

- STANDARD LOT
- DAYLIGHT LOT
- WALKOUT LOT



COACHLIGHT DRIVE (ROCKWOOD LANE)

SOLD
SOLD
SOLD
SOLD

AUTUMN COURT

15

SOLD
SOLD
SOLD
SOLD

SOLD
SOLD

23

SOLD
SOLD

LIBERTY COURT

SOLD
SOLD

30

SOLD
SOLD
SOLD
SOLD

PLAT 3

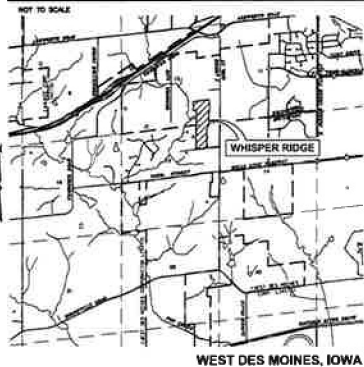
BRIDGEWOOD BOULEVARD

PLAT 2

SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD

SOLD
SOLD
SOLD

VICINITY MAP



WEST DES MOINES, IOWA

OWNER/DEVELOPER:

HIDDEN CREEK,
320 SE SOUTHWORK DRIVE
WALKEE, 50263
PHONE: (515) 481-0127
CONTACT: BILL LOWRY

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 S.E. 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 SECTION 10, AND PART OF THE NORTHEAST QUARTER OF SECTION 10, ALL IN TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE NORTH 00°45'48" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, 383.76 FEET TO THE SOUTHERLY LINE OF WHISPER RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 85°09'43" EAST ALONG SAID SOUTHERLY LINE, 172.78 FEET; THENCE SOUTH 89°36'55" EAST ALONG SAID SOUTHERLY LINE, 215.02 FEET; THENCE SOUTH 81°27'55" EAST 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 184.82 FEET AND WHOSE CHORD BEARS SOUTH 18°16'41" WEST, 183.89 FEET; THENCE SOUTH ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 635.00 FEET, WHOSE ARC LENGTH IS 89.53 FEET AND WHOSE CHORD BEARS SOUTH 23°58'37" W, 89.46 FEET; THENCE SOUTH 83°32'48" EAST ALONG SAID SOUTHERLY LINE, 205.85 FEET; THENCE SOUTH 13°47'48" WEST, 68.58 FEET; THENCE SOUTH 41°27'58" EAST, 199.04 FEET; THENCE SOUTH 51°45'40" EAST, 158.82 FEET; THENCE SOUTH 37°02'28" WEST, 216.73 FEET; THENCE SOUTH 41°08'36" EAST, 135.76 FEET; THENCE SOUTH 82°42'42" EAST, 237.16 FEET; THENCE SOUTH 83°17'57" WEST, 403.81 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15; THENCE NORTH 00°28'57" EAST ALONG SAID WEST LINE, 1250.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.76 ACRES (817,907 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

