

# FINAL PLAT OF CHATEAU 88

WEST DES MOINES, IOWA

STANBRO'S DEVELOPMENT, LLC, 10888 HICKMAN ROAD, SUITE #3A, CLIVE, IA 50325

RECORDER'S  
STAMP

### DRAWING INDEX

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04	EASEMENT DIMENSION - NORTHWEST
05	EASEMENT DIMENSION - SOUTHWEST
06	EASEMENT DIMENSION - EAST

**PROPERTY OWNER:**  
STANBRO'S DEVELOPMENT, LLC  
10888 HICKMAN ROAD, SUITE #3A  
CLIVE, IA 50325

**PROFESSIONAL LAND SURVEYOR:**  
CIVIL ENGINEERING CONSULTANTS, INC.  
ATTN: JEFFREY A. GADDIS, PLS  
2400 86TH STREET, UNIT 12  
DES MOINES, IOWA 50322  
PHONE: 515-276-4884

**PREPARED FOR:**  
STANBRO'S DEVELOPMENT, LLC  
ATTN: BRAD & JEFF STANBROUGH  
10888 HICKMAN ROAD, SUITE #3A  
CLIVE, IA 50325  
PHONE: 515-202-3030  
EMAIL: BRAD@ELEI19.COM  
JEFF@STANBROUGHREALTY.COM

**LEGAL DESCRIPTION**  
A PARCEL OF LAND IN THE SE1/4 NE1/4 OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NE CORNER OF SAID SE1/4 NE1/4; THENCE 500°50'10"W, 350.00 FEET ALONG THE EAST LINE OF SAID SE1/4 NE1/4 TO A POINT; THENCE 583°12'54"W, 1245.00 FEET TO A POINT; THENCE N00°50'10"E, 350.00 FEET TO A POINT ON THE NORTH LINE OF SAID SE1/4 NE1/4; THENCE N83°12'54"E, 1245.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 9.42 ACRES.

**LAND AREA**  
431,901 SQUARE FEET  
9.42 ACRES

**PURPOSE OF SURVEY:**  
• THIS FINAL PLAT IS BEING PREPARED TO CREATE THIRTY-NINE SINGLE FAMILY RESIDENTIAL LOTS.

**BASIS OF BEARINGS**  
• THE NORTH LINE OF CHATEAU 88 IS ASSUMED TO HAVE A BEARING OF 583°12'54"W.

- NOTES**
1. 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.
  2. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
  3. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
  4. ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS UNLESS LABELED AS PROPOSED.
  5. ANY EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
  6. THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER.
  7. LOTS A, B & C ARE FOR PUBLIC RIGHT-OF-WAY.
  8. SIDEWALK DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PUBLIC ROW ACCESSIBILITY GUIDELINE (PROVAG), CHAPTER 12 OF THE 2015 EDITION OF THE STATEWIDE URBAN DESIGN STANDARDS (SUDAS) IS THE MOST CURRENT DESIGN REFERENCE MATERIAL AVAILABLE FOR CONSTRUCTION OF PUBLIC SIDEWALKS IN IOWA.
  9. NO ACCESSORY STRUCTURES, INCLUDING SHEDS, PLAY STRUCTURES, GAZEBOS, ETC. MAY BE CONSTRUCTED WITHIN OVERLAND FLOWAGE EASEMENTS, EXCEPT THAT FENCES MAY BE ALLOWED TO BE CONSTRUCTED ACCORDING TO CITY CODE.

INDEX LEGEND	
COUNTY:	DALLAS
CITY:	WEST DES MOINES
SUBDIVISION:	CHATEAU 88
LOTS:	LOTS 1-39
PROPRIETOR (S):	STANBRO'S DEVELOPMENT, LLC
REQUESTED BY:	STANBRO'S DEVELOPMENT, LLC
PROFESSIONAL LAND SURVEYOR:	JEFFREY A. GADDIS, PLS
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC. ATTN: JEFFREY A. GADDIS 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322
RETURN TO:	

**HORIZONTAL CONTROL**  
Point Name: WDM-HZ #4 Network Point ID: 2004  
Designation: West Des Moines GPS Control Pt. - WDM-HZ #4  
Northing: 574848.2595ft Easting: 1550616.755ft  
Orthometric Height: 1012.4005ft Ellipsoid Height: 411.0545ft Geoid12A  
Latitude: N41°35'21.76678" Longitude: W83°44'40.74467"  
Mapping Angle: -0°12'58" Combination Scale Factor: 0.999928043  
Monument Type: 3/4" x 1/2" long Berritsen Top Security Rod monument with a 2-1/2" dia. domed survey cap and permanent magnet encased in a white PVC pipe with a N65 style alum. access cover.

