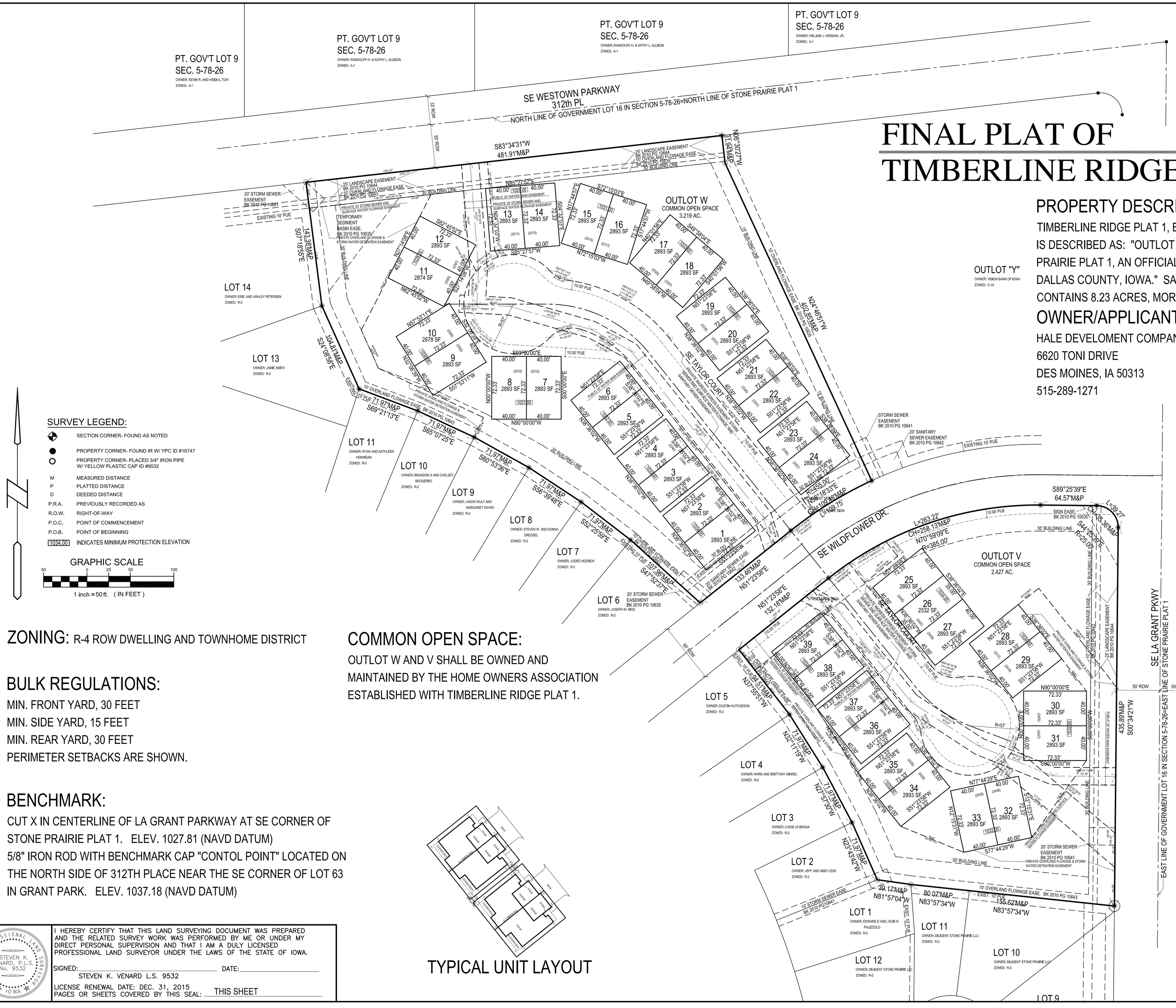
FINAL PLAT OF TIMBERLINE RIDGE PLAT 1



PROPERTY DESCRIPTION:

TIMBERLINE RIDGE PLAT 1, BEING AN OFFICIAL REPLAT IS DESCRIBED AS: "OUTLOT X AND OUTLOT Z IN STONE PRAIRIE PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA." SAID TRACT OF LAND CONTAINS 8.23 ACRES, MORE OR LESS.

OWNER/APPLICANT:

HALE DEVELOMENT COMPANY LLC
6620 TONI DRIVE
DES MOINES, IA 50313
515-289-1271

SURVEY LEGEND:

- SECTION CORNER- FOUND AS NOTED
- PROPERTY CORNER- FOUND IR W/ YPC ID #16747
- PROPERTY CORNER- PLACED 3/4" IRON PIPE W/ YELLOW PLASTIC CAP ID #9532
- M — MEASURED DISTANCE
- P — PLATTED DISTANCE
- D — DEEDED DISTANCE
- P.R.A. — PREVIOUSLY RECORDED AS
- R.O.W. — RIGHT-OF-WAY
- P.O.C. — POINT OF COMMENCEMENT
- P.O.B. — POINT OF BEGINNING
- 1034.00 — INDICATES MINIMUM PROTECTION ELEVATION

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft. (IN FEET)

ZONING: R-4 ROW DWELLING AND TOWNHOME DISTRICT

BULK REGULATIONS:

MIN. FRONT YARD, 30 FEET
MIN. SIDE YARD, 15 FEET
MIN. REAR YARD, 30 FEET
PERIMETER SETBACKS ARE SHOWN.

BENCHMARK:

CUT X IN CENTERLINE OF LA GRANT PARKWAY AT SE CORNER OF STONE PRAIRIE PLAT 1. ELEV. 1027.81 (NAVD DATUM)
5/8" IRON ROD WITH BENCHMARK CAP "CONTOL POINT" LOCATED ON THE NORTH SIDE OF 312TH PLACE NEAR THE SE CORNER OF LOT 63 IN GRANT PARK. ELEV. 1037.18 (NAVD DATUM)

COMMON OPEN SPACE:

OUTLOT W AND V SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION ESTABLISHED WITH TIMBERLINE RIDGE PLAT 1.

TYPICAL UNIT LAYOUT

LICENSED PROFESSIONAL LAND SURVEYOR
STEVEN K. VENARD, P.L.S.
No. 9532
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.

SIGNED: _____ DATE: _____
STEVEN K. VENARD L.S. 9532

LICENSE RENEWAL DATE: DEC. 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

Bishop Engineering
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Civil Engineering & Land Surveying Established 1959

TIMBERLINE RIDGE PLAT 1
SITE PLAN / PRELIMINARY PLAT

FINAL PLAT

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REFERENCE NUMBER:

DRAWN BY: SKV

CHECKED BY:

REVISION DATE:
1-30-14 PER CITY
2-11-14 PER CITY
3-4-14 PER CITY

PROJECT NUMBER: 130452

SHEET NUMBER: 1 OF 1