

PRELIMINARY - NOT FOR CONSTRUCTION

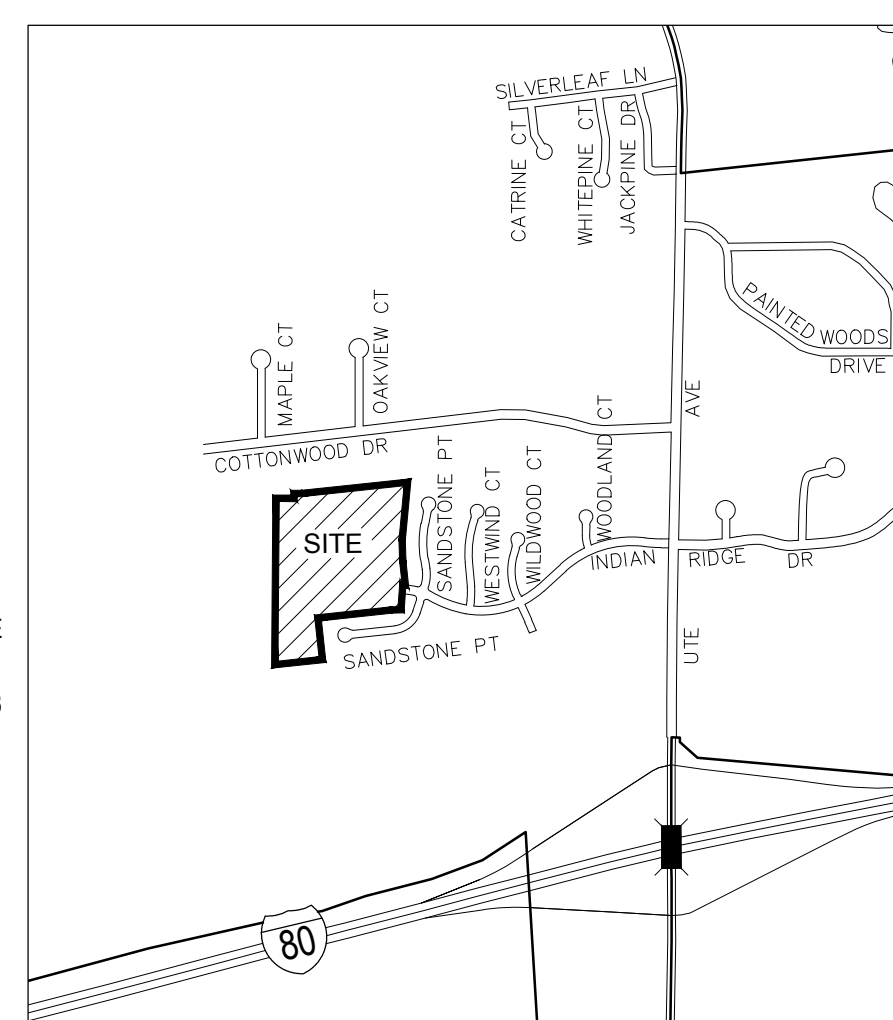
INDEX LEGEND

WITHIN SE 1/4 & WITHIN NE 1/4 SECTION 7-78-26 DALLAS COUNTY, IA

OWNER/PREPARED FOR: PAINTED WOODS DEVELOPMENT LC 2785 N ANKENY BLVD SUITE 22 ANKENY, IA 50023

PREPARED BY: LARRY HYLER, P.L.S. BISHOP ENGINEERING 3501 104TH STREET URBANDALE, IA 50322

PAINTED WOODS WEST PLAT 3 FINAL PLAT



VICINITY MAP SCALE: 1" = 1500'

PROPERTY DESCRIPTION:

A PORTION OF PARCEL A OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M. AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005 AT PAGE 2463 AND A PORTION OF PARCEL CC OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M. AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2014 AT PAGE 4032. ALL IN DALLAS COUNTY, IOWA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A, THENCE N00°24'38"E ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 1299.82 FEET; THENCE S89°36'32"E, A DISTANCE OF 140.01 FEET; THENCE N00°23'28"E, A DISTANCE OF 39.33 FEET; THENCE S89°29'04"E, A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF SAID PARCEL CC, THENCE N83°42'54"E ALONG THE SOUTH LINE OF SAID PARCEL CC, A DISTANCE OF 298.09 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL CC, SAID CORNER BEING ON THE NORTH LINE OF SAID PARCEL A, THENCE N84°02'50"E ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 533.44 FEET TO THE NORTHWEST CORNER OF LOT 10, PAINTED WOODS WEST PLAT 2, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA; THENCE S05°20'21"W ALONG THE WEST LINE OF LOTS 10 THROUGH 14 INCLUSIVE IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 454.90 FEET; THENCE S01°20'45"E ALONG THE WEST LINE OF LOTS 14 AND 15 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 154.83 FEET; THENCE S06°10'42"E ALONG THE WEST LINE OF LOTS 15, 16, AND 17 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 197.30 FEET TO THE NORTH LINE OF LOT A IN SAID PAINTED WOODS WEST PLAT 2; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT A AND ALONG A 735.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 20.12 FEET, SAID CURVE HAVING A CHORD BEARING OF N85°04'08"W AND A CHORD LENGTH OF 20.12 FEET; THENCE S04°08'48"W ALONG THE WEST LINE OF LOT A AND LOT 18 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 195.00 FEET; THENCE S89°20'25"W ALONG THE NORTH LINE OF LOT 19 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 70.13 FEET; THENCE S83°49'18"W ALONG THE NORTH LINE OF LOTS 20 THROUGH 25 INCLUSIVE IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 581.00 FEET; THENCE S06°10'42"E ALONG THE WEST LINE OF LOTS 25, 26, AND 27 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 327.80 FEET TO THE SOUTH LINE OF SAID PARCEL A, THENCE S83°54'44"W ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 374.48 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 25.247 ACRES.

GENERAL NOTES:

- 1. LOT "J" IS A STREET LOT TO BE DEDICATED TO THE CITY OF WAUKEE.
2. OUTLOT "Z" IS TO BE DEDICATED TO THE CITY OF WAUKEE TO SATISFY PARKLAND DEDICATIONS REQUIREMENTS.
3. ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
4. BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM (NAD83 - IOWA SOUTH)
5. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 5,000 FEET.
6. ALL LOT CORNERS HAVE BEEN SET WITH A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP ID # 14775 OR AS NOTED.
7. LOTS ALONG THE NORTH SIDE OF INDIAN RIDGE DRIVE SHALL BE DEVELOPED WITH A 10' WIDE TRAIL. ALL OTHER LOTS SHALL BE DEVELOPED WITH A 5' WIDE SIDEWALK.
8. ANY LOT ON THE ELEVATION EXHIBIT THAT DOES NOT SHOW AN MPE, MOE OR MGS SHALL SUBMIT A DETAILED GRADING PLAN WITH THE BUILDING PERMIT FOR EACH HOME.

DEVELOPER:

KIMBERLEY DEVELOPMENT 2785 N ANKENY BLVD SUITE 22 ANKENY, IA 50023 PH: (515) 963-8335

ENGINEER:

BISHOP ENGINEERING ATTN: DAVID BENTZ 3501 104TH ST URBANDALE, IA 50322 PH: (515) 276-0467

ZONING:

R-2 ONE FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS:

MINIMUM LOT SIZE: 8,000 SF MINIMUM LOT WIDTH: 65' FRONT YARD SETBACK: 30' REAR YARD SETBACK: 30' TOTAL SIDE YARD SETBACK: 15' (7' MIN PER SIDE) MAXIMUM HEIGHT - 40'

BENCHMARKS:

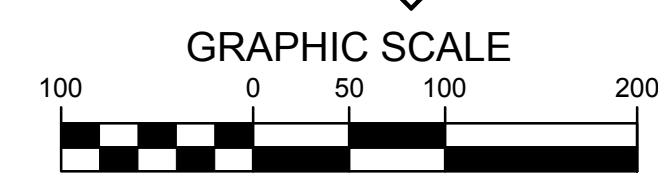
ARROW ON HYDRANT LOCATED AT NORTHWEST CORNER 3062 COTTONWOOD DRIVE ELEVATION = 993.18 (USGS DATUM)

LEGEND:

