

STONENWOOD PLAT

FINAL PLAT

OF

WEST DES MOINES, IOWA

PROPERTY OWNER:
 STONENWOOD, INC.
 4701 121ST ST
 URBANDALE, IOWA 50323
 CONTACT: DAVE HANSEN
 PH: 515.304.4560
 EMAIL: DHANSEN@SIGNATURES.COM

PROJECT MANAGER:
 ED ASP
 CIVIL ENGINEERING CONSULTANTS
 2400 86TH STREET, #12
 URBANDALE, IOWA 50322
 PHONE: 515-276-4884, EXT. 219
 FAX: 515-276-1084
 EMAIL: ARP@CECLAC.COM

REQUESTED BY:
 STONENWOOD, INC.
 4701 121ST ST
 URBANDALE, IOWA 50323
 CONTACT: DAVE HANSEN
 PH: 515.304.4560
 EMAIL: DHANSEN@SIGNATURES.COM

PROFESSIONAL LAND SURVEYOR:
 JEFFREY A. GADDIS, PLS #18361
 CIVIL ENGINEERING CONSULTANTS
 2400 86TH STREET, #12
 URBANDALE, IOWA 50322
 PHONE: 515-276-4884, EXT. 221
 FAX: [REDACTED]
 EMAIL: JGADDIS@CECLAC.COM

LAND AREA
 61.63 ACRES
 2,664,637 SQUARE FEET

ZONING
 SINGLE FAMILY RESIDENTIAL:
 * RS-30 = LOTS 1-26
 * MIN LOT WIDTH = 100'; MIN SETBACK = 35'
 * RS-14 = LOTS 27-40
 * MIN LOT WIDTH = 80'; MIN SETBACK = 35'

COMPREHENSIVE LAND USE
 SINGLE FAMILY RESIDENTIAL
 MULTI-FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL:
 * OUTLOT 'X'

PURPOSE OF SURVEY:
 * THIS FINAL PLAT IS BEING CREATED TO SUBDIVIDE THIS PARCEL INTO 40 RESIDENTIAL LOTS, 4 PUBLIC STREET LOTS, 1 OUTLOT FOR FUTURE DEVELOPMENT AND 3 OUTLOTS FOR DETENTION.

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #18159C0319F MAP REVISED FEBRUARY 1, 2014.

COMMUNITY NUMBER PANEL
 CITY OF WEST DES MOINES 140251 0915 F

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
 PLEASE SEE FEMA FLOOD SERVICE CENTER FOR CURRENT MAPS
 WWW.FEMA.COM
 FEMA REGION VII, 4221 WARD PARKWAY, KANSAS CITY, MO 64114
 1-877-336-2827
 FEMA@SPSPECIALIST@FISMAPDCS.COM

BASIS OF BEARINGS

THE EAST LINE OF PARCEL 'A' IN THE E1/2 OF THE NE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAS MEASURED AS HAVING A BEARING OF 500°41'58" N. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD83(2011) SOUTH ZONE GRID NORTH.

PROFESSIONAL LAND SURVEYOR NOTES:

1. 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.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.
4. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT RECORDING DATE.
5. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS "EXISTING"/**.
6. IF THIS FINAL PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE 12" OR A "WAS NAIL" WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

OUTLOT NOTES

1. OUTLOTS 'W' IS INTENDED FOR FUTURE DEVELOPMENT AND A TEMPORARY STORM WATER MANAGEMENT FACILITY MAINTENANCE ACCESS EASEMENT.
2. OUTLOTS 'X' ARE RESERVED FOR STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT.
3. OUTLOT 'X' WILL BE SUBJECT TO A PRIVATE SIGN EASEMENT THAT WILL BE FURTHER DEFINED IN THE HOMEOWNERS ASSOCIATION COVENANTS.

PLANNING NOTES

1. LOT 'A' LOT 'B' LOT 'C' AND LOT 'D' ARE TO BE DEDICATED TO THE CITY OF WEST DES MOINES FOR PUBLIC STREET RIGHT-OF-WAY.
2. HOUSES 6,000 GROSS SQUARE FEET AND LARGER WILL REQUIRE A FIRE SPRINKLER SYSTEMS.

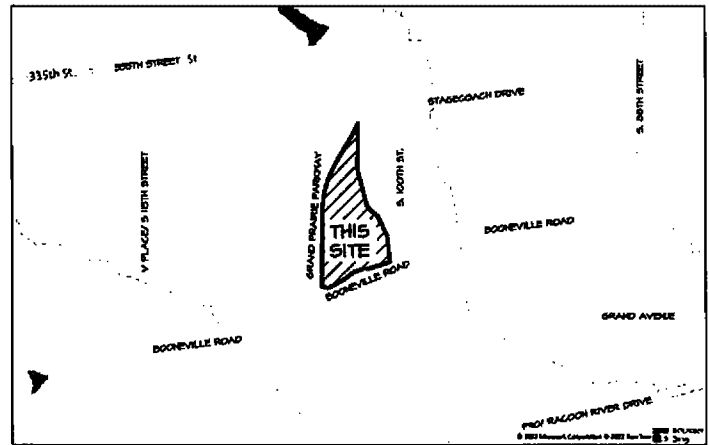
EASEMENT NOTES

1. THE INGRESS/EGRESS TURN AROUND EASEMENT RECORDED IN BOOK 2018, PAGE 10802 SHALL TERMINATE WITH THE ACCEPTANCE OF THE PRELIMINARY PLAT.
2. THE PRIVATE CONSERVATION EASEMENT WILL ESTABLISH A PERPETUAL EASEMENT FOR THE CONSERVATION AND MAINTENANCE OF THE NATURAL VEGETATION AS SET FORTH IN THE PRIVATE CONSERVATION EASEMENT AND IN THE DECLARATION OF RESIDENTIAL COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AND DECLARATION OF HOMEOWNERS' ASSOCIATION FOR STONENWOOD. NO RESIDENTIAL BUILDINGS WILL BE ALLOWED WITHIN THE PRIVATE CONSERVATION EASEMENT.

