



- WALKOUT LOT
- DAYLIGHT LOT
- STANDARD LOT



# HIGHLAND MEADOWS PLATS 2 & 4

  
**Kimberley**  
 DEVELOPMENT CORPORATION  
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 WWW.KIMDEV.COM

**COOPER CRAWFORD**  
 & ASSOCIATES, L.L.C.  
 CIVIL ENGINEERS &  
 LAND SURVEYORS  
 475 S 50th STREET  
 WEST DES MOINES, IOWA 50265  
 PHONE: (515)224-1344 FAX: (515)224-1345



INDEX LEGEND

LOCATION: OUTLOT 'V' IN WRIGHT CORNER PARCEL "17-52" PART OF PARCEL "17-53" URBANDEALE, DALLAS CO., IA SURVEYOR: MATTHEW J. THOMAS, PLS PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC & RETURN TO: 4121 NW URBANDEALE DRIVE URBANDEALE, IA 50322 PH: 515-369-4400 REQUESTED BY: KIMBERLEY DEVELOPMENT CORP. PROPRIETOR: 2785 N ANKENY BLVD #22 ANKENY, IA 50023

HIGHLAND MEADOWS PLAT 5

FINAL PLAT

CURVE DATA

Table with columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Contains curve data for curves C1 through C118.

OWNER / DEVELOPER

KIMBERLEY DEVELOPMENT CORPORATION CONTACT: JENNA KIMBERLEY 2785 N ANKENY BLVD #22 ANKENY, IA 50023 EMAIL: JENNA@KIMDEV.COM PH: (515) 963-8335

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC 4121 NW URBANDEALE DRIVE URBANDEALE, IA 50322

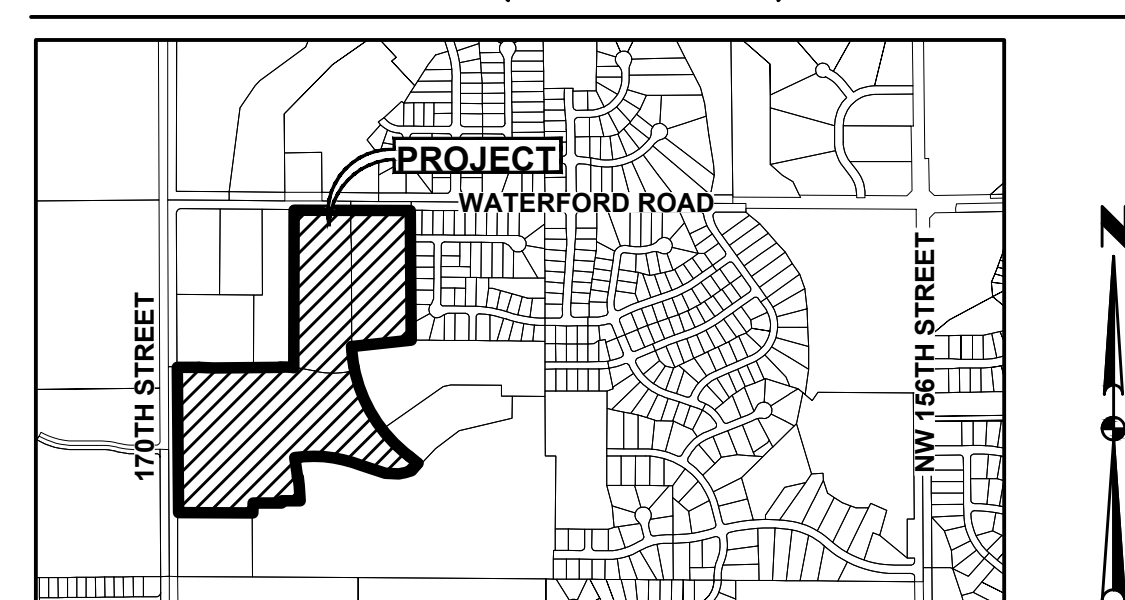
DATE OF SURVEY

JANUARY 4, 2023

ZONING

P.U.D.: PLANNED UNIT DEVELOPMENT

VICINITY MAP (NOT TO SCALE)



URBANDEALE, IOWA

BULK REGULATIONS

LARGE-LOT SINGLE FAMILY DETACHED RESIDENTIAL (LOTS 59-68)

