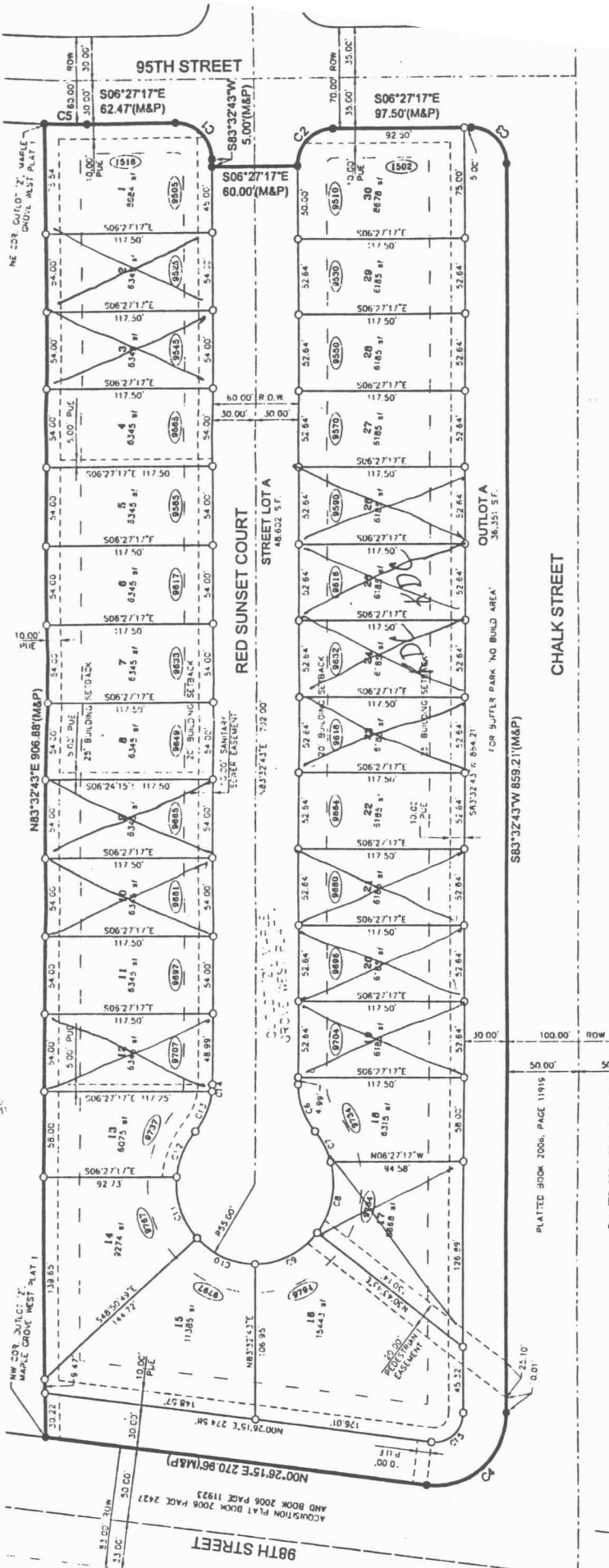


MAPLE GROVE WEST PLAT 2 FINAL PLAT



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Carol T. Clancy, P.L.L.C.
Delaware County, Iowa



1. ALL PROPERTY PLATS MUST BE PREPARED AND THE BOUNDARY LINES AND DISTANCES MUST BE MEASURED AND CORRECTED TO THE DATE OF THIS SHEET ONLY.

Michael D. Low
16147

ZONING:
MAPLE GROVE WEST PLD
UNDEVELOPED ZONING
RS - RESIDENTIAL SINGLE
FAMILY DISTRICT

DATE OF SURVEY:
APRIL, 2006

- GENERAL NOTES:**
1. THIS BOUNDARY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF 1 IN. TO 40 FEET FOR THE BOUNDARY AND 1/4" TO 1/2" REAR SETBACK.
 2. ALL BEARINGS AND DISTANCES ARE BASED ON AN ASSUMED MERIDIAN.
 3. IN COMPUTATION, BEARINGS AND DISTANCES ARE BASED ON THE GARAGE CASES WHERE THE FRONT WALL OF THE GARAGE IS MORE THAN 10 FEET FROM THE FRONT OF THE RESIDENCE. THE FRONT WALL OF THE RESIDENCE SHALL BE MEASURED TO BE EQUAL TO OR GREATER THAN THE WIDTH OF THE GARAGE. THIS INCLUDES A WHOLE ELEVATION TO LESSEN TO THE MINIMUM OF THE ELEVATION TO LESSEN TO THE FRONT OF THE GARAGE. THE GARAGE MAY BE SETBACK FROM THE FRONT OF THE GARAGE WITH A MINIMUM OF 10 FEET FROM THE FRONT OF THE GARAGE. THE GARAGE SHALL BE CONSTRUCTED WITHIN THE 30 FOOT BUFFER PARK OR WITHIN ANY BUFFER PARK EASEMENT.

ENGINEER/SURVEYOR:
CITY DESIGN ADVANTAGE
520 WEST 14TH STREET, SUITE C
GRIMES, IOWA 50101
CONTACT: THOMAS STONE (515) 369-4400

- BULK REGULATIONS:**
FRONT YARD SETBACK: 30 FEET TO GARAGE
REAR YARD SETBACK: 35 FEET TO GARAGE
SIDE YARD SETBACK: 10 FEET MIN / 5 FEET ON ONE SIDE
- PLAT DESCRIPTION:**
OUTLOT TO MAPLE GROVE WEST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, IOWA, AND CONTAINING 6.83 ACRES (297.02 SQUARE FEET).
- OWNER/DEVELOPER:**
COUNTRY CLUB VENTURES, L.P.
WEST DES MOINES, IA 50266
- COMP PLAN DESIGNATION:**
EXISTING AND PROPOSED: SINGLE FAMILY RESIDENTIAL

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1(M&P)	90°00'00"	25.00	38.27	S38°32'43"W	35.36
C2(M&P)	90°00'00"	25.00	38.27	S57°27'17"E	35.36
C3(M&P)	86°33'31"	40.00	64.55	N44°32'43"W	74.83
C4(M&P)	2°04'24"	83.00	30.03	S05°25'37"E	30.03
C5	4°02'03"	50.00	35.23	S63°21'41"E	34.50
C6	4°32'27"	55.00	42.56	N55°26'33"E	43.26
C7	47°26'28"	55.00	50.89	S85°46'35"E	48.82
C8	47°26'28"	55.00	45.70	S33°31'47"E	44.40
C9	35°09'06"	50.00	33.74	N73°37'26"W	33.22
C10	34°37'12"	50.00	30.21	S72°33'57"E	28.75
C11	5°44'50"	50.00	3.02	N66°23'09"E	3.01
C12	95°33'32"	20.00	33.82	S48°00'31"E	28.93

- LEGEND:**
- SECTION CORNER AS NOTED
 - 1/2" REAR SETBACK
 - UNLESS OTHERWISE NOTED
 - MEASURED BEARING & DISTANCE
 - RECORDED BEARING & DISTANCE
 - DECLARED BEARING & DISTANCE
 - MINIMUM PROTECTION ELEVATION
 - PUBLIC UTILITY EASEMENT
 - CENTERLINE
 - SECTION LINE
 - EASEMENT LINE

VICINITY MAP:



WEST DES MOINES, IOWA
PROJECT LOCATION