# PAINTED WOODS PLAT 2

**LEGAL DESCRIPTION**
OUTLOT "Y", HUNSBERGER PROPRIETOR PLAT 3, AN OFFICIAL PLAT IN WAUKEE, DALLAS COUNTY, IOWA; AS RECORDED WITH THE DALLAS COUNTY RECORDER'S OFFICE ON BOOK 2005, PAGE 12726. THIS PARCEL CONTAINS 57.19 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.


**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**
R-1 (SINGLE FAMILY RESIDENTIAL)

**BULK REGULATIONS**
FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 10 FEET
REAR YARD SETBACK: 30 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.
2. A SURFACE WATER FLOWAGE EASEMENT EXISTS ACROSS ALL NUMBERED OUTLOTS.
3. SIDEWALK WILL BE INSTALLED BY LOT OWNER AT THE TIME OF HOME CONSTRUCTION ALONG THE FRONTAGE OF LOTS AT LOCATIONS SHOWN ON THE PRELIMINARY PLAT.
4. UTE AVENUE IS PROPOSED TO BE WIDENED TO A BOULEVARD CROSS-SECTION IN THE FUTURE.

**AREA BY 1/4 1/4 SECTION**
ALL IN SECTION 8-78-26

| | |
|---|---|
| SE 1/4 NW 1/4 | 0.08 AC |
| SW 1/4 NE 1/4 | 0.43 AC |
| NE 1/4 SW 1/4 | 23.67 AC |
| NW 1/4 SE 1/4 | 33.01 AC |

**STREET LOT AREA TABLE**

| LOT | AREA (SF) | AREA (AC) |
|---|---|---|
| A | 8,046 | 0.18 |
| B | 14,463 | 0.34 |
| C | 112,615 | 2.59 |
| D | 35,735 | 0.82 |
| E | 15,141 | 0.35 |