MINIMUM LOT WIDTH: 70 FEET MINIMUM LOT AREA: 8,750 SQUARE FEET SETBACKS: FRONT-30 FEET OR 35 FEET FOR LOTS BORDERING CENTENNIAL BOULEVARD AND PLUM DRIVE REAR- 30 FEET SIDE- 8 FEET EACH SIDE MAXIMUM BUILDING HEIGHT: 35 FEET

MEDIUM-LOT SINGLE FAMILY DETACHED RESIDENTIAL (LOTS 47-58, 69-79)

MINIMUM LOT WIDTH: 60 FEET MINIMUM LOT AREA: 7,500 SQUARE FEET SETBACKS: FRONT-30 FEET OR 35 FEET FOR LOTS BORDERING CENTENNIAL BOULEVARD AND PLUM DRIVE REAR- 30 FEET SIDE- 5 FEET EACH SIDE MAXIMUM BUILDING HEIGHT: 35 FEET

SMALL-LOT SINGLE FAMILY DETACHED RESIDENTIAL (LOTS 1-46)

MINIMUM LOT WIDTH : 50 FEET MINIMUM LOT SIZE: 6,250 SQUARE FEET MINIMUM LOT DEPTH: 125 FEET SETBACKS: FRONT-30 FEET OR 35 FEET FOR LOTS BORDERING CENTENNIAL BOULEVARD AND PLUM DRIVE REAR- 30 FEET SIDE- 5 FEET EACH SIDE MAXIMUM BUILDING HEIGHT: 35 FEET

