

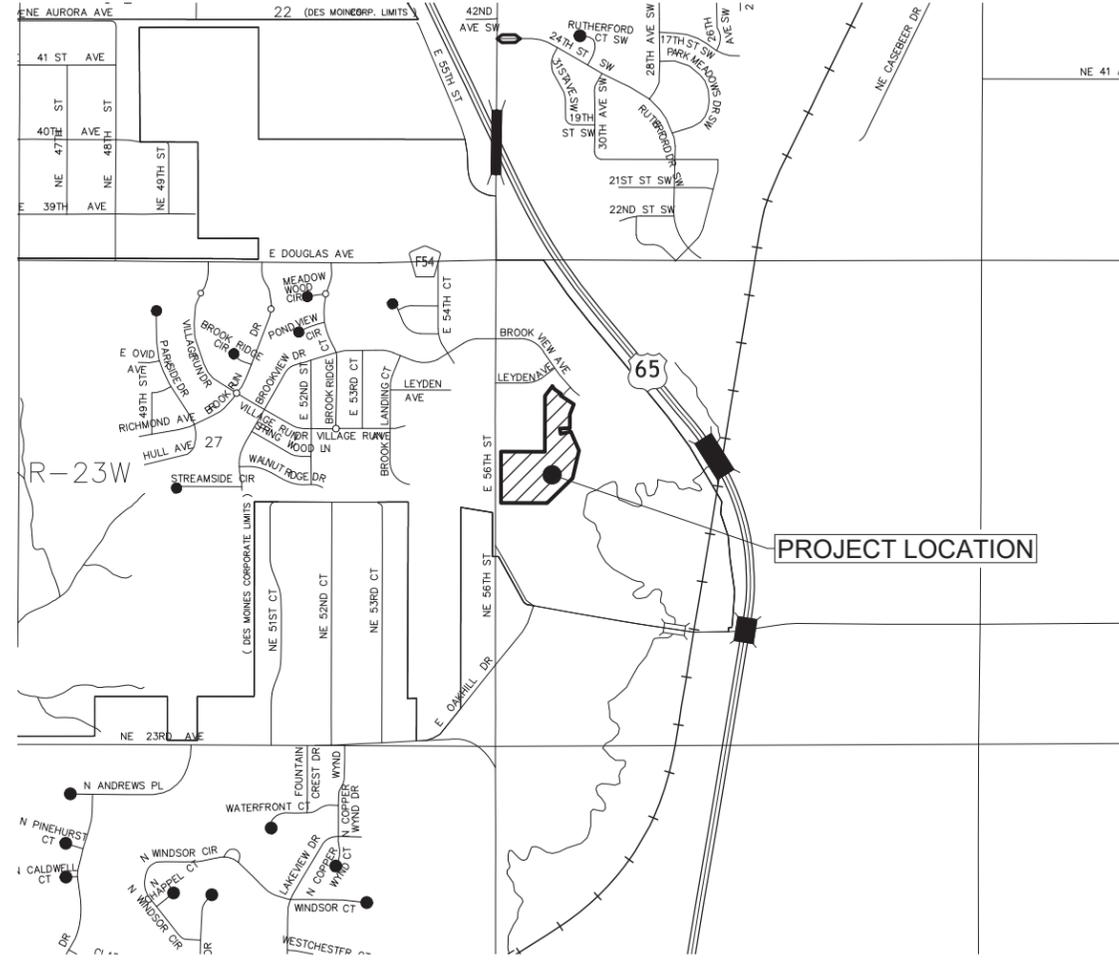
WOODBURY PLAT 2

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED FOR:
J LARSON HOMES, LLC.
SURVEY LOCATED:
OUTLOTS "T" AND "Y" WOODBURY PLAT 1
SEC 26-79N-23W
REQUESTED BY:
J LARSON HOMES, LLC.
RETURN TO:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023



VICINITY MAP



PLAT DESCRIPTION

OUTLOT "T" AND OUTLOT "Y" OF WOODBURY PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER / DEVELOPER

TIMBERCREST HOMES LLC - (OUTLOT "T")
5721 MERLE HAY RD STE 18
JOHNSTON, IA 50131-1264
AND
J LARSON HOMES, LLC. - (OUTLOT "Y")
10604 NW 75TH PL
JOHNSTON, IA 50131-6089
JOHN LARSON
(515) 491-4090

SURVEYOR

SNYDER AND ASSOCIATES, INC.
2727 SW SNYDER BLVD.
ANKENY, IA 50023
TERRY COADY, P.L.S.

