

# MILL RIDGE PLAT 5

## FINAL PLAT

### INDEX LEGEND

LOCATION: OUTLOT 'W', 'X', AND 'Y'  
MILL RIDGE PLAT 1  
PT OUTLOT 'O' AND 'P'  
CORRECTED MICHAEL'S  
LANDING PLAT 1  
WEST DES MOINES, DALLAS CO. IOWA

REQUESTOR: MILL RIDGE HOMES LLC

PROPRIETOR: MILL RIDGE HOMES LLC  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

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

### OWNER / DEVELOPER

MILL RIDGE HOMES LLC  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
PH. (515) 727-8928  
CONTACT: ERIC BOHNENKAMP

### ENGINEER / SURVEYOR

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

### DATE OF SURVEY

APRIL 14, 2021

### ZONING

TALLYN'S REACH PUD  
- SINGLE FAMILY RESIDENTIAL (PARCEL J)

### BULK REGULATIONS

SETBACKS:  
FRONT YARD: 25' MIN AND 35' MAX.  
REAR YARD: 35'  
SIDE YARD: 5' (AS MEASURED TO THE OVERHANG).  
FRONT PORCHES, STOOPS AND BALCONIES MAY EXTEND INTO THE FRONT YARD SETBACK, YET MAY BE NO CLOSER THAN FIFTEEN FEET (15') TO THE FRONT PROPERTY LINE.

### NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
4. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
5. ALL OUTLOTS ARE UNBUILDABLE.

### PLAT DESCRIPTION

OUTLOT 'W', OUTLOT 'X' AND OUTLOT 'Y', MILL RIDGE PLAT 1, AN OFFICIAL PLAT AND A PART OF OUTLOT 'O' AND OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, ALL IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

