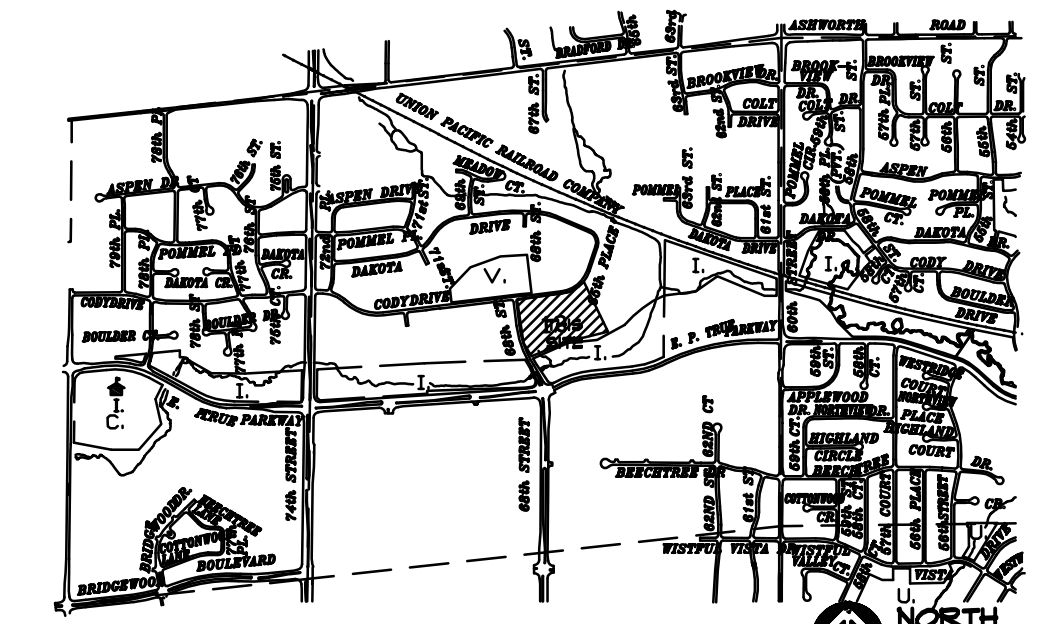


# FINAL PLAT CHAPEL POINTE PLAT 1

475 68TH STREET, WEST DES MOINES

## OWNER/DEVELOPER

CHAPEL POINTE, L.L.C.  
113 N.E. 4TH PLACE  
DES MOINES, IA 50313



VICINITY SKETCH

## LEGAL DESCRIPTION

OUTLOT 'Z', REED'S CROSSING PLAT 14, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, CONTAINING 5.78 ACRES MORE OR LESS.

## ZONING

PARCEL 'Q' REEDS CROSSING P.U.D.  
SINGLE FAMILY RESIDENTIAL (R-1)

## COMPREHENSIVE PLAN USE

SINGLE FAMILY RESIDENTIAL

## SETBACKS

FRONT YARD = 30 FEET  
REAR YARD = 35 FEET  
SIDE YARD = 7 FOOT MIN. ANY ONE SIDE,  
15 FEET TOTAL

## NOTES

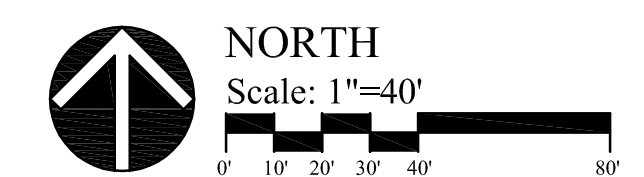
- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- ALL BEARINGS ARE BASED UPON THE SOUTH R.O.W. LINE OF CODY DRIVE THAT IS ASSUMED AS N83°01'24"E.

## CERTIFICATION

	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.
	JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012 PAGES OR SHEETS COVERED BY THIS SEAL.

## LEGEND

- PLAT BOUNDARY
- SECTION LINE
- EASEMENT
- CENTERLINE
- SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. W/YELLOW CAP #1844 (P.C.M.) (UNLESS OTHERWISE NOTED)
- SET CORNER W/ 5/8" I.R. W/BLUE CAP #18381 (P.C.M.)
- FOUND CUT 'X'
- I.R. IRON ROD
- I.P. IRON PIPE
- D. DEEDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- N.R. NOT RADIAL
- R.O.W. RIGHT-OF-WAY
- M.P.E. MINIMUM PROTECTION ELEVATION



**CEC**  
Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322  
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## CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	5°21'44"	380.00'	35.51'	17.80'	35.56'	N80°26'34"E
C2	13°45'35"	380.00'	41.25'	45.85'	41.04'	N10°52'53"E
C3	83°23'11"	28.00'	36.39'	22.27'	33.26'	N89°10'36"W
C4	4°38'25"	330.00'	26.73'	13.31'	26.72'	S15°48'33"E
C5	40°22'03"	50.00'	35.23'	18.36'	34.50'	N02°09'16"E
C6	24°43'48"	55.00'	23.74'	12.06'	23.58'	S04°52'26"W
C7	51°11'04"	39.00'	48.23'	29.40'	47.60'	S28°0'18"E
C8	44°04'06"	55.00'	42.36'	22.31'	41.34'	S75°51'04"E
C9	38°30'40"	55.00'	32.17'	16.56'	31.71'	N65°14'02"E
C10	64°17'43"	55.00'	61.72'	34.57'	58.53'	N6°24'51"E
C11	42°48'44"	55.00'	41.05'	21.53'	40.10'	N81°06'55"W
C12	40°22'03"	50.00'	35.23'	18.36'	34.50'	S58°18'47"E
C13	2°04'04"	210.00'	4.74'	4.87'	4.74'	S17°09'44"E
C14	88°41'22"	28.00'	42.84'	26.73'	36.51'	S30°30'51"W
C15	11°15'14"	300.00'	58.43'	29.56'	58.83'	S12°30'04"E

A = 14°01'22" M.  
R = 380.00' M. & P.  
T = 64.01' M.  
L = 126.24' M.  
CH = 126.24' M.  
CB = N78°38'46"E M.

FOUND  
3/4" I.R. W/ORANGE CAP #12265  
NE CORNER LOT 1  
JORDAN CREEK METHODIST  
4" N.W. CORNER LOT 67  
BROOKSIDE

