

DELLA VITA PLAT 3

FINAL PLAT

INDEX LEGEND

LOCATION: SEC 10-78-26, PT. SE1/4 NE1/4
 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 PUD WITH AN UNDERLYING ZONING OF SINGLE FAMILY RESIDENTIAL (R-1)

SETBACKS:

FRONT: 30'
 REAR (LOTS 7, 8 AND 21-29): 65'
 REAR (LOTS 1-6 AND 9-20): 35'
 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	4°28'47"	630.00'	49.26'	N0°54'25"W	49.25'	C16	90°00'00"	30.00'	47.12'	N37°56'46"E	42.43'	C31	43°35'44"	55.00'	41.85'	N44°09'03"W	40.85'
C2	8°56'58"	550.00'	85.91'	S4°56'45"W	85.82'	C17	90°00'00"	30.00'	47.12'	S52°03'14"E	42.43'	C32	43°35'44"	55.00'	41.85'	N87°44'47"W	40.85'
C3	9°19'29"	350.00'	56.96'	S88°54'34"W	56.90'	C18	11°43'41"	570.00'	116.67'	S11°12'24"E	116.47'	C33	41°50'56"	55.00'	40.17'	S49°31'53"W	39.29'
C4	11°12'44"	600.00'	117.41'	N1°26'52"W	117.23'	C19	4°48'59"	570.00'	47.91'	S2°15'57"W	47.90'	C34	58°31'02"	55.00'	56.17'	S0°39'06"E	53.76'
C5	15°52'14"	600.00'	166.20'	N12°05'37"E	165.66'	C20	8°57'42"	570.00'	89.15'	S9°09'18"W	89.06'	C35	1°02'12"	55.00'	1.00'	S30°25'43"E	1.00'
C6	18°41'45"	600.00'	195.78'	N10°40'51"E	194.92'	C21	6°23'35"	570.00'	63.60'	S16°49'56"W	63.57'	C36	40°22'03"	50.00'	35.23'	S10°45'47"E	34.50'
C7	10°34'00"	570.00'	105.12'	N6°36'58"E	104.97'	C22	2°53'47"	630.00'	31.85'	S18°34'50"W	31.84'	C37	2°28'40"	580.00'	25.08'	S8°10'54"W	25.08'
C8	8°07'45"	570.00'	80.87'	N15°57'51"E	80.80'	C23	7°08'29"	630.00'	78.52'	S13°33'42"W	78.47'	C38	6°06'29"	580.00'	61.83'	S3°53'19"W	61.80'
C9	1°44'09"	630.00'	19.09'	N19°09'39"E	19.09'	C24	6°37'25"	630.00'	72.83'	S6°40'45"W	72.79'	C39	0°21'49"	580.00'	3.68'	S0°39'10"W	3.68'
C10	9°22'41"	630.00'	103.12'	N13°36'14"E	103.00'	C25	2°02'05"	630.00'	22.37'	S2°21'01"W	22.37'	C40	82°28'30"	50.00'	71.97'	N41°42'31"E	65.92'
C11	83°06'15"	25.00'	36.26'	N50°28'01"E	33.17'	C26	5°22'24"	520.00'	48.77'	N3°09'28"E	48.75'	C41	36°52'12"	50.00'	32.18'	S9°00'52"E	31.62'
C12	7°46'19"	380.00'	51.54'	N88°07'59"E	51.51'	C27	3°34'34"	520.00'	32.46'	N7°37'57"E	32.45'	C42	2°28'40"	590.00'	25.52'	N8°10'54"E	25.51'
C13	6°59'52"	320.00'	39.08'	S87°44'45"W	39.06'	C28	40°22'03"	50.00'	35.23'	N29°36'16"E	34.50'						
C14	88°01'40"	25.00'	38.41'	N44°44'29"W	34.74'	C29	21°23'23"	55.00'	20.53'	N39°05'36"E	20.41'						
C15	6°19'35"	630.00'	69.56'	N3°53'26"W	69.53'	C30	50°45'05"	55.00'	48.72'	N3°01'22"E	47.14'						