PLAT DESCRIPTION

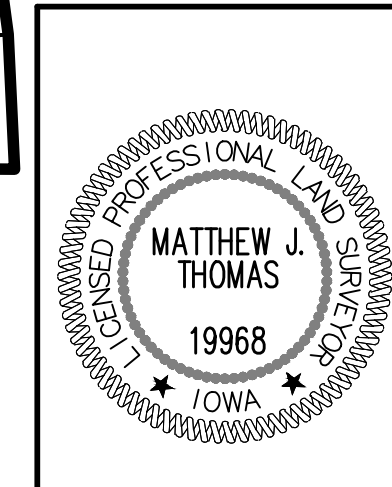
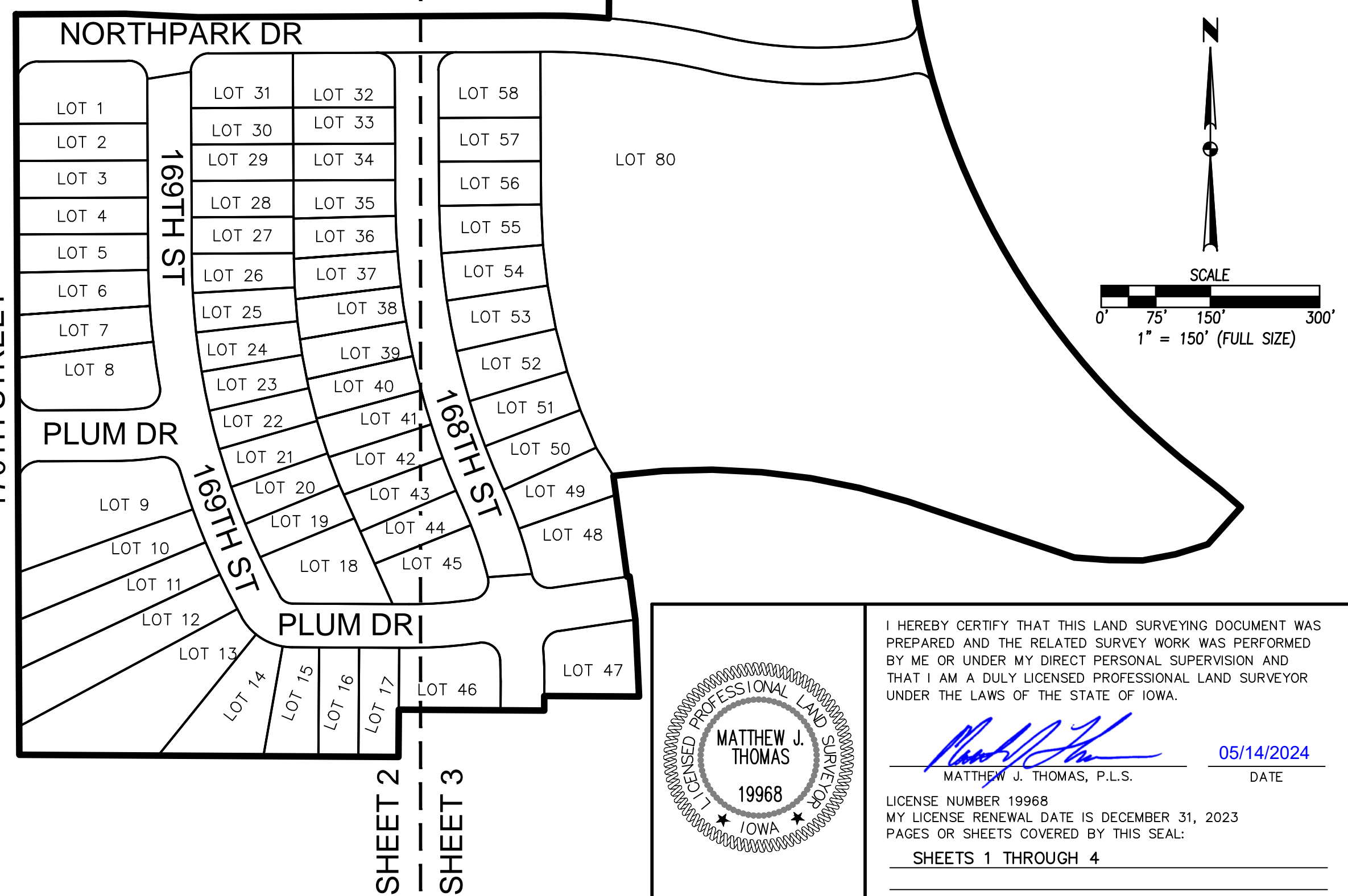
OUTLOT 'V', WRIGHT CORNER, AN OFFICIAL PLAT, PARCEL "17-52" AND A PART OF PARCEL "17-53" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016, PAGE 6276, ALL IN THE CITY OF URBANDEALE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "17-53"; THENCE NORTH 89°42'09" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL "17-53", A DISTANCE OF 150.02 FEET; THENCE SOUTH 87°21'45" EAST ALONG SAID NORTHERLY LINE, 100.11 FEET; THENCE NORTH 89°44'10" EAST ALONG SAID NORTHERLY LINE, 472.08 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 92.25 FEET AND WHOSE CHORD BEARS SOUTH 87°42'00" EAST, 92.21 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'V'; THENCE NORTH 00°24'49" EAST ALONG THE WEST LINE OF SAID OUTLOT 'V', 1104.46 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'V'; THENCE SOUTH 89°35'11" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'V' AND THE NORTH LINE OF SAID PARCEL "17-52", A DISTANCE OF 812.88 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "17-52"; THENCE SOUTH 00°09'53" EAST ALONG THE EAST LINE OF SAID PARCEL "17-52", A DISTANCE OF 906.88 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "17-52"; THENCE SOUTH 84°01'35" WEST ALONG THE SOUTH LINE OF SAID PARCEL "17-52", A DISTANCE OF 418.39 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "17-52"; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID OUTLOT 'V' AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 143.31 FEET AND WHOSE CHORD BEARS SOUTH 06°31'35" EAST, 143.19 FEET TO THE NORTHERLY LINE OF SAID PARCEL "17-53"; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE AND THE WESTERLY LINE OF CORRECTED HIGHLAND MEADOWS PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF URBANDEALE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 757.04 FEET AND WHOSE CHORD BEARS SOUTH 31°34'06" EAST, 740.12 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 970.00 FEET, WHOSE ARC LENGTH IS 74.17 FEET AND WHOSE CHORD BEARS SOUTH 50°25'15" EAST, 74.15 FEET; THENCE SOUTH 41°46'10" WEST, 68.19 FEET; THENCE SOUTH 72°49'32" WEST, 46.58 FEET; THENCE SOUTH 79°23'25" WEST, 45.93 FEET; THENCE NORTH 89°28'40" WEST, 46.00 FEET; THENCE NORTH 85°39'47" WEST, 47.84 FEET; THENCE NORTH 71°21'43" WEST, 180.00 FEET; THENCE NORTH 71°28'28" WEST, 61.79 FEET; THENCE NORTH 74°24'56" WEST, 68.15 FEET; THENCE NORTH 78°39'39" WEST, 68.15 FEET; THENCE NORTH 82°54'21" WEST, 68.15 FEET; THENCE NORTH 87°09'03" WEST, 68.15 FEET; THENCE SOUTH 88°36'14" WEST, 68.15 FEET; THENCE SOUTH 84°21'32" WEST, 68.15 FEET; THENCE SOUTH 07°45'49" EAST, 140.