Point Name: WDM-HZ #8 Network Point ID: 2008  
Designation: West Des Moines Vertical Control Pt. - WDM-HZ #8  
Northing: 570461.0509ft Easting: 1550616.755ft  
Orthometric Height: 988.4205ft Ellipsoid Height: 881.4415ft Geoid12A  
Latitude: N41°35'55.02761" Longitude: W83°44'41.35127"  
Mapping Angle: -0°12'58" Combination Scale Factor: 0.999926212  
Monument Type: 3/4" x 1/2" long Berritsen Top Security Rod monument with a 2-1/2" dia. domed survey cap and permanent magnet encased in a white PVC pipe with a N65 style alum. access cover.



VICINITY & LAND USE MAP

LEGEND	
---	PROPERTY BOUNDARY
---	SECTION LINES
---	LOT LINES
---	CENTERLINE
---	PARCEL LINES
---	EASEMENT LINES
---	BUILDING SETBACK LINES (B.S.L.)
▲	FOUND SECTION CORNER
△	SET SECTION CORNER
●	FOUND PROPERTY CORNER
○	SET PROPERTY CORNER (3/8" I.R. W/BLUE CAP #1838) UNLESS OTHERWISE NOTED; CORNERS WILL BE SET WITHIN 12 MONTHS AFTER THE RECORDING OF THE FINAL PLAT.
D.	DEEDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
P.O.B.	POINT OF BEGINNING
(TT)	ADDRESS

**BULK REGULATIONS:**  
RS-5 (RESIDENTIAL SINGLE FAMILY - 50' LOTS)  
FRONT YARD SETBACK = 30 FEET  
SIDE YARD SETBACK = 7 FEET MINIMUM (5 FEET BOTH SIDES)  
REAR YARD SETBACK = 35 FEET

\*REAR YARD SETBACKS ARE AT 45' ALONG THE NORTH AND SOUTH PROPERTY LINE DUE TO OVERLAND FLOWAGE EASEMENT

**BUFFER EASEMENT NOTE:**  
NO STRUCTURES, INCLUDING FENCES, SHEDS, PLAY STRUCTURES, GAZEBOS, ECT. MAY BE CONSTRUCTED WITHIN THE 30 FOOT BUFFER EASEMENTS OR OUTLOTS.

**COMPREHENSIVE LAND USE:**  
SINGLE FAMILY RESIDENTIAL (SF)

**ZONING:**  
RS-5 (50' LOTS) RESIDENTIAL SINGLE FAMILY

**UTILITY SERVICE PROVIDERS**  
ELECTRIC & NATURAL GAS  
MIDAMERICAN ENERGY COMPANY  
P.O. BOX 657  
DES MOINES, IA 50306-0657  
PHONE: 1-800-324-6261  
WEB: WWW.MIDAMERICANENERGY.COM  
NORMAN TRENTMANN  
PHONE: 515-252-6621  
EMAIL: NETRENTMANN@MIDAMERICAN.COM

SANITARY & STORM SEWER SYSTEMS  
CITY OF WEST DES MOINES  
WEST DES MOINES PUBLIC WORKS  
CLINT CARPENTER  
PHONE: 515-222-3480  
EMAIL: CLINT.CARPENTER@NDM.IOWA.GOV

POTABLE WATER  
WEST DES MOINES WATER WORKS  
ATTN: GENERAL OFFICE AND CUSTOMER SERVICE  
1505 RAILROAD AVENUE  
WEST DES MOINES, IOWA 50265  
PHONE: (515) 222-3460  
FAX (515) 222-3378  
E-MAIL: WATERWORKS@NDM.IOWA.GOV

**TELECOMMUNICATIONS & INTERNET SERVICE PROVIDERS:**  
MEDIACOM (DES MOINES)  
ATTN: PAUL MAY  
PHONE: 515-246-2252 OFFICE  
515-554-2648 CELL  
EMAIL: PMAY@MEDIACOMCC.COM

QWEST LOCAL NET  
ATTN: STEVEN PARKER  
PHONE: 507-285-2335 OFFICE  
507-285-3564 FAX  
EMAIL: STEVEN.PARKER4@QWEST.COM

### CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

September 27, 2018  
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1 - 2

**IOWA ONE CALL**  
1-800-292-8989  
www.iowaonecall.com

Civil Engineering Consultants, Inc.  
2400 86th Street Unit 12 Des Moines, Iowa 50322  
515.276.4884 Fax: 515.276.7084 mail@cecinc.com