AREA

GROSS AREA = 13.62 ACRE (593,256 S.F.)

LEGEND

FEATURES

Section Corner
1/2" Rebar, Yellow Plastic Cap #18643
(Unless Otherwise Noted)
Cut "X" in Concrete
ROW Marker
ROW Rail
Yellow Plastic Cap
Orange Plastic Cap
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Public Utility Easement
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

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GENERAL CITY NOTES

- SIDEWALKS SHALL BE PROVIDED ALONG BOTH SIDES OF ALL PUBLIC STREETS.
- ROADWAY CENTERLINE CURVE RADII AS SHOWN ON PLAN.
- STREET LOTS A AND B ARE TO BE DEDICATED TO THE CITY OF DES MOINES FOR ROADWAY PURPOSES.
- THE PROPERTY WILL BE DEVELOPED IN COMPLIANCE WITH SECTION 106-138 OF CHAPTER 106 OF DES MOINES CITY CODE REQUIRING ALL NEW UTILITIES TO BE INSTALLED UNDERGROUND.

FINAL PLAT APPROVAL

APPROVED BY:

Development Services Director _____ Date _____

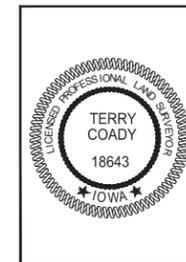
City Engineer _____ Date _____

Roll Call _____ City Council Date _____

City Clerk _____ Date _____

CERTIFIED BY:

CITY OF DES MOINES, IOWA



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.

Terry Coady 12/19/2024
Terry Coady, PLS _____ Date _____

License Number 18643
My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2

WOODBURY PLAT 2
FINAL PLAT

DES MOINES, IOWA

SNYDER & ASSOCIATES, INC.

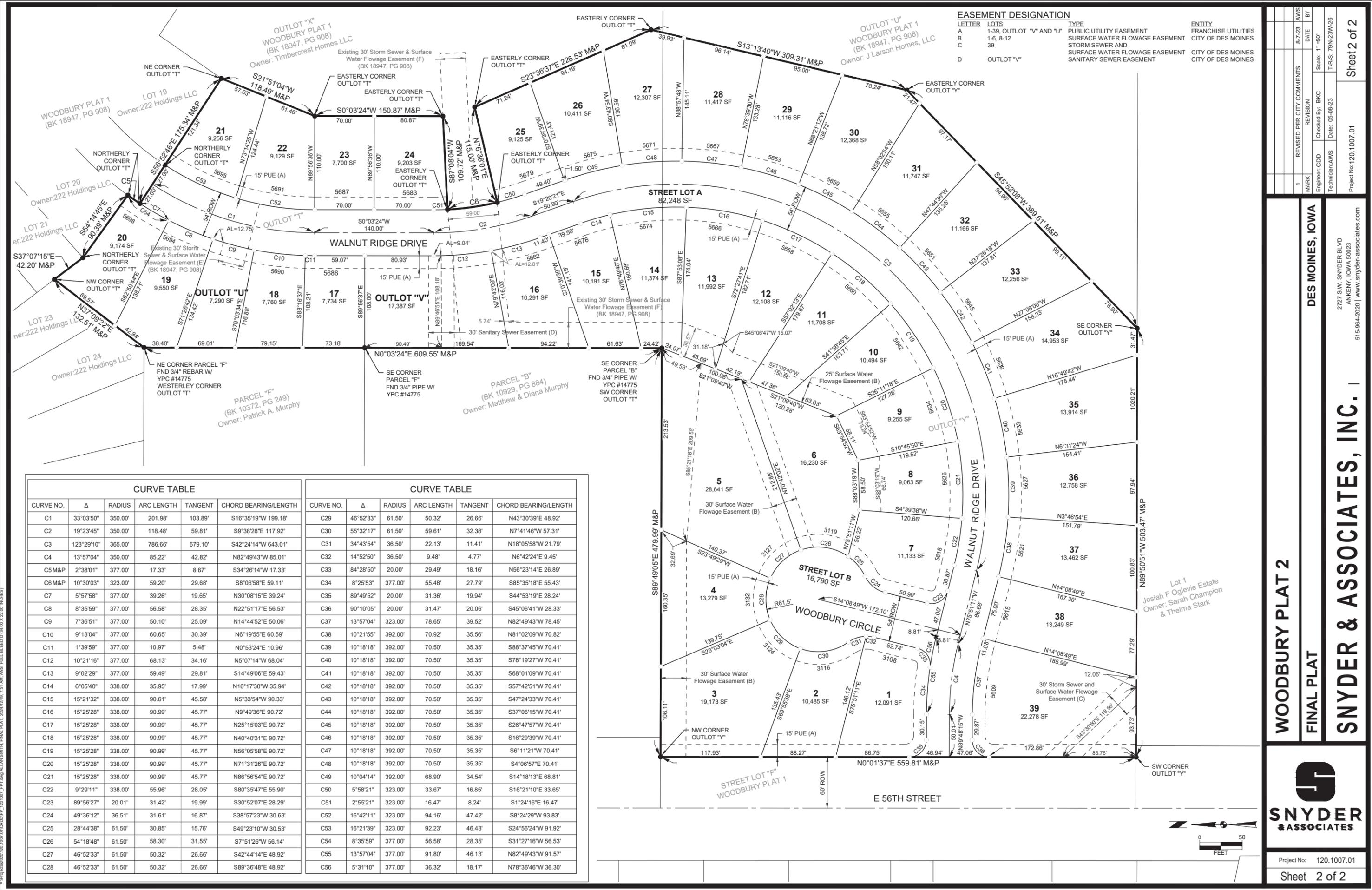
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 120.1007.01