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 780.00 FEET, WHOSE ARC LENGTH IS 3.54 FEET AND WHOSE CHORD BEARS NORTH 82°21'59" EAST, 3.54 FEET; THENCE SOUTH 07°30'12" EAST, 60.00 FEET; THENCE SOUTH 02°44'16" EAST, 105.66 FEET; THENCE NORTH 89°40'09" WEST, 130.15 FEET; THENCE SOUTH 00°19'51" WEST, 20.00 FEET; THENCE NORTH 89°40'09" WEST, 199.65 FEET; THENCE SOUTH 00°19'51" WEST, 65.00 FEET TO A POINT ALONG THE SOUTHERLY LINE OF SAID PARCEL "17-53"; THENCE NORTH 89°40'09" WEST ALONG SAID SOUTHERLY LINE, 520.83 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "17-53" ALONG 170TH STREET; THENCE NORTH 00°15'40" WEST ALONG THE WESTERLY LINE OF SAID PARCEL "17-53", A DISTANCE OF 1017.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.88 ACRES (2,041,959 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- 1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED. 2. 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. 3. STREET LOTS 'A', 'B', 'C', 'D' AND 'E' SHALL BE DEDICATED TO THE CITY OF URBANDEALE FOR PUBLIC RIGHT OF WAY. 4. IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES MUST RELOCATE WITHOUT EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. 5. MANHOLES AND INTAKES NOT LOCATED ON LOT LINES SHALL BE LOCATED OUTSIDE OF FUTURE DRIVEWAYS. 6. NO SINGLE-FAMILY LOT SHALL HAVE DIRECT ACCESS TO CENTENNIAL BOULEVARD. 7. THE MAINTENANCE OF THE SUBDRAIN TILE LINES WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. 8. NO FENCES SHALL BE ALLOWED IN THE 50 FOOT LANDSCAPE EASEMENT ALONG 170TH STREET AND WATERFORD ROAD. 9. LOT 80 SHALL BE DEDICATED TO THE CITY OF URBANDEALE FOR PARKLAND. 10. SIDEWALKS ON NORTH SIDE OF NORTHPARK DRIVE TO BE INSTALLED WITH DEVELOPMENT OF OUTLOT 'Z' AND WRIGHT CORNER, RESPECTIVELY. 11. NO THREE-CAR GARAGES SHALL BE ALLOWED ON THE 50' WIDE LOTS. 12. NO LOT SHALL HAVE DIRECT ACCESS TO 170TH STREET OR WATERFORD ROAD. 13. LOTS 62-73 WILL REQUIRE THE INSTALLATION OF SOIL QUALITY RESTORATION ON THE LOT AT THE TIME A HOME IS CONSTRUCTED. SOIL QUALITY RESTORATION AREAS WILL REQUIRE THE AREA HAVE 8 INCHES OF TOPSOIL WITH A MINIMUM OF TWO PERCENT ORGANIC MATTER CONTENT. THE BUILDER WILL NEED TO WORK WITH A GEOTECHNICAL ENGINEERING FIRM TO PROVIDE DOCUMENTATION INCLUDING PHOTOS OF INSTALLATION TO THE CITY THAT THESE REQUIREMENTS ARE MET PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.



