

DELLA VITA PLAT 4

FINAL PLAT

INDEX LEGEND

LOCATION: SEC 10-78-26, PT. SE1/4 NE1/4
 SEC 10-78-26, PT. SW1/4 NE1/4
 WEST DES MOINES, DALLAS COUNTY, IOWA

REQUESTOR: DELLA VITA, LLC

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

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

OWNER / DEVELOPER

DELLA VITA, LLC
 CONTACT: STEVE MOSELEY
 6900 WESTOWN PARKWAY
 WEST DES MOINES, IA 50266
 PH. (515) 283-5190

ENGINEER / SURVEYOR

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

ZONING

SINGLE FAMILY RESIDENTIAL (R-1)

BULK REGULATIONS

ZONING: DELLA VITA PUB WITH AN
 UNDERLYING ZONING OF SINGLE
 FAMILY RESIDENTIAL (R-1)

SETBACKS:

FRONT: 30'
 REAR (LOTS 1-6 AND 12-32): 35'
 REAR (LOTS 7-11): 65'
 SIDE: 7'MIN/14' TOTAL

COMPREHENSIVE LAND USE

SF - SINGLE FAMILY RESIDENTIAL

DATE OF SURVEY

APRIL 24, 2020

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	17°44'13"	600.00'	185.74'	N9°25'13"E	185.00'	C16	2°20'45"	50.00'	2.05'	N88°14'11"E	2.05'	C31	59°46'23"	30.00'	31.30'	S29°20'05"E	29.90'
C2	1°57'20"	550.00'	18.77'	N0°25'33"W	18.77'	C17	35°59'05"	50.00'	31.40'	N69°04'16"E	30.89'	C32	0°21'37"	1380.00'	8.68'	S82°58'14"W	8.68'
C3	7°30'00"	350.00'	45.81'	S87°59'49"W	45.78'	C18	36°36'23"	55.00'	35.14'	N69°22'56"E	34.55'	C33	2°51'42"	1380.00'	68.93'	N84°34'54"E	68.92'
C4	23°24'00"	350.00'	142.94'	S13°26'49"W	141.95'	C19	47°00'01"	55.00'	45.12'	S68°48'52"E	43.86'	C34	2°40'33"	1380.00'	64.45'	N87°21'02"E	64.45'
C5	29°36'25"	350.00'	180.86'	S10°20'37"W	178.85'	C20	50°18'16"	55.00'	48.29'	S20°09'43"E	46.75'	C35	46°55'25"	30.00'	24.57'	N65°13'36"E	23.89'
C6	9°12'15"	380.00'	61.04'	N0°08'31"E	60.98'	C21	39°04'00"	55.00'	37.50'	S24°31'25"W	36.78'	C36	88°08'12"	30.00'	46.15'	S44°37'13"W	41.73'
C7	10°46'07"	380.00'	71.42'	N10°07'42"E	71.31'	C22	36°18'57"	50.00'	31.69'	S25°53'56"W	31.16'	C37	4°11'36"	1380.00'	101.00'	N89°12'54"W	100.98'
C8	9°38'04"	380.00'	63.90'	N20°19'47"E	63.82'	C23	9°47'20"	380.00'	64.92'	S12°38'08"W	64.84'	C38	2°38'23"	635.00'	29.26'	S1°52'18"W	29.25'
C9	17°42'17"	320.00'	98.88'	N16°17'41"E	98.49'	C24	7°37'01"	380.00'	50.52'	S21°20'19"W	50.48'	C39	6°27'55"	635.00'	71.65'	S6°25'28"W	71.62'
C10	17°42'17"	310.00'	95.79'	S16°17'41"W	95.41'	C25	9°45'06"	320.00'	54.46'	S20°16'16"W	54.40'	C40	6°27'55"	635.00'	71.65'	S12°53'23"W	71.62'
C11	10°19'12"	320.00'	57.64'	S12°36'08"W	57.56'	C26	19°51'20"	320.00'	110.89'	S5°28'04"W	110.34'	C41	2°09'59"	635.00'	24.01'	S17°12'20"W	24.01'
C12	96°46'37"	25.00'	42.23'	N40°56'46"W	37.38'	C27	7°06'20"	565.00'	70.07'	N14°44'10"E	70.02'						
C13	45°46'33"	15.00'	11.98'	S15°26'44"E	11.67'	C28	7°59'15"	565.00'	78.76'	N7°11'23"E	78.70'						
C14	6°25'06"	320.00'	35.85'	S87°27'22"W	35.83'	C29	2°38'39"	565.00'	26.07'	N1°52'26"E	26.07'						
C15	5°09'44"	380.00'	34.24'	N86°49'42"E	34.23'	C30	97°24'04"	30.00'	51.00'	N48°08'55"W	45.08'						

