

INDEX LEGEND
 LOCATION: LOTS 37, 38 & OUTLOT 'Z' CEDAR RIDGE PLAT 2, LOTS 25 & 26, CEDAR RIDGE, WEST DES MOINES
 REQUESTOR: CHAYSE HOLDINGS, LLC
 PROPRIETOR: CHAYSE HOLDINGS, LLC
 9550 HICKMAN ROAD, SUITE 101
 CLIVE, IA 50325
 AND
 OAKSTONE HOMES, INC
 424 NW AUTUMN CREST DR
 ANKENY, IA 50023
 SURVEYOR: MICHAEL A. BROOKER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY: CIVIL DESIGN ADVANTAGE
 & RETURN TO: 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PLS 515-388-4400

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

OWNERS

CHAYSE HOLDINGS, LLC
 CONTACT: TOBY TORSTENSON
 9550 HICKMAN ROAD, SUITE 101
 CLIVE, IA 50325
 OAKSTONE HOMES, INC
 424 NW AUTUMN CREST DR
 ANKENY, IA 50023

DEVELOPER

CHAYSE HOLDINGS, LLC
 CONTACT: TOBY TORSTENSON
 9550 HICKMAN ROAD, SUITE 101
 CLIVE, IA 50325

ZONING

PUD - CEDAR RIDGE PUD W/ UNDERLYING
 RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-8)

BULK REGULATIONS

UNDERLYING ZONING: RESIDENTIAL SINGLE-FAMILY
 DISTRICT (RS-8)
 FRONT YARD SETBACK: 25'
 REAR YARD SETBACK: 35'
 SIDE YARD SETBACK: 7' MIN. / 14' TOTAL
 MINIMUM LOT SIZE: 8,000 SF

PLAT DESCRIPTION

ALL OF LOTS 37, 38 AND OUTLOT 'Z', CEDAR RIDGE PLAT 2, AN OFFICIAL PLAT, AND ALL OF LOTS 25 AND 26, CEDAR RIDGE, AN OFFICIAL PLAT, ALL WITHIN THE CITY OF WEST DES MOINES, DALLAS COUNTY IOWA AND CONTAINING 12.80 ACRES (557,377 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- 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 ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
- OUTLOT 'Z' IS UNBUILDABLE.
- NO DRIVEWAY ACCESS TO ROCKWOOD LANE IS ALLOWED.
- NO STRUCTURES, INCLUDING FENCES SHALL BE LOCATED WITHIN ANY PUBLIC EASEMENT WITHOUT FIRST OBTAINING SPECIFIC CITY APPROVAL.

LEGEND

| FOUND | SET | |
|--|--------|---|
| SECTION CORNER AS NOTED | ▲ | △ |
| 1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED) | ● | ○ |
| MEASURED BEARING & DISTANCE | M | |
| RECORDED BEARING & DISTANCE | R | |
| DEEDED BEARING & DISTANCE | D | |
| PUBLIC UTILITY EASEMENT | P.U.E. | |
| CURVE ARC LENGTH | AL | |
| LOT ADDRESS | (1234) | |
| CENTERLINE | --- | |
| SECTION LINE | --- | |
| EASEMENT LINE | --- | |
| BUILDING SETBACK LINE | --- | |
| PLAT BOUNDARY | --- | |

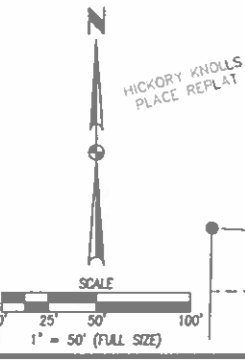
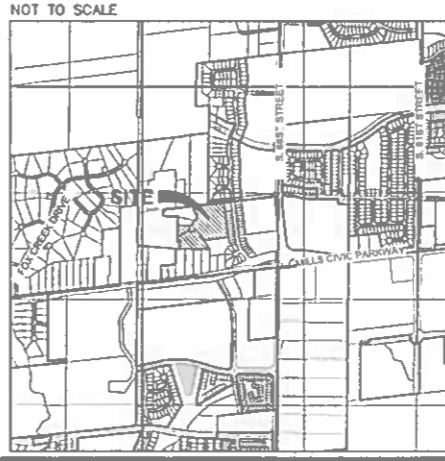
CEDAR RIDGE PLAT 3
FINAL PLAT



