

# FINAL PLAT RAMSEY HEIGHTS

**LEGAL DESCRIPTION:**  
LOT 3, SAHU ACRES  
SECTION 21 T-79-N R-26-W  
DALLAS COUNTY, IOWA  
CONTAINING 5.19 ACRES

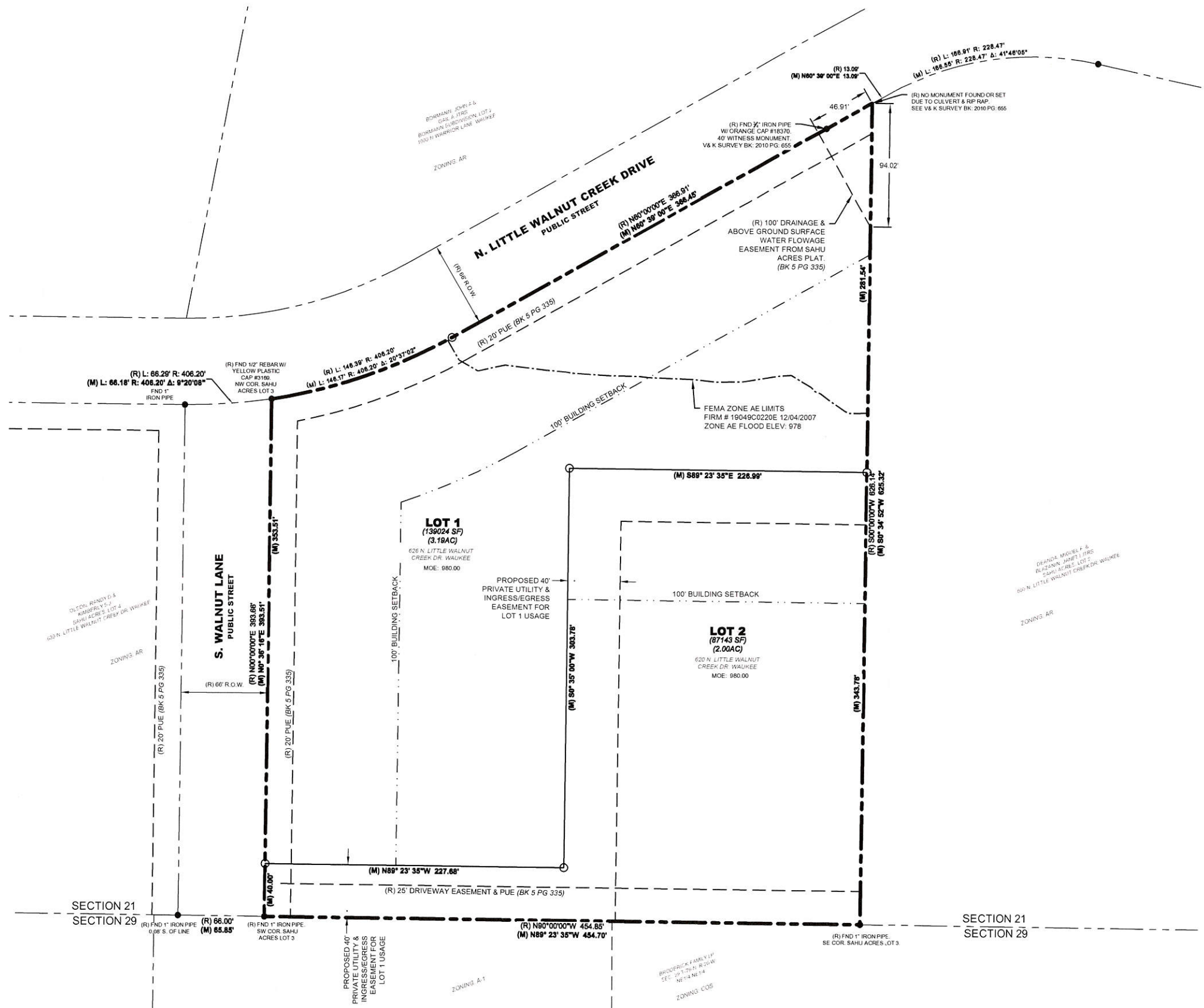
**ZONING NOTES:**  
Z1) THE EXISTING ZONING IS SINGLE FAMILY ACREAGE (AR).

BULK REGULATIONS	REQU.
FRONT BSB	100'
SIDE BSB	20'
REAR BSB	TOTAL - 50' DWELLING - 75' OTHER BLDG - 50'

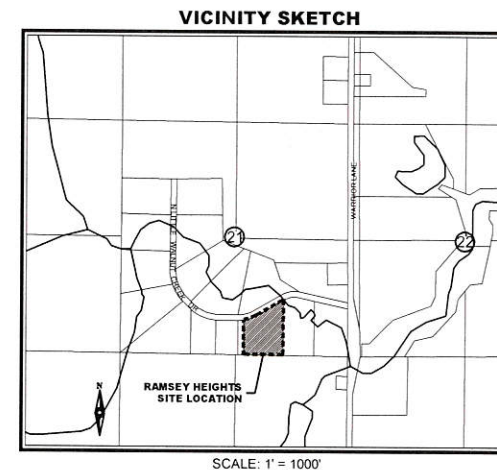
Z2) SEE THE ZONING ORDINANCE FOR ADDITIONAL REQUIREMENTS/RESTRICTIONS.

**GENERAL NOTES:**

- G1) ALL EASEMENTS SHOWN ON THIS PRELIMINARY PLAT ARE PLATTED EASEMENTS (PLATTED WITH SAHU ACRES BOOK 5 PAGE 335) EXCEPT WHERE NOTED OTHERWISE.
- G2) FUTURE HOMES SHALL BE CONSTRUCTED OUTSIDE OF THE FEMA ZONE AE WITH A MINIMUM OPENING ELEVATION (MOE) = 980.
- G3) A PERMIT FROM DALLAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT WILL BE REQUIRED FOR SEPTIC SYSTEM INSTALLATION.



**FINAL PLAT**  
APPROVED BY City Council  
DATE 07/20/