COMPREHENSIVE PLAN DESIGNATION

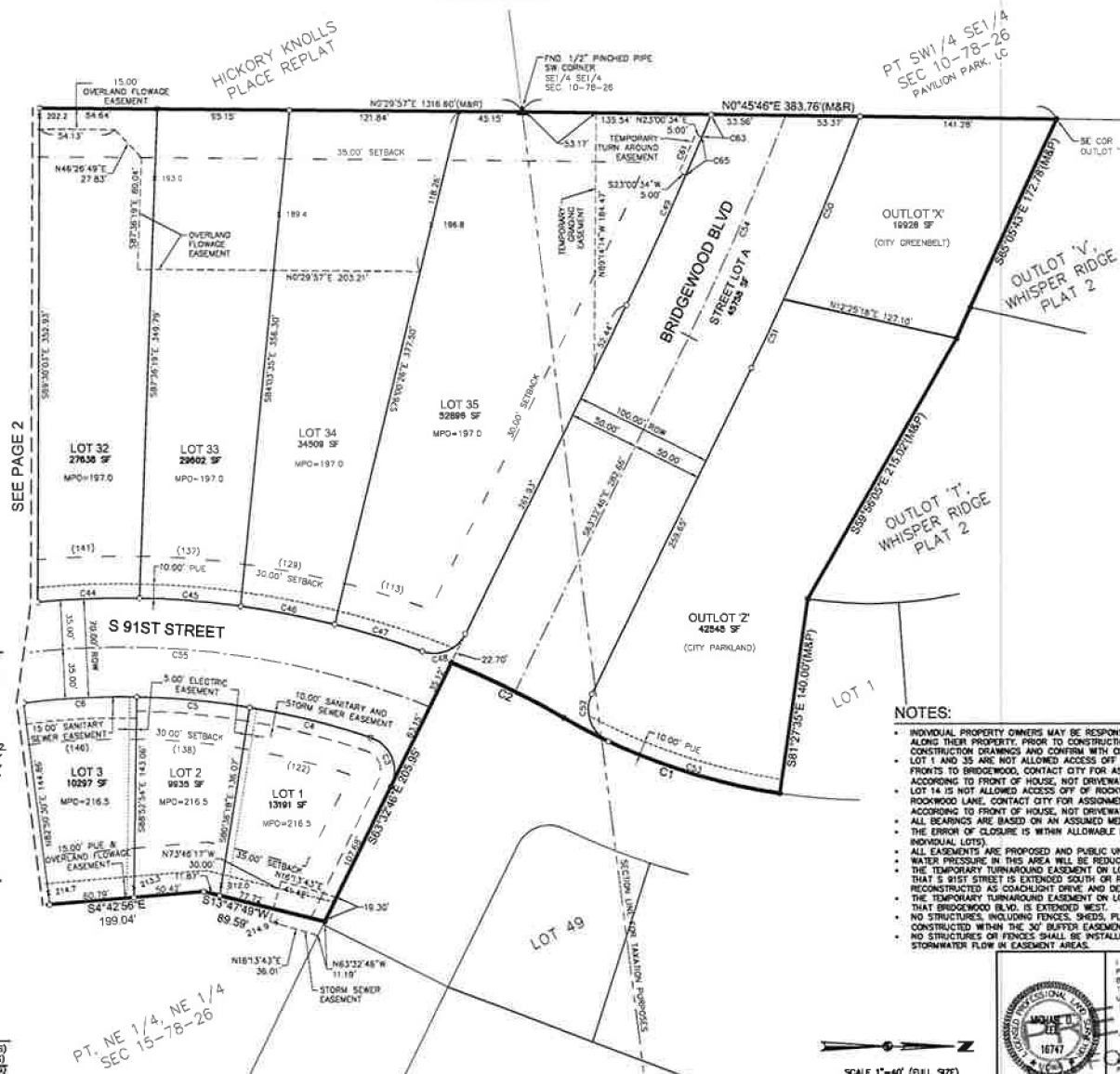
DISTRICT: SINGLE FAMILY RESIDENTIAL

AREA SUMMARY

SE 1/4, SE 1/4, SEC 10-78-26 = 113,905 SQUARE FEET (2.60 ACRES)
NE 1/4, NE 1/4, SEC 15-78-26 = 703,502 SQUARE FEET (16.18 ACRES)
TOTAL AREA = 817,407 SQUARE FEET (18.78 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 CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATIONS.
- 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).
- LOT 14 IS NOT ALLOWED ACCESS OFF OF ROCKWOOD LANE; HOWEVER IF HOUSE FRONTS TO 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.
- THE ERROR OF CLOSURE IS WITHIN ALLOWABLE LIMITS (1:10,000 FOR BOUNDARY, 1:5,000 FOR INDIVIDUAL LOTS).
- ALL EASEMENTS ARE PROPOSED AND PUBLIC UNLESS OTHERWISE NOTED.
- WATER PRESSURE IN THIS AREA WILL BE REDUCED IN THE FUTURE.
- THE TEMPORARY TURNAROUND EASEMENT ON LOT 14 SHALL REMAIN IN EFFECT UNTIL SUCH TIME THAT S 91ST STREET IS EXTENDED SOUTH ON ROCKWOOD LANE EAST OF 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 BRIDGEWOOD BLVD. IS EXTENDED WEST.
- 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 IMPED E STORMWATER FLOW IN EASEMENT AREAS.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS CONDUCTED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
DATE: 12/20/2014
SHEETS 1&2