PLAT DESCRIPTION

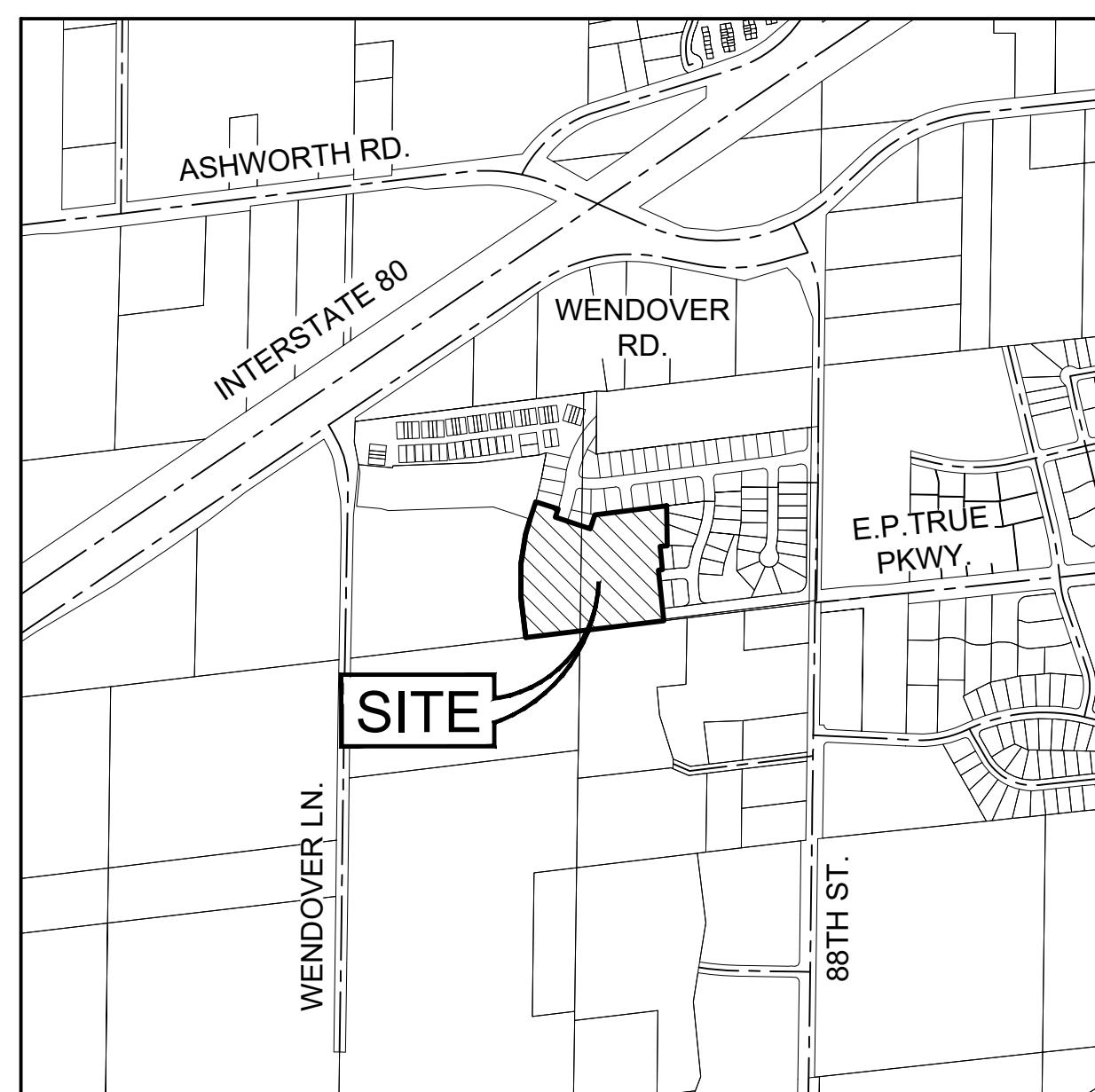
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DELLA VITA PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 82°56'46" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 456.15 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 82°47'26" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 346.04 FEET; THENCE NORTH 02°52'54" EAST, 82.63 FEET; THENCE NORTH 00°33'07" EAST, 355.67 FEET; THENCE NORTH 06°57'46" EAST, 86.33 FEET; THENCE NORTH 12°31'37" EAST, 86.31 FEET; THENCE NORTH 18°17'20" EAST ALONG THE EASTERLY LINE OF DELLA VITA PLAT 2, AN OFFICIAL PLAT AND THE SOUTHERLY EXTENSION THEREOF, 153.80 FEET TO THE SOUTHWEST CORNER OF LOT 13, DELLA VITA PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 71°42'40" EAST ALONG THE SOUTHERLY LINE OF SAID DELLA VITA PLAT 1, A DISTANCE OF 130.00 FEET; THENCE SOUTH 18°17'20" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 47.95 FEET; THENCE SOUTH 71°42'40" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 205.00 FEET; THENCE NORTH 18°17'20" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 81.41 FEET; THENCE NORTH 82°51'12" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 155.75 FEET; THENCE NORTH 85°32'24" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 380.00 FEET, WHOSE ARC LENGTH IS 2.82 FEET AND WHOSE CHORD BEARS NORTH 04°40'20" WEST, 2.82 FEET; THENCE NORTH 82°51'12" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 186.09 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID DELLA VITA PLAT 3; THENCE SOUTH 00°51'59" EAST ALONG THE WESTERLY LINE OF SAID DELLA VITA PLAT 3, A DISTANCE OF 222.20 FEET; THENCE SOUTH 84°14'49" WEST CONTINUING ALONG SAID WESTERLY LINE, 39.22 FEET; THENCE SOUTH 05°45'11" EAST CONTINUING ALONG SAID WESTERLY LINE, 130.00 FEET; THENCE SOUTH 84°14'49" WEST CONTINUING ALONG SAID WESTERLY LINE, 22.80 FEET; THENCE SOUTH 05°45'11" EAST CONTINUING ALONG SAID WESTERLY LINE, 215.16 FEET; THENCE SOUTH 07°03'14" EAST CONTINUING ALONG SAID WESTERLY LINE, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.43 ACRES (497,705 SQUARE FEET).

