

# WILDER PINES PLAT 1

## FINAL PLAT

### INDEX LEGEND

LOCATION: LOTS 2 AND 3 WESTVIEW COUNTRY ESTATES REPLAT WEST DES MOINES, POLK COUNTY, IOWA  
REQUESTOR: WILDER PINES, LLC  
PROPRIETOR: WILDER PINES, LLC 9550 HICKMAN RD. SUITE 101 CLIVE, IA 50325

SURVEYOR: MICHAEL A. BROONER  
COMPANY: CIVIL DESIGN ADVANTAGE  
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400

### DATE OF SURVEY

MARCH 18, 2020

### OWNER / DEVELOPER

WILDER PINES, LLC  
CONTACT: TOBY TORSTENSON  
9550 HICKMAN RD. SUITE 101  
CLIVE, IA 50325  
(515)-208-8325

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111

### PLAT DESCRIPTION

LOTS 2 AND 3, WESTVIEW COUNTRY ESTATES REPLAT, AN OFFICIAL PLAT, EXCEPT THE WEST 27.00 FEET THEREOF, ALL IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA AND CONTAINING 9.74 ACRES (424,187 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### ZONING

PROPOSED = R-1:  
RESIDENTIAL SINGLE FAMILY

### BULK REGULATIONS

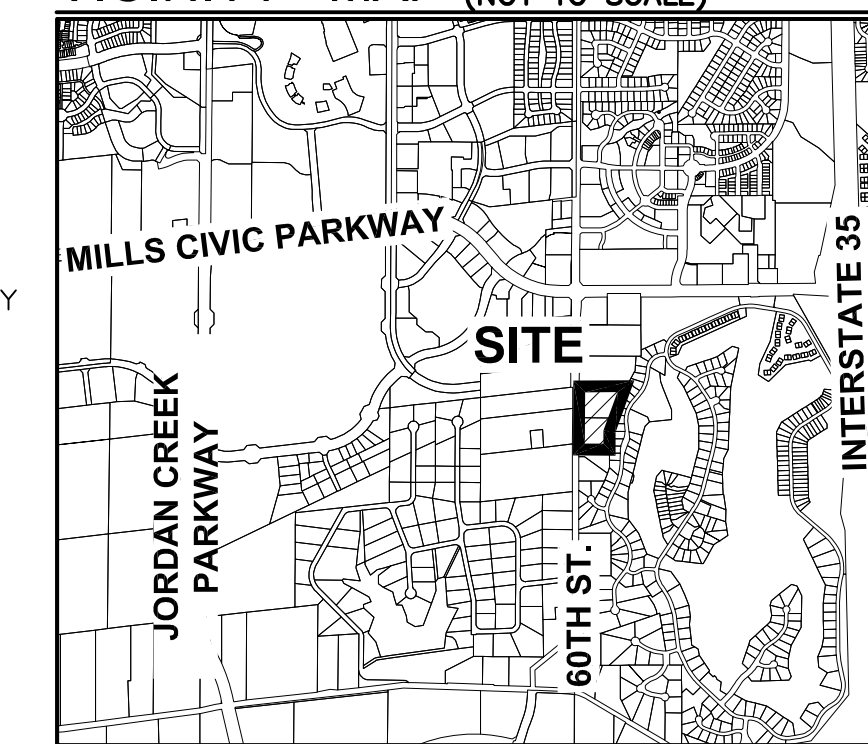
#### SETBACKS:

- FRONT: = 15' BUILDING SETBACK FROM FUTURE SIDEWALK (19' FROM BACK OF CURB)  
= 25' GARAGE SETBACK FROM FUTURE SIDEWALK (29' FROM BACK OF CURB)  
= 7'  
SIDE: = 20' FROM PRESERVATION AND/OR LANDSCAPE BUFFER EASEMENT (LOTS 1-3, 10, 11, SOUTH SIDE OF LOT 9)  
= 30' FROM PROPERTY LINE (LOTS 4-8, EAST SIDE OF LOT 9)  
REAR: = 7' SETBACK FROM PRESERVATION EASEMENT  
NORTH SIDE OF LOT 4

### CURVE DATA

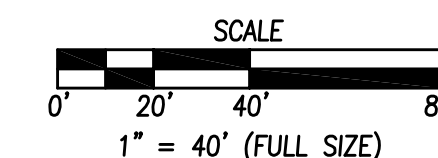
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHOR
C1	39°28'49"	53.09'	36.58'	N19°48'10"W	35.81'
C2	262°24'21"	52.00'	238.15'	N89°57'18"E	78.21'
C3	39°28'49"	53.09'	36.58'	S19°42'45"W	35.81'
C4	238°24'43"	52.00'	216.38'	N60°50'21"W	90.71'
C5	58°24'43"	53.00'	54.03'	N29°09'39"E	51.71'

### VICINITY MAP (NOT TO SCALE)



### 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.
- ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
- 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.



### LEGEND

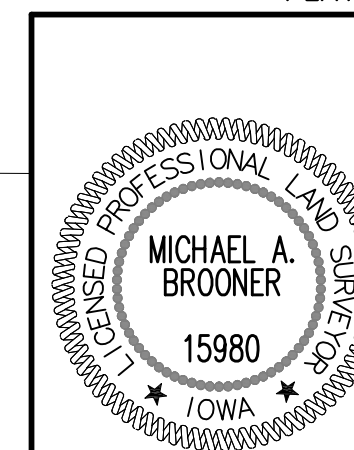
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---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

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. BROONER, P.L.S. DATE 11-30-2021

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022 PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

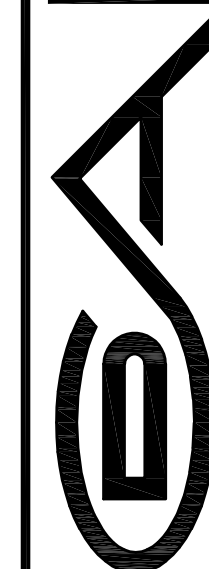


COMPUTED BY: MICHAEL A. BROONER  
PLOTTED BY: MIKE BROONER  
DATE: 11/30/2021 4:03 PM

FILE: H:\2019\190940\190940-FINAL PLATING  
PLOT: 11/30/2021 4:03 PM

REVISIONS	DATE
	08/04/21
	10/26/20

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



CIVIL DESIGN ADVANTAGE  
WEST DES MOINES, IOWA

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FINAL PLAT

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