**CEC**

DATE: 09-27-2018  
DATE OF SURVEY: 08-26-2017  
DESIGNED BY: EHA  
DRAWN BY: CM

CHATEAU 88  
WEST DES MOINES, IOWA  
COVER

SHEET  
OF 6

A1846



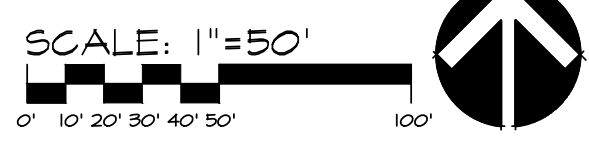


**CENTERLINE CURVE DATA**

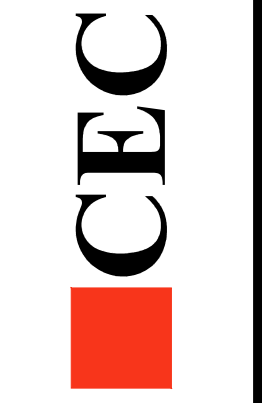
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	41°35'55"	250.00'	181.51'	94.96'	171.55'	S75°59'04"E
C102	7°37'16"	300.00'	34.90'	19.98'	34.81'	N87°01'32"E
C103	32°30'42"	550.00'	312.04'	160.37'	307.42'	S26°30'24"W
C104	3°41'08"	550.00'	35.38'	17.10'	35.37'	S44°36'24"W
C105	21°41'25"	550.00'	208.21'	105.37'	206.97'	S35°36'13"W
C106	1°38'58"	550.00'	15.83'	7.92'	15.83'	N23°56'02"E
C107	20°02'21"	550.00'	192.38'	97.18'	191.40'	N13°05'19"E

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	4°49'25"	515.00'	43.36'	21.64'	43.34'	S40°38'07"W
C2	3°24'04"	515.00'	30.58'	15.30'	30.58'	S44°44'54"W
C3	1°54'04"	585.00'	19.42'	9.71'	19.42'	S45°24'54"W
C4	4°41'04"	585.00'	47.84'	23.93'	47.83'	S42°12'15"W
C5	14°36'04"	25.00'	34.73'	20.83'	32.01'	S14°34'45"W
C6	16°02'02"	280.00'	78.36'	39.44'	78.10'	S68°33'11"E
C7	4°15'05"	280.00'	45.21'	22.65'	45.16'	S81°11'45"E
C8	4°14'50"	280.00'	45.14'	22.64'	45.14'	N84°33'18"E
C9	1°42'54"	280.00'	8.34'	4.19'	8.34'	N84°04'23"E
C10	7°06'07"	270.00'	33.47'	16.76'	33.45'	S86°45'57"W
C11	40°31'04"	25.00'	34.50'	25.23'	35.52'	N44°25'25"W
C12	84°38'30"	25.00'	34.11'	24.84'	35.24'	N45°34'25"E
C13	7°15'46"	330.00'	41.83'	20.94'	41.80'	S86°50'47"W
C14	4°34'12"	220.00'	36.75'	18.42'	36.70'	N88°00'00"E
C15	23°44'04"	220.00'	41.13'	46.23'	40.48'	S75°20'52"E
C16	42°55'43"	25.00'	40.55'	26.31'	36.25'	S11°00'58"E
C17	8°17'27"	585.00'	84.65'	42.40'	84.58'	S25°18'04"W
C18	10°24'47"	585.00'	106.32'	53.31'	106.17'	S34°34'17"W
C19	21°04'25"	515.00'	184.42'	95.79'	188.35'	S35°54'39"W



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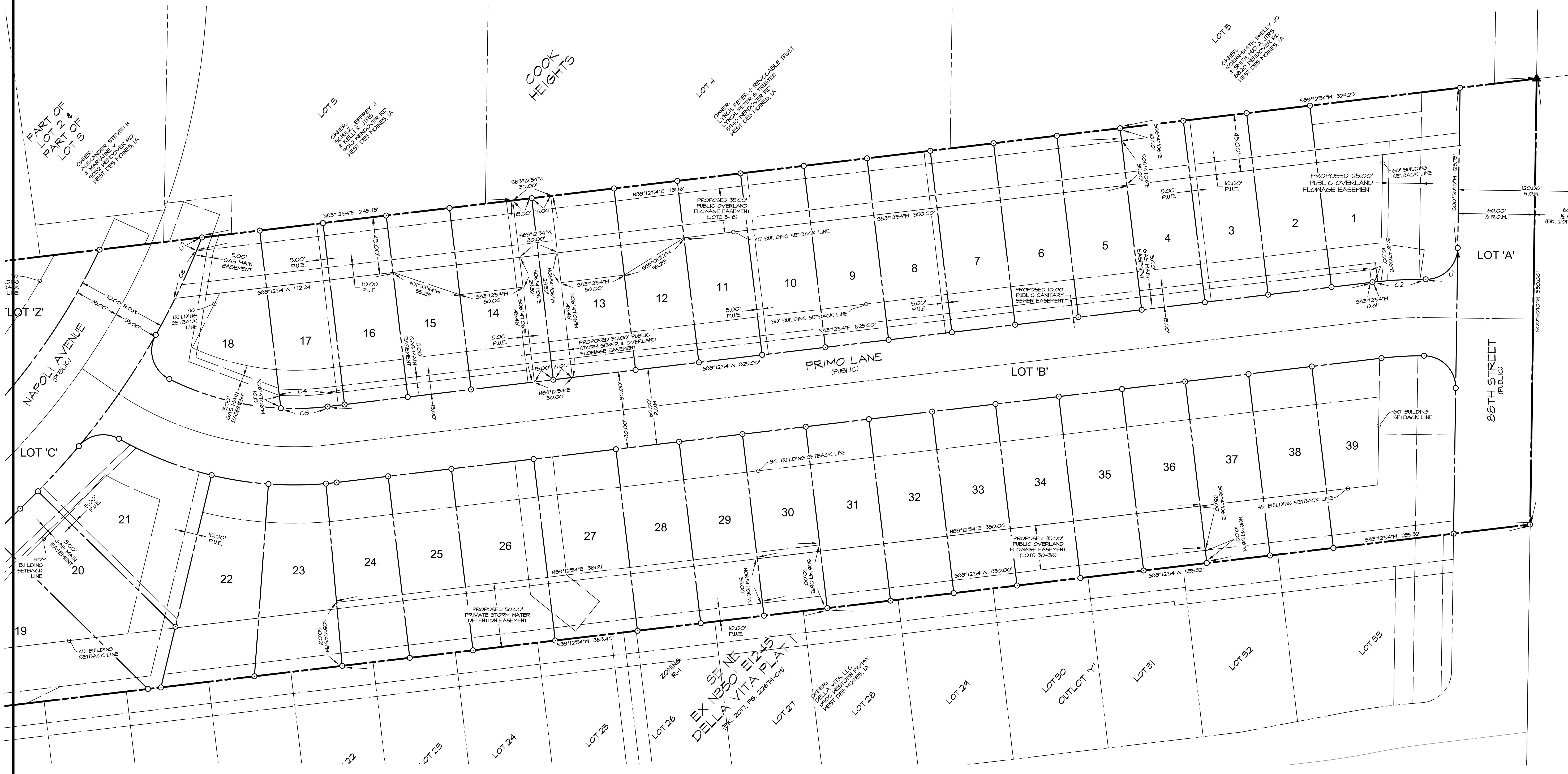
DATE: 04-27-2018  
 DATE OF SURVEY: 08-26-2017  
 DESIGNED BY: EHA  
 DRAWN BY: CM