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 SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS 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.
- REFER TO ELEVATION EXHIBIT FOR ELEVATION INFORMATION INCLUDING MINIMUM PROTECTED OPENING ELEVATION (MPO).
- ALL OUTLOTS ARE UNBUILDABLE.
- ALL EASEMENTS ARE PROPOSED AND PUBLIC UNLESS OTHERWISE NOTED.
- NO DRIVEWAY ACCESS PERMITTED DIRECTLY TO EP TRUE PARKWAY.

VICINITY MAP



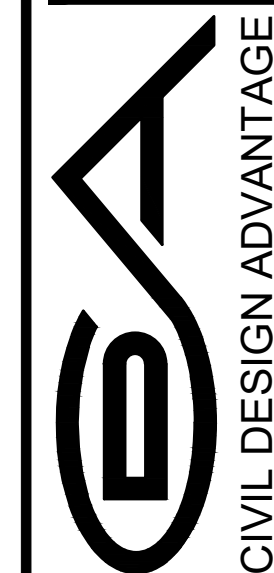
WEST DES MOINES, IOWA

FILE: H:\2020\2020\45\2020\45-FINAL PLAT.DWG
 COMMENT: PLOTTED BY: SAUL HARGONS
 DATE: 7/27/2021 4:24 PM

REVISIONS	DATE
THIRD SUBMITTAL	7/27/21
SECOND SUBMITTAL	6/15/21
FIRST SUBMITTAL	5/20/21

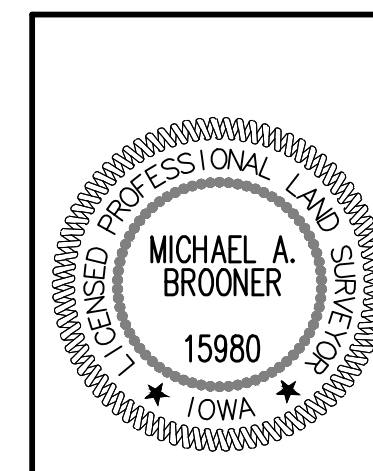
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: _____ TECH: _____ REVIEW: _____



CIVIL DESIGN ADVANTAGE
 WEST DES MOINES, IOWA

DELLA VITA PLAT 4
 FINAL PLAT



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 A. BROONER, P.L.S. DATE _____

