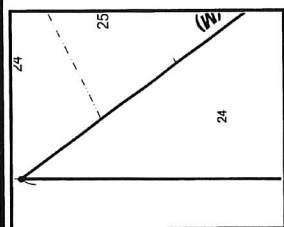


McCLURETM
ENGINEERING CO.
building strong communities.

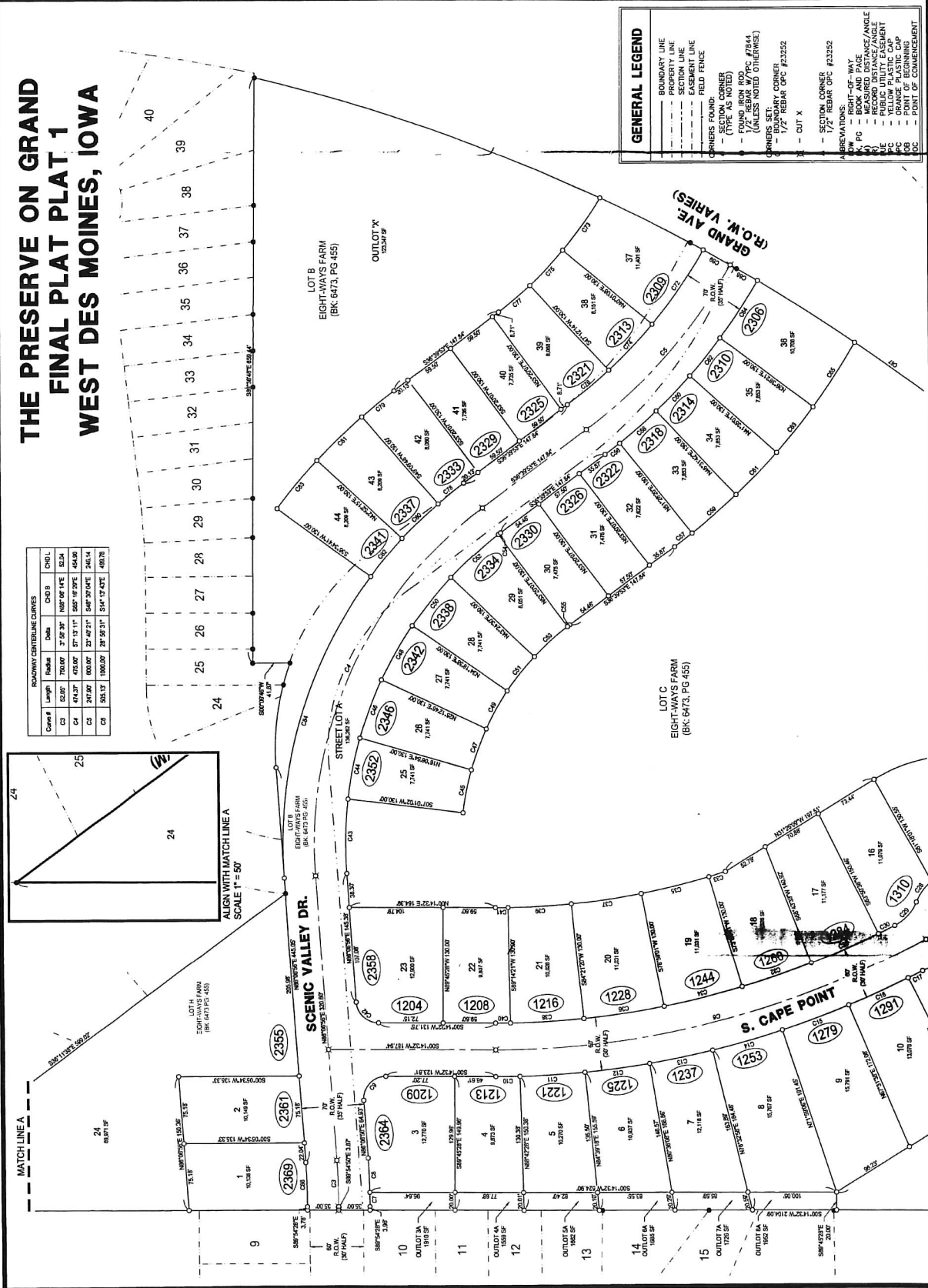
**Braker
Taylor**

1340 NW 121st. Street
Clermont, Iowa 50325
515-964-1229
fax 515-964-2370

ROADWAY CENTERLINE CURVES				
Curve #	Length	Radius	Delta	Chd B Chd L
C3	62.05'	750.00'	3° 58' 30"	N88° 06' 14"E 52.04
C4	474.37'	475.00'	57° 13' 11"	S65° 16' 20"E 454.90
C5	247.90'	600.00'	23° 40' 21"	S48° 30' 04"E 248.14
C6	505.13'	1000.00'	28° 56' 31"	S14° 13' 45"E 499.76



ALIGN WITH MATCH LINE A



THE PRESERVE ON GRAND

FINAL PLAT PLAT 1

West Des Moines, Iowa

2210034

AUGUST 28, 2017

REVISION
09/20/2017

10/20/2017

• • • • •

[illegible]

ENGINEER
C. SMITH

DRAWN BY
B. FLAHERTY

CHIEFED BY
J. DEWEY

Figure 1

DRAWING NO. EP-01
 SHEET NO. 02 / 06

10-11

McCLURETM
ENGINEERING CO.

building strong communities.

