

STANDARD LOT
DAYLIGHT LOT
WALKOUT LOT



COACHLIGHT DRIVE (ROCKWOOD LANE)

15

AUTUMN COURT

23

LIBERTY COURT

30

SOUTH 91ST STREET



SOLD

SOLD

SOLD

SOLD
SOLD
SOLD

SOLD
SOLD

SOLD

SOLD

SOLD
SOLD

SOLD
SOLD

SOLD
SOLD

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SOLD

PLAT 2
BRIDGEWOOD BOULEVARD

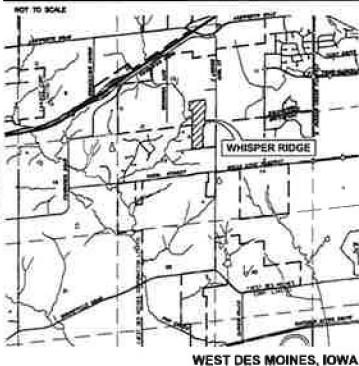
SOLD

SOLD

SOLD

SOLD

VICINITY MAP



OWNER/DEVELOPER:
HIDDEN CREEK, LLC.
520 SE SOUTH DICK DRIVE
WAUKESHA 53183
PHONE: (608) 491-0127
CONTACT: BILL LOWRY

ENGINEER/SURVEYOR:
CIVL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY:
JANUARY 6, 2013

ZONING:
SINGLE FAMILY: RS-7

PLAT DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, THENCE NORTH 04°45' WEST ALONG THE WEST LINE, SAID NORTHEAST QUARTER, 363.00 FEET TO THE SOUTHERN LINE OF WHISPER RIDGE PLAT 2.

AN OFFICIAL PLAT: THENCE SOUTH 83°29'43" EAST ALONG SAID SOUTHERLY LINE, 172.78 FEET; THENCE SOUTH 59°56'05" EAST ALONG SAID SOUTHERLY LINE, 240.00 FEET; THENCE SOUTH 04°45' WEST ALONG SAID SOUTHERLY LINE, 140.00 FEET; THENCE SOUTH ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 440.00 FEET, WHOSE ARC LENGTH IS 164.92 FEET AND WHOSE CHORD BEARS SOUTH 18°18'41" WEST, 100.00 FEET; THENCE NORTH 04°45' WEST ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 630.00 FEET, WHOSE ARC LENGTH IS 86.83 FEET AND WHOSE CHORD BEARS SOUTH 25°30'37" W, 89.42 FEET; THENCE NORTH 04°45' WEST ALONG SAID SOUTHERLY LINE, 200.88 FEET; THENCE NORTH 04°45' WEST ALONG SAID SOUTHERLY LINE, 442.56 FEET, 199.04 FEET; THENCE SOUTH 51°16'40" EAST, 159.82 FEET; THENCE SOUTH 37°07'28" WEST, 216.73 FEET; THENCE SOUTH 51°16'40" EAST, 237.18 FEET; THENCE SOUTH 83°29'43" WEST, 825.31 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER, 363.00 FEET; THENCE SOUTH 04°45' WEST, 100.00 FEET; THENCE SOUTH 04°45' WEST ALONG SAID WEST LINE, 126.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.76 ACRES (817,007 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

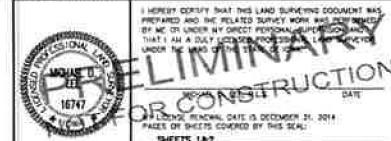
COMPREHENSIVE PLAN DESIGNATION
EXISTING: SINGLE FAMILY RESIDENTIAL

AREA SUMMARY
SE 1/4, SE 1/4, SEC 10-75-26 = 113,505 SQUARE FEET (2.80 ACRES)
NE 1/4, NE 1/4, SEC 10-75-26 = 703,502 SQUARE FEET (16.18 ACRES)
TOTAL AREA = 817,007 SQUARE FEET (18.76 ACRES)

WHISPER RIDGE PLAT 3
FINAL PLAT

NOTES:

