

DATE: 10/20/2023
 SURVEYOR: J. B. BROOKER
 DESIGN ADVANTAGE
 NW URBANDALE DRIVE
 WALSLEY, IA 50252
 515-243-1191

OVERLAP BEARING & DISTANCE
 PUBLIC UTILITY EASEMENT
 CURVE ARC LENGTH
 LOT ADDRESS
 CENTERLINE
 SECTION LINE
 EASEMENT LINE
 BUILDING SETBACK LINE
 PLAT BOUNDARY



LIC: IASTENSON
 D, SUITE 101

CLIENT: OAKSTONE HOMES, INC
 424 NW AUTUMN CREST DR
 ANKENY, IA 50023

PROPERTY: RESIDENTIAL SINGLE-FAMILY

ACRES: 12.80
 TOTAL: 6,000 SF

DESCRIPTION: B AND OUTLOT 'Z', CEDAR RIDGE PLAT 2, AN ALL OF LOTS 25 AND 26, CEDAR RIDGE, AN WITHIN THE CITY OF WEST DES MOINES, IA AND CONTAINING 12.80 ACRES (557,377 PROPERTY IS SUBJECT TO ANY AND ALL ORD.

NOTATION: EASEMENTS SHOWN ON THIS PLAT WILL WITHIN ONE YEAR FROM THE DATE RECORDED. SUBJECT TO MINIMUM PROTECTION OTHER ELEVATION RESTRICTIONS THIS PLAT, REFER TO THE APPROVED ENGINEERING DOCUMENTS FOR ANY RESTRICTIONS. ERROR OF CLOSURE FOR THE 10,000 AND THE ALLOWABLE ERROR FOR EACH LOT IS 1:5,000. ARE BASED ON AN ASSUMED MERIDIAN ON PURPOSES. UNBUILDABLE ACCESS TO ROCKWOOD LANE IS INCLUDING FENCES SHALL BE ANY PUBLIC EASEMENT WITHOUT SPECIFIC CITY APPROVAL.

LOT 18: 22627 SF (1251)
 LOT 17: 47166 SF

LOT 27: 47,000 SF (1251)
 LOT 26: 16,817 SF (9105)
 LOT 25: 13,118 SF (9139)
 LOT 24: 16,817 SF (9105)
 LOT 23: 17,698 SF (9105)
 LOT 22: 13,118 SF (9139)
 LOT 21: 14,814 SF (9155)
 LOT 20: 16,032 SF (9171)
 LOT 19: 18,202 SF (9197)
 LOT 18: 22,627 SF (1251)
 LOT 17: 47,166 SF (1251)
 LOT 16: 12,343 SF (9226)
 LOT 15: 12,883 SF (9244)
 LOT 14: 12,343 SF (9226)
 LOT 13: 11,379 SF (9200)
 LOT 12: 10,120 SF (9182)
 LOT 11: 10,122 SF (9168)
 LOT 10: 13,878 SF (9140)
 LOT 9: 14,750 SF (347)
 LOT 8: 13,690 SF (361)
 LOT 7: 14,828 SF (379)
 LOT 6: 19,182 SF (372)
 LOT 5: 15,655 SF (366)
 LOT 4: 10,125 SF (342)
 LOT 3: 10,125 SF (342)
 LOT 2: 12,421 SF (9124)
 LOT 1: 11,377 SF (9102)

WEST DES MOINES, IOWA

CEDAR RIDGE

PLAT 3

Lot #	Address	Sq. Ft.	GOR/GOL	Price	Status	Configuration
3	342 S Cedar Ridge Cove	10,125			SOLD	Standard
7	379 S Cedar Ridge Cove	14,828			SOLD	Walkout
9	347 S Cedar Ridge Cove	14,750		Call for Pricing	Spec-Hinsdale 1841SF	Walkout
23	9133 Cedar Ridge Drive	17,698			SOLD	Standard
27	9239 Cedar Ridge Drive	37,000			SOLD	Walkout