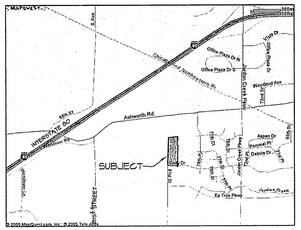
FINAL PLAT

BARTLETT FARM PLAT 7

WEST DES MOINES, IOWA

OWNER/DEVELOPER

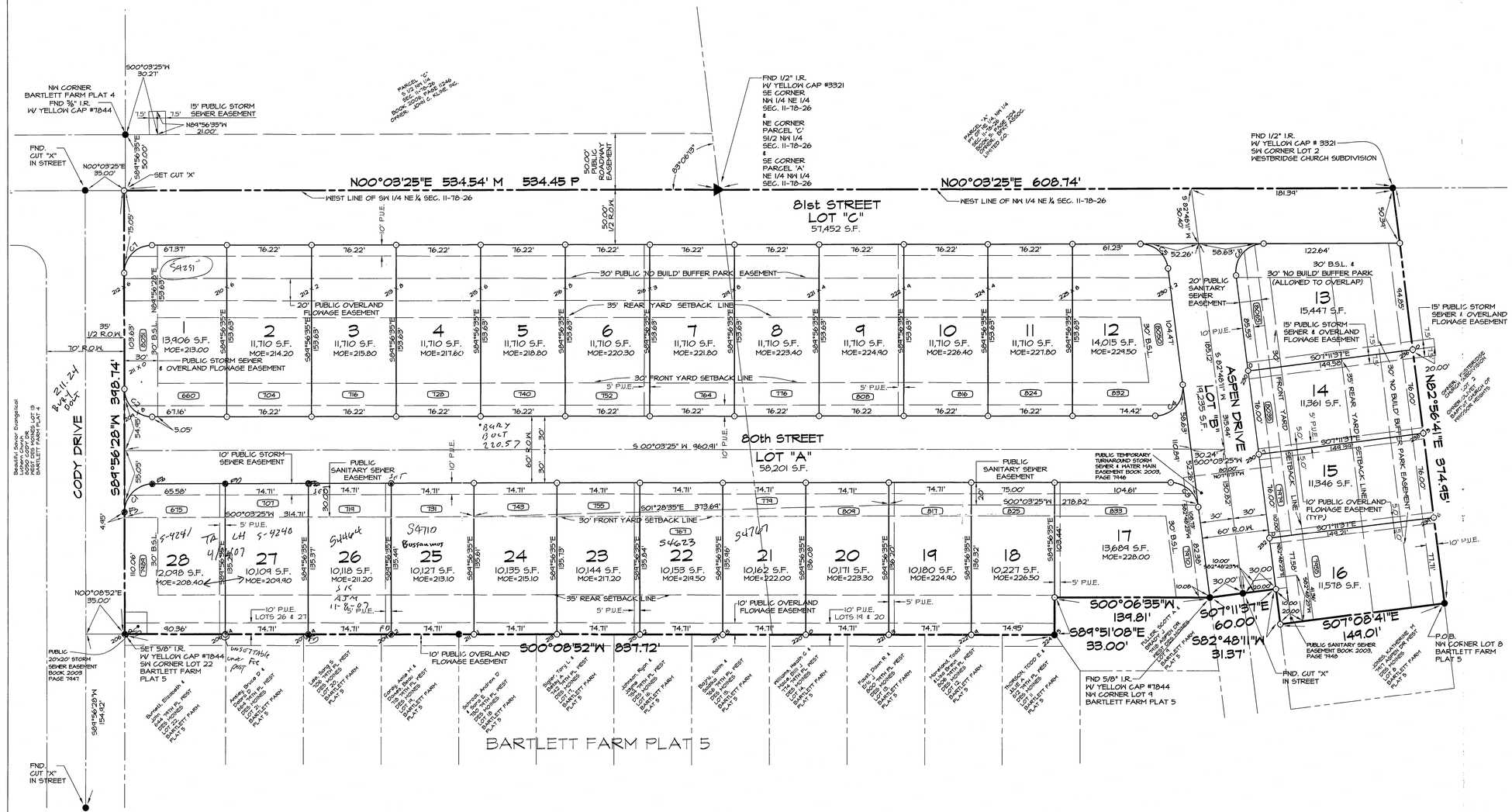
JOHN C. KLINE INC.
2111 GRAND AVENUE
WEST DES MOINES, IOWA 50265



VICINITY MAP

NORTH

NO SCALE



LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NE 1/4 OF SECTION 11, 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 NW CORNER OF LOT 8, BARTLETT FARM PLAT 5, AN OFFICIAL PLAT RECORDED IN BOOK 2003, PAGE 6030 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S01°08'41"E, 149.01 FEET ALONG THE WEST LINE OF SAID LOT 8 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ASPEN DRIVE AS IT IS PRESENTLY ESTABLISHED; THENCE S82°48'11"W, 31.37 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF SAID BARTLETT FARM PLAT 5; THENCE S07°11'37"E, 60.00 FEET ALONG SAID WEST LINE TO THE NW CORNER OF LOT 9 OF SAID BARTLETT FARM PLAT 5, SAID NW CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ASPEN DRIVE; THENCE S00°06'35"W, 139.81 FEET ALONG THE WEST LINE OF SAID LOT 9 TO THE SW CORNER OF SAID LOT 9; THENCE S89°51'08"E, 33.00 FEET ALONG THE SOUTH LINE OF SAID LOT 9 TO A POINT ON THE WEST LINE OF SAID BARTLETT FARM PLAT 5; THENCE S00°08'52"W, 837.72 FEET ALONG SAID WEST LINE TO THE SW CORNER OF LOT 22 OF SAID BARTLETT FARM PLAT 5, SAID SW CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF CODY DRIVE AS IT IS PRESENTLY ESTABLISHED; THENCE S89°56'28"W, 398.74 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SE CORNER OF PARCEL 'G' OF THE S1/2 NW1/4 OF SAID SECTION 11 RECORDED IN BOOK 2006, PAGE 11246 AT THE DALLAS COUNTY RECORDER'S OFFICE, SAID SE CORNER ALSO BEING ON THE WEST LINE OF SW1/4 NE 1/4 OF SAID SECTION 11; THENCE N00°03'25"E, 534.54 FEET ALONG SAID WEST LINE TO THE SE CORNER OF THE NW1/4 NE1/4 OF SAID SECTION 11, SAID SE CORNER ALSO BEING THE NE CORNER OF SAID PARCEL 'G' AND THE SE CORNER OF PARCEL 'A' OF NE1/4 NW1/4 OF SAID SECTION 11 RECORDED IN BOOK 5, PAGE 204 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE CONTINUING N00°03'25"E, 608.74 FEET ALONG THE WEST LINE OF SAID NW1/4 NE1/4 TO THE SW CORNER OF LOT 2, WESTBRIDGE CHURCH SUBDIVISION, AN OFFICIAL PLAT RECORDED IN BOOK 804, PAGE 1001 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N82°56'41"E, 374.95 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING AND CONTAINING 10.440 ACRES MORE OR LESS.

CERTIFICATION