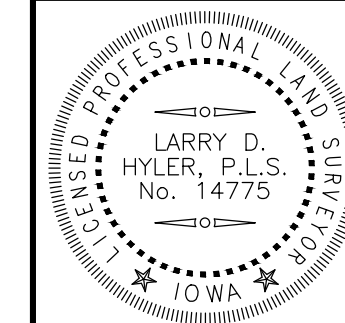
- PROPERTY CORNER - FOUND AS NOTED OTHERWISE YELLOW PLASTIC CAP ID#14775
PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
SECTION CORNER - FOUND AS NOTED
CUT "X" IN PAVEMENT
ADDRESS

ABBREVIATIONS:

- AC ACRES
PUE PUBLIC UTILITY EASEMENT
TYP TYPICAL
N NORTH
S SOUTH
E EAST
W WEST
YPC YELLOW PLASTIC CAP
MPE MIN PROTECTION ELEVATION
SF SQUARE FOOTAGE
POB POINT OF BEGINNING
OFE OVERLAND FLOWAGE EASEMENT



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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. SIGNED: LARRY D. HYLER, L.S. 14775 DATE: PRELIMINARY LICENSE RENEWAL DATE: DEC. 31, 2018 PAGES OR SHEETS COVERED BY THIS SEAL: 1,2

PAINTED WOODS WEST PLAT 3 WAUKEE, IOWA FINAL PLAT

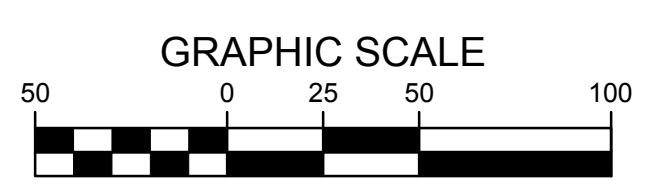
Table with project details: REFERENCE NUMBER: 020544 040311, DRAWN BY: EAV, CHECKED BY: LH, REVISION DATE: 1ST SUBMITTAL 5-21-18, 2ND SUBMITTAL 9-18-18, 3RD SUBMITTAL 11-13-18, PROJECT NUMBER: 130444-3, SHEET NUMBER: 1 OF 2

Bishop Engineering logo and contact information: 3501 104th Street, Des Moines, Iowa 50322-3825, Phone: (515) 276-0467, Fax: (515) 276-0217, Established 1959