CHATEAU 88  
 WEST DES MOINES, IOWA

SHEET  
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 A1846

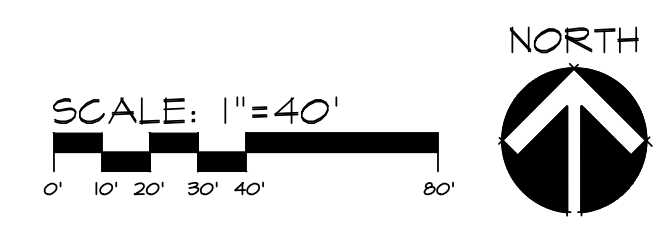
FINAL PLAT





**EASEMENT CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	89°38'30"	25.00'	39.11'	24.84'	35.24'	S45°34'25"W
C2	7°15'46"	330.00'	41.83'	20.94'	41.80'	S86°50'47"W
C3	9°34'12"	220.00'	36.75'	18.42'	36.70'	S88°00'00"W
C4	10°01'50"	210.00'	36.76'	18.43'	36.72'	N88°13'49"E
C6	4°00'09"	585.00'	40.87'	20.44'	40.86'	N24°16'22"E
C7	1°06'52"	585.00'	11.38'	5.64'	11.38'	S21°42'52"W



**Civil Engineering Consultants, Inc.**  
 2400 86th Street, Unit 12, Des Moines, Iowa, 50322  
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