LAND AREA TABLE

SECTION	1/4 1/4	1/4 1/4	GROSS (ACRES)	R.O.W. EASEMENT (ACRES)	NET (ACRES)
21	SW1/4	NE1/4	2.70		2.70
21	NW1/4	SE1/4	3.02		3.02
PARCEL 'A'	1/4 1/4	TOTALS	5.80		5.80
21	NE1/4	NE1/4	5.42		5.42
21	SE1/4	NE1/4	25.14		25.14
21	NE1/4	SE1/4	24.73		24.73
BOUNDARY	1/4 1/4	TOTALS	61.63		61.63

APPROVED BY THE CITY OF WEST DES MOINES
 City of West Des Moines
FINAL PLAT APPROVAL
 Stonewood
 City Council January 30, 2023
 FP-005766-2022



SCALE: 1" = 2000'



LEGAL DESCRIPTION:

A PARCEL OF LAND IN PARCEL 'A' OF THE E1/2 NE1/4 AND THE NE1/4 SE1/4 OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AN OFFICIAL PARCEL RECORDED IN BOOK 801, PAGE 354 AT THE DALLAS COUNTY RECORDER'S OFFICE AND PART OF NW1/4 SE1/4 AND THE SW1/4 NE1/4 OF SAID SECTION 21 LYING EAST OF THE HARRIANY DEED AND ACQUISITION PLATS RECORDED IN BOOK 2021, PAGE 2352 AND BOOK 2021, PAGE 2558 AT THE DALLAS COUNTY RECORDER'S OFFICE, ALL BEING IN SAID SECTION 21, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID PARCEL 'A'; SAID SE CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD AS IT IS PRESENTLY ESTABLISHED, THENCE S72°28'11" N, 274.84 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A' AND SAID NORTH RIGHT-OF-WAY LINE TO A POINT, THENCE S71°04'30" N, 200.45 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N88°36'56" N, 109.00 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S10°06'46" N, 210.06 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S54°19'35" N, 307.51 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S62°20'13" N, 194.46 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5680.00 FEET AND A CHORD BEARING S62°41'08" N, AN ARC LENGTH OF 104.70 FEET ALONG SAID SOUTH LINE TO THE EAST CORNER OF THE HARRIANY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2021, PAGE 2352 AT THE DALLAS COUNTY RECORDER'S OFFICE, THENCE S74°06'02" N, 24.73 FEET ALONG THE NORTH LINE OF SAID HARRIANY DEED AND ACQUISITION PLAT TO A POINT ON THE WEST LINE OF SAID PARCEL 'A'; SAID WEST LINE ALSO BEING THE EAST LINE OF THE NW1/4 SE1/4 OF SAID SECTION 21 AND ALSO BEING ON THE EAST LINE OF EXHIBIT 011-06-F3 OF SAID HARRIANY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2021, PAGE 2352, THENCE N76°54'56" N, 125.46 FEET ALONG SAID EAST LINE OF EXHIBIT 011-06-F3 TO A POINT; THENCE N00°32'37" E, 159.22 FEET ALONG THE EAST LINE OF SAID EXHIBIT 011-06-F3 AND EXHIBIT 011-06-F5 OF SAID HARRIANY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2021, PAGE 2352 TO A POINT OF CURVATURE, THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1917.50 FEET AND A CHORD BEARING N5°32'54" E, AN ARC LENGTH OF 1004.31 FEET ALONG THE EAST LINE OF SAID EXHIBIT 011-06-F3 AND THE EAST LINE OF EXHIBIT 011-05-F2 & 011-05-F3 OF SAID HARRIANY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2021, PAGE 2558 TO A POINT OF TANGENCY; THENCE N80°38'10" E, 666.89 FEET ALONG SAID EAST LINE OF EXHIBIT 011-05-F3 TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS 2182.50 FEET AND A CHORD BEARING N26°17'13" E, AN ARC LENGTH OF 291.61 FEET ALONG SAID EAST LINE TO A POINT ON THE EAST LINE OF SAID PARCEL 'A'; SAID EAST LINE COINCIDES WITH THE WEST LINE OF KING'S LANDING PLAT 3, AN OFFICIAL PLAT RECORDED BOOK 2014, PAGE 1544 AT THE DALLAS COUNTY RECORDER'S, AND KING'S LANDING PLAT 2, AN OFFICIAL PLAT RECORDED BOOK 2011, PAGE 22424 AT THE DALLAS COUNTY RECORDER'S, AND KING'S GROVE TOWNSHIP PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2014, PAGE 14340 AT THE DALLAS COUNTY RECORDER'S OFFICE, THENCE S00°41'50" N, 171.08 FEET ALONG SAID EAST LINE OF PARCEL 'A' TO A POINT; THENCE S81°13'26" E, 807.16 FEET ALONG SAID EAST LINE TO A POINT; THENCE S40°11'50" E, 281.82 FEET ALONG SAID EAST LINE TO A POINT; SAID POINT ALSO BEING THE NW CORNER OF SAID KING'S GROVE TOWNSHIP PLAT 1; THENCE S25°16'06" E, 455.71 FEET ALONG SAID EAST LINE OF PARCEL 'A' AND THE WEST LINE OF SAID KING'S GROVE TOWNSHIP PLAT 1 TO A POINT; THENCE S06°29'55" E, 548.54 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 61.63 ACRES MORE OR LESS.