PLAT DESCRIPTION

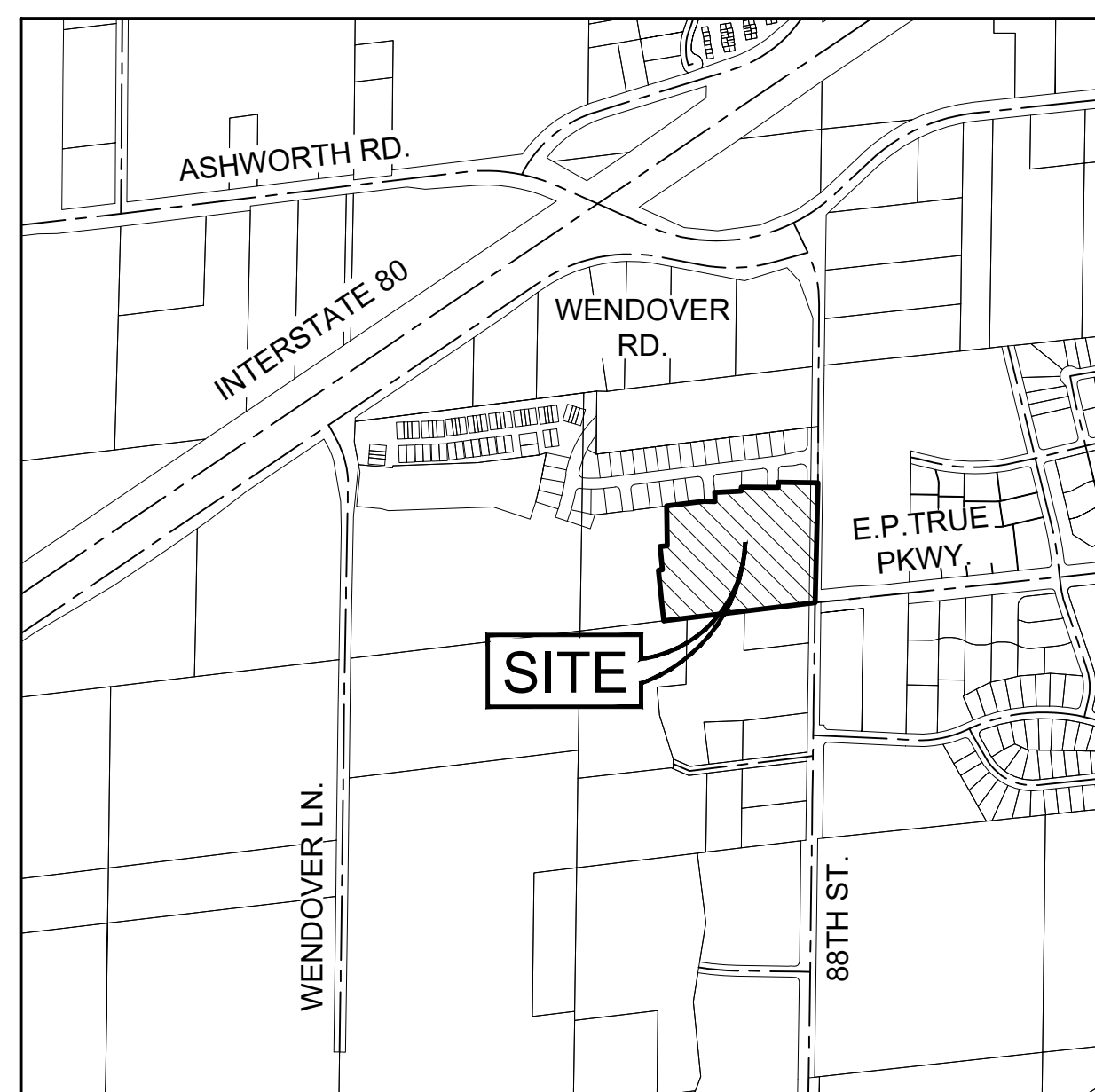
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 82°56'46" WEST ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 859.37 FEET; THENCE NORTH 07°03'14" WEST, 60.00 FEET; THENCE NORTH 05°45'11" WEST, 215.16 FEET; THENCE NORTH 84°14'49" EAST, 22.80 FEET; THENCE NORTH 05°45'11" WEST, 130.00 FEET; THENCE NORTH 84°14'49" EAST, 39.22 FEET; THENCE NORTH 00°51'59" WEST, 222.20 FEET TO THE SOUTHERLY LINE OF DELLA VITA PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 82°51'12" EAST ALONG SAID SOUTHERLY LINE, 211.09 FEET; THENCE SOUTH 88°40'02" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 630.00 FEET, WHOSE ARC LENGTH IS 49.26 FEET AND WHOSE CHORD BEARS NORTH 00°54'25" WEST, 49.25 FEET; THENCE NORTH 86°51'11" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 148.05 FEET; THENCE NORTH 00°28'16" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 22.99 FEET; THENCE SOUTH 89°31'44" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 205.00 FEET; THENCE NORTH 00°28'16" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 27.57 FEET; THENCE SOUTH 89°31'44" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 220.00 FEET TO THE SOUTHEAST CORNER OF SAID DELLA VITA PLAT 1, ALSO BEING THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°28'16" WEST ALONG SAID EASTERLY LINE, 655.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.91 ACRES (562,181 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT ALONG THE EASTERLY SIDE THEREOF; SAID EASEMENT CONTAINS 0.50 ACRES (21,691 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 OR 88TH STREET.