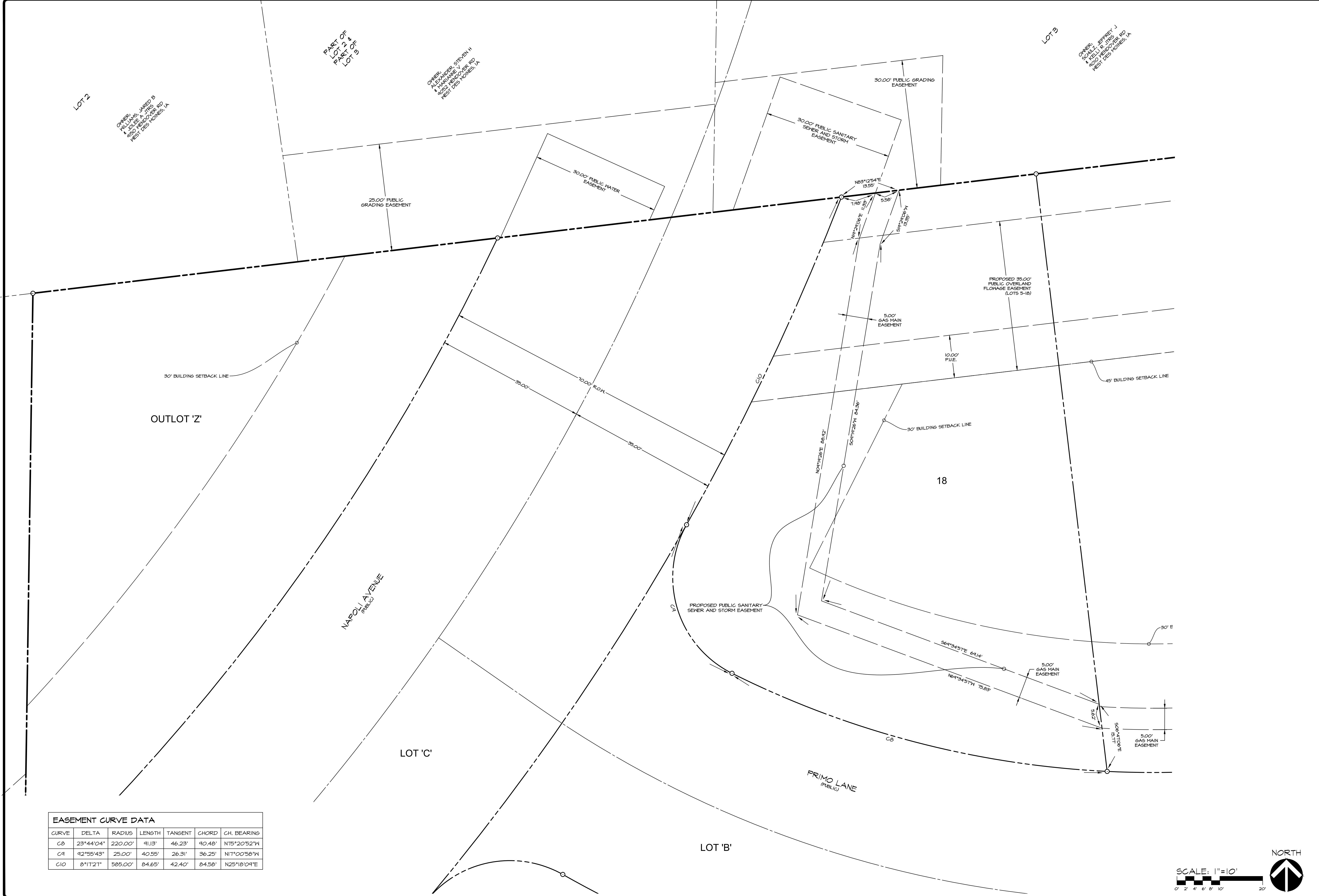
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DATE: 09-27-2018  
 DATE OF SURVEY: 08-26-2017  
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 DRAWN BY: CM

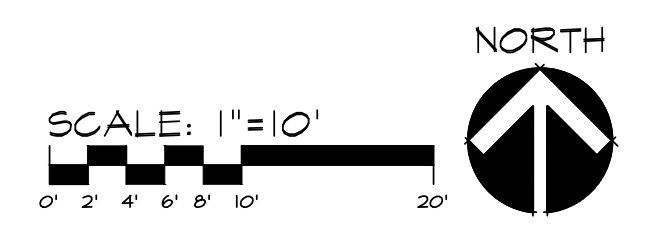
**CHATEAU 88**  
 WEST DES MOINES, IOWA

**EASEMENT DIMENSION**

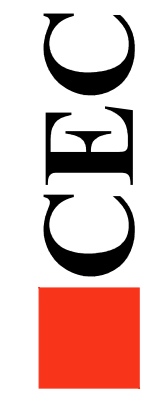
SHEET 3 OF 6  
 A1846



EASEMENT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C8	23°44'04"	220.00'	41.13'	46.23'	40.48'	N75°20'52"W
C9	92°55'43"	25.00'	40.55'	26.31'	36.25'	N17°00'58"W
C10	8°17'21"	585.00'	84.65'	42.40'	84.58'	N25°18'09"E



