PAINTED WOODS

Book 2004 Page 9618
Document 19618 Type SUBDI Pages 54
Date 10/18/2004 Time 9:05 AM
Rec Amt $272.00
Slide #C-383

Carol "Cindy" Hol. Recorder
Dallas County IOWA

FINAL PLAT
APPROVED BY:
DATE:
SIGNED:

LEGAL DESCRIPTION

OUTLOT "Z", HUNSBERGER PROPRIETOR PLAT 2, AN OFFICIAL PLAT IN WAUKEE, DALLAS COUNTY, IOWA; AS RECORDED WITH THE DALLAS COUNTY RECORDER'S OFFICE ON BOOK 2004, PAGE 7335. THIS PARCEL CONTAINS 46.01 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
NOTE: THE BEARINGS USED TO PREPARE THIS PLAT WERE DETERMINED USING GPS RTK OBSERVATIONS.

OWNER/DEVELOPER

PAINTED WOODS DEVELOPMENT COMPANY JOINT VENTURE
6151 THORNTON AVENUE
DES MOINES, IOWA 50321
(515) 331-2200 (515) 331-2201 FAX

PREPARED BY

NILLES ASSOCIATES, INC.
306 S. ANKENY BOULEVARD
ANKENY, IOWA 50021-3127
(515) 965-0123 OFFICE (515) 965-3322 FAX

ZONING

P.U.D. (SINGLE FAMILY RESIDENTIAL)

BULK REGULATIONS

FRONT YARD SETBACK: 30 FEET (LOTS 15-18; 25-29)
35 FEET (LOTS 1-14)
40 FEET (LOTS 31-42)
50 FEET (LOTS 19-24)
SIDE YARD SETBACK: 10 FEET
REAR YARD SETBACK: 35 FEET*
*(ZERO SETBACK AGAINST PROPOSED OUTLOTS)
MAX. HEIGHT: 35 FEET
MAX. STORIES: 2½ STORIES

FIRM INFORMATION

ZONES A AND X AS DELINEATED ON PLAT.
COMMUNITY PANEL NUMBER: 19049C0225D
EFFECTIVE DATE: JANUARY 19, 2000

MOE = MINIMUM OPENING ELEVATION WITHOUT PROTECTION FROM FLOODING

NOTES:

1. TRANSFER OF OWNERSHIP OF ALL OUTLOTS NAMED USING A NUMERIC PREFIX CAN ONLY, AND MUST BE TRANSFERRED IN CONJUNCTION WITH THE CORRESPONDING LOT NUMBER, DEEDED TO THE SAME TRANSFEREE. IN ADDITION, ALL SAID OUTLOTS CAN ONLY BE USED FOR PRIVATE RESIDENTIAL USES. NO PRIVATELY OWNED STRUCTURES CAN BE CONSTRUCTED OR MAINTAINED WITHIN SAID OUTLOTS. PUBLIC IMPROVEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF LIFT STATION FACILITIES, BIKE TRAIL IMPROVEMENTS, AND UNDERGROUND UTILITIES ARE ALLOWED WITHIN SAID OUTLOTS. A SURFACE FLOWAGE EASEMENT SHALL BE PROVIDED ACROSS ALL PORTIONS OF SAID OUTLOTS.
2. A SURFACE WATER FLOWAGE EASEMENT EXISTS ACROSS ALL NUMBERED OUTLOTS.
3. SIDEWALK WILL BE INSTALLED AT THE TIME OF HOME CONSTRUCTION ALONG THE FRONTAGE OF LOTS 2-15, AND 19-30 AT LOCATIONS SHOWN ON THE PRELIMINARY PLAT.
4. THE BIKE TRAIL WILL BE OWNED AND MAINTAINED BY THE CITY OF WAUKEE AND LOCATED WITHIN THE EASEMENT SHOWN ACROSS LOTS 14, 16, AND 17; AND OUTLOTS "13A", "14A", AND "17A"; TO BE CONSTRUCTED AT A FUTURE DATE BY THE CITY OF WAUKEE.