NOTICE:
McQuay Engineering Company values you and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers' guidelines with regard to any order, revision, interpretation, etc.

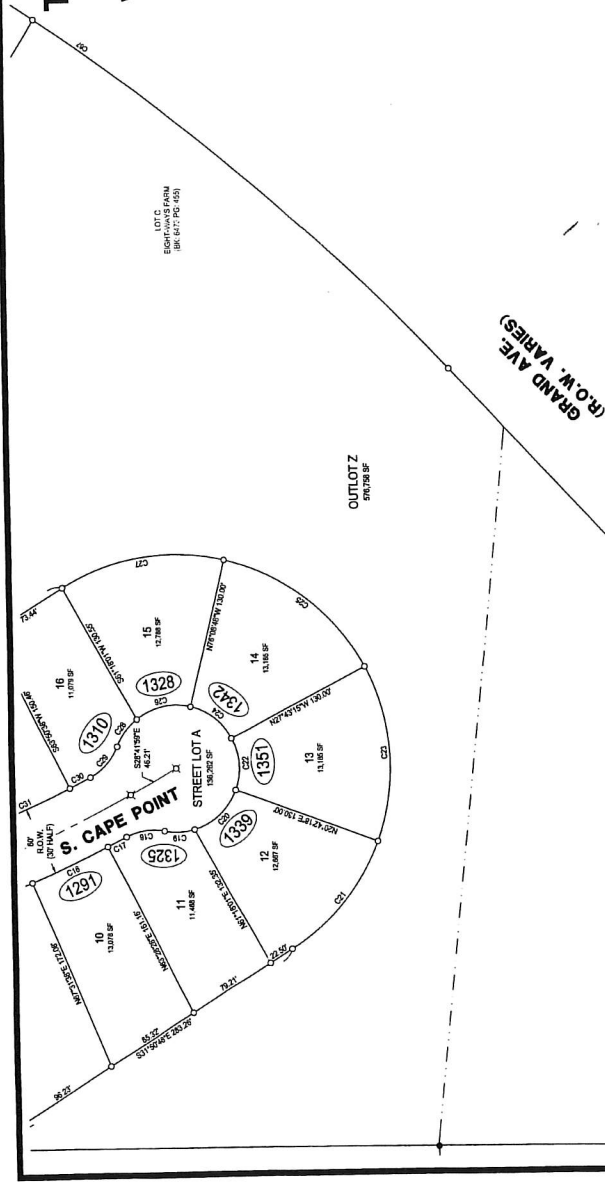


THE PRESERVE ON GRAND
FINAL PLAT PLAT 1

West Des Moines, Iowa
2210034
AUGUST 28, 2017

ENGINEER
C. SMITH
CHECKED BY
J. DEWEY
DRAWING NO.
FP-01

DRAWN BY
B. FLAHERTY
FIELD BOOK NO.
-
SHEET NO.
03 / 06



GRAND AVE.
(R.O.W. VARIES)

OUT LOT D
EIGHT-WAYS FARM
(BX. 6473 PG. 455)

	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	FIELD FENCE
CORNERS FOUND:	
	SECTION CORNER
	QUARTER SECTION CORNER
	IRON ROD
	NAIL IRON PIPE #7844 (UNLESS NOTED OTHERWISE)
	SURVEYOR'S BOUNDARY CORNER
	1/2" REBAR CORNER #2352
	CUT X
	SECTION CORNER
	1/2" REBAR CORNER #2352
OBSERVATIONS:	
	HWM - HIGH WATER MARK
	BK PO - BOOK RECORD DISTANCE/ANGLE
	R/W - RIGHT OF WAY
	VPC - VERTICAL CURVE POINT
	WPC - YELLOW PLASTIC CAP
	OPC - ORANGE PLASTIC CAP
	PCC - PINK PLASTIC CAP
	POC - POINT OF COMMENCEMENT