LOTS A, B, C, D, AND E ARE TO BE DEDICATED TO CITY AS PUBLIC STREETS


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SLIDE # 2007-4323

Carol "Cindy" Hol, Recorder
Dallas County IOWA

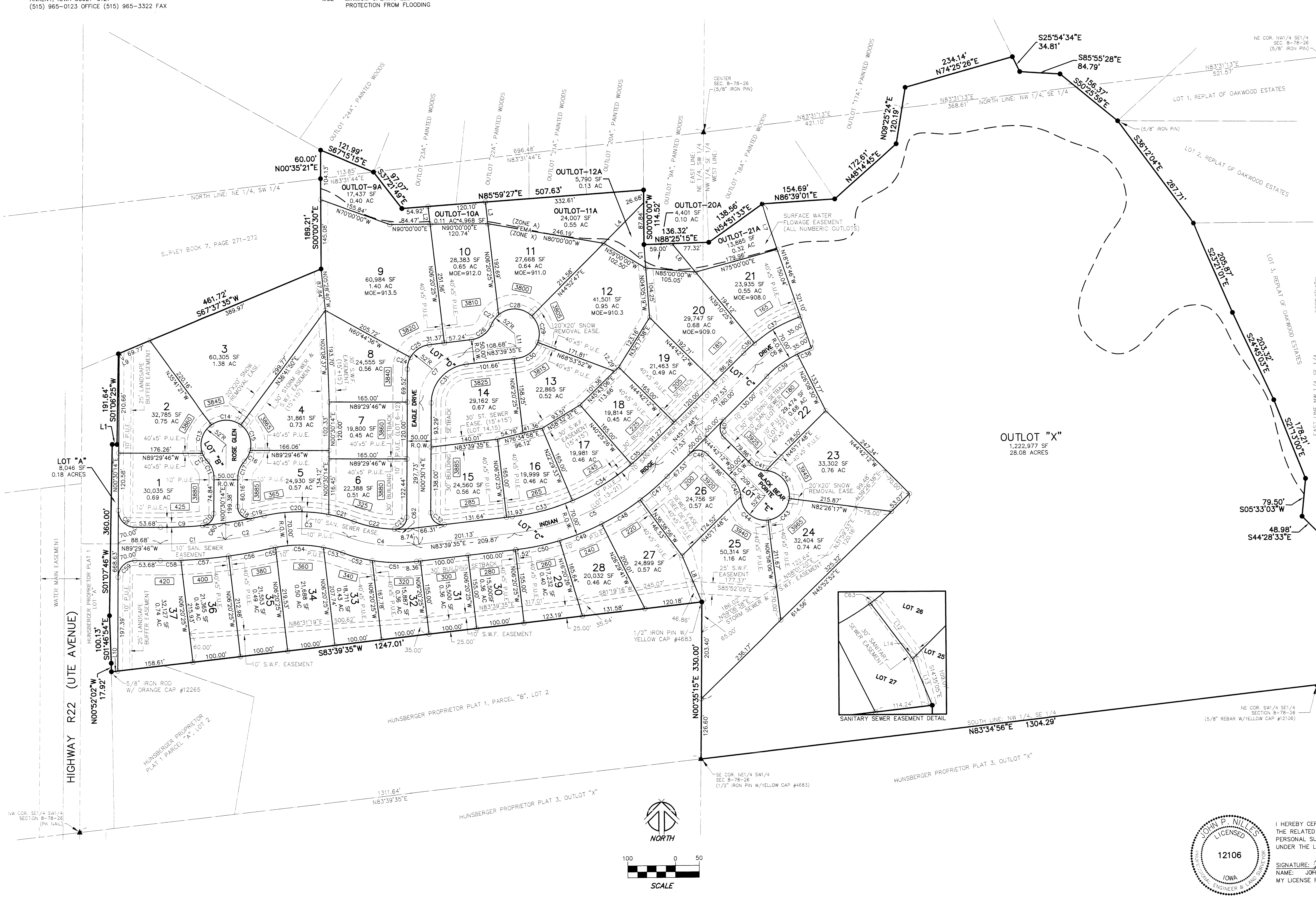

**FINAL PLAT**
APPROVED BY City Council
DATE 1/18/07
SIGNED [signature]

MTG
PCRF
BKRF

GIS
AUD

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 10.00' | N88°52'14"W |
| L2 | 37.18' | N06°20'25"W |
| L3 | 45.63' | N06°20'25"W |
| L4 | 119.49' | N44°52'47"E |
| L5 | 49.75' | N04°05'19"W |
| L6 | 77.92' | N39°10'25"W |
| L7 | 101.06' | N18°43'40"W |
| L8 | 105.81' | N22°31'13"W |
| L9 | 1.98' | N67°39'12"E |
| L10 | 13.45' | N83°39'50"E |
| L11 | 27.00' | N06°20'25"W |
| L12 | 145.21' | N36°38'56"W |
| L13 | 109.01' | N14°35'05"W |
| L14 | 10.10' | N45°17'48"E |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | CHORD BRG. |
| C1 | 1000.00' | 136.74' | 68.48' | 136.64' | N86°35'12"E |
| C2 | 1000.00' | 89.89' | 44.98' | 89.86' | N80°05'39"E |
| C3 | 300.00' | 173.37' | 89.18' | 170.96' | N85°55'33"W |
| C4 | 300.00' | 141.21' | 71.94' | 139.91' | S82°51'20"E |
| C5 | 500.00' | 334.78' | 173.94' | 328.56' | N64°28'41"E |
| C6 | 285.00' | 129.20' | 65.73' | 128.10' | N58°17'01"E |
| C7 | 107.17' | 155.54' | 95.07' | 142.24' | S42°04'58"W |
| C8 | 35.00' | 54.98' | 35.00' | 49.50' | S44°29'46"E |
| C9 | 965.00' | 88.74' | 44.40' | 88.71' | N87°52'11"E |
| C10 | 25.00' | 36.97' | 22.80' | 33.69' | N42°52'11"E |
| C11 | 52.00' | 38.33' | 20.08' | 37.47' | N20°36'50"W |
| C12 | 52.00' | 19.81' | 10.03' | 19.69' | S30°49'09"E |
| C13 | 52.00' | 67.36' | 39.34' | 62.75' | S17°12'08"W |
| C14 | 52.00' | 65.70' | 38.05' | 61.41' | N89°29'46"W |
| C15 | 52.00' | 60.87' | 34.47' | 57.46' | N19°45'58"W |
| C16 | 52.00' | 26.29' | 13.43' | 26.01' | N28°15'19"E |
| C17 | 52.00' | 38.33' | 20.08' | 37.47' | S21°37'19"W |
| C18 | 25.00' | 44.26' | 30.56' | 38.70' | S50°12'44"E |
| C19 | 965.00' | 26.15' | 13.08' | 26.15' | N78°17'43"E |
| C20 | 335.00' | 137.14' | 69.55' | 136.19' | S89°14'49"W |
| C21 | 335.00' | 56.45' | 28.29' | 56.38' | N74°11'52"W |
| C22 | 265.00' | 86.94' | 43.86' | 86.55' | N78°46'08"W |
| C23 | 25.00' | 39.85' | 25.59' | 35.76' | N46°10'06"E |
| C24 | 52.00' | 26.10' | 13.33' | 25.82' | N14°52'49"E |
| C25 | 52.00' | 49.37' | 26.73' | 47.54' | N56°27'29"E |
| C26 | 52.00' | 55.60' | 30.79' | 52.99' | N53°01'39"E |
| C27 | 52.00' | 25.52' | 13.02' | 25.26' | N36°27'15"E |
| C28 | 52.00' | 76.57' | 47.12' | 69.84' | N87°18'13"W |
| C29 | 52.00' | 60.10' | 33.91' | 56.81' | N12°00'32"W |
| C30 | 52.00' | 56.78' | 31.59' | 54.00' | N52°22'51"E |
| C31 | 82.17' | 119.25' | 72.89' | 109.06' | N42°04'54"E |
| C32 | 25.00' | 42.26' | 28.18' | 37.40' | N47°55'06"W |
| C33 | 465.00' | 131.09' | 65.98' | 130.65' | N75°35'01"E |
| C34 | 465.00' | 145.53' | 73.36' | 144.94' | N58°32'31"E |
| C35 | 465.00' | 34.73' | 17.37' | 34.72' | N47°26'11"E |
| C36 | 320.00' | 30.88' | 15.45' | 30.87' | N48°03'42"E |
| C37 | 320.00' | 114.18' | 57.70' | 113.58' | N61°02'54"E |
| C38 | 250.00' | 32.34' | 16.19' | 32.32' | N67°33'52"E |
| C39 | 250.00' | 80.99' | 40.85' | 80.64' | N54°34'39"E |
| C40 | 25.00' | 39.27' | 25.00' | 35.36' | N00°17'48"E |
| C41 | 52.00' | 38.33' | 20.08' | 37.47' | N65°49'16"W |
| C42 | 52.00' | 85.77' | 56.25' | 76.37' | N39°41'19"W |
| C43 | 52.00' | 68.49' | 40.24' | 63.65' | N45°17'48"E |
| C44 | 52.00' | 85.77' | 56.25' | 76.37' | N49°43'05"W |
| C45 | 52.00' | 38.33' | 20.08' | 37.47' | N23°35'07"W |
| C46 | 25.00' | 39.27' | 25.00' | 35.36' | N89°42'12"W |
| C47 | 535.00' | 75.21' | 37.67' | 75.15' | N49°19'26"E |
| C48 | 535.00' | 94.81' | 47.53' | 94.69' | N58°25'41"E |
| C49 | 535.00' | 94.81' | 47.53' | 94.69' | N68°34'56"E |
| C50 | 535.00' | 93.38' | 46.81' | 93.26' | N78°39'34"E |
| C51 | 335.00' | 92.83' | 46.71' | 92.53' | N88°24'08"W |
| C52 | 335.00' | 64.86' | 32.53' | 64.76' | N74°55'02"W |
| C53 | 265.00' | 42.98' | 21.54' | 42.93' | N74°00'59"W |
| C54 | 265.00' | 101.31' | 51.28' | 100.69' | N89°36'52"W |
| C55 | 265.00' | 8.85' | 4.43' | 8.85' | N78°28'34"E |
| C56 | 1035.00' | 91.39' | 45.73' | 91.36' | N80°02'55"E |
| C57 | 1035.00' | 100.08' | 50.08' | 100.04' | N85°20'54"E |
| C58 | 1035.00' | 43.09' | 22.15' | 43.09' | N89°18'41"E |
| C59 | 35.00' | 54.98' | 35.00' | 49.50' | N45°30'14"E |
| C60 | 965.00' | 43.22' | 21.61' | 43.22' | N83°57'08"E |
| C61 | 965.00' | 60.59' | 30.31' | 60.58' | N80°52'14"E |
| C62 | 265.00' | 37.80' | 18.93' | 37.77' | N87°44'46"E |
| C63 | 535.00' | 10.00' | 5.00' | 10.00' | N52°48'56"E |