BOUNDARY CLOSURE REPORT

SEGMENT #	LINE COURSE	LENGTH	EAST	SEGMENT #	LINE COURSE	LENGTH	EAST
1	S71°17'53.104"	274.84'	1545244.7020'	15	S15°12'26.7"	807.16'	1544716.9523'
2	S72°28'11.714"	274.84'	1544482.5308'	16	S40°11'50.0"	281.82'	1544481.0406'
3	S10°06'46.188"	210.06'	1544191.6106'	17	S25°16'06.0"	455.71'	154382.7620'
4	S54°19'35.104"	307.51'	1544191.6106'	18	S06°29'55.0"	548.54'	154344.8424'
5	N88°36'56.188"	109.00'	1544882.8424'	19	DELTA: 030°00'33.1"	518.86'	
6	N76°54'56.188"	125.46'	1543814.5865'	20	CHORD: 492.87'	COURSE: N15°32'54.7"	
7	N00°32'37.188"	159.22'	1543814.5865'	21	COURSE IN: N54°26'50.7"	COURSE OUT: N54°26'50.7"	
8	N80°38'10.188"	666.89'	1544049.2044'	22	RP NORTH: S62°28'5.1094"	EAST: 1545747.0782'	
9	N80°38'10.188"	666.89'	1544049.2044'	23	END NORTH: S62°28'5.1094"	EAST: 1544049.2044'	
10	N26°17'13.188"	291.61'	1544444.8125'	24	PERIMETER: 8205.70'	AREA: 2664657.17 SQ. FT.	
11	N5°32'54.7188"	1004.31'	1544444.8125'	25	ERROR CLOSURE: 0.0047'	COURSE: N80°14'34.7"	
12	N06°29'55.0188"	548.54'	1544444.8125'	26	ERROR NORTH: 0.00165'	EAST: -0.00436'	
13	DELTA: 001°51'55.5"	518.86'	1544564.9910'	27	PRECISION: 1:844752.58		
14	CHORD: 248.87'	COURSE: N26°17'13.188"					
15	COURSE IN: N54°26'50.7"	COURSE OUT: N54°26'50.7"					
16	RP NORTH: S62°28'5.1094"	EAST: 1545747.0782'					
17	END NORTH: S62°28'5.1094"	EAST: 1544049.2044'					
18	DELTA: 001°03'25.5"	TANGENT: 32.39'					
19	CHORD: 104.70'	COURSE: S62°41'08.0"					
20	COURSE IN: N21°50'34.7"	COURSE OUT: S26°41'10.0"					
21	RP NORTH: S66°31'20.81"	EAST: 1541406.3294'					
22	END NORTH: S66°31'20.81"	EAST: 154966.0584'					
23	DELTA: 001°03'25.5"	TANGENT: 32.39'					
24	CHORD: 104.70'	COURSE: S62°41'08.0"					
25	COURSE IN: N21°50'34.7"	COURSE OUT: S26°41'10.0"					
26	RP NORTH: S66°31'20.81"	EAST: 1541406.3294'					
27	END NORTH: S66°31'20.81"	EAST: 154966.0584'					

SHEET INDEX

Sheet Number	Sheet Title
1	COVER
2	DIMENSION PLAN (SOUTH)
3	DIMENSION PLAN (NORTH)
4	EASEMENT PLAN (SOUTH)
5	EASEMENT PLAN (NORTH)
6	EASEMENT DETAIL

INDEX LEGEND

COUNTY, DALLAS	SECTION	TOWNSHIP	RANGE	1/4	1/4
ALLOT PART. PARCEL 'A'	21	78	26	NE1/4	NE1/4
PARCEL 'A'	21	78	26	SE1/4	NE1/4
PARCEL 'A'	21	78	26	NE1/4	SE1/4
	21	78	26	SW1/4	NE1/4
	21	78	26	NW1/4	SE1/4

6E0PARCEL: 1621200010, 162140001, 1621200013
 CITY: WEST DES MOINES
 PROPRIETOR (S): STONENWOOD, INC.
 REQUESTED BY: DAVE HANSEN
 PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS #18361
 COMPANY: CIVIL ENGINEERING CONSULTANTS, INC
 ATTN: JEFFREY A. GADDIS, PLS
 RETURN TO: 2400 86TH STREET, URBANDALE, IA 50322
 PHONE: [REDACTED]

LEGEND

▲	FOUND SECTION CORNERS
△	SET SECTION CORNERS (6" IR. IV. BLUE CAP #18361 UNLESS OTHERWISE NOTED)
●	FOUND CORNERS (6" IR. UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (6" IR. W/BLUE CAP #18361 UNLESS OTHERWISE NOTED)
---	PLAT BOUNDARY
---	EXISTING PROPERTY LINES
---	PROPOSED LOTS
---	EASEMENT LINES
---	BUILDING SETBACK LINES (B.S.L.)
---	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
IR.	IRON ROD
IF.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT

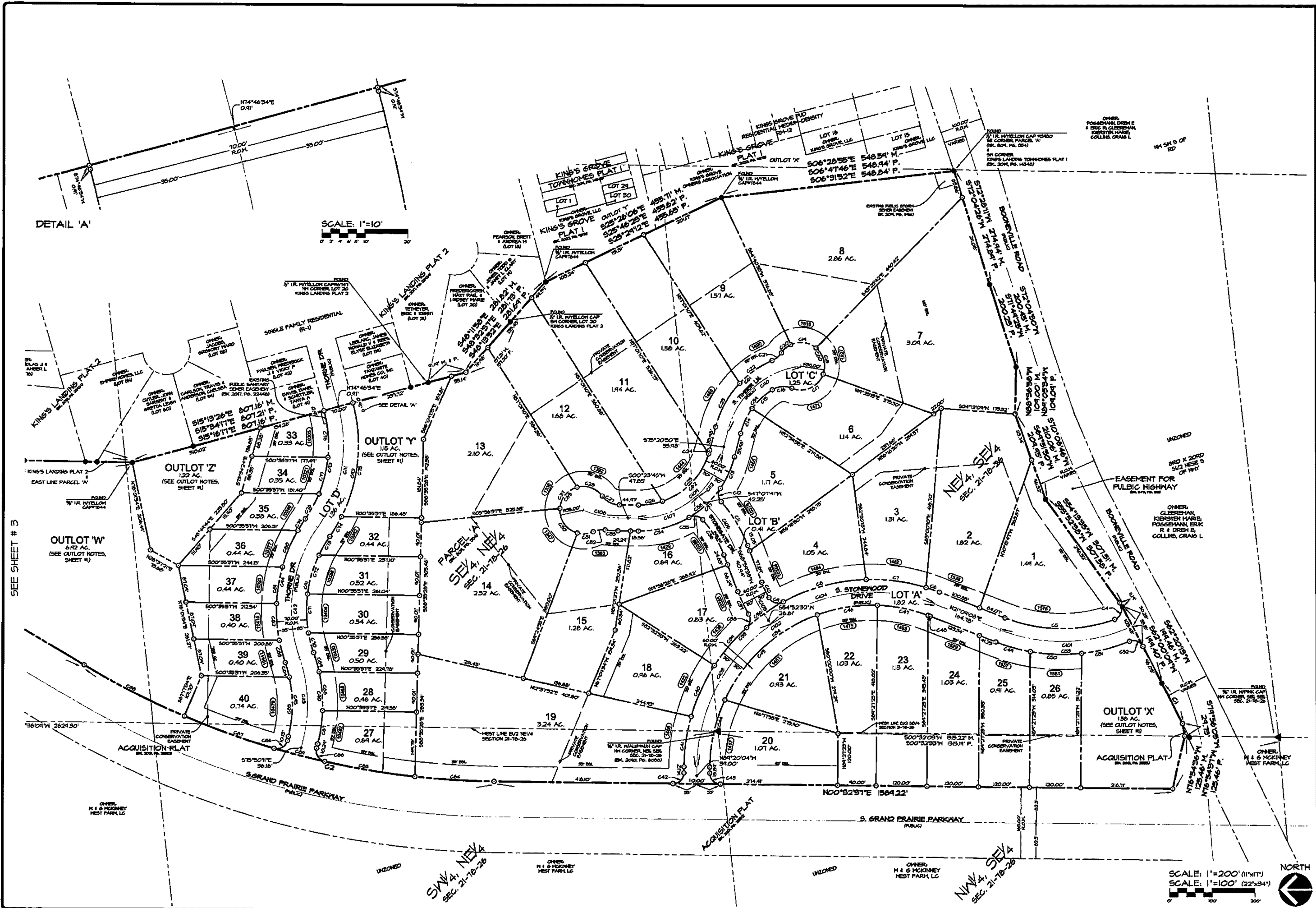
CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEY DOCUMENT WAS PREPARED AND THE RELATED SURVEY RECORDS AND INSTRUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DELICATELY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IOWA.
 JEFFREY A. GADDIS
 18361
 DATE: JAN 30, 2023
 TIME: 10:00 AM
 SHEETS: 1 - 6

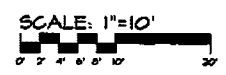
RETURN TO:
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 URBANDALE, IA 50322
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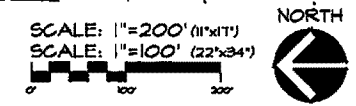
Civil Engineering Consultants, Inc.
 2400 86th Street - Unit 12 - Des Moines, Iowa 50322
 515.276.4884 - mail@ceclac.com
CEC
 JAN. 05, 2023
 DEC. 08, 2022 - DEC. 20, 2022
 OCT. 09, 2022
 SEP. 12, 2022
 FEBRUARY 12, 2023
 JAG
 LJA
STONENWOOD PLAT 1
 WEST DES MOINES, IOWA
COVER
 SHEET
 OF 6
 A-2042



DETAIL 'A'



SEE SHEET # 3



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4884 - mail@cecinc.com



DATE:	JAN. 05, 2023
DEC. 08, 2022 - DEC. 20, 2022	
DATE OF SURVEY:	OCT. 09, 2022
DESIGNED BY:	SEP. 12, 2022
DRAWN BY:	FEBRUARY 12, 2023
	JAG
	L.H.

