

LOT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	0°12'04"	480.00'	3.47'	1.73'	3.47'	N79°40'48"W
C2	4°06'46"	1480.00'	142.13'	71.04'	142.10'	N77°31'21"W
C3	78°34'44"	75.00'	102.86'	61.36'	44.44'	N26°55'55"W
C4	16°37'50"	520.00'	150.43'	76.00'	150.40'	N04°45'11"E
C5	88°36'44"	25.00'	38.66'	24.40'	34.42'	N45°44'38"E
C6	19°40'00"	270.00'	42.88'	46.80'	42.22'	S80°07'00"E
C7	6°55'21"	330.00'	34.87'	14.96'	34.85'	S73°44'40"E
C8	2°26'39"	75.00'	3.20'	1.60'	3.20'	S64°54'51"E
C9	76°08'05"	75.00'	44.66'	58.74'	42.44'	S25°42'35"E
C10	8°47'06"	520.00'	74.73'	34.44'	74.65'	S13°40'32"W
C11	7°50'44"	520.00'	71.20'	35.66'	71.15'	S05°21'37"W
C12	88°36'44"	25.00'	38.66'	24.40'	34.42'	S45°44'38"W
C13	89°56'22"	25.00'	34.24'	24.91'	35.34'	N44°58'44"W
C14	52°14'24"	50.00'	45.54'	24.52'	44.03'	N26°06'35"E
C15	27°18'24"	50.00'	23.83'	12.15'	23.61'	N38°34'32"E
C16	62°45'15"	50.00'	54.76'	30.44'	52.07'	N06°27'20"W
C17	52°10'42"	50.00'	45.53'	24.48'	43.48'	N63°55'19"W
C18	54°30'24"	50.00'	47.17'	25.76'	45.71'	S62°44'06"W
C19	60°25'23"	50.00'	52.73'	24.11'	50.32'	S05°16'04"W
C20	3°04'46"	50.00'	2.76'	1.38'	2.76'	N26°31'25"W

LOT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C21	32°05'33"	50.00'	28.01'	14.38'	27.64'	N12°03'32"W
C22	3°54'52"	175.00'	12.21'	6.11'	12.21'	N01°54'14"E
C23	90°03'38"	25.00'	34.30'	25.03'	35.37'	S45°01'11"W
C24	42°24'52"	25.00'	40.36'	26.11'	36.12'	N43°42'04"W
C25	3°34'46"	1175.00'	73.41'	36.72'	73.40'	N04°20'15"E
C26	3°41'22"	1175.00'	75.66'	37.84'	75.65'	N07°58'14"E
C27	3°41'22"	1175.00'	75.66'	37.84'	75.65'	N11°34'42"E
C28	3°41'22"	1175.00'	75.66'	37.84'	75.65'	N15°21'04"E
C29	3°41'22"	1175.00'	75.66'	37.84'	75.65'	N19°02'26"E
C30	1°21'14"	1175.00'	27.74'	13.90'	27.74'	N21°33'47"E
C31	4°50'44"	525.00'	44.40'	22.21'	44.34'	N14°49'04"E
C32	88°35'02"	25.00'	38.65'	24.34'	34.42'	N61°41'13"E
C33	2°05'21"	1480.00'	12.20'	36.10'	12.20'	S72°58'35"E
C34	1°26'42"	1480.00'	44.43'	24.47'	44.43'	N74°44'37"W
C35	1°24'26"	1480.00'	51.51'	25.76'	51.51'	N76°12'41"W
C36	2°37'20"	1480.00'	40.61'	45.31'	40.61'	S78°16'04"E
C37	44°54'36"	25.00'	41.45'	27.28'	36.86'	N24°27'36"W
C38	4°12'14"	475.00'	34.85'	17.43'	34.84'	S20°08'19"W
C39	2°20'03"	1225.00'	44.91'	24.46'	44.90'	S21°04'25"W
C40	3°24'34"	1225.00'	72.93'	36.47'	72.92'	S18°12'03"W

LOT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C41	3°24'34"	1225.00'	72.93'	36.47'	72.92'	S14°47'24"W
C42	3°24'34"	1225.00'	72.93'	36.47'	72.92'	S11°22'44"W
C43	3°24'34"	1225.00'	72.93'	36.47'	72.92'	S07°58'05"W
C44	3°50'20"	1225.00'	82.08'	41.05'	82.06'	S04°20'35"W
C45	44°16'54"	25.00'	41.14'	26.44'	36.65'	S44°33'54"W
C46	13°00'37"	270.00'	61.31'	30.74'	61.18'	N76°47'18"W
C47	6°34'23"	270.00'	31.37'	15.70'	31.35'	S66°37'18"E

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	24°17'38"	150.00'	63.60'	32.24'	63.13'	N12°08'11"E
C101	20°54'24"	1200.00'	434.64'	222.31'	437.19'	N11°44'42"E
C102	6°59'06"	500.00'	60.96'	30.52'	60.42'	N18°44'53"E

CENTERLINE TABLE DATA		
LINE #	LENGTH	DIRECTION
L1	133.32	N00° 00' 37"W
L2	1.17	N24° 17' 00"E
L3	4.47	N15° 15' 20"E

CURRENT ZONING
R-2 - RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY

LOTS 1-20 BERKSHIRE MEADOWS
10-FOOT MINIMUM LOT WIDTH
35-FOOT FRONT YARD SETBACK
(40-FOOT SETBACK ALONG
BERKSHIRE AND BOSTON PARKWAY)
35-FOOT REAR YARD SETBACK
8-FOOT SIDE YARD SETBACK

1800 SQFT MINIMUM RANCH
2200 SQFT MINIMUM 2-STORY
MINIMUM 3-CAR ATTACHED GARAGE
LOTS 14 & 15 ARE REQUIRED TO PROVIDE STREET
TREES, SIDEWALK CONNECTOR AND COACHLIGHT.
TO BE INSTALLED BY THE HOMEOWNER.
LOTS 14 & 15 TO FACE BOSTON PARKWAY WITH
GARAGE ACCESS FROM NW 16TH STREET.

