S. 19TH STREET

BENNETT DRIVE

PARCEL 'A'

LOT 11

LOT 12

LOT 13

LOT 14

PARCEL 'B'

LOT 15

FULLER ROAD

48TH

PROPOSED 15' SIDEYARD BUILDING SETBACK

PROPOSED SIGN

22 SPACES

EXISTING SPACES

VICINITY SKETCH

NOT TO SCALE

LEGAL DESCRIPTION

THAT PART OF LOTS 11, 12, 13, 14, AND 15, BENNETT ACRES AN ADDITION, PLAT NOW RECORDED IN AND FORMING PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA AND A PORTION OF THE VACATED PUBLIC STREET RIGHT-OF-WAY OF BENNETT DRIVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT LINES 11, 12, 13, AND 14 OF BENNETT ACRES, EXCEPT THE NORTH 150 FEET, AND

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15 OF BENNETT ACRES;

THENCE N 00°01'00" E, ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 304.04 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BENNETT DRIVE;

THENCE S 89°27'00" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 70.03 FEET;

THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, 41.70 FEET ALONG A 60.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY HAVING A LONG CHORD OF 40.45 FEET BEARING S 69°11'06" E;

THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, 112.82 FEET ALONG A 34.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY HAVING A LONG CHORD OF 66.41 FEET BEARING N 62°13'55" E TO A POINT ON THE CENTERLINE OF SAID ABANDONED BENNETT DRIVE;

THENCE S 89°27'00" E, ALONG THE CENTERLINE OF SAID ABANDONED BENNETT DRIVE, A DISTANCE OF 333.03 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF FULLER ROAD;

THENCE S 45°00'12" W, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 400.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15;

THENCE S 00°00'00" W, ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 304.04 FEET TO THE POINT OF BEGINNING.

ALL CONTAINING 570,510 SQUARE FEET (13.09 ACRES), SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

OWNER: BENNETT DEVELOPMENT CO.
2330 JORDAN STREET
DES MOINES, IOWA 50327-1320
PH. 515-276-1102

ENGINEER: KIRKHAM MICHAEL CONSULTING ENGINEERS
11021 ALDRICH AVENUE
URBANDALE, IOWA 50322
PH. 515-726-0848
FAX. 515-726-0847

ZONING: PUD - PLANNED UNIT DEVELOPMENT

LAND AREA:
PARCEL "A" = 3.620 (EXISTING DEVELOPED LAND)
PARCEL "B" = 0.741 ACRES (AVAILABLE LAND)
TOTAL AREA = 4.360 ACRES

BUILDING SUMMARY
LOT 11 = 20 UNITS (TWO STORY)
LOT 12 = 7 UNITS (ONE STORY)
LOT 13 = 14 UNITS (TWO STORY)
LOT 14 = 14 UNITS (TWO STORY)
LOT 15 = 30 UNITS PROPOSED (THREE STORY)

0 40
SCALE

N

PRELIMINARY
NOT FOR CONSTRUCTION
JAN-17-2003

KIRKHAM MICHAEL
CONSULTING ENGINEERS

BENNETT DRIVE APARTMENTS

WEST DES MOINES

SKETCH PLAN

SHEET 1