CURVE DATA

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|----------|-----------|---------|---------|-------------|---------|
| (M&R) C1 | 92°25'13" | 60.00' | 98.78' | N19°17'22"E | 86.63' |
| (M&R) C2 | 40°49'18" | 50.00' | 35.62' | N45°14'30"E | 34.87' |
| (M&R) C3 | 16°31'34" | 208.00' | 59.99' | N32°37'28"E | 59.79' |
| (M&R) C4 | 22°28'06" | 208.00' | 81.57' | N52°12'51"E | 81.04' |
| C5 | 16°38'12" | 650.00' | 188.36' | N74°49'11"E | 187.70' |
| C6 | 21°2'50" | 650.00' | 25.12' | N82°00'52"E | 25.12' |
| C7 | 14°23'22" | 650.00' | 163.24' | N73°42'46"E | 162.81' |
| C8 | 25°31'49" | 178.00' | 78.31' | N53°45'11"E | 78.66' |
| C9 | 16°29'32" | 178.00' | 51.24' | N32°38'01"E | 51.06' |
| C10 | 13°40'48" | 550.00' | 131.32' | N17°12'01"E | 131.01' |
| C11 | 90°00'00" | 25.00' | 39.27' | S51°52'42"E | 35.36' |
| C12 | 90°00'00" | 25.00' | 39.27' | N38°07'18"E | 35.36' |
| C13 | 40°01'42" | 55.00' | 38.42' | S13°08'09"W | 37.65' |
| C14 | 47°58'20" | 55.00' | 46.02' | S57°07'10"W | 44.69' |
| C15 | 53°29'15" | 55.00' | 51.34' | S72°10'03"E | 49.50' |
| C16 | 83°31'11" | 55.00' | 80.17' | S3°39'50"E | 73.26' |
| C17 | 13°26'15" | 55.00' | 12.90' | S44°48'53"W | 12.87' |
| C18 | 58°24'43" | 50.00' | 50.97' | S22°19'39"W | 48.80' |
| C19 | 97°44'16" | 25.00' | 42.65' | S55°44'50"E | 37.66' |
| C20 | 8°47'39" | 820.00' | 95.16' | N70°59'12"E | 95.07' |
| C21 | 0°04'18" | 820.00' | 0.77' | N68°33'14"E | 0.77' |
| C22 | 25°31'10" | 148.00' | 65.92' | N53°45'30"E | 65.38' |
| C23 | 8°37'32" | 148.00' | 22.28' | N36°33'21"E | 22.26' |
| C24 | 7°49'20" | 148.00' | 20.21' | N28°19'55"E | 20.19' |
| C25 | 7°53'45" | 520.00' | 71.66' | N20°05'32"E | 71.60' |
| C26 | 2°37'42" | 520.00' | 23.85' | N14°49'49"E | 23.85' |
| C27 | 42°55'09" | 50.00' | 37.45' | N75°37'37"W | 36.58' |
| C28 | 38°02'58" | 55.00' | 36.52' | N10°22'42"W | 35.86' |
| C29 | 28°25'03" | 55.00' | 27.28' | N22°51'19"E | 27.00' |
| C30 | 77°47'39" | 55.00' | 74.68' | N47°32'37"E | 89.07' |
| C31 | 55°54'23" | 55.00' | 53.67' | S65°36'22"E | 51.56' |
| C32 | 88°52'52" | 55.00' | 85.32' | S6°47'15"W | 77.02' |
| C33 | 29°04'18" | 50.00' | 25.37' | S36°41'32"W | 25.10' |
| C34 | 91°8'07" | 50.00' | 8.12' | S17°30'20"W | 8.11' |
| C35 | 11°11'08" | 580.00' | 113.23' | S18°28'51"W | 113.05' |
| C36 | 3°04'12" | 208.00' | 11.14' | S64°58'59"W | 11.14' |
| C37 | 3°23'40" | 680.00' | 40.28' | S68°12'55"W | 40.28' |
| C38 | 6°27'33" | 680.00' | 76.66' | S73°08'32"W | 76.62' |
| C39 | 6°26'47" | 680.00' | 76.51' | S79°35'42"W | 76.47' |
| C40 | 01°8'12" | 680.00' | 3.60' | S82°58'12"W | 3.60' |
| C41 | 90°00'00" | 25.00' | 39.27' | S38°07'18"W | 35.36' |
| C42 | 49°22'37" | 55.00' | 47.40' | S61°45'08"W | 45.95' |
| C43 | 42°23'06" | 65.00' | 48.08' | N65°14'53"E | 47.00' |
| C44 | 31°4'59" | 55.00' | 3.12' | N70°1'18"E | 3.12' |