**LEGEND**
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FOUND SECTION CORNER AS NOTED
SET SECTION CORNER
#5 REBAR W/CAP #12106 UNLESS NOTED OTHERWISE
FOUND RIGHT-OF-WAY MONUMENT AS NOTED
FOUND MONUMENT AS NOTED
#5 REBAR W/CAP #12106 UNLESS NOTED OTHERWISE
SET MONUMENT
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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.

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SIGNATURE: [signature] DATE
NAME: JOHN P. NILLES, L.S. NO. 12106
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008 DATE OF SURVEY: 07/2006

JOHN P. NILLES LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR 12106 IOWA


**NILLES ASSOCIATES, INC.**
306 S. ANKENY BLVD. · ANKENY, IOWA 50021
(515) 965-0123 · FAX (515) 965-3322
*Civil Engineering and Land Surveying*


PROJECT: PAINTED WOODS PLAT 2
WAUKEE, IOWA

TITLE: FINAL PLAT

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

REVISIONS:
09/08/2006 (CITY COMMENTS 08/03/06 & 08/22/06)

| | |
|---|---|
| NAI No.: | 04155 |
| DATE: | 7/26/2006 |
| DRAWN BY: | GMP |
| CHECKED BY: | JPN |
| SCALE: | AS NOTED |
| DWG No.: | FP-1 |
| SHEET No.: | 1/1 |