Sheet 1 of 2

1	REVISED PER CITY COMMENTS	8-7-23	AWIS
	MARK	REVISION	DATE
	Checked By: BKC	Scale: 1" = 1000'	
	Engineer: CDD	Technician: AWS	T-R-S: 79N-23W-26
	Date: 05-08-23		
			Project No: 120.1007.01
			Sheet 1 of 2



LETTER	LOTS	TYPE	ENTITY
A	1-39, OUTLOT "V" AND "U"	PUBLIC UTILITY EASEMENT	FRANCHISE UTILITIES CITY OF DES MOINES
B	1-6, 8-12	SURFACE WATER FLOWAGE EASEMENT	CITY OF DES MOINES
C	39	STORM SEWER AND SURFACE WATER FLOWAGE EASEMENT	CITY OF DES MOINES
D	OUTLOT "V"	SANITARY SEWER EASEMENT	CITY OF DES MOINES

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	8-7-23	JAWS

Checked By: BKC
 Engineer: CDD
 Technician: AWS
 Date: 05-08-23
 Scale: 1"=50'
 T-R-S: 79N-23W-26
 Project No: 120.1007.01
 Sheet 2 of 2

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	33°03'50"	350.00'	201.98'	103.89'	S16°35'19"W 199.18'
C2	19°23'45"	350.00'	118.48'	59.81'	S9°38'28"E 117.92'
C3	123°29'10"	365.00'	786.66'	679.10'	S42°24'14"W 643.01'
C4	13°57'04"	350.00'	85.22'	42.82'	N82°49'43"W 85.01'
C5 M&P	2°38'01"	377.00'	17.33'	8.67'	S34°26'14"W 17.33'
C6 M&P	10°30'03"	323.00'	59.20'	29.68'	S8°06'58"E 59.11'
C7	5°57'58"	377.00'	39.26'	19.65'	N30°08'15"E 39.24'
C8	8°35'59"	377.00'	56.58'	28.35'	N22°51'17"E 56.53'
C9	7°36'51"	377.00'	50.10'	25.09'	N14°44'52"E 50.06'
C10	9°13'04"	377.00'	60.65'	30.39'	N6°19'55"E 60.59'
C11	1°39'59"	377.00'	10.97'	5.48'	N0°53'24"E 10.96'
C12	10°21'16"	377.00'	68.13'	34.16'	N5°07'14"W 68.04'
C13	9°02'29"	377.00'	59.49'	29.81'	S14°49'06"E 59.43'
C14	6°05'40"	338.00'	35.95'	17.99'	N16°17'30"W 35.94'
C15	15°21'32"	338.00'	90.61'	45.58'	N5°33'54"W 90.33'
C16	15°25'28"	338.00'	90.99'	45.77'	N9°49'36"E 90.72'
C17	15°25'28"	338.00'	90.99'	45.77'	N25°15'03"E 90.72'
C18	15°25'28"	338.00'	90.99'	45.77'	N40°40'31"E 90.72'
C19	15°25'28"	338.00'	90.99'	45.77'	N56°05'58"E 90.72'
C20	15°25'28"	338.00'	90.99'	45.77'	N71°31'26"E 90.72'
C21	15°25'28"	338.00'	90.99'	45.77'	N86°56'54"E 90.72'
C22	9°29'11"	338.00'	55.96'	28.05'	S80°35'47"E 55.90'