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ALONG THEIR PROPERTY, PRIOR TO CONSTRUCTION OF ANY SIDEWALKS, REFER TO THE PROJECT AGREEMENTS OR GRAMMAR FOR THE LOCATION AND EXTENT.
- LOT 1 AND 35 ARE NOT ALLOWED ACCESS OFF OF BRIDGEWOOD BOULEVARD; HOWEVER IF HOUSE FRONTS TO BRIDGEWOOD, CONTACT CITY FOR ASSIGNMENT OF ADDRESS (HOUSES ARE ADDRESSED ACCORDING TO FRONT OF HOUSE, NOT DRIVEWAY LOCATION).
- IF HOUSE IS ON ROCKWOOD LANE, CONTACT CITY FOR ASSIGNMENT OF ADDRESS (HOUSES ARE ADDRESSED ACCORDING TO FRONT OF HOUSE, NOT DRIVEWAY LOCATION).
- ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
- ALL BOUNDARIES ARE PROPOSED AND PUBLIC UNLESS OTHERWISE NOTED.
- WATER PRESSURE IN THIS AREA WILL BE REDUCED IN THE FUTURE.
- THE TEMPORARY TURNAROUND EASEMENT ON LOT 35 SHALL REMAIN IN EFFECT UNTIL SUCH TIME THAT S 91ST STREET IS EXTENDED SOUTH OR ROCKWOOD LANE OR S 91ST STREET IS RECONSTRUCTED AS COACHLIGHT DRIVE AND DEDICATED AS A PUBLIC STREET.
- THE TEMPORARY TURNAROUND EASEMENT ON LOT 35 SHALL REMAIN IN EFFECT UNTIL SUCH TIME THAT S 91ST STREET IS EXTENDED SOUTH OR ROCKWOOD LANE.
- NO STRUCTURES, INCLUDING FENCES, SHEDS, PLAY STRUCTURES, GAZEBOS, ETC. MAY BE CONSTRUCTED WITHIN THE 30' BUFFER EASEMENT.
- NO STRUCTURES OR FENCES SHALL BE INSTALLED IN A MANNER THAT WOULD IMPIDE STORMWATER FLOW IN EASEMENT AREAS.

