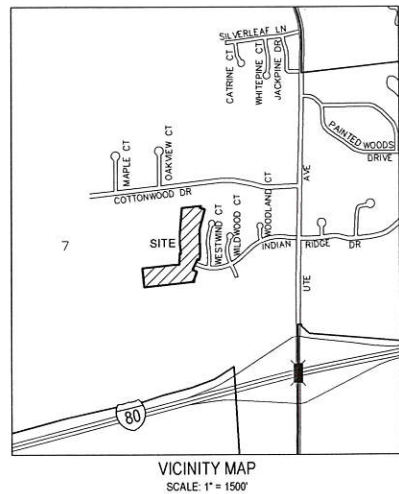


PAINTED WOODS WEST PLAT 2 FINAL PLAT



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

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

ENGINEER/SURVEYOR:
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)

PROPERTY DESCRIPTION:
A PORTION OF PARCEL 'A' OF SECTIONS 7 AND 8 IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005 AT PAGE 2483. ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LEONARD'S SUBDIVISION PLAT 2, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA AS SHOWN IN THE OFFICE OF THE DALLAS COUNTY RECORDER AT SLIDE #5099, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (SE. 1/4) OF SAID SECTION 7; THENCE N84°02'50"E (BEARING ESTABLISHED WITH GPS IOWA STATE PLANE SOUTH) ALONG THE SOUTH LINE OF SAID LEONARD'S SUBDIVISION PLAT 2 AND ALONG THE NORTH LINE OF THE NE. 1/4 OF SAID SECTION 7, A DISTANCE OF 533.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N84°02'50"E ALONG THE SOUTH LINE OF SAID LEONARD'S SUBDIVISION PLAT 2, A DISTANCE OF 346.37 FEET TO THE NORTHWEST CORNER OF PAINTED WOODS WEST PLAT 1; AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, THENCE S40°38'56"W ALONG THE WEST LINE OF SAID PAINTED WOODS WEST PLAT 1, A DISTANCE OF 49.62 FEET; THENCE S79°03'47"E ALONG SAID WEST LINE, A DISTANCE OF 94.21 FEET; THENCE S14°33'50"W ALONG SAID WEST LINE, A DISTANCE OF 382.30 FEET; THENCE S01°45'57"E ALONG SAID WEST LINE, A DISTANCE OF 447.30 FEET; THENCE S14°34'55"W ALONG SAID WEST LINE, A DISTANCE OF 76.35 FEET; THENCE NORTHWESTERLY ALONG SAID WEST LINE AND ALONG A 665.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 30.27 FEET, SAID CURVE HAVING A CHORD BEARING OF N64°25'46"W AND A CHORD LENGTH OF 30.27 FEET; THENCE S26°52'29"W ALONG SAID WEST LINE, A DISTANCE OF 207.84 FEET; THENCE S66°56'31"E ALONG SAID WEST LINE, A DISTANCE OF 90.58 FEET; THENCE S20°55'19"W ALONG SAID WEST LINE, A DISTANCE OF 141.44 FEET; THENCE S06°10'42" ALONG SAID WEST LINE, A DISTANCE OF 39.97 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE S83°48'19"W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 762.84 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE S83°55'44"W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 125.39 FEET; THENCE N06°10'42"W, A DISTANCE OF 327.80 FEET; THENCE N83°49'18"E, A DISTANCE OF 581.00 FEET; THENCE N89°20'25"E, A DISTANCE OF 70.13 FEET; THENCE N04°08'48"E, A DISTANCE OF 195.00 FEET; THENCE SOUTHEASTERLY ALONG A 735.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 20.12 FEET, SAID CURVE HAVING A CHORD BEARING OF S85°04'08"E AND A CHORD LENGTH OF 20.12 FEET; THENCE N06°10'42"W, A DISTANCE OF 197.30 FEET; THENCE N01°20'45"W, A DISTANCE OF 154.83 FEET; THENCE N05°20'21"E, A DISTANCE OF 454.90 FEET TO THE POINT OF BEGINNING.