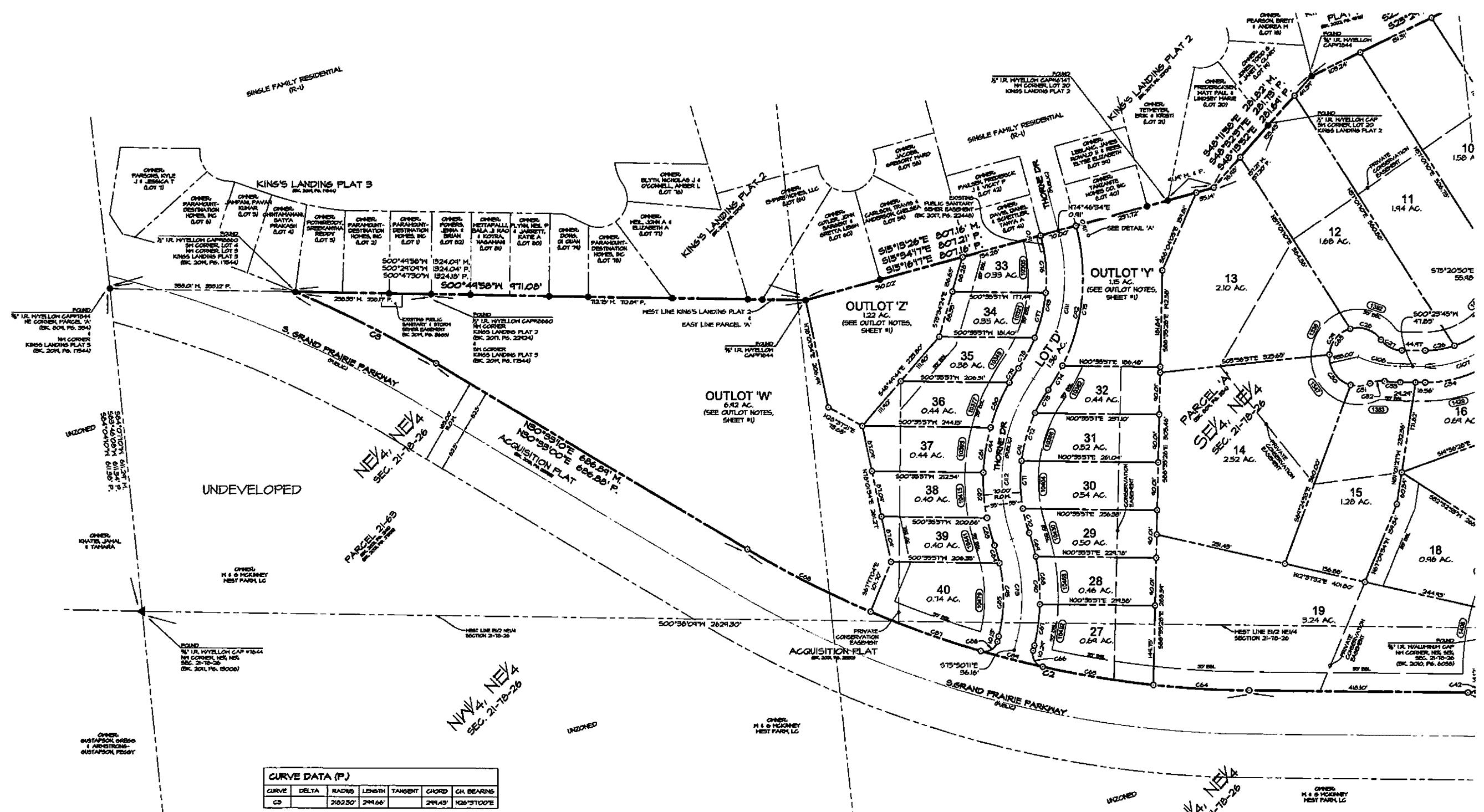
STONEHOOD FLAT 1
NEST DES MOINES, IOWA
DIMENSION PLAN (SOUTH)

SHEET
OF 6
A-2042



DATE:	JAN. 05, 2022
DATE:	DEC. 20, 2022
DATE:	OCT. 09, 2022
DATE:	SEP. 12, 2022
DATE OF SURVEY:	FEBRUARY 12, 2021
DESIGNED BY:	JAS
DRAWN BY:	L.H.

STONEWOOD FLAT 1
NEST DES MOINES, IOWA
DIMENSION PLAN (NORTH)



CURVE DATA (P)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C2	218.25°	294.66'		294.63'	106°57'00"E	

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	1°09'28"	5650.00'	104.78'	32.34'	104.78'	N62°41'00"E
C2	30°00'33"	191.30'	1004.31'	93.96'	942.87'	N5°52'54"E
C3	7°51'35"	2182.50'	249.61'	150.04'	249.37'	N26°31'13"E
C4	106°19'25"	25.00'	46.35'	33.31'	34.44'	S72°34'44"E
C5	40°40'58"	510.00'	262.71'	187.17'	257.25'	N00°47'25"E
C6	4°52'21"	440.00'	32.64'	16.35'	32.64'	N9°01'24"E
C7	18°36'27"	440.00'	142.84'	72.00'	142.27'	N07°55'28"E
C8	26°27'48"	440.00'	203.22'	105.46'	201.42'	N14°56'34"E
C9	88°58'17"	25.00'	36.77'	24.51'	35.00'	S46°18'59"E
C10	8°18'44"	270.00'	54.18'	14.62'	54.14'	S64°30'08"E
C11	20°46'21"	390.00'	119.64'	60.48'	115.49'	S56°56'22"E
C12	76°28'02"	25.00'	35.57'	11.70'	30.94'	S66°27'13"E
C13	20°02'04"	230.00'	60.42'	40.65'	60.01'	N65°14'48"E
C14	21°35'20"	170.00'	63.96'	32.56'	63.56'	N64°34'10"E
C15	21°58'20"	170.00'	64.85'	32.61'	64.50'	N42°50'50"E
C16	54°34'50"	50.00'	47.70'	25.84'	45.41'	N04°34'13"E
C17	43°20'21"	35.00'	49.60'	26.30'	60.07'	N25°54'33"E
C18	64°15'36"	35.00'	66.48'	37.48'	62.31'	S14°47'23"E
C19	65°28'44"	35.00'	62.66'	35.36'	54.44'	S07°25'15"E
C20	30°32'50"	35.00'	24.38'	15.02'	28.98'	S40°38'39"E