VICINITY MAP



WEST DES MOINES, IOWA

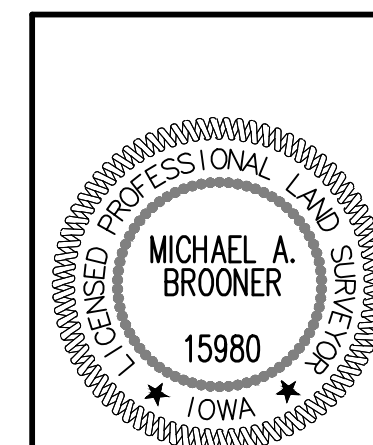
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 PLOTTED BY: DMG / HARDING

REVISIONS	DATE
THIRD SUBMITTAL	7/27/21
SECOND SUBMITTAL	6/14/21
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:



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 FINAL PLAT
 WEST DES MOINES, IOWA



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.

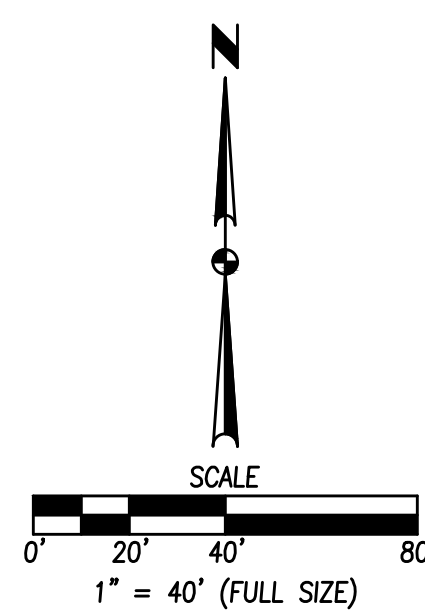
MICHAEL A. BROONER, P.L.S. DATE

