

# PEMBERLEY HILLS PLAT 2 FINAL PLAT

City of West Des Moines  
FINAL PLAT APPROVAL  
Pemberley Hills Plat 2  
City Council: July 25, 2016  
Case #: EP00043-2016

APPROVED  
APPROVED

REVISIONS  
DATE  
05/18/16  
04/01/16  
FIRST SUBMITTAL  
SECOND SUBMITTAL  
THIRD SUBMITTAL

1/1  
1402.085

DATE OF SURVEY  
MAY 22, 2015

VICINITY MAP  
SITE

ENGINEER/SURVEYOR  
MICHAEL D. LEE, P.L.S.  
3405 E. CROSSROADS DR., SUITE G  
GRIMES, IOWA 50111

OWNER / APPLICANT  
BARNES ESTATES, LLC  
6800 WESTTOWN PARKWAY  
WEST DES MOINES, IOWA 50266

BENCHMARKS  
WDM BM# 7 STANDARD MONUMENT @ NW CORNER OF  
ASHWORTH & PRARIE, VIEW DRIVE, ELEVATION=210.73  
WDM BM# 128 STANDARD MONUMENT @ NW CORNER OF  
PRARIE, VIEW DRIVE & E- TRUE PARTY ELEVATION=136.26

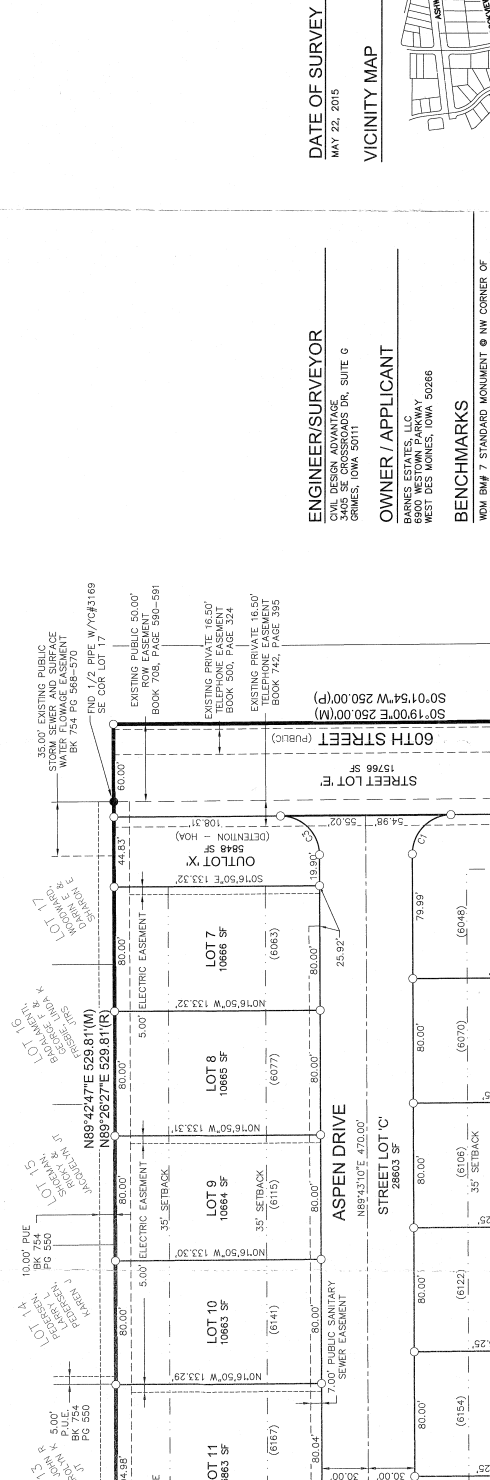
CURVE DATA  
CURVE DELTA RADIUS LENGTH BEARING CHORD  
C1 89°57'50" 25.00' 39.25' S48°17'55"E 35.34'  
C2 90°01'46" 25.00' 39.29' N45°15'37"W 35.36'  
C3 90°02'10" 25.00' 39.29' S44°42'05"W 35.37'

NOTE  
ANY ELEVATIONS SHOWN ON THE FINAL PLAT HERE  
PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED  
BY THE SURVEYOR.  
ELEVATIONS SHOWN ON THIS PLAT WILL BE  
COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT  
IS RECORDED.  
THE ERROR OF CLOSURE FOR THIS FINAL PLAT IS WITHIN  
ALLOWABLE LIMITS.  
COMPUTATIONS BASED ON AN ASSUMED MERIDIAN FOR  
COMPUTATION PURPOSES.  
HOMEOWNER SHALL BE RESPONSIBLE FOR INSTALLING 5"X5"  
ALUMINUM BENCHMARKS AT THE CORNERS OF THE LOTS AS  
SHOWN ON THE CONSTRUCTION PLANS FOR PEPPERLEY'S  
HILLS PLAT 1 PER PROWAC REQUIREMENTS.  
HILLS PLAT 1 SHALL NOT HAVE DRIVEWAY ACCESS TO 60TH  
STREET.