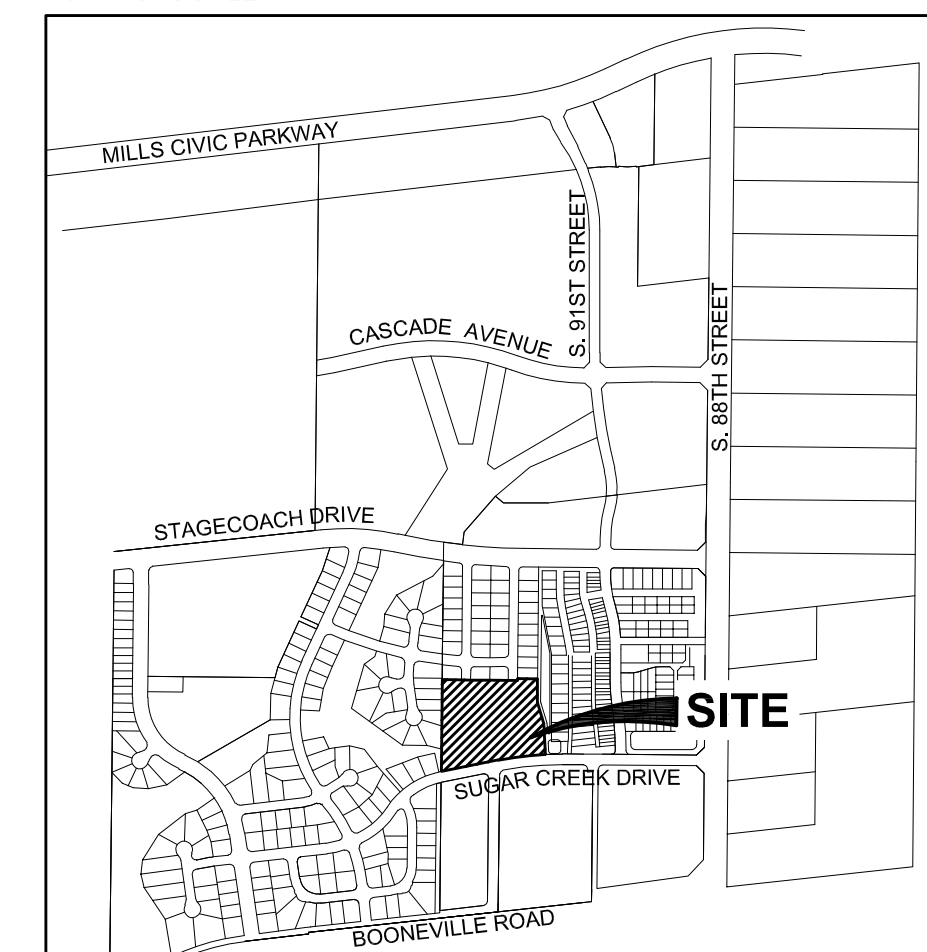
BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE SOUTH 00°37'08" WEST ALONG THE EASTERLY LINE OF SAID OUTLOT 'Y' AND THE WESTERLY LINE OF OUTLOT 'Z', MILL RIDGE PLAT 4, AN OFFICIAL PLAT, 222.93 FEET; THENCE SOUTH 17°10'19" EAST CONTINUING ALONG SAID WESTERLY LINE, 147.04 FEET; THENCE SOUTH 02°41'06" EAST CONTINUING ALONG SAID WESTERLY LINE, 198.00 FEET TO THE SOUTHWEST CORNER OF SAID MILL RIDGE PLAT 4 AND THE NORTHERLY RIGHT OF WAY LINE OF SUGAR CREEK DRIVE; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2035.00 FEET, WHOSE ARC LENGTH IS 309.69 FEET AND WHOSE CHORD BEARS SOUTH 82°57'19" WEST, 309.40 FEET; THENCE SOUTH 78°35'43" WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 378.21 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'O'; THENCE NORTH 00°37'08" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'O', 693.80 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'W'; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID OUTLOT 'W' AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2585.00 FEET, WHOSE ARC LENGTH IS 102.07 FEET AND WHOSE CHORD BEARS SOUTH 84°23'45" EAST, 102.07 FEET; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID OUTLOT 'W' AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.59 FEET AND WHOSE CHORD BEARS SOUTH 42°27'15" EAST, 34.15 FEET; THENCE SOUTH 00°37'08" WEST CONTINUING ALONG SAID EASTERLY LINE, 6.57 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'W'; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID MILL RIDGE PLAT 1 AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2615.00 FEET, WHOSE ARC LENGTH IS 60.07 FEET AND WHOSE CHORD BEARS SOUTH 86°44'29" EAST, 60.06 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 00°37'08" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'X', 9.26 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID OUTLOT 'X' AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.90 FEET AND WHOSE CHORD BEARS NORTH 46°20'19" EAST, 35.80 FEET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID OUTLOT 'X' AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2580.00 FEET, WHOSE ARC LENGTH IS 193.39 FEET AND WHOSE CHORD BEARS NORTH 89°54'39" EAST, 193.35 FEET; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID OUTLOT 'X' AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 40.52 FEET AND WHOSE CHORD BEARS SOUTH 45°48'32" EAST, 36.23 FEET; THENCE SOUTH 00°37'08" WEST CONTINUING ALONG SAID EASTERLY LINE, 8.65 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'X'; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID MILL RIDGE PLAT 1 AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2615.00 FEET, WHOSE ARC LENGTH IS 60.15 FEET AND WHOSE CHORD BEARS NORTH 86°34'01" EAST, 60.15 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 00°37'08" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Y', 22.74 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE SOUTH 89°22'37" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Y', 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.05 ACRES (394,220 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	8°43'10"	2035.00'	309.69'	S82°57'19"W	309.40'	C20	14°34'15"	350.00'	89.01'	N4°10'36"E	88.77'
C2	2°15'45"	2585.00'	102.07'	S84°23'45"E	102.07'	C21	10°50'35"	350.00'	66.24'	N6°02'26"E	66.14'
C3	86°08'45"	25.00'	37.59'	N42°27'15"W	34.15'	C22	2°09'13"	2580.00'	96.98'	S89°01'07"E	96.98'
C4	1°18'58"	2615.00'	60.07'	S86°44'29"E	60.06'	C23	2°08'28"	2580.00'	96.41'	N88°50'02"E	96.40'
C5	91°26'21"	25.00'	39.90'	N46°20'19"E	35.80'	C24	5°41'26"	380.00'	37.74'	S21°3'35"E	37.73'
C6	4°17'41"	2580.00'	193.39'	N89°54'39"E	193.35'	C25	2°03'19"	380.00'	13.63'	S6°05'58"E	13.63'
C7	92°51'20"	25.00'	40.52'	S45°48'32"E	36.23'	C26	37°35'20"	50.00'	32.80'	S11°40'02"W	32.22'
C8	1°19'05"	2615.00'	60.15'	N86°34'01"E	60.15'	C27	29°19'38"	55.00'	28.15'	S15°47'53"W	27.85'
C9	5°49'25"	2035.00'	206.84'	S84°24'11"W	206.76'	C28	55°54'23"	55.00'	53.67'	S26°49'07"E	51.56'
C10	2°53'45"	2035.00'	102.85'	S80°02'36"W	102.84'	C29	41°15'53"	55.00'	39.61'	S75°24'15"E	38.76'
C11	104°49'44"	25.00'	45.74'	N48°59'25"W	39.62'	C30	45°46'47"	55.00'	43.95'	N61°04'25"E	42.79'
C12	8°02'16"	320.00'	44.89'	N7°26'35"E	44.86'	C31	43°12'10"	55.00'	41.47'	N16°34'57"E	40.50'
C13	3°50'26"	380.00'	25.47'	N9°32'30"E	25.47'	C32	45°01'19"	55.00'	43.22'	N27°31'48"W	42.11'
C14	7°00'09"	380.00'	46.44'	N4°07'13"E	46.41'	C33	44°29'38"	50.00'	38.83'	N27°47'38"W	37.86'
C15	1°12'57"	320.00'	6.79'	S11°3'37"W	6.79'	C34	0°48'54"	320.00'	4.55'	N5°08'22"W	4.55'
C16	9°37'38"	320.00'	53.77'	S6°38'54"W	53.71'	C35	5°21'03"	320.00'	29.88'	N2°03'23"W	29.87'
C17	2°23'05"	380.00'	15.82'	S10°16'11"W	15.81'	C36	11°09'56"	350.00'	68.21'	N4°57'50"W	68.10'
C18	9°44'17"	380.00'	64.59'	S4°12'30"W	64.51'	C37	92°53'49"	25.00'	40.53'	S43°01'27"E	36.24'
C19	79°15'22"	25.00'	34.58'	S38°58'02"W	31.89'	C38	2°54'36"	390.00'	19.81'	N8°53'46"E	19.81'