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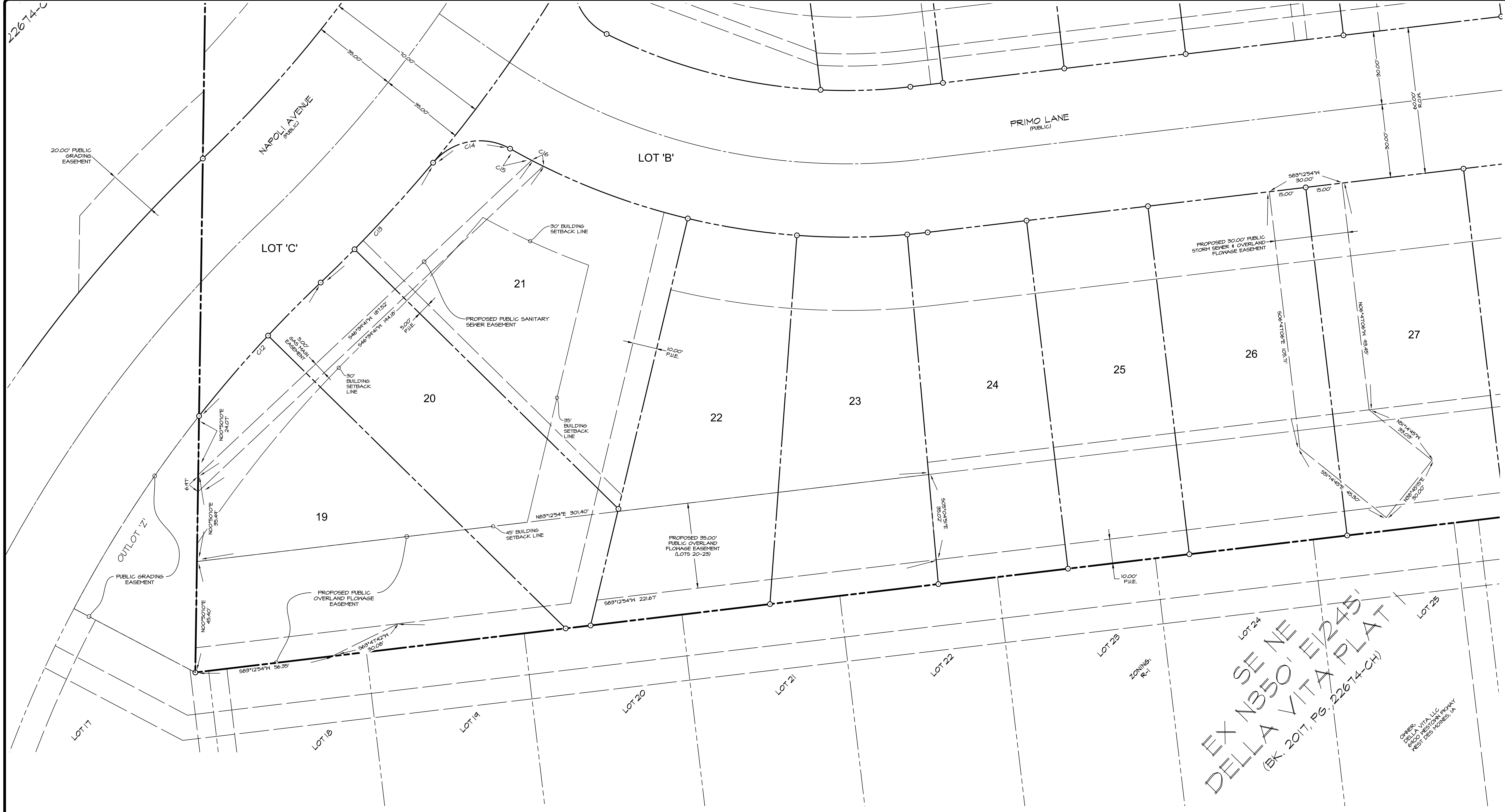


DATE:	01-27-2018	CM
DATE OF SURVEY:	08-26-2017	EHA
DESIGNED BY:		
DRAWN BY:		

CHATEAU 88  
WEST DES MOINES, IOWA  
EASEMENT DIMENSION - NORTHWEST

SHEET  
4  
OF  
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A1846



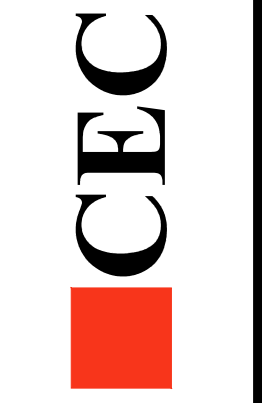


EASEMENT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C12	8°13'34"	515.00'	73.44'	31.03'	73.88'	N42°20'11"E
C13	6°35'18"	585.00'	67.27'	33.67'	67.23'	N43°04'19"E
C14	74°36'04"	25.00'	34.73'	20.83'	32.01'	N74°34'45"E
C15	2°03'01"	280.00'	10.02'	5.01'	10.02'	S61°33'41"E
C16	1°05'15"	280.00'	5.31'	2.66'	5.31'	S63°07'44"E

EX SE NE  
DELLA VITA PLAT  
(BK. 2017, PG. 22674-CH)