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C21	5°22'20"	440.00'	118.02'	34.38'	117.70'	N81°56'54"E
C22	23°11'12"	250.00'	43.08'	47.18'	42.44'	S54°34'58"E
C23	24°05'35"	250.00'	116.74'	54.66'	113.54'	S60°40'02"E
C24	2°52'50"	170.00'	61.55'	4.21'	61.55'	S78°54'25"E
C25	53°45'16"	170.00'	154.44'	86.16'	155.71'	S45°35'22"E
C26	18°06'24"	170.00'	36.64'	20.81'	36.45'	S04°09'50"E
C27	38°14'22"	50.00'	46.50'	25.11'	44.87'	S27°05'26"E
C28	64°14'52"	50.00'	66.47'	37.88'	62.50'	S41°05'41"E
C29	10°22'38"	50.00'	67.56'	35.78'	65.91'	S80°43'04"E
C30	14°00'28"	50.00'	75.84'	43.34'	64.87'	N54°35'30"E
C31	40°01'34"	50.00'	36.42'	20.05'	37.65'	N04°58'13"E
C32	52°48'02"	50.00'	28.62'	14.72'	28.25'	N06°32'00"E
C33	7°28'11"	250.00'	24.91'	15.02'	24.91'	N04°07'39"E
C34	50°41'26"	250.00'	125.60'	63.53'	122.12'	N4°54'58"E
C35	78°25'44"	25.00'	34.22'	20.40'	31.61'	N08°49'11"E
C36	20°21'08"	270.00'	45.91'	26.46'	45.40'	N55°48'54"E
C37	10°04'21"	350.00'	58.02'	24.04'	57.85'	N59°57'14"E
C38	78°18'26"	25.00'	34.54'	20.71'	31.90'	S01°28'41"E
C39	15°07'00"	440.00'	118.02'	34.38'	117.70'	N81°56'54"E
C40	17°02'16"	440.00'	130.64'	39.91'	130.36'	N57°26'36"E

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C41	5°22'20"	440.00'	118.02'	34.38'	117.70'	N81°56'54"E
C42	84°52'41"	25.00'	34.22'	24.91'	35.52'	S44°28'49"E
C43	40°07'14"	25.00'	34.32'	25.05'	35.39'	S49°36'17"E
C44	24°14'43"	500.00'	140.80'	64.62'	139.60'	N71°12'42"E
C45	45°21'05"	500.00'	300.78'	156.77'	242.94'	N42°24'44"E
C46	21°44'44"	350.00'	143.90'	72.82'	143.04'	N08°59'22"E
C47	18°29'24"	350.00'	122.64'	61.86'	122.11'	N11°07'11"E
C48	0°42'06"	350.00'	4.85'	2.35'	4.85'	N00°40'05"E
C49	11°14'45"	400.00'	24.40'	42.35'	64.26'	N5°31'46"E
C50	16°02'41"	450.00'	120.43'	60.61'	120.05'	N01°38'01"E
C51	15°32'25"	450.00'	116.70'	56.71'	116.54'	N57°54'51"E
C52	84°01'35"	25.00'	36.66'	22.52'	36.46'	N00°14'27"E
C53	42°50'28"	450.00'	221.02'	108.64'	214.08'	N00°18'06"E
C54	104°47'05"	500.00'	726.12'	340.58'	621.74'	N54°28'31"E
C55	10°21'11"	440.00'	645.48'	694.10'	722.88'	N54°05'28"E
C56	19°37'59"	440.00'	104.64'	52.54'	104.44'	N54°34'31"E
C57	24°50'05"	250.00'	100.05'	50.82'	91.24'	N42°31'14"E
C58	75°44'35"	250.00'	204.05'	110.87'	202.54'	N57°28'52"E
C59	45°28'40"	170.00'	126.40'	67.18'	125.24'	N59°37'50"E
C60	258°19'44"	35.00'	248.27'	67.18'	65.10'	S78°28'46"E

CURVE DATA

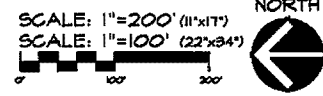
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C61	32°16'45"	250.00'	209.66'	112.87'	202.86'	S44°12'26"E
C62	75°44'35"	170.00'	224.75'	152.21'	206.12'	S01°28'52"E
C63	250°34'08"	50.00'	248.24'	67.18'	255.04'	S79°56'21"E
C64	5°50'15"	1471.30'	184.21'	42.16'	184.14'	S09°11'43"E
C65	6°22'35"	1471.30'	219.36'	106.80'	212.27'	S09°14'04"E
C66	41°44'23"	25.00'	40.05'	25.77'	35.91'	S68°17'37"E
C67	17°02'22"	350.00'	78.18'	34.24'	78.04'	N81°59'22"E
C68	14°07'01"	350.00'	40.87'	45.57'	40.44'	S54°30'36"E
C69	7°10'16"	350.00'	46.06'	23.06'	46.05'	S14°17'05"E
C70	4°06'42"	240.00'	47.56'	23.85'	47.15'	S75°16'31"E
C71	17°22'39"	240.00'	40.40'	45.55'	40.06'	S66°32'20"E
C72	18°02'42"	240.00'	45.25'	47.52'	43.47'	N19°44'52"E
C73	4°47'36"	240.00'	50.84'	25.35'	50.86'	N54°44'42"E
C74	8°15'58"	350.00'	58.06'	26.37'	58.01'	N54°09'42"E
C75	42°01'35"	350.00'	264.48'	143.50'	265.55'	N54°12'28"E
C76	20°45'22"	240.00'	107.65'	54.56'	107.56'	S55°01'15"E
C77	16°34'50"	240.00'	87.68'	44.16'	87.37'	N16°02'14"E
C78	12°40'41"	240.00'	65.44'	38.11'	65.81'	N61°16'13"E
C79	4°51'08"	550.00'	51.81'	5.91'	51.60'	N57°24'27"E
C80	14°20'43"	350.00'	42.14'	46.31'	41.50'	N67°05'23"E