PANEL CURVES					PANEL CURVES					PANEL CURVES													
Cut	Length	Radius	ChB	ChD	Cut	Length	Radius	ChB	ChD	Cut	Length	Radius	ChB	ChD									
C1	18.04	78.007	1° 10' 15"	N60° 30' 45"E	18.04	C27	14.22	155.07	45° 17' 31"	N66° 47' 29"W	14.26	C37	43.22	310.07	7° 52' 52"	N60° 19' 19"W	43.17	C46	35.47	206.001	0° 30' 25"	N50° 12' 15"E	35.50
C2	38.44	78.007	2° 48' 31"	N60° 30' 45"E	38.44	C28	29.37	50.97	30° 29' 47"	N55° 26' 09"E	29.35	C38	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C47	35.47	206.001	0° 30' 25"	N50° 12' 15"E	35.50
C3	41.07	78.007	94° 07' 30"	N60° 30' 45"E	41.07	C29	35.41	50.97	47° 29' 47"	N55° 26' 09"E	35.43	C39	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C48	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C4	27.58	103.007	1° 13' 54"	N50° 30' 45"E	27.58	C30	23.91	97.017	1° 12' 11"	S50° 45' 30"E	23.90	C40	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C49	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C5	72.84	103.007	4° 05' 10"	S50° 30' 45"E	72.84	C31	82.68	97.017	4° 53' 52"	S50° 45' 30"E	82.68	C41	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C50	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C6	72.84	103.007	4° 05' 10"	S50° 30' 45"E	72.84	C32	82.68	97.017	4° 53' 52"	S50° 45' 30"E	82.68	C42	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C51	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C7	72.84	103.007	4° 05' 10"	S50° 30' 45"E	72.84	C33	82.68	97.017	4° 53' 52"	S50° 45' 30"E	82.68	C43	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C52	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C8	72.84	103.007	4° 05' 10"	S50° 30' 45"E	72.84	C34	82.68	97.017	4° 53' 52"	S50° 45' 30"E	82.68	C44	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C53	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C9	72.84	103.007	4° 05' 10"	S50° 30' 45"E	72.84	C35	93.79	84.007	9° 22' 20"	S50° 10' 55"E	93.73	C45	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C54	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C10	86.14	103.007	4° 13' 10"	S50° 30' 45"E	86.12	C36	78.36	84.007	9° 22' 20"	S50° 10' 55"E	78.31	C46	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C55	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C11	72.84	103.007	4° 13' 10"	S50° 30' 45"E	72.84	C37	71.90	84.007	9° 22' 20"	S50° 10' 55"E	71.84	C47	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C56	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C12	11.04	54.007	7° 20' 12"	S67° 10' 20"E	11.04	C38	82.68	97.017	4° 53' 52"	S50° 45' 30"E	82.68	C48	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C57	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C13	26.52	54.007	27° 37' 34"	S67° 10' 20"E	26.53	C39	71.90	84.007	9° 22' 20"	S50° 10' 55"E	71.84	C49	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C58	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C14	51.07	54.007	27° 37' 34"	S67° 10' 20"E	51.07	C40	82.68	97.017	4° 53' 52"	S50° 45' 30"E	82.68	C50	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C59	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C15	51.07	54.007	27° 37' 34"	S67° 10' 20"E	51.07	C41	71.90	84.007	9° 22' 20"	S50° 10' 55"E	71.84	C51	48.93	440.02	7° 52' 52"	N60° 19' 19"W	48.93	C60	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C16	10.07	54.007	7° 20' 12"	S67° 10' 20"E	10.07	C42	14.27	240.07	1° 07' 11"	S50° 13' 35"E	14.73	C61	54.007	540.07	1° 07' 11"	S50° 13' 35"E	54.78	C68	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C17	37.47	240.07	80° 28' 34"	S67° 10' 20"E	37.48	C43	14.27	240.07	1° 07' 11"	S50° 13' 35"E	14.73	C62	54.007	540.07	1° 07' 11"	S50° 13' 35"E	54.78	C69	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C18	51.07	54.007	27° 37' 34"	S67° 10' 20"E	51.07	C44	13.72	240.07	1° 07' 11"	S50° 13' 35"E	14.73	C63	66.37	763.07	4° 10' 30"	S50° 30' 45"E	76.54	C70	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C19	51.07	54.007	27° 37' 34"	S67° 10' 20"E	51.07	C45	66.37	763.07	4° 10' 30"	S50° 30' 45"E	76.54	C64	78.97	930.07	1° 04' 54"	N49° 28' 07"W	89.19	C71	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C20	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C46	69.87	440.02	7° 52' 52"	N60° 19' 19"W	69.89	C65	66.37	763.07	4° 10' 30"	S50° 30' 45"E	76.54	C72	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C21	100.82	165.07	39° 29' 53"	N60° 30' 45"E	101.15	C47	83.72	440.02	7° 52' 52"	N60° 19' 19"W	83.73	C66	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C73	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C22	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C48	100.82	165.07	39° 29' 53"	N60° 30' 45"E	101.15	C67	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C74	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C23	100.82	165.07	39° 29' 53"	N60° 30' 45"E	101.15	C49	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C68	100.82	165.07	39° 29' 53"	N60° 30' 45"E	101.15	C75	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C24	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C50	100.82	165.07	39° 29' 53"	N60° 30' 45"E	101.15	C69	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C76	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C25	100.82	165.07	39° 29' 53"	N60° 30' 45"E	101.15	C51	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C70	100.82	165.07	39° 29' 53"	N60° 30' 45"E	101.15	C77	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C26	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C52	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C71	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C78	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C27	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C53	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C72	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C79	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C28	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C54	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C73	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C80	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C29	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C55	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C74	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C81	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C30	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C56	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C75	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C82	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C31	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C57	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C76	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C83	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C32	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C58	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C77	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C84	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C33	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C59	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C78	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C85	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C34	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C60	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C79	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C86	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C35	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C61	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C80	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C87	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C36	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C62	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C81	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C88	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C37	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C63	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C82	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C89	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C38	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C64	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C83	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C90	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C39	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C65	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C84	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C91	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C40	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C66	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C85	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C92	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C41	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C67	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C86	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C93	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C42	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C68	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C87	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C94	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C43	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C69	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C88	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C95	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17
C44	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C70	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C89	46.67	165.07	49° 22' 33"	N60° 30' 45"E	46.71	C96	42.22	310.07	7° 52' 52"	N60° 19' 19"W	42.17



