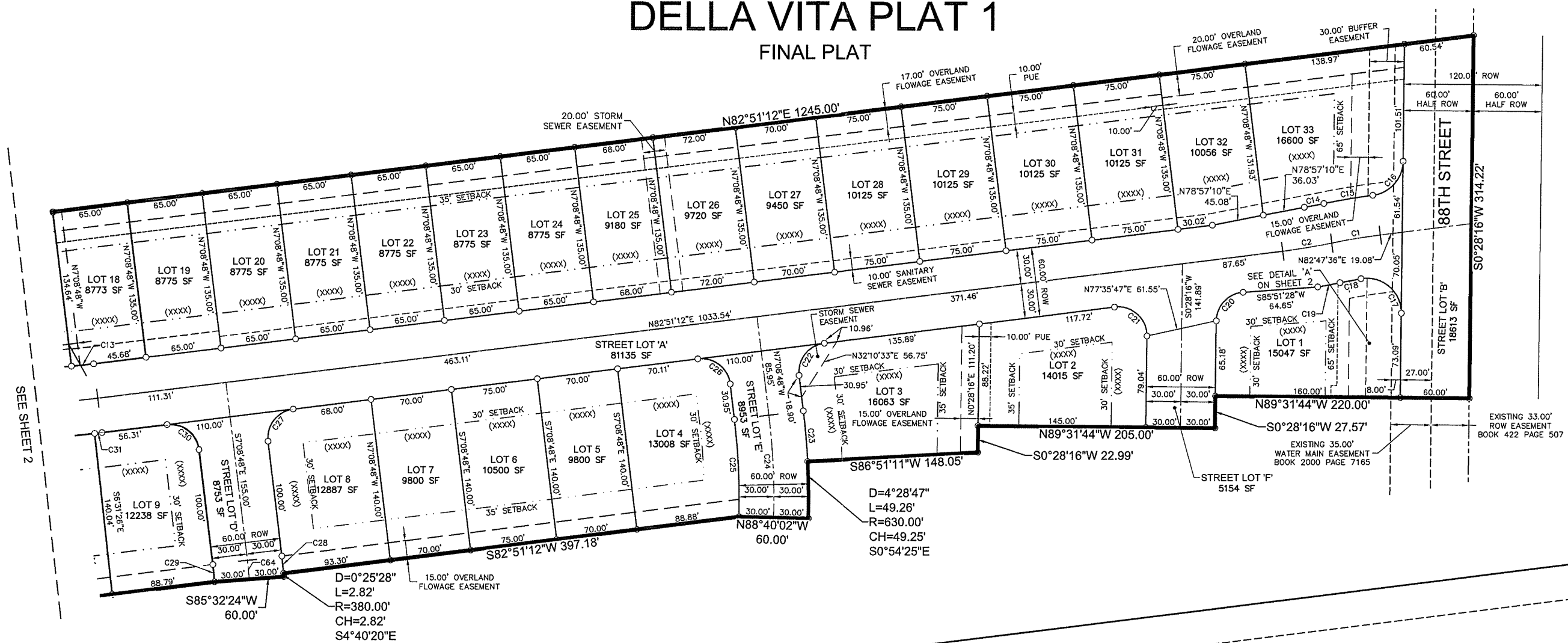


AT 1
WEST DES MOINES, IOWA

DELLA VITA PLAT 1

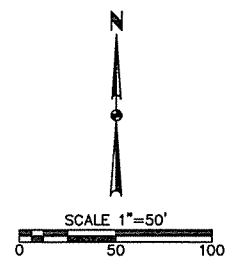
FINAL PLAT

3 / 3
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GA



SECTION CORNER AS NOTED
1/2" REBAR, YELLOW CAP #16747
(UNLESS OTHERWISE NOTED)
PLATTED BEARING & DISTANCE
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
MINIMUM PROTECTION ELEVATION
PUBLIC UTILITY EASEMENT
CENTERLINE
SECTION LINE
EASEMENT LINE

FOUND	SET
▲	△
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P	
M	
R	
D	
MPE	
P.U.E.	



FILE: H:\2014\1407352\DWG\1407352-FINAL PLAT.DWG
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