AREA BY 1/4 1/4 SECTION

ALL IN SECTION 8-78-26

SE 1/4 NW 1/4	34.22 AC
SW 1/4 NE 1/4	8.42 AC
NE 1/4 SW 1/4	1.82 AC
NW 1/4 SE 1/4	1.55 AC

OUTLOT AREA TABLE

OUTLOT	AREA (SF)	AREA (AC)
9A	2,278	0.05
10A	6,633	0.15
11A	13,768	0.32
12A	13,936	0.32
13A	34,743	0.80
14A	13,383	0.31
16A	10,679	0.25
17A	56,051	1.29
18A	30,563	0.70
19A	26,940	0.62
20A	17,593	0.40
21A	19,575	0.45
22A	23,975	0.55
23A	25,969	0.60
24A	19,173	0.44
25A	21,535	0.49
26A	21,404	0.49
27A	28,490	0.65
28A	25,450	0.58
29A	6,712	0.15
Y	1,028	0.02
Z	934	0.02

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG.
C1	190.00'	228.76'	130.55'	215.19'	N55°30'27"W
C2	190.00'	71.30'	36.08'	70.88'	N10°15'51"W
C3	190.00'	182.34'	98.87'	175.42'	S27°00'20"E
C4	345.00'	213.77'	110.44'	210.37'	S72°14'56"E
C5	140.00'	75.75'	38.83'	74.83'	N74°29'55"W
C6	165.00'	60.52'	30.60'	60.18'	S79°29'33"W
C7	280.00'	226.15'	119.65'	220.05'	N66°51'43"W
C8	280.00'	216.05'	113.73'	210.73'	N21°37'07"W
C9	232.50'	34.65'	17.36'	34.61'	N81°59'58"W
C10	225.75'	56.55'	28.42'	56.40'	N67°07'55"W
C11	225.75'	111.91'	57.13'	110.77'	N45°45'17"W
C12	25.00'	25.50'	13.99'	24.41'	S60°46'36"E
C13	310.00'	11.51'	5.76'	11.51'	N88°56'10"W
C14	310.00'	25.08'	12.55'	25.08'	N85°33'15"W
C15	310.00'	25.33'	12.67'	25.32'	N80°53'45"W
C16	310.00'	106.93'	54.00'	106.40'	N68°40'24"W
C17	310.00'	81.52'	41.00'	81.29'	N51°15'27"W
C18	310.00'	26.03'	13.02'	26.03'	N41°19'04"W
C19	310.00'	88.31'	49.57'	87.89'	N29°49'38"W
C20	310.00'	99.42'	50.14'	99.00'	N11°33'17"W
C21	310.00'	15.44'	7.72'	15.44'	N00°56'24"W
C22	35.00'	55.28'	35.30'	49.71'	S44°45'24"E
C23	50.00'	21.66'	11.00'	21.49'	N77°35'20"W
C24	50.00'	52.14'	28.72'	49.81'	N35°18'18"W
C25	50.00'	53.74'	29.80'	51.19'	N25°21'31"E
C26	50.00'	80.18'	51.67'	71.86'	S77°54'29"E
C27	35.00'	35.45'	19.41'	33.95'	N60°58'58"W
C28	35.00'	54.68'	34.70'	49.29'	N45°14'36"E
C29	315.00'	52.60'	26.36'	52.54'	S85°12'58"E
C30	315.00'	124.81'	63.23'	123.99'	S69°04'52"E
C31	315.00'	17.77'	8.89'	17.77'	S56°06'51"E
C32	160.00'	153.55'	83.26'	147.72'	S27°00'20"E
C33	220.00'	16.60'	8.31'	16.60'	N01°40'32"W
C34	35.00'	57.32'	37.43'	51.13'	S43°04'52"W
C35	250.00'	186.84'	98.03'	182.53'	N68°35'21"W
C36	250.00'	15.07'	7.54'	15.07'	N45°27'04"W
C37	250.00'	34.07'	17.06'	34.05'	N39°49'09"W
C38	250.00'	158.83'	82.20'	156.17'	N17°42'50"W
C39	375.00'	41.20'	20.62'	41.18'	S86°51'08"E
C40	375.00'	101.80'	51.22'	101.49'	S75°55'38"E
C41	375.00'	89.35'	44.89'	89.14'	S61°19'26"E
C42	220.00'	33.29'	16.68'	33.26'	S50°09'45"E
C43	220.00'	103.49'	52.72'	102.54'	S32°21'05"E
C44	220.00'	74.35'	37.53'	73.99'	S09°11'40"E
C45	160.00'	83.63'	42.79'	82.68'	N14°29'11"W
C46	153.10'	130.13'	69.29'	126.25'	N58°46'44"W
C47	147.50'	12.77'	6.39'	12.76'	N80°12'36"W
C48	35.00'	58.75'	38.99'	52.09'	S49°13'33"W
C49	35.00'	53.40'	33.45'	48.37'	S42°37'49"E