VICINITY MAP
 NOT TO SCALE

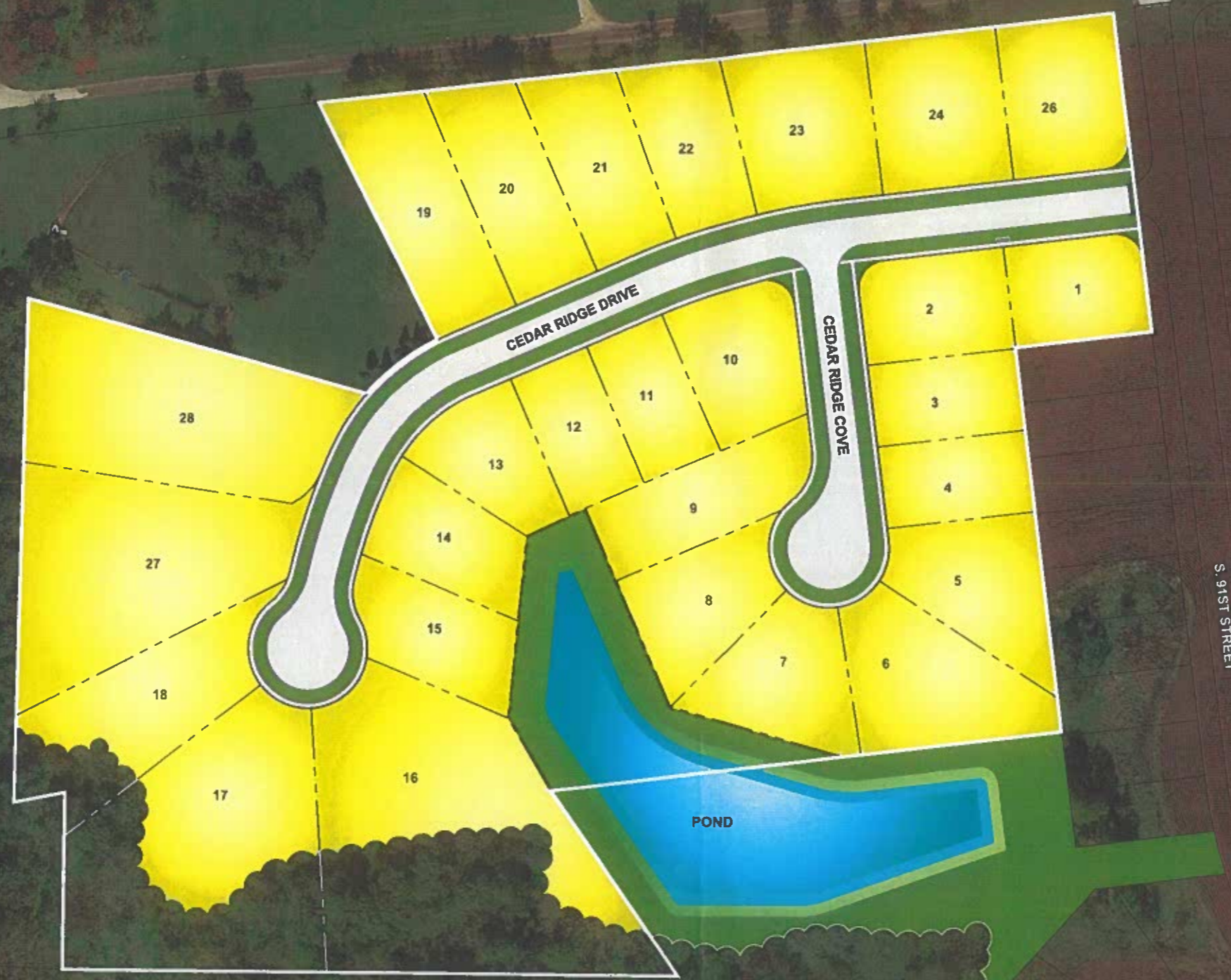


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 Michael A. Brooker
 MICHAEL A. BROOKER, P.L.S.
 5-11-2022
 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

DATE: 04/27/22
 3RD SUBMITTAL: 03/11/22
 4TH SUBMITTAL: 03/11/22
 5TH SUBMITTAL: 03/11/22
 REVISIONS: 2ND SUBMITTAL: 05/30/22
 3RD SUBMITTAL: 05/30/22
 4TH SUBMITTAL: 05/30/22
 5TH SUBMITTAL: 05/30/22
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: MICHAEL A. BROOKER, P.L.S.
CEDAR RIDGE PLAT 3
FINAL PLAT
 1905.215

Cedar Ridge

Plat 3



VICINITY MAP



west des moines, iowa