LICENSED LAND SURVEYOR JERRY P. OLIVER 7844 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA REG. NO. 7844 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008
PAGES OR SHEETS COVERED BY THIS SEAL:

BENCHMARKS

W.D.M. BENCHMARK #115
7500 BLOCK OF JORDAN CREEK PARKWAY, WEST HEADWALL OF PEDESTRIAN UNDERPASS, STANDARD ALUMINUM WDM BENCHMARK CAP SET IN TOP OF CONCRETE HEADWALL. (CONCRETE HAS BEEN CHIPPED OUT AROUND MONUMENT)
WEST DES MOINES, DATUM ---------- 185.56 FEET
USGS DATUM ---------- 454.51 FEET

W.D.M. BENCHMARK #114
SOUTHEAST CORNER OF E.P. TRUE PARKWAY AND 81ST STREET AT THE NORTHEAST CORNER OF THE SIDEWALK JUNCTION, 5 FEET EAST OF NORTH-SOUTH SIDEWALK, 3 FEET NORTH OF EAST-WEST SIDEWALK, 34 FEET SOUTH OF BACK OF CURB, STANDARD BENCHMARK.
WEST DES MOINES, DATUM ---------- 210.09 FEET
USGS DATUM ---------- 484.03 FEET

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER--⅝" I.R. w/ YELLOW CAP # 7844 (EXCEPT AS OTHERWISE NOTED)
O	SET CORNER -- ⅝" I.R. w/ YELLOW CAP #7844
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
P.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
1234	ADDRESS
B.S.L.	BUILDING SETBACK LINE
P.O.B.	POINT OF BEGINNING
M.O.E.	MINIMUM OPENING ELEVATION

NOTES

1. THE COMPREHENSIVE PLAN USE DESIGNATION FOR THIS PARCEL IS SINGLE FAMILY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL.
2. THIS PLAT IS WITHIN THE R-1 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.
3. THIS PLAT IS NOT WITHIN A FLOOD HAZARD ZONE ACCORDING TO FEMA FIRM MAP #19025100710, DATED FEBRUARY 16, 2006.
4. LOTS 'A1', 'B1' & 'C1' TO BE DEDICATED TO THE CITY OF WEST DES MOINES FOR PUBLIC RIGHT-OF-WAY.

SURVEYOR'S NOTES

THIS PLAT CLOSES WITHIN TOLERANCES PRESCRIBED BY LAW.

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARINGS
C1	90°06'51"	25.00'	39.32'	25.05'	35.39'	S45°00'04"E
C2	84°53'03"	25.00'	34.22'	24.45'	35.32'	N44°54'56"E
C3	82°44'46"	25.00'	36.10'	22.02'	33.05'	S41°25'48"W
C4	97°15'14"	25.00'	42.44'	28.38'	37.52'	N48°34'12"W
C5	82°44'46"	25.00'	36.10'	22.02'	33.05'	S41°25'48"W
C6	97°15'14"	25.00'	42.44'	28.38'	37.52'	S48°34'12"E
C7	90°06'51"	25.00'	39.32'	25.05'	35.39'	S45°00'04"E

R1 Zoning
BLDG Setbacks
Front 30
Rear 35
Side 7' min 15'-total
5' min to overhang/eaves

FINAL PLAT
BARTLETT FARM PLAT 7

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

SCALE: 1"=50'
0' 10' 20' 30' 40' 50' 100'
NORTH
DATE: JAN. 04, 2007
SHEET 1 OF 1
DWG BY: R.T.Z.

82036

Bartlettfarm 7