LINE TABLE

LINE	LENGTH	BEARING
L1	284.74'	N20°08'01"W
L2	240.27'	N16°31'39"W
L3	162.87'	N49°12'53"W
L4	32.04'	S15°34'34"E
L5	275.89'	N78°06'08"E
L6	145.07'	N09°42'17"W
L7	177.18'	N80°07'31"E
L8	155.95'	S75°42'00"E
L9	683.98'	N86°31'45"E
L10	189.24'	S42°10'29"E
L11	394.68'	N60°32'37"W
L12	95.70'	S37°54'25"E
L13	54.48'	S90°00'00"E
L14	95.35'	S67°10'29"E
L15	138.94'	N87°18'59"W
L16	147.59'	S90°00'00"E
L17	133.25'	N77°07'04"E
L18	35.00'	S88°51'32"E
L19	35.00'	N07°18'38"E
L20	35.00'	S03°43'54"W
L21	35.00'	S88°51'32"E
L22	19.40'	S68°59'06"W
L23	143.62'	S81°23'17"E
L24	44.01'	N76°33'25"E
L25	86.73'	S20°14'47"W
L26	63.79'	N23°59'04"W
L27	70.92'	N86°50'04"W
L28	38.85'	S87°37'59"W
L29	11.82'	S54°29'52"E

LEGEND

EXISTING/PROPOSED

- ▲ FOUND SECTION CORNER AS NOTED
- △ SET SECTION CORNER #5 REBAR W/CAP #12106 UNLESS NOTED OTHERWISE
- I FOUND RIGHT-OF-WAY MONUMENT AS NOTED
- ● FOUND MONUMENT AS NOTED
- ○ SET MONUMENT #5 REBAR W/CAP #12106 UNLESS NOTED OTHERWISE
- 1234 / 1234 ADDRESS
- SUBJECT PROPERTY BOUNDARY LINE
- SECTION LINE
- PROPERTY LINE

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PAGES OR SHEETS COVERED BY THIS SEAL:

SIGNATURE: _____ 12/6/04
THIS SHEET ONLY

NAME: JOHN P. NILLES, L.S. NO. 12106 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004 DATE OF SURVEY: 09/2003

JOHN P. NILLES LICENSED 12106 IOWA PROFESSIONAL ENGINEER IN LAND SURVEYING

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Civil Engineering and Land Surveying

PROJECT: PAINTED WOODS
WAUKEE, IOWA

TITLE: FINAL PLAT

REVISIONS:
10/19/2004 LOT ADDRESSES
10/19/2004 CITY COMMENTS (11/10/2004)
12/01/2004 CITY COUNCIL COMMENTS (11/29/2004)

NAI No.: 03237
DATE: 08/20/2004
DRAWN BY: GMP
CHECKED BY: JPN
SCALE: AS NOTED
DWG NO.:
SHEET NO.: 1/1

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