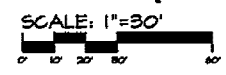
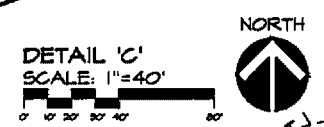
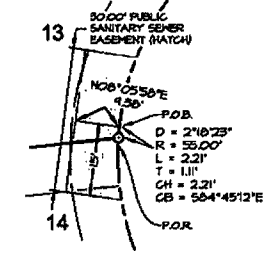
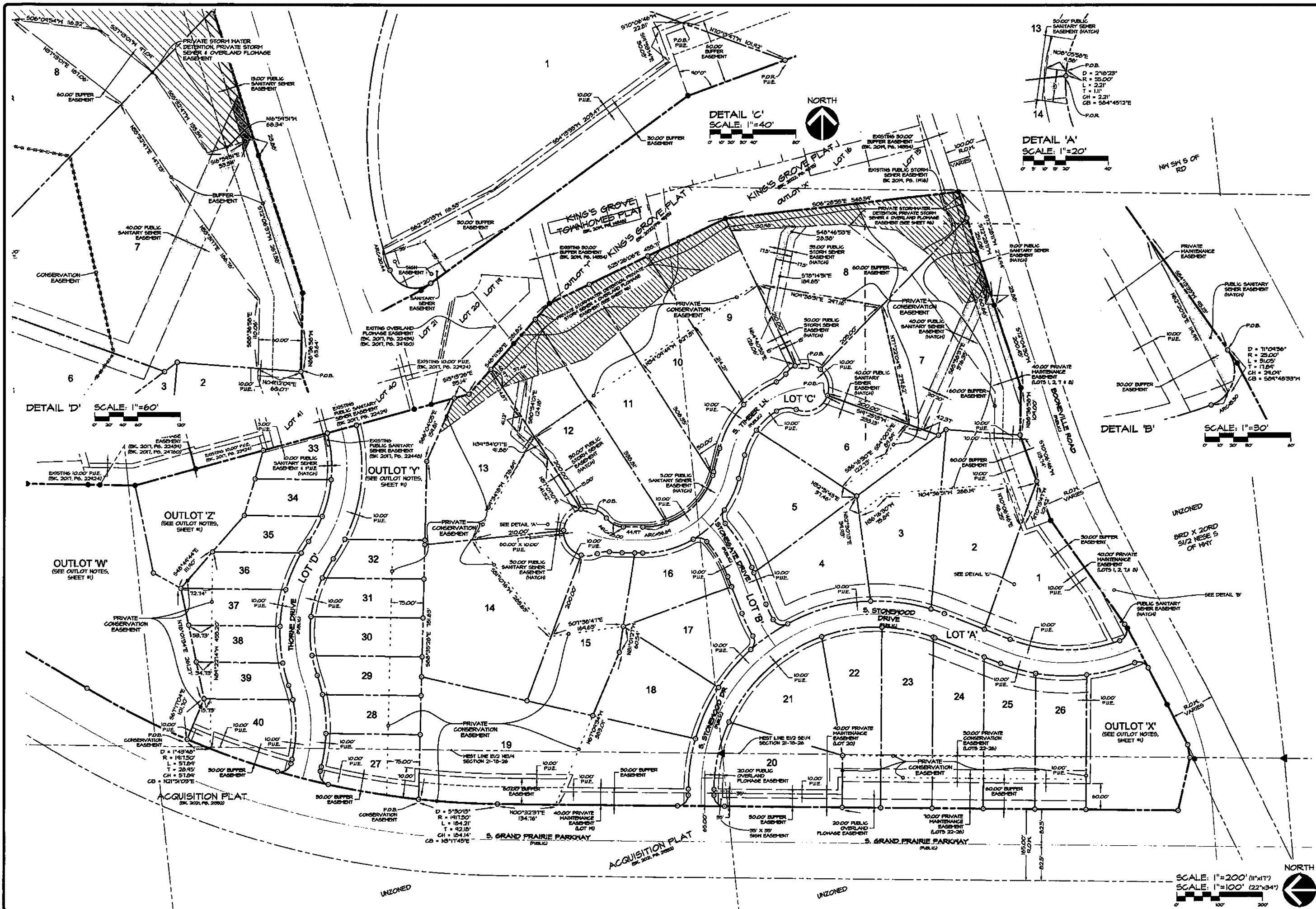
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C81	19°24'59"	550.00'	65.13'	45.26'	65.44'	N50°56'04"E
C82	19°18'45"	550.00'	65.50'	42.48'	65.51'	S55°42'14"E
C83	8°20'42"	550.00'	38.60'	26.85'	38.35'	S14°32'31"E
C84	6°43'46"	240.00'	34.92'	17.48'	34.40'	S14°08'34"E
C85	26°44'51"	240.00'	154.12'	70.85'	157.86'	N54°12'57"E
C86	41°59'55"	25.00'	40.10'	25.54'	35.93'	S21°58'22"E
C87	6°54'30"	1471.30'	222.85'	11.54'	222.71'	S4°25'12"E
C88	7°50'14"	1471.30'	262.25'	13.55'	262.00'	S26°58'09"E
C89	5°58'10"	1471.30'	121.61'	60.82'	121.54'	S14°14'28"E
C90	38°27'34"	350.00'	24.41'	10.82'	21.87'	S67°25'31"E
C91	54°31'50"	240.00'	282.76'	155.04'	272.27'	N52°06'31"E
C92	50°17'53"	350.00'	329.02'	172.75'	312.75'	N50°04'34"E
C93	50°17'53"	240.00'	261.58'	131.24'	259.26'	N50°04'34"E
C94	54°21'50"	550.00'	544.18'	166.49'	536.29'	N52°06'51"E
C95	33°27'34"	240.00'	174.05'	84.58'	171.57'	S57°25'31"E