PRELIMINARY - NOT FOR CONSTRUCTION

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	210.00'	1000.00'	209.61'	S00°17'30"W	12°01'55"
C2	217.92'	1000.00'	217.49'	S00°03'52"W	12°29'09"
C3	126.15'	700.00'	125.98'	S88°59'03"W	10°19'31"
C4	171.99'	1500.00'	171.89'	S02°53'37"E	6°34'10"
C5	199.43'	1000.00'	199.09'	S00°05'11"E	11°25'34"
C6	206.04'	1000.00'	205.67'	S00°16'33"E	11°48'18"
C7	86.52'	665.00'	86.46'	N89°34'49"W	7°27'15"
C8	33.32'	665.00'	33.32'	S85°15'26"W	2°52'16"
C9	39.27'	25.00'	35.36'	N38°49'17"E	90°00'00"
C10	32.14'	1530.00'	32.14'	S05°34'36"E	1°12'13"
C11	74.88'	1530.00'	74.88'	S03°34'22"E	2°48'15"
C12	68.40'	1530.00'	68.40'	S00°53'23"E	2°33'42"
C13	25.22'	15.00'	22.35'	N47°46'41"W	96°20'17"
C14	36.50'	25.00'	33.35'	N42°13'19"E	83°39'43"
C15	42.04'	25.00'	37.26'	S47°46'40"E	96°20'16"
C16	26.63'	34.50'	25.97'	N61°56'34"E	44°13'12"
C17	14.58'	55.50'	14.54'	S47°21'32"W	15°03'08"
C18	73.80'	55.50'	68.48'	N87°01'11"W	78°11'25"
C19	71.34'	55.50'	66.53'	N12°06'07"W	73°38'43"
C20	15.06'	55.50'	15.01'	N32°29'36"E	15°32'43"
C21	25.59'	34.50'	25.01'	S19°00'50"W	42°30'15"
C22	39.31'	1030.00'	39.31'	N01°08'41"W	2°11'13"
C23	77.75'	1030.00'	77.74'	N02°06'41"E	4°19'31"
C24	36.56'	1030.00'	36.56'	N05°17'27"E	2°02'01"
C25	44.39'	970.00'	44.39'	S04°59'47"W	2°37'20"
C26	89.79'	970.00'	89.76'	S01°02'00"W	5°18'14"
C27	77.20'	970.00'	77.18'	S03°53'54"E	4°33'36"
C28	37.87'	25.00'	34.35'	S49°34'35"E	86°47'45"
C29	91.35'	735.00'	91.29'	N89°24'49"W	7°07'15"
C30	20.12'	735.00'	20.12'	N85°04'08"W	1°34'07"
C31	39.27'	25.00'	35.36'	N38°49'18"E	90°00'00"
C32	55.05'	1030.00'	55.04'	S04°38'50"E	3°03'44"
C33	72.89'	1030.00'	72.88'	S01°05'20"E	4°03'17"
C34	72.89'	1030.00'	72.88'	S02°57'57"W	4°03'17"
C35	23.62'	1030.00'	23.62'	S05°39'02"W	1°18'51"
C36	52.31'	970.00'	52.31'	N04°45'45"E	3°05'24"
C37	105.48'	970.00'	105.42'	N00°06'08"E	6°13'49"
C38	24.33'	15.00'	21.75'	N49°28'48"W	92°56'04"
C39	22.88'	15.00'	20.72'	S40°21'27"W	87°23'26"
C40	81.96'	1030.00'	81.94'	N01°03'29"W	4°33'34"
C41	75.03'	1030.00'	75.02'	N03°18'31"E	4°10'26"
C42	78.57'	970.00'	78.55'	S03°18'23"W	4°38'27"
C43	83.66'	970.00'	83.63'	S01°29'05"E	4°56'30"
C44	37.63'	970.00'	37.63'	S05°04'01"E	2°13'22"
C45	39.27'	25.00'	35.36'	S51°10'42"E	90°00'00"
C46	39.27'	25.00'	35.36'	N38°49'18"E	90°00'00"
C47	34.83'	1030.00'	34.83'	S05°12'35"E	1°56'15"
C48	73.75'	1030.00'	73.73'	S02°11'23"E	4°06'08"
C49	73.75'	1030.00'	73.73'	S01°54'45"W	4°06'08"
C50	29.90'	1030.00'	29.89'	S04°47'43"W	1°39'47"
C51	46.57'	970.00'	46.56'	N04°15'05"E	2°45'03"
C52	101.03'	970.00'	100.98'	N00°06'28"W	5°58'03"
C53	24.31'	15.00'	21.74'	N49°31'10"W	92°51'20"
C54	21.90'	15.00'	20.01'	S42°13'19"W	83°39'43"
C55	49.74'	1470.00'	49.73'	S00°34'43"E	1°56'19"
C56	79.79'	1470.00'	79.79'	S03°06'10"E	3°06'37"
C57	39.01'	1470.00'	39.01'	S05°25'05"E	1°31'14"
C58	39.27'	25.00'	35.36'	S51°10'42"E	89°59'59"
C59	4.16'	1030.00'	4.16'	N05°30'40"E	0°13'53"



- LEGEND:**
- PROPERTY CORNER - FOUND AS NOTED OTHERWISE YELLOW PLASTIC CAP ID#14775
 - SECTION CORNER - FOUND AS NOTED
 - ✕ CUT "X" IN PAVEMENT
 - ADDRESS
 - 864.00 SPOT GRADE ELEVATION
- ABBREVIATIONS:**
- AC ACRES
 - PUE PUBLIC UTILITY EASEMENT
 - TYP TYPICAL
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - YPC YELLOW PLASTIC CAP
 - MPE MIN PROTECTION ELEVATION
 - SF SQUARE FOOTAGE
 - POB POINT OF BEGINNING
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**PAINTED WOODS WEST PLAT 3
 WAUKEE, IOWA
 FINAL PLAT**

REFERENCE NUMBER: 020544 040311
DRAWN BY: EAV
CHECKED BY: LH
REVISION DATE: 1ST SUBMITTAL 5-21-18 2ND SUBMITTAL 9-18-18 3RD SUBMITTAL 11-13-18
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