DATE	REVISIONS	DATE	REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 389-4400 FAX: (515) 389-4410
TECH: ENGINEER: TERRY J. HESTON



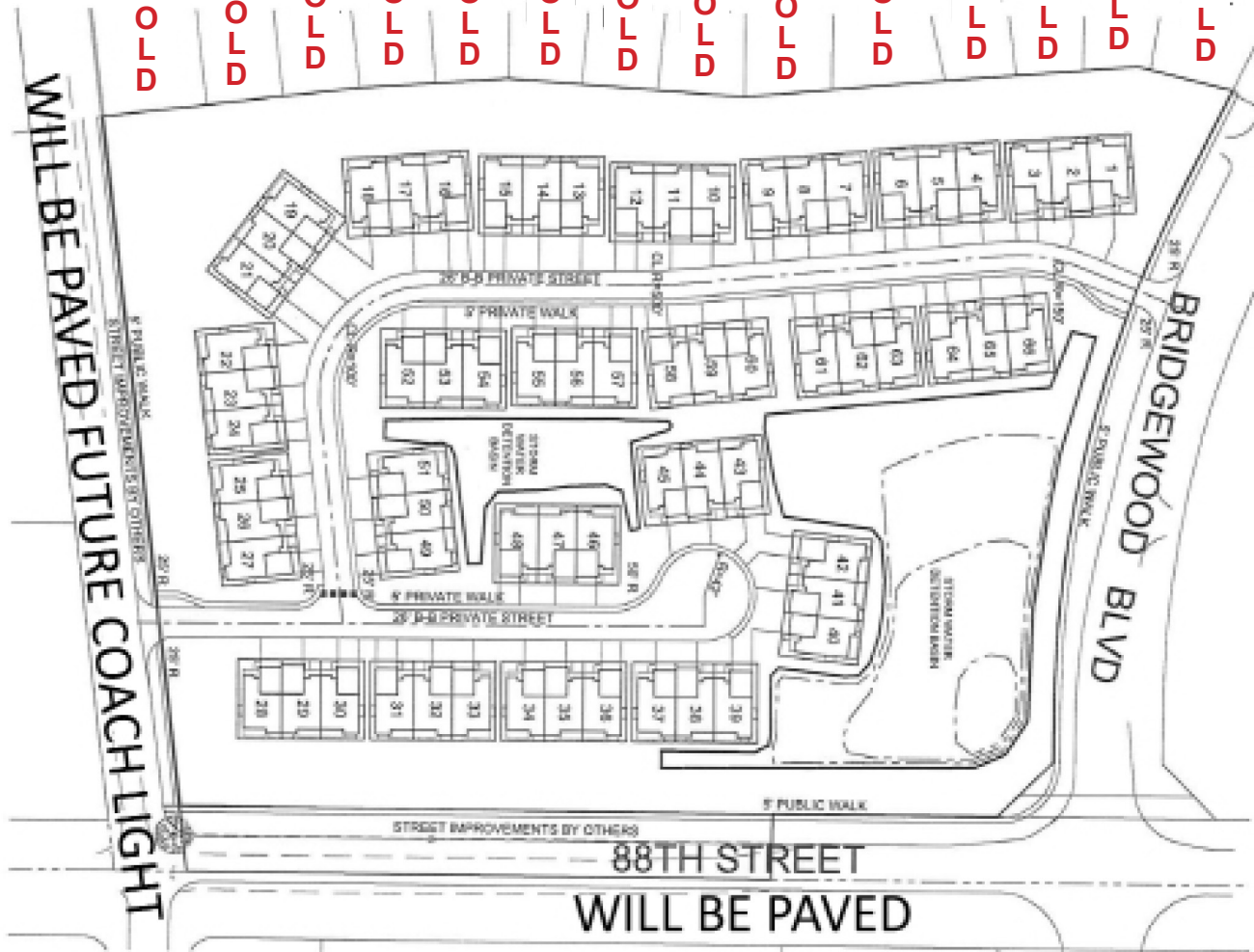
CIVIL DESIGN ADVANTAGE

WHISPER RIDGE PLAT 3
FINAL PLAT

1/2

1308340

PLAT 3



WILL BE PAVED FUTURE COACH LIGHT

88TH STREET
WILL BE PAVED