FINAL PLAT BERKSHIRE MEADOWS PLAT 1

CLIVE, IA

PROPERTY OWNER:

BERKSHIRE PARTNERS
2014 S. 41ST COURT
WEST DES MOINES, IA 50265
CONTACT: DICK O'CONNOR
PHONE: 515-224-0140
ROCONNOR@CHSI.COM

LEGAL DESCRIPTION

OUTLOT 'V', BERKSHIRE WOODS PLAT 1, AN OFFICIAL PLAT RECORDED AT THE DALLAS COUNTY RECORDER'S OFFICE IN BOOK 2012, PAGE 13667, CITY OF CLIVE, DALLAS COUNTY, IOWA, AND CONTAINING 6.941 ACRES.

BENCHMARKS

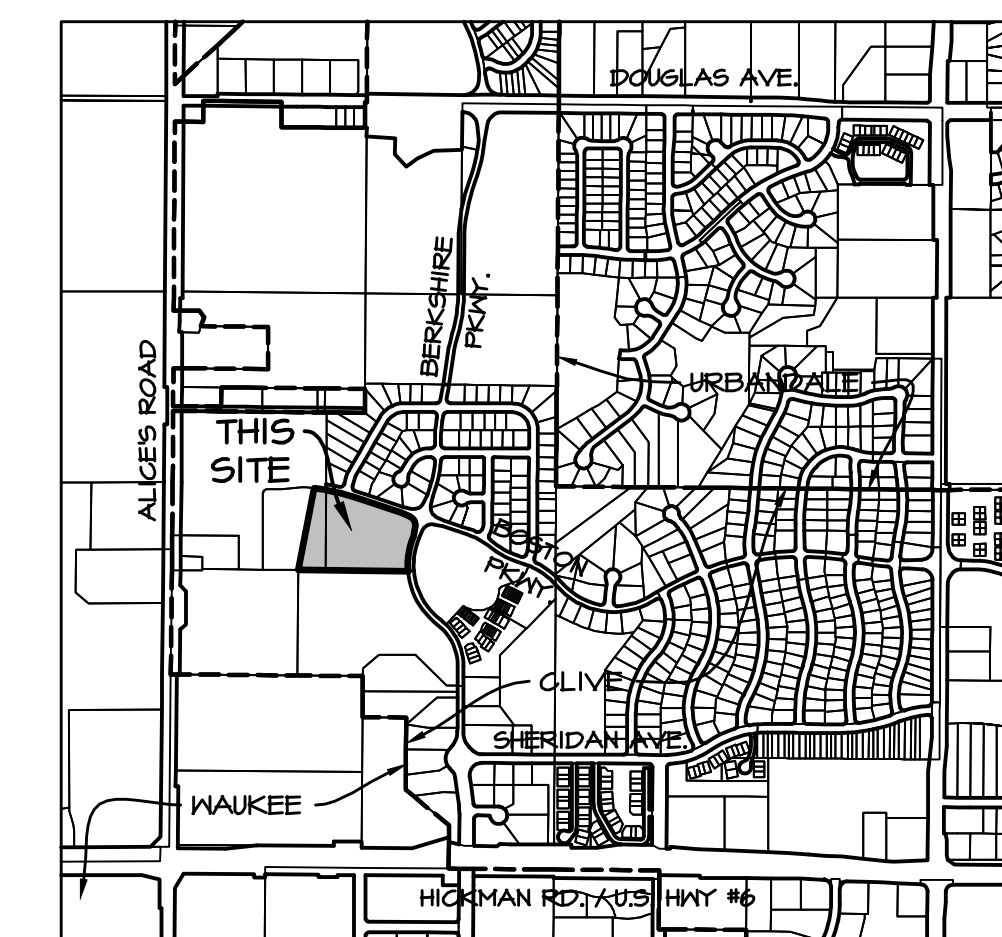
CLIVE B.M. #53
STANDARD BENCH MARK IN THE NORTH HALF OF THE ROUNDABOUT AT THE INTERSECTION OF SHERIDAN AVENUE AND BERKSHIRE PARKWAY.
ELEVATION = 1009.85

CLIVE B.M. #52

STANDARD BENCH MARK IN THE NORTH HALF OF THE ROUNDABOUT AT THE INTERSECTION OF SHERIDAN AVENUE AND BERKSHIRE PARKWAY.
ELEVATION = 1008.42

VICINITY SKETCH

1" = 1320'



LEGEND

- PROPERTY BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EXISTING FENCE LINES
- ▲ FOUND SECTION CORNER
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER (3/8" I.R. W/ ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- EXISTING FENCE POST
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- P.O.B. POINT OF BEGINNING
- C.I.E. CITY IMPROVEMENT EASEMENT
- (2100) ADDRESS

CERTIFICATIONS

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK J. SHEPARD
12265
DATE OF LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL: _____
THIS SHEET

FINAL PLAT
BERKSHIRE MEADOWS
CLIVE, IOWA

CEC
Civil Engineering Consultants, Inc.

Scale: 1"=50'

NORTH

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

DATE CREATED: OCT. 25, 2012

SHEET 1 OF 1



710-800' S727'
NW1/4, SW1/4
EXCEPT N 10' W 207.11'