OWNER:  
DELLA VITA, LLC  
1650 WESTMAN PARKWAY  
WEST DES MOINES IA

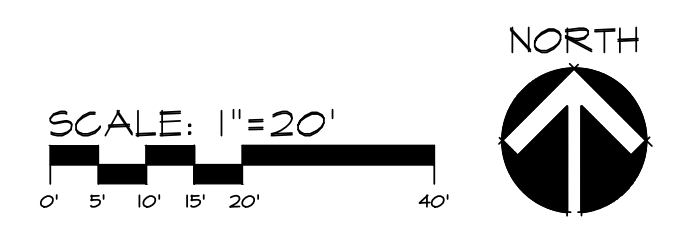
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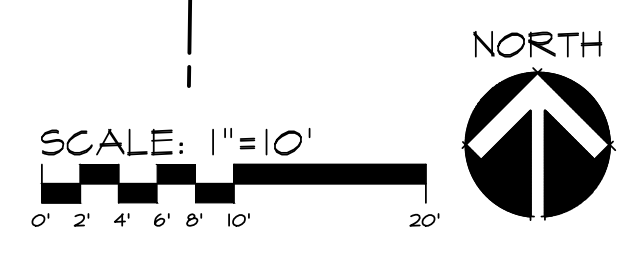
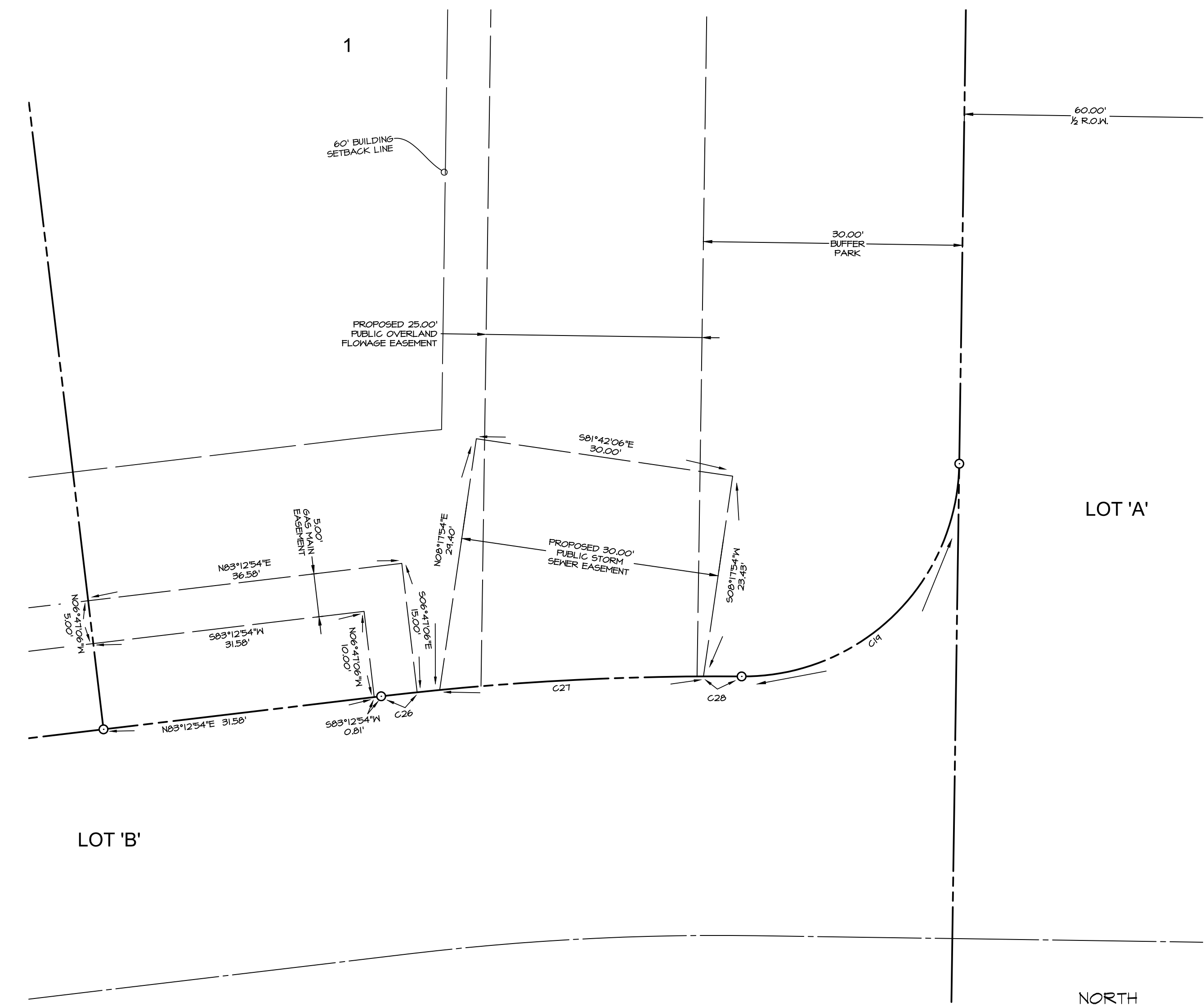
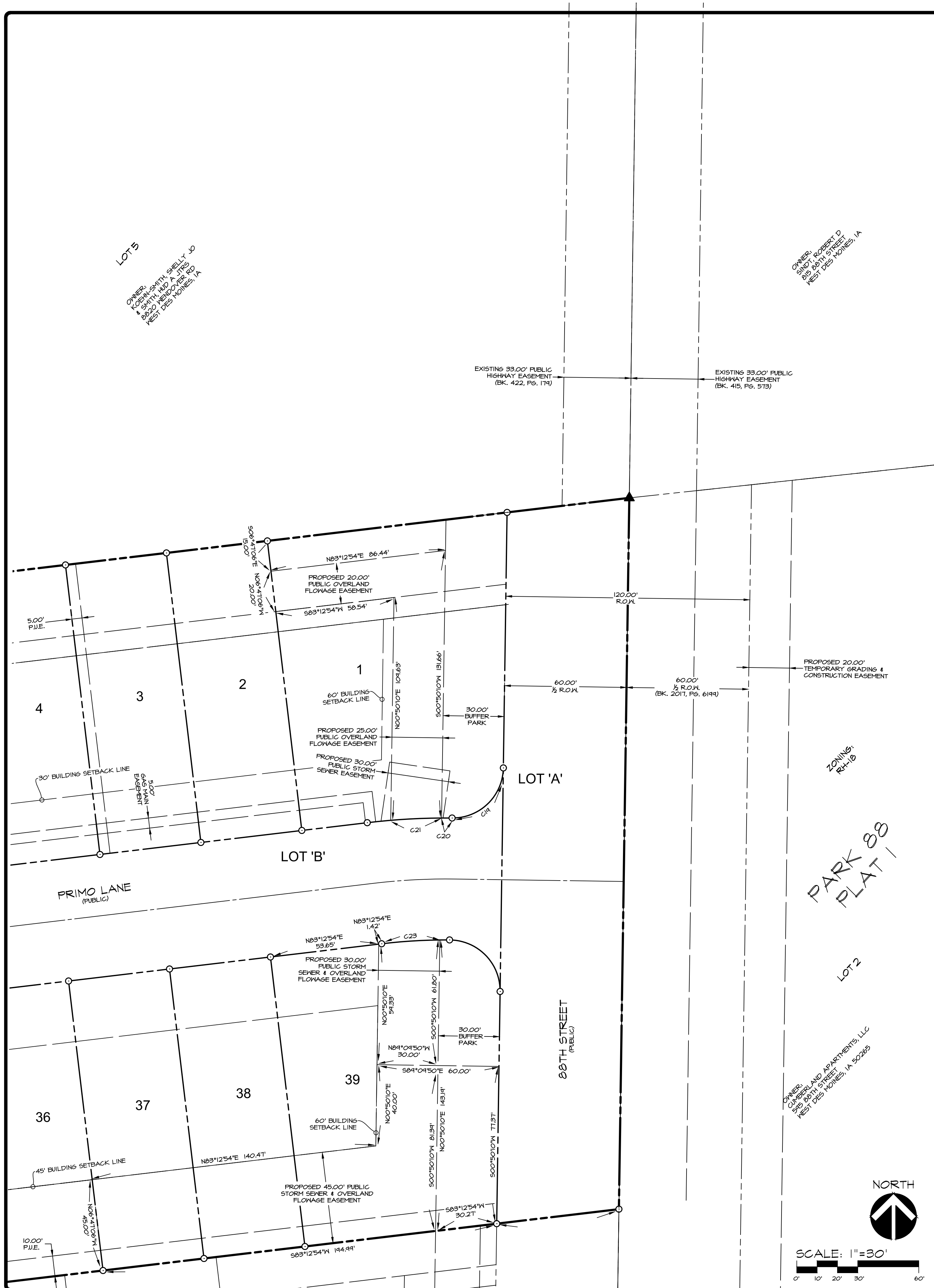
DATE:	01-27-2018
DATE OF SURVEY:	08-26-2017
DESIGNED BY:	EHA
DRAWN BY:	CM