WHISPER RIDGE PLAT 3
FINAL PLAT

1
2
1308340

REVISIONS	DATE
	2/15/14
	2/15/14
	2/15/14



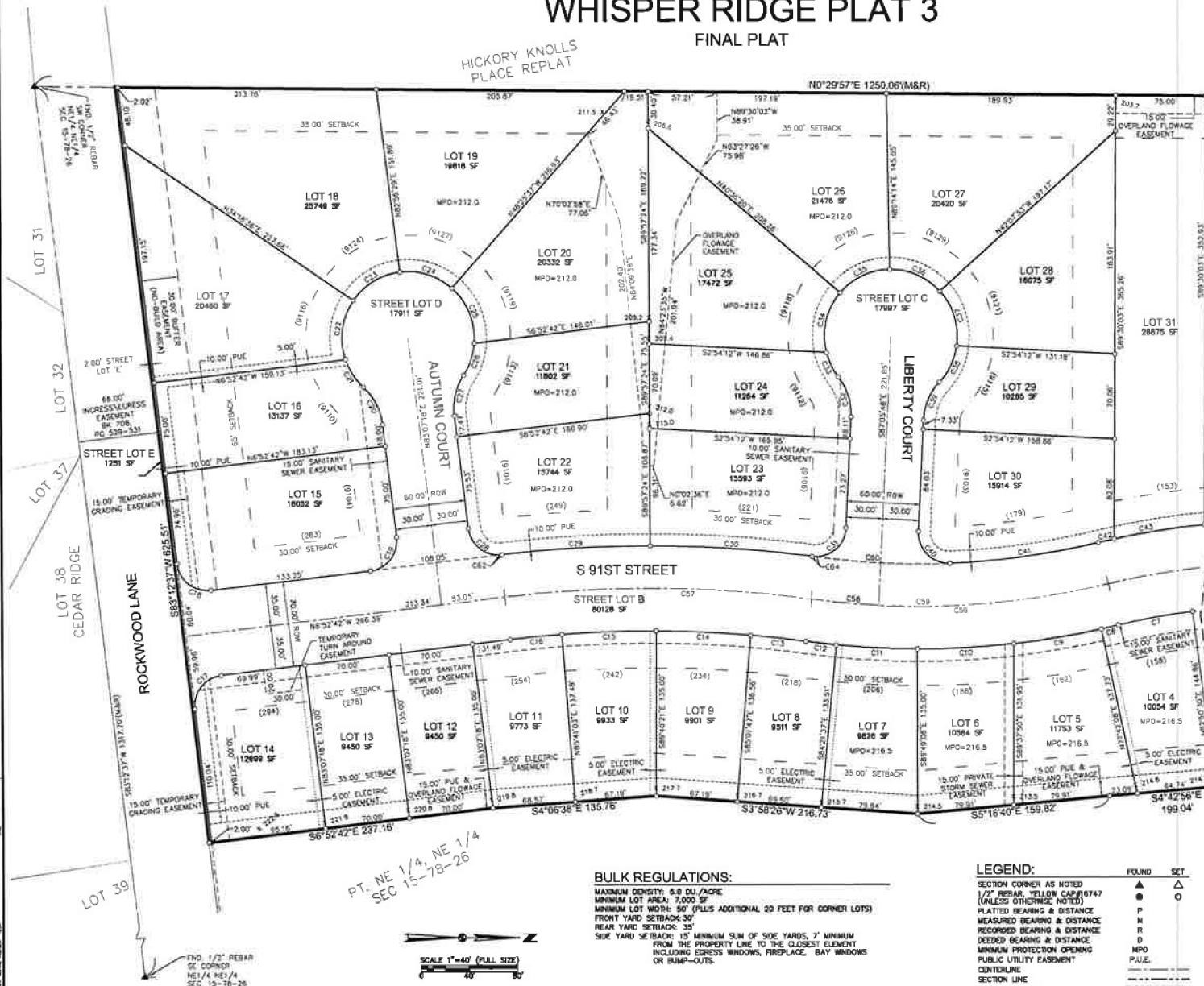
CIVIL DESIGN ADVANTAGE

WEST DES MOINES, IOWA

WHISPER RIDGE PLAT 3

FINAL PLAT

HICKORY KNOLLS
PLACE REPLAT



CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(MAP) C1	21°28'32"	440.00'	164.62'	N19°16'41"E	163.94'
(MAP) C2	8°04'42"	635.00'	88.57'	N22°56'37"E	88.46'
C3	97°56'01"	25.00'	42.75'	S67°27'44"W	37.73'
C4	9°04'31"	585.00'	89.48'	S12°55'08"W	89.48'
C5	8°16'38"	585.00'	81.62'	S15°15'24"W	81.55'
C6	8°16'38"	585.00'	81.62'	S30°12'21"E	81.55'
C7	8°20'12"	585.00'	62.48'	S10°19'36"E	62.45'
C8	11°19'50"	705.00'	14.73'	S12°53'47"E	14.73'
C9	5°57'53"	705.00'	73.39'	S9°18'38"E	73.38'
C10	6°30'01"	705.00'	80.15'	S30°34'34"E	80.11'
C11	5°27'32"	705.00'	67.17'	S24°27'47"E	67.14'
C12	2°03'18"	705.00'	33.29'	S64°40'03"E	33.29'
C13	24°37'28"	885.00'	45.89'	S61°19'56"E	45.88'
C14	4°38'34"	945.00'	78.20'	S25°38'58"E	78.18'
C15	4°38'38"	985.00'	78.21'	S15°36'36"E	78.18'
C16	23°37'45"	985.00'	43.18'	S55°35'90"E	43.18'
C17	8°04'40"	28.00'	36.27'	S31°00'03"E	36.33'
C18	9°05'20"	25.00'	36.31'	S38°05'57"E	35.38'
C19	9°07'00"	25.00'	36.27'	S51°57'42"E	35.38'
C20	4°22'03"	50.00'	35.23'	S65°58'11"E	34.92'
C21	28°48'08"	55.00'	27.84'	S57°03'45"E	27.37'
C22	8°24'44"	55.00'	50.62'	S82°03'27"E	48.86'
C23	48°37'53"	55.00'	48.68'	S11°22'27"E	43.24'
C24	48°37'53"	55.00'	48.68'	N17°53'07"E	43.24'
C25	52°37'03"	55.00'	36.43'	S61°50'24"E	46.85'
C26	28°22'39"	55.00'	28.20'	S71°12'07"E	27.80'
C27	4°22'03"	50.00'	35.23'	S74°41'41"E	34.50'
C28	86°35'40"	25.00'	36.22'	S38°05'28"E	35.32'
C29	64°55'56"	103.80'	123.13'	S72°35'37"E	123.05'
C30	72°25'36"	103.80'	134.26'	S74°53'44"E	134.16'
C31	64°34'20"	25.00'	41.26'	S39°46'38"E	36.74'
C32	4°22'03"	50.00'	35.23'	S72°25'10"E	34.92'
C33	23°19'46"	55.00'	22.38'	S64°41'20"E	22.24'