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

SHEETS 1 AND 2

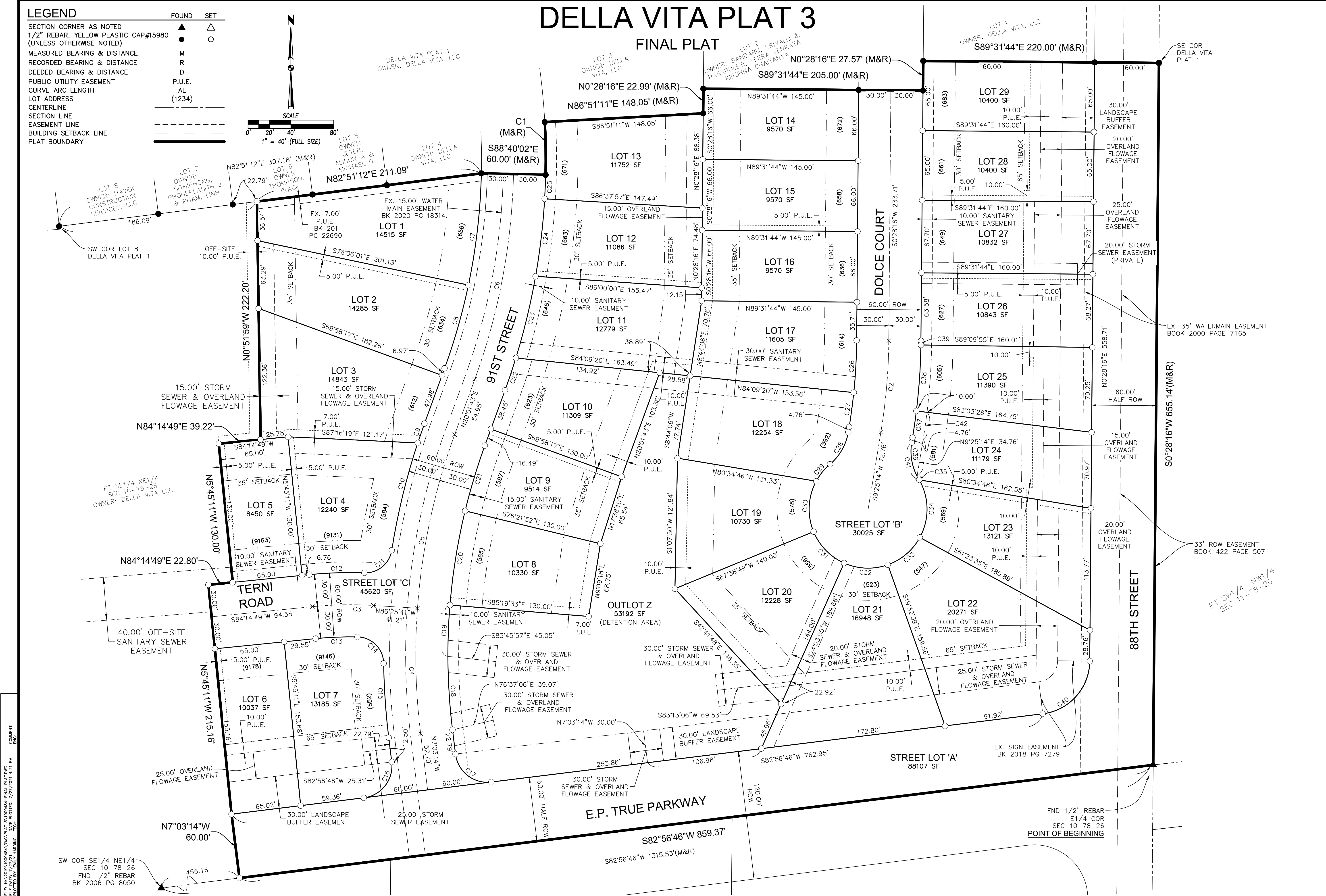
LEGEND

	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	---	



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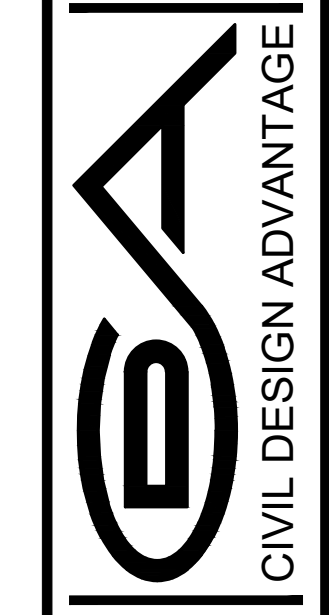
FINAL PLAT



COMMENT: 1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)
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DATE	REVISIONS
7/27/24 <td></td>	
9/14/21 <td></td>	
5/20/21 <td></td>	

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