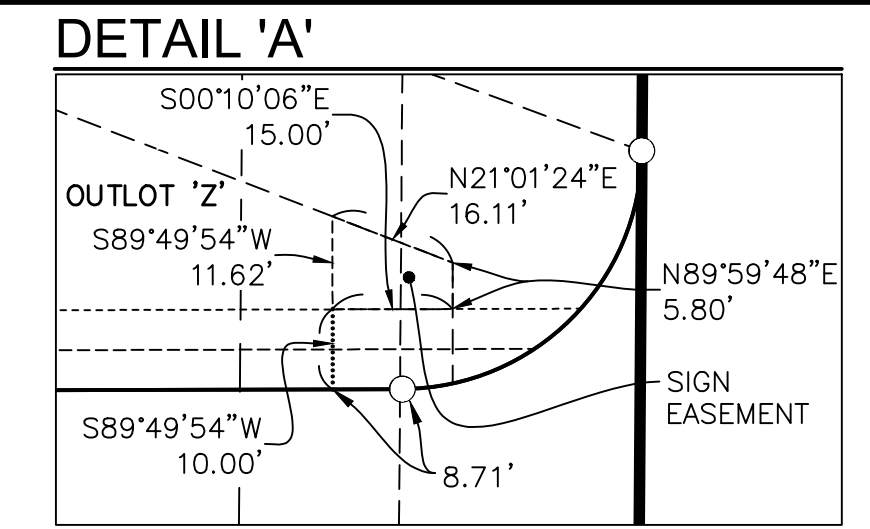
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. DATE: 05/14/2024 MATTHEW J. THOMAS, P.L.S. LICENSE NUMBER 19968 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 THROUGH 4