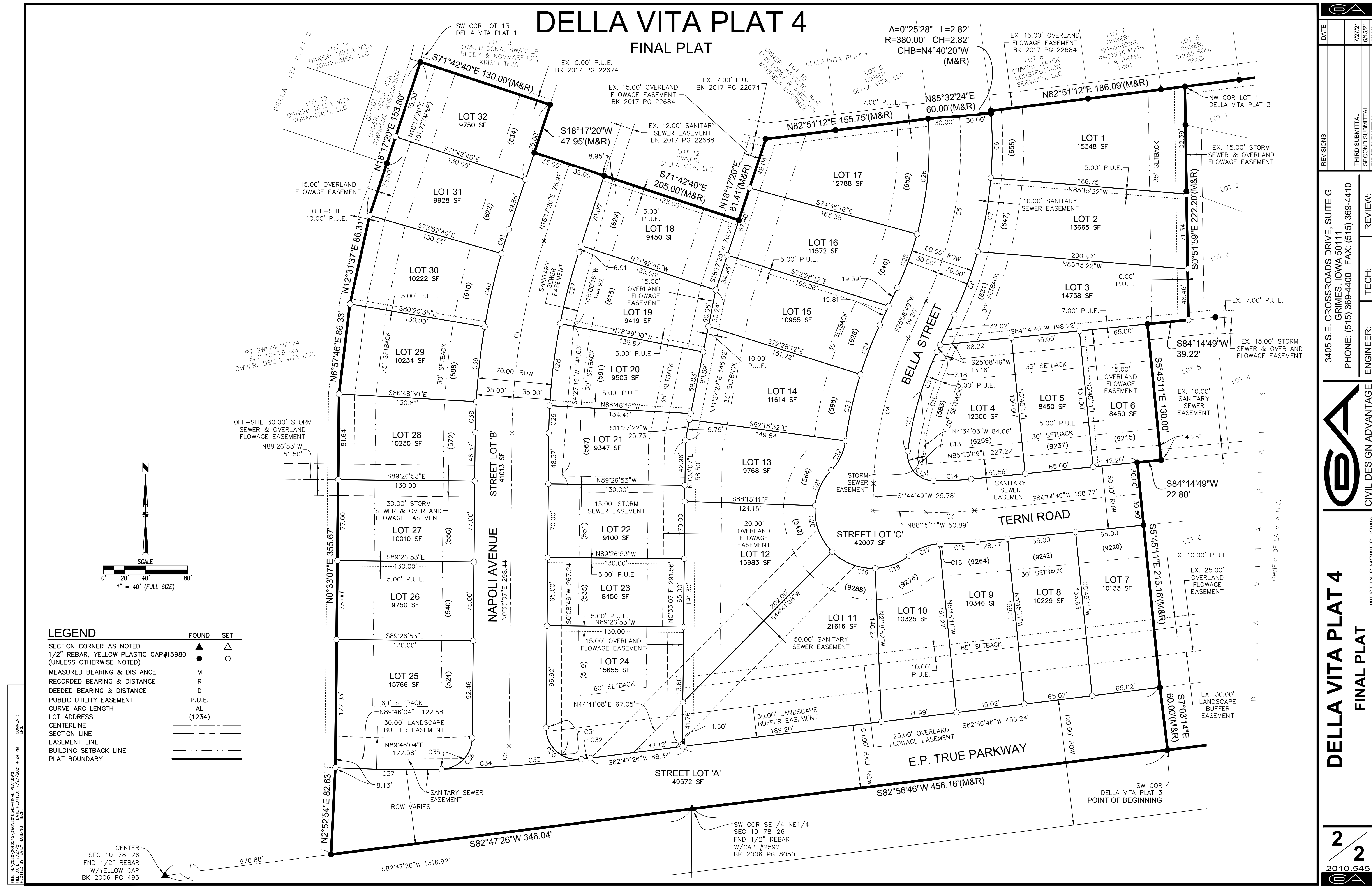
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 AND 2

DELLA VITA PLAT 4

FINAL PLAT

$\Delta=0^{\circ}25'28''$ $L=2.82'$
 $R=380.00'$ $CH=2.82'$
 $CHB=N4^{\circ}40'20''W$
 (M&R)



LEGEND

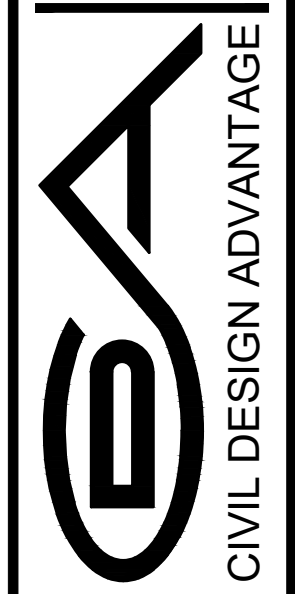
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	—	
SECTION LINE	---	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	----	

COMMENT: 5/20/20
 FILE: H:\2020\2020\45\2020\45-FINAL PLATING
 PLOTTED BY: BML7 HARDING
 DATE: 7/27/2020 4:24 PM

CENTER
 SEC 10-78-26
 FND 1/2" REBAR
 W/YELLOW CAP
 BK 2006 PG 495

DATE	REVISIONS
7/27/21	
6/15/21	
5/20/21	

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
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