CHATEAU 88  
WEST DES MOINES, IOWA  
EASEMENT DIMENSION - SOUTHWEST

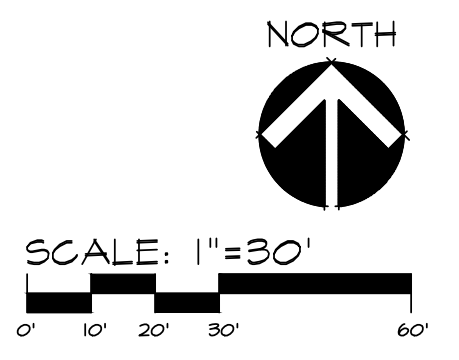
SHEET  
9 of 6



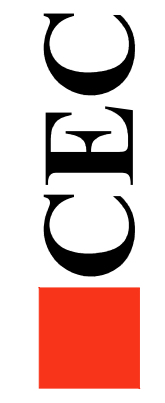
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EASEMENT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C19	84°38'30"	25.00'	39.11'	24.84'	35.24'	S45°39'25"W
C20	0°53'43"	330.00'	5.16'	2.58'	5.16'	N89°58'12"W
C21	4°20'58"	330.00'	25.05'	12.53'	25.04'	S87°24'28"W
C23	6°05'20"	270.00'	28.69'	14.36'	28.68'	N86°15'34"E
C26	0°43'41"	330.00'	4.19'	2.10'	4.19'	S83°34'44"W
C27	5°18'45"	330.00'	30.60'	15.31'	30.59'	S87°03'17"W
C28	0°46'01"	330.00'	4.42'	2.21'	4.42'	N89°54'20"W



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DATE: 01-27-2018  
 DATE OF SURVEY: 08-26-2017  
 DESIGNED BY: EHA  
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CHATEAU 88  
 WEST DES MOINES, IOWA

EASEMENT DIMENSION - EAST

SHEET  
 OF 6  
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