LEGEND:  
FOUND SET  
SECTION CORNER AS NOTED (UNLESS OTHERWISE NOTED) 7/47  
PLATTED BEARING & DISTANCE P  
DECEDED BEARING & DISTANCE M  
DECEDED BEARING & DISTANCE B  
MINIMUM PROTECTION ELEVATION MPE  
PUBLIC UTILITY EASEMENT P.U.E.  
SECTION LINE  
EASEMENT LINE

LIBERTY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS  
PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND  
I AM A LICENSED PROFESSIONAL LAND SURVEYOR  
UNDER THE LAWS OF THE STATE OF IOWA.  
MICHAEL D. LEE, P.L.S. 7-27-16  
DATE  
MY LICENSE EXPIRES ON DATE IS DECEMBER 31, 2016  
THIS SHEET PAGES OR SHEETS COVERED BY THIS SEAL

SCALE 1"=40'  
0 40 80



LEGAL DESCRIPTION  
A PART OF LOT 2 AND LOT 3, BARNES FARM, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°19'00" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 250.00 FEET TO  
01°00'00" EAST 76.58 FEET TO THE NORTHEAST CORNER OF STREET 'C'; PEPPERLEY HILLS PLAT 1; SAID CORNER OF SAID STREET 'C' BEING THE SOUTHWEST CORNER OF  
THE NORTHERLY LINE OF SAID PEPPERLEY HILLS PLAT 1, A DISTANCE OF 515.06 FEET TO THE SOUTHEAST CORNER OF LOT 2B, PEPPERLEY HILLS PLAT 1; ALONG  
THE NORTHERLY LINE OF SAID LOT 2B, A DISTANCE OF 133.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 2B AND THE  
THENCE NORTH 00°16'50" WEST ALONG THE EAST LINE OF SAID LOT 2B, A DISTANCE OF 133.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 2B AND THE  
SOUTH LINE OF STREET LOT 'C', PEPPERLEY HILLS PLAT 1; THENCE NORTH 89°43'10" EAST ALONG SAID SOUTH LINE, 34.84 FEET TO THE SOUTHEAST CORNER OF  
LOT 1 OF STREET LOT 'C', PEPPERLEY HILLS PLAT 1; THENCE SOUTH 00°19'00" WEST ALONG SAID SOUTH LINE, 523.81 FEET TO THE POINT OF BEGINNING OF PEPPERLEY  
OF 193.28 FEET TO THE NORTHEAST CORNER OF SAID STREET LOT 'C', PEPPERLEY HILLS PLAT 1 AND THE SOUTH LINE OF WRENWOOD PLAT 1, AN OFFICIAL PLAT,  
THENCE NORTH 89°42'47" EAST ALONG SAID SOUTH LINE, 523.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.99 ACRES (173,898 SQUARE FEET) THE  
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

EXISTING, COMPREHENSIVE  
PLAN DESIGNATION  
SINGLE FAMILY RESIDENTIAL

ZONING  
RS-10

BULK REGULATIONS  
MINIMUM LOT WIDTH: 80'  
FRONT YARD: 35'  
REAR YARD: 35'  
SIDE YARD: 20' (MINIMUM 8' ONE SIDE)

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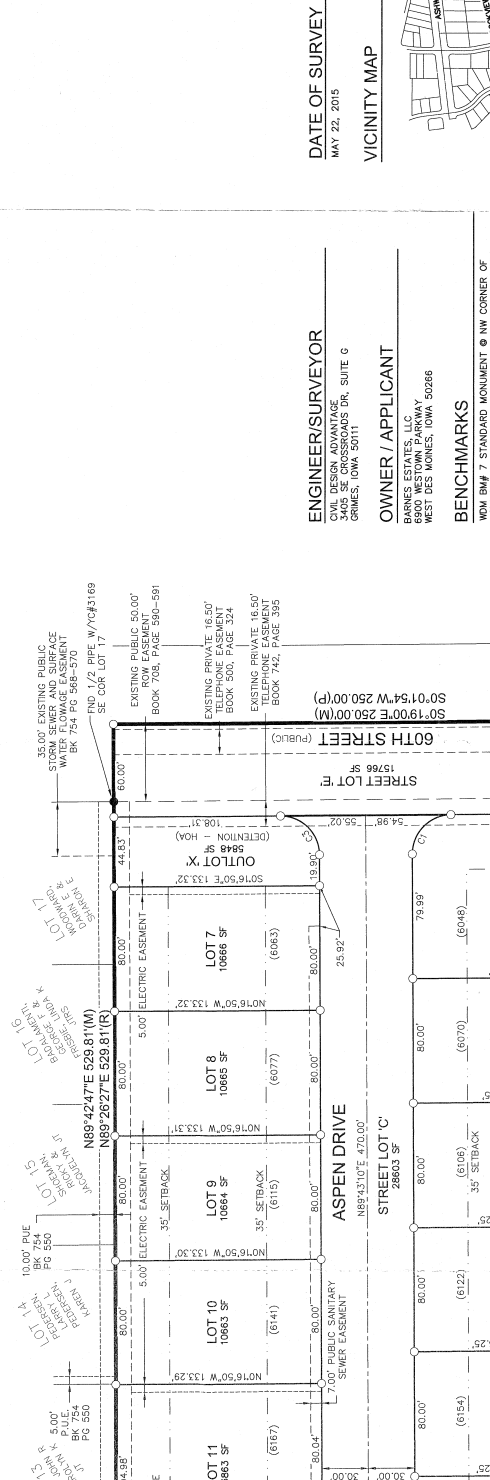
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