C23	89°56'27"	20.01'	31.42'	19.99'	S30°52'07"E 28.29'
C24	49°36'12"	36.51'	31.61'	16.87'	S38°57'23"W 30.63'
C25	28°44'38"	61.50'	30.85'	15.76'	S49°23'10"W 30.53'
C26	54°18'48"	61.50'	58.30'	31.55'	S7°51'26"W 56.14'
C27	46°52'33"	61.50'	50.32'	26.66'	S42°44'14"E 48.92'
C28	46°52'33"	61.50'	50.32'	26.66'	S89°36'48"E 48.92'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C29	46°52'33"	61.50'	50.32'	26.66'	N43°30'39"E 48.92'
C30	55°32'17"	61.50'	59.61'	32.38'	N7°41'46"W 57.31'
C31	34°43'54"	36.50'	22.13'	11.41'	N18°05'58"W 21.79'
C32	14°52'50"	36.50'	9.48'	4.77'	N6°42'24"E 9.45'
C33	84°28'50"	20.00'	29.49'	18.16'	N56°23'14"E 26.89'
C34	8°25'53"	377.00'	55.48'	27.79'	S85°35'18"E 55.43'
C35	89°49'52"	20.00'	31.36'	19.94'	S44°53'19"E 28.24'
C36	90°10'05"	20.00'	31.47'	20.06'	S45°06'41"W 28.33'
C37	13°57'04"	323.00'	78.65'	39.52'	N82°49'43"W 78.45'
C38	10°21'55"	392.00'	70.92'	35.56'	N81°02'09"W 70.82'
C39	10°18'18"	392.00'	70.50'	35.35'	S88°37'45"W 70.41'
C40	10°18'18"	392.00'	70.50'	35.35'	S78°19'27"W 70.41'
C41	10°18'18"	392.00'	70.50'	35.35'	S68°01'09"W 70.41'
C42	10°18'18"	392.00'	70.50'	35.35'	S57°42'51"W 70.41'
C43	10°18'18"	392.00'	70.50'	35.35'	S47°24'33"W 70.41'
C44	10°18'18"	392.00'	70.50'	35.35'	S37°06'15"W 70.41'
C45	10°18'18"	392.00'	70.50'	35.35'	S26°47'57"W 70.41'
C46	10°18'18"	392.00'	70.50'	35.35'	S16°29'39"W 70.41'
C47	10°18'18"	392.00'	70.50'	35.35'	S6°11'21"W 70.41'
C48	10°18'18"	392.00'	70.50'	35.35'	S4°06'57"E 70.41'
C49	10°04'14"	392.00'	68.90'	34.54'	S14°18'13"E 68.81'
C50	5°58'21"	323.00'	33.67'	16.85'	S16°21'10"E 33.65'
C51	2°55'21"	323.00'	16.47'	8.24'	S1°24'16"E 16.47'
C52	16°42'11"	323.00'	94.16'	47.42'	S8°24'29"W 93.83'
C53	16°21'39"	323.00'	92.23'	46.43'	S24°56'24"W 91.92'
C54	8°35'59"	377.00'	56.58'	28.35'	S31°27'16"W 56.53'
C55	13°57'04"	377.00'	91.80'	46.13'	N82°49'43"W 91.57'
C56	5°31'10"	377.00'	36.32'	18.17'	N78°36'46"W 36.30'

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FINAL PLAT
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