### VICINITY MAP

NOT TO SCALE



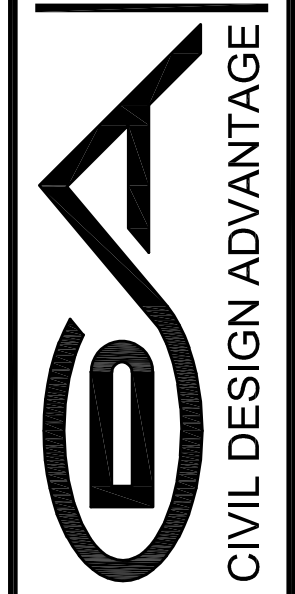
WEST DES MOINES, IOWA



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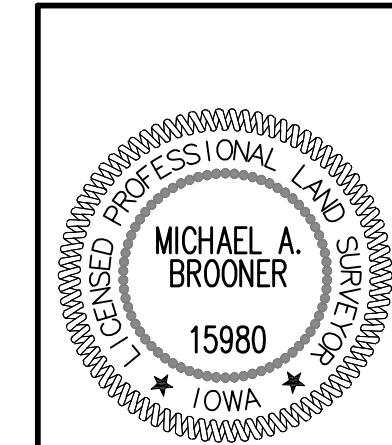
REVISIONS	DATE

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



CIVIL DESIGN ADVANTAGE  
WEST DES MOINES, IOWA

## MILL RIDGE PLAT 5 FINAL PLAT



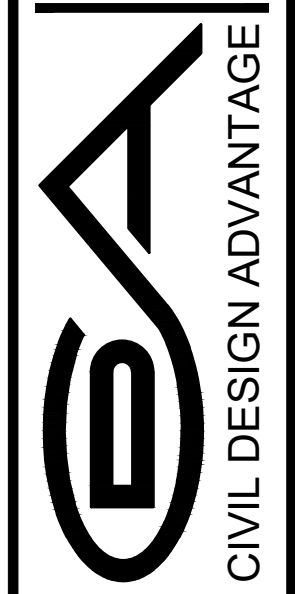
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE: 7-28-2021

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEET 1 AND 2

DATE	REVISIONS

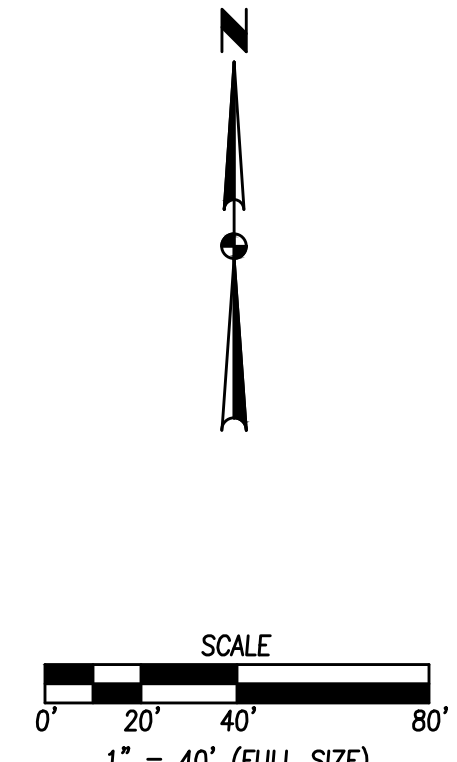
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WEST DES MOINES, IOWA

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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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