NORTH



SCALE: 1" = 50'

THE PRESERVE ON GRAND
FINAL PLAT PLAT 1

West Des Moines, Iowa

20180804

AUGUST 28, 2017

REVISIONS

07/27/2017

10/20/2017

DESIGNED BY
C. SMITH
CHECKED BY
J. DOWNEY
PREPARED BY
J. DOWNEY

EXAMINED BY
FP-01
DATE
06/06

THE PRESERVE ON GRAND FINAL PLAT PLAT 1 WEST DES MOINES, IOWA

GRAND WOODS TOWNHOMES PLAT 4

LOT 24	CROSS, JACOB & JENNIFER 1077 RIDGEWOOD CT WEST DES MOINES, IA 50305 (DEED BK 1252, PG 429)
LOT 25	MULLO, RYAN & JULIE 1051 RIDGEWOOD CT WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 26	LARSON, DAVID & LUCY 1055 RIDGEWOOD CT WEST DES MOINES, IA 50305 (DEED BK 1262, PG 430)
LOT 27	SIMPSON, TAMI & DAVID 1059 RIDGEWOOD CT WEST DES MOINES, IA 50305 (DEED BK 1262, PG 430)

HEATHER WOOD ESTATES PLAT 7

LOT 9	REEDER, JOANNA 2373 SCENIC VALLEY DR WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 10	BOYCE, CHRISTOPHER 1051 RIDGEWOOD CT WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 11	SIMPSON, CURTIS & JENNIFER 1055 RIDGEWOOD CT WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 12	WRIGHT, JAMIE 1077 RIDGEWOOD CT WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 13	WEST, TYLER 1051 RIDGEWOOD CT WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 14	PALETTA, STEPHANIE 1055 RIDGEWOOD CT WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 15	HICKOK, WILLIAM & EMILEY 1059 RIDGEWOOD CT WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)

GRAND WOODS TOWNHOMES PLAT 1

LOT 22	PETERSON, MARK & CAROL 2357 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 23	BRIDGEMAN, ANTHONY & ANN 2359 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 24	BRIDGEMAN, JAMES & BETTY 2361 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 25	FORTUNE, DONALD & KENNY 2363 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 26	NAGEL, GARY & CAROLYN 2365 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 27	BRIDGEMAN, ANTHONY & ANN 2367 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 28	SMITH, JAMES & DONALD 2369 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 29	JANSEN, JAMES & TRUST 2371 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 30	JORDAN, MARCIA 2373 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 31	BERNARD, KAREL 2375 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 32	ALLEN, JOHN 2377 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 33	PALMER, JOELLE 2379 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 34	ROWLEY, RYAN 2381 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 35	WENTZ, KRISTIN 2383 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 36	CAROL TOWNER STONE TRUST 2385 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 37	PALLISON, JACK AND VIRGINIA 2387 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 38	VAN TREWYCK, DONNA & TRUST 2389 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)
LOT 39	BRIDGEMAN, ANTHONY & ANN 2391 VALLEY RIDGE PL WEST DES MOINES, IA 50305 (DEED BK 1262, PG 520)