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

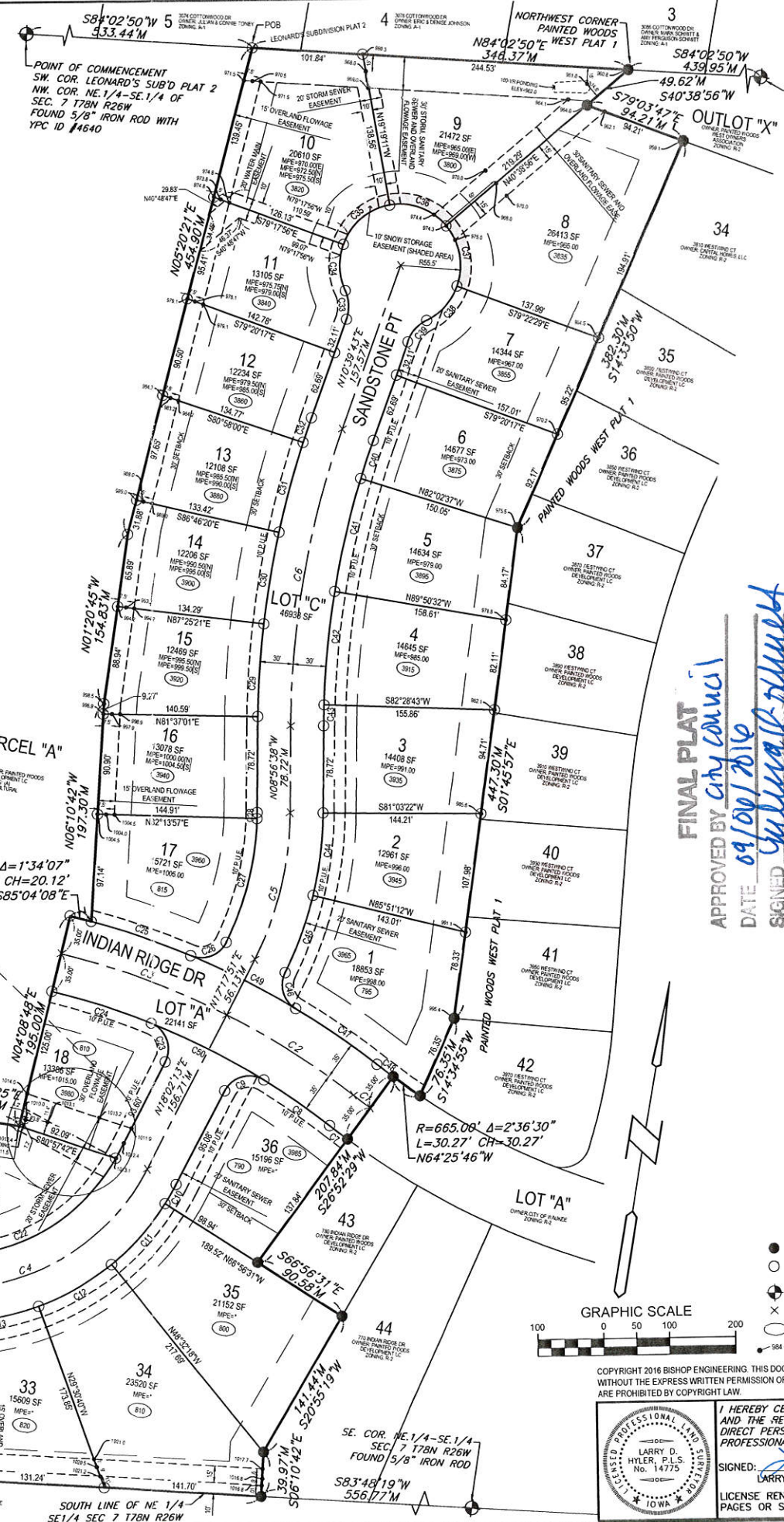
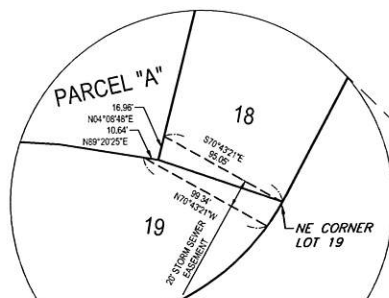
SAID TRACT OF LAND CONTAINS 14.97 ACRES MORE OR LESS.