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C101	45°56'40"	400.00'	516.45'	146.91'	510.00'	N01°34'12"E
C102	110°29'11"	410.00'	790.62'	340.86'	678.10'	N54°05'28"E
C103	54°12'35"	410.00'	367.42'	204.05'	373.61'	S62°19'46"E
C104	56°16'36"	410.00'	402.71'	214.27'	366.71'	S06°54'10"E
C105	34°27'20"	200.00'	171.73'	71.72'	155.02'	S41°13'35"E
C106	28°54'40"	200.00'	68.76'	42.50'	65.51'	S12°25'35"E
C107	75°44'35"	200.00'	264.94'	155.54'	245.58'	S57°25'52"E
C108	66°40'11"	200.00'	240.71'	136.33'	226.00'	S40°36'44"E
C109	50°17'53"	350.00'	242.50'	136.32'	235.00'	S50°04'34"E
C110	56°17'53"	200.00'	126.67'	65.54'	124.56'	S57°13'12"E
C111	34°21'50"	350.00'	338.87'	170.01'	304.25'	S62°06'54"E
C112	53°27'34"	350.00'	144.47'	100.10'	141.72'	N57°25'34"E





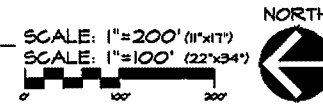
Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 - Des Moines, Iowa 50322
 515.276.4884 mail@cecinc.com

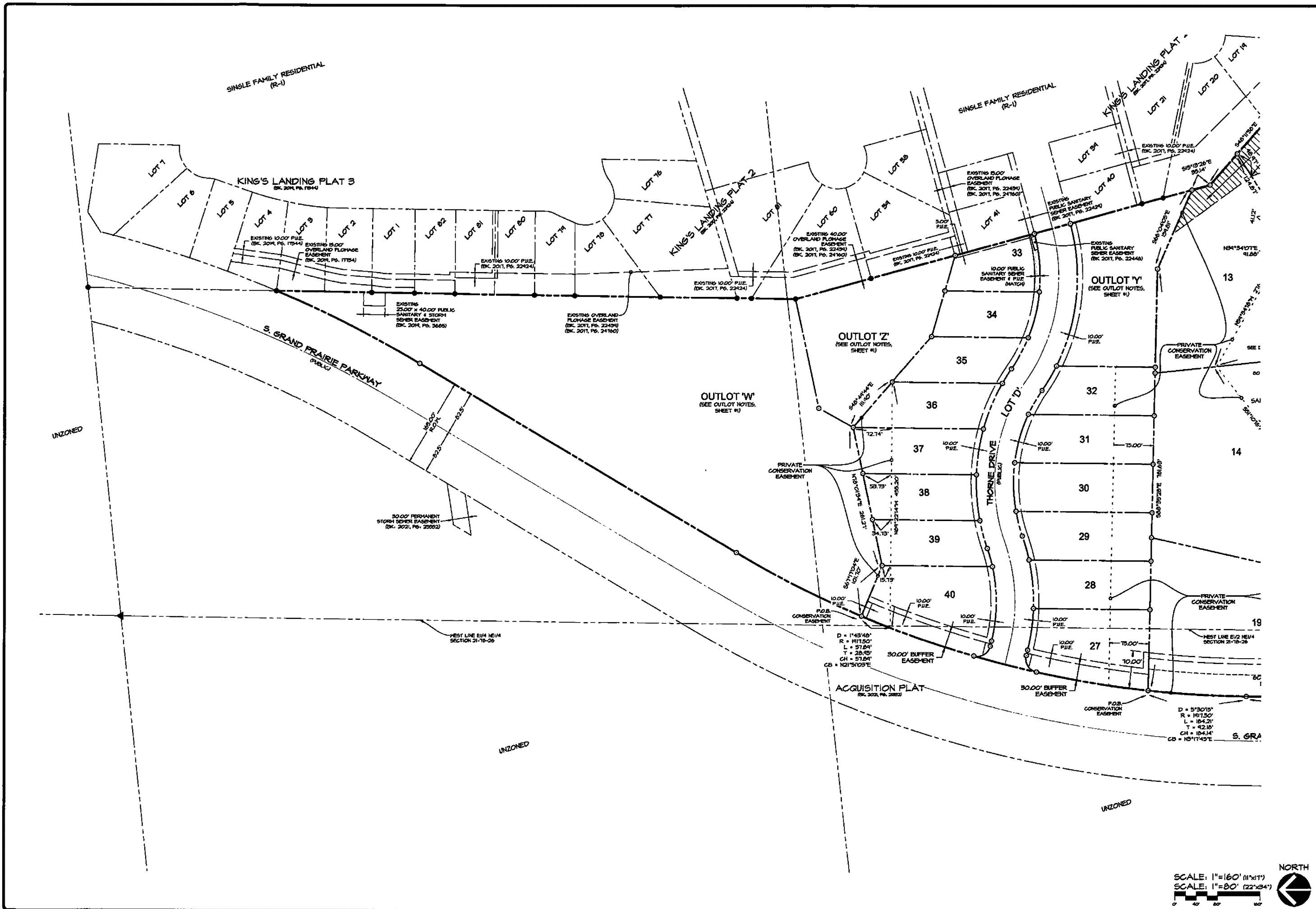


DATE:	JAN. 05, 2023
DEC. 06, 2022	DEC. 30, 2022
OCT. 09, 2022	
SEP. 12, 2022	
FEBRUARY 12, 2021	
DESIGNED BY:	JAS
DRAWN BY:	LJM

STONEHOOD FLAT 1
 WEST DES MOINES, IOWA
 EASEMENT PLAN (SOUTH)

SHEET 4 OF 6
 A-2042





DATE:	JAN. 05, 2023
DESIGNED BY:	JAG
DRAWN BY:	LH
DATE OF SURVEY:	FEBRUARY 12, 2022
DATE:	DEC. 08, 2023 - DEC. 20, 2022
DESIGNED BY:	SEP. 12, 2022
DRAWN BY:	OCT. 03, 2022