C34	54°44'28"	55.00'	52.59'	S78°45'53"E	50.37'
C35	48°37'53"	55.00'	46.88'	S23°04'43"E	43.29'
C36	48°37'53"	55.00'	46.88'	S23°33'01"E	43.29'
C37	50°33'34"	55.00'	48.57'	N73°15'04"E	47.01'
C38	34°49'47"	55.00'	33.41'	S64°49'53"E	32.80'
C39	4°22'03"	50.00'	33.23'	S66°54'49"E	34.30'
C40	63°10'23"	25.00'	41.33'	N45°01'E	36.81'
C41	111°33'31"	630.00'	124.41'	N73°23'54"E	124.21'
C42	111°19'11"	630.00'	135.44'	N125°03'02"E	135.34'
C43	63°14'44"	630.00'	76.05'	N65°31'11"E	76.01'
C44	63°14'13"	630.00'	73.19'	N70°32'32"E	73.15'
C45	63°10'02"	630.00'	73.15'	N42°50'37"E	73.15'
C46	61°13'37"	630.00'	68.70'	N103°32'35"E	68.67'
C47	57°36'10"	630.00'	63.78'	N103°37'00"E	63.76'
C48	63°38'30"	25.00'	38.42'	N21°48'31"E	33.29'
C49	4°23'30"	1920.00'	146.88'	N63°44'19"E	146.82'
C50	3°58'00"	2050.00'	142.58'	S67°02'17"E	142.55'
C51	12°53'32"	2050.00'	53.58'	S64°17'42"E	53.56'
C52	81°08'01"	25.00'	39.70'	N70°33'11"E	39.70'
C53	18°48'46"	440.00'	128.86'	N103°54'00"E	128.40'
C54	4°57'17"	2000.00'	172.85'	S66°01'24"E	172.88'
C55	3°01'07"	600.00'	364.28'	N40°52'22"E	362.53'
C56	21°11'23"	670.00'	247.79'	N28°40'00"E	246.38'
C57	14°34'24"	1000.00'	264.30'	N62°43'07"E	253.67'
C58	4°47'30"	670.00'	58.03'	N57°57'51"E	58.01'
C59	19°23'54"	870.00'	181.78'	N57°47'55"E	181.67'
C60	9°57'53"	625.00'	110.44'	N66°59'26"E	110.30'
C61	6°53'01"	1945.00'	30.00'	N66°59'26"E	30.00'
C62	6°06'20"	1033.00'	1.91'	S64°49'36"E	1.91'
C63	6°30'44"	1950.00'	17.45'	N67°11'44"E	17.43'
C64	6°13'10"	1038.00'	3.89'	S73°30'07"E	3.89'
C65	6°32'33"	1950.00'	30.00'	N66°59'26"E	30.00'

WHISPER RIDGE PLAT 3
FINAL PLAT

WEST DES MOINES, IOWA
CIVIL DESIGN ADVANTAGE

2 / 2
1308340

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: ENGINEER:

DATE: 2/17/14
HEIRLOOMS: 2/17/14
THIRD SUBMITTAL: 2/17/14
SECOND SUBMITTAL: 2/17/14
FIRST SUBMITTAL: 2/17/14

PLAT 3