Vertical sidebar containing: Date (05/14/24, 11/20/23, 11/06/23, 10/11/23, 09/25/23, 07/26/23), Revisions (Final Submittal, Fourth Submittal, Third Submittal, Second Submittal, Added New Easements, First Submittal), Address (4121 NW URBANDEALE DRIVE, URBANDEALE, IA 50322, PHONE: (515) 369-4400), Engineer (CIVIL DESIGN ADVANTAGE), Tech (CIVIL DESIGN ADVANTAGE), Review (CIVIL DESIGN ADVANTAGE), and Page Number (2106.501).



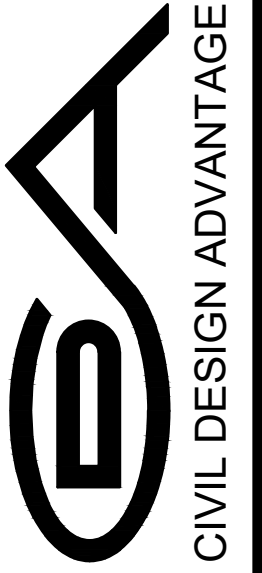
# HIGHLAND MEADOWS PLAT 5

## FINAL PLAT



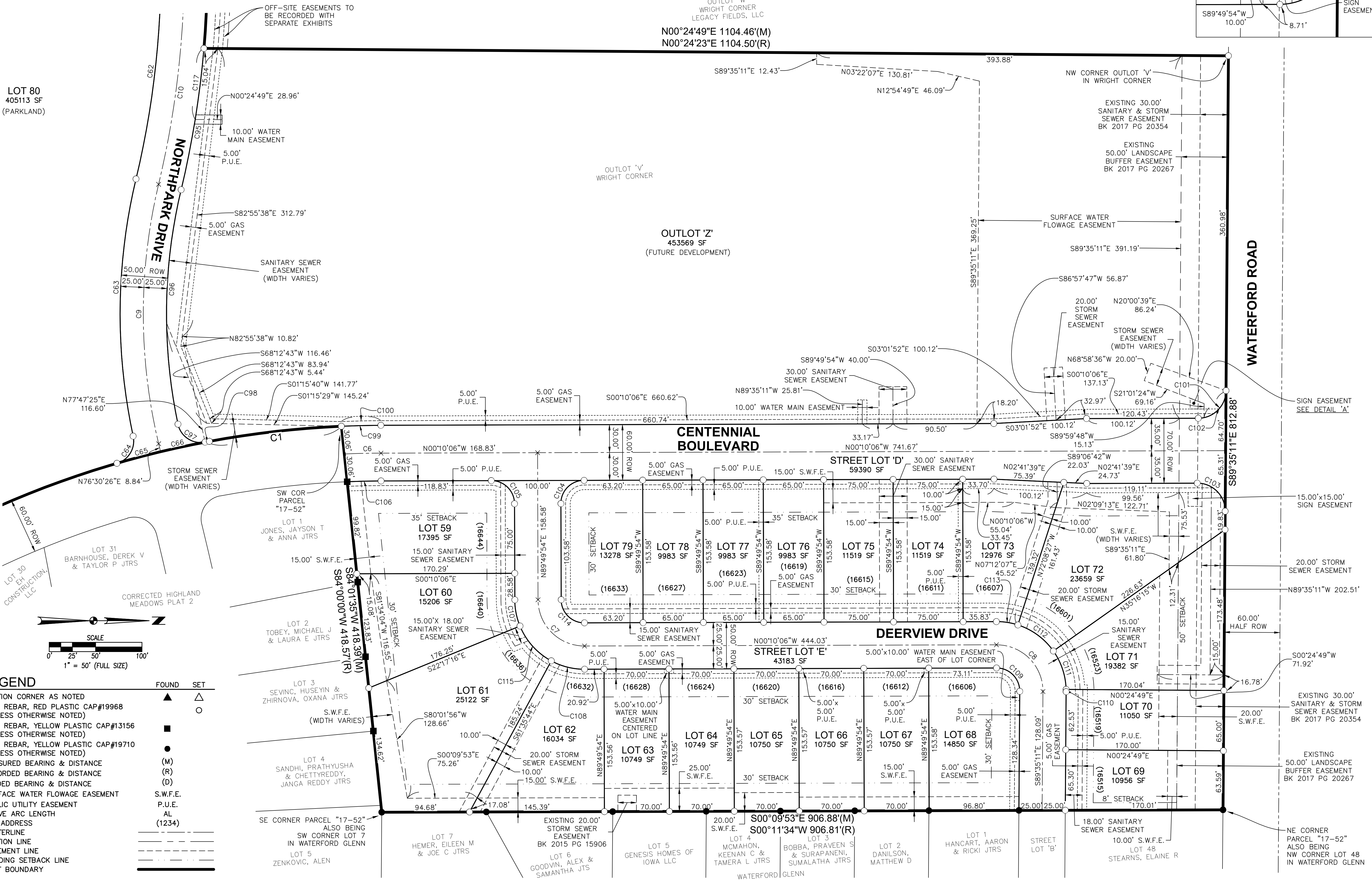
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FOURTH SUBMITTAL	11/20/23		FOURTH SUBMITTAL	11/20/23	
THIRD SUBMITTAL	11/06/23		THIRD SUBMITTAL	11/06/23	
SECOND SUBMITTAL	10/11/23		SECOND SUBMITTAL	10/11/23	
ADDED NEW EASEMENTS	09/25/23		ADDED NEW EASEMENTS	09/25/23	
FIRST SUBMITTAL	07/26/23		FIRST SUBMITTAL	07/26/23	

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
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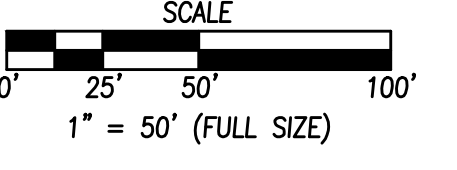
**HIGHLAND MEADOWS PLAT 5**  
**FINAL PLAT**

SEE SHEET 3



LOT 80  
405113 SF  
(PARKLAND)

SEE SHEET 3



FOUND	SET
SECTION CORNER AS NOTED	▲
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	○
1/2" REBAR, YELLOW PLASTIC CAP #13156 (UNLESS OTHERWISE NOTED)	■
1/2" REBAR, YELLOW PLASTIC CAP #19710 (UNLESS OTHERWISE NOTED)	●
MEASURED BEARING & DISTANCE	(M)
RECORDED BEARING & DISTANCE	(R)
DEEDED BEARING & DISTANCE	(D)
SURFACE WATER FLOWAGE EASEMENT	S.W.F.E.
PUBLIC UTILITY EASEMENT	P.U.E.
CURVE ARC LENGTH	AL
LOT ADDRESS	(1234)
SECTION LINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
PLAT BOUNDARY	---

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COMMENTS: PLOTTED BY: MATT THOMAS  
DATE: 5/14/2024 10:54 AM