MINIMUM PROTECTION ELEVATION NOTES:

- MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. SURVEYOR'S CERTIFICATION DOES NOT COVER ANY ELEVATIONS SHOWN ON THIS PLAT. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN.
- THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
- HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM HOUSE AND THAT ALL DRAINAGE SWALES AROUND HOUSE ARE SIZED TO CONVEY THE 100-YEAR STORM EVENT.
- LOTS WITH MPE'S NOTED WITH AN ASTERISK (*) DRAIN FROM REAR TO FRONT. HOME BUILDER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL STORM WATER ACROSS SUBJECT LOT. DRAINAGE SHALL BE CONVEYED AROUND THE SIDES OF THE HOUSE AND TO THE STREET.
- MPE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF STREET LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MPE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.
- LOTS LEFT LOW ON GRADING PLAN ARE INTENDED FOR BASEMENT DIRT TO BE USED AS FILL AROUND HOUSE TO ASSURE POSITIVE DRAINAGE AWAY FROM HOUSE.
- MPE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.
- LOTS WITH MULTIPLE MPE'S ARE NOTED WITH THE DIRECTION THE MPE APPLIES IN BRACKETS. FOR EXAMPLE [N] APPLIES TO THE NORTH SIDE OF THE LOT AND [S] APPLIES TO THE SOUTH SIDE OF THE LOT.

GENERAL NOTES:

- LOTS "A" THROUGH "C" ARE STREET LOTS TO BE DEDICATED TO THE CITY OF WAUKEE.
- ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
- BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM (NAD83 - IOWA SOUTH).
- 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.
- ALL LOT CORNERS HAVE BEEN SET WITH A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP ID #14775 OR AS NOTED.
- SPOT GRADES NOTED ON THIS PLAN ARE FOR REFERENCE ONLY. SEE CONSTRUCTION DRAWINGS ON FILE AT CITY HALL FOR COMPLETE GRADING INFORMATION.
- THE MINIMUM PROTECTION ELEVATIONS (MPE) AND SINGLE SPOT GRADE CALL OUTS ARE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT AND CONSTRUCTION PLANS. THE CITY OF WAUKEE REQUIRES MPE'S AND SPOT GRADES TO BE PLACED ON THE FINAL PLAT. THE SURVEYOR DOES NOT CERTIFY TO THOSE ELEVATIONS SHOWN ON THE PLAT.



CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	19.31	700.00	19.31	S62°20'06"E	1°34'50"
C2	135.90	700.00	135.68	S67°06'22"E	11°07'24"
C3	161.09	700.00	160.73	S79°15'38"E	13°11'07"
C4	229.63	200.00	217.23	N50°55'45"E	65°47'05"
C5	137.40	300.00	136.20	N04°10'36"E	26°14'29"
C6	273.75	800.00	272.42	N00°51'33"E	19°38'21"
C7	20.28	735.00	20.28	S62°20'06"E	1°34'50"
C8	72.68	665.00	72.64	N64°40'32"W	6°15'42"
C9	41.08	25.00	36.61	S65°06'55"W	94°09'25"
C10	20.16	230.00	20.15	N20°32'51"E	5°01'17"
C11	73.88	230.00	73.56	N32°15'36"E	16°24'12"
C12	76.38	230.00	76.03	N50°58'31"E	19°01'38"
C13	75.89	230.00	75.55	N69°56'30"E	18°54'20"
C14	17.77	230.00	17.77	N81°36'29"E	4°25'38"
C15	26.63	34.50	25.97	S61°42'42"W	44°13'12"
C16	42.83	55.50	41.78	N81°42'42"E	44°13'12"
C17	58.12	55.50	55.50	S66°10'42"E	60°00'00"
C18	58.12	55.50	55.50	S06°10'42"E	60°00'00"
C19	58.12	55.50	55.50	S53°49'18"W	60°00'00"
C20	42.83	55.50	41.78	N74°04'06"W	44°13'12"
C21	26.63	34.50	25.97	S74°04'06"W	44°13'12"
C22	190.57	170.00	180.74	N51°42'29"E	64°13'38"
C23	41.76	25.00	37.07	N29°46'55"W	95°42'14"
C24	95.01	665.00	94.93	N81°43'37"W	8°11'10"
C25	95.74	735.00	95.68	N80°33'10"W	7°27'49"
C26	37.67	25.00	34.20	N60°00'56"E	86°19'35"
C27	116.02	270.00	115.13	N04°32'33"E	24°37'12"
C28	5.54	270.00	5.54	N08°21'20"W	1°10'35"
C29	84.10	830.00	84.06	S05°28'49"E	5°48'20"
C30	84.10	830.00	84.06	S00°19'30"W	5°48'20"
C31	84.10	830.00	84.06	S06°07'50"W	5°48'20"
C32	23.59	830.00	23.59	S09°50'52"W	1°37'43"
C33	26.63	34.50	25.97	N11°26'53"W	44°13'12"
C34	42.87	55.50	41.81	S11°25'43"E	44°15'33"
C35	58.10	55.50	55.48	S40°41'27"W	59°58'45"
C36	58.09	55.50	55.47	N79°20'07"W	59°58'07"
C37	58.10	55.50	55.48	N19°21'47"W	59°58'34"
C38	42.87	55.50	41.81	N32°45'13"E	44°15'25"
C39	26.63	34.50	25.97	S32°46'19"W	44°13'12"
C40	36.36	770.00	36.36	S09°18'33"W	2°42'20"
C41	104.80	770.00	104.72	S04°03'26"W	7°47'55"
C42	103.20	770.00	103.12	S03°40'54"E	7°40'45"
C43	19.12	770.00	19.12	S08°13'57"E	1°29'21"
C44	75.40	330.00	75.23	N02°23'55"W	13°05'28"
C45	74.03	330.00	73.88	N10°34'24"E	12°51'13"
C46	37.32	25.00	33.95	S25°45'37"E	85°31'15"
C47	89.49	735.00	89.44	N65°01'58"W	6°58'34"
C48	18.34	665.00	18.34	S62°20'06"E	1°34'50"
C49	106.48	735.00	106.38	N72°40'15"W	8°18'01"
C50	114.45	665.00	114.31	N72°44'12"W	9°51'39"

FINAL PLAT
APPROVED BY city council
DATE 09/09/2016
SIGNED *Larry D. Hylar*

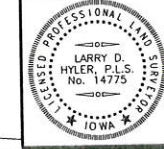
LEGEND:
● PROPERTY CORNER - FOUND AS NOTED
○ PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
⊕ SECTION CORNER - FOUND AS NOTED
⊗ CUT "X" IN PAVEMENT
⊙ ADDRESS
⊖ SPOT GRADE ELEVATION

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
EASE EASEMENT

COPYRIGHT 2016 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXCEPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.

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. Hylar* DATE: 9/9/2016
LARRY D. HYLAR, L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY



Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217

Established 1959
Civil Engineering & Land Surveying

PAINTED WOODS WEST PLAT 2
WAUKEE, IOWA

FINAL PLAT

REFERENCE NUMBER:
020544
040311

DRAWN BY:
EAV

CHECKED BY:
LH

REVISION DATE:
04/13/16 - 1st SUB
5/19/16 2nd SUB FOR P&Z
8/26/16 3RD SUBMITTAL
9/1/16 FOR CITY COUNCIL

PROJECT NUMBER:
130444-2

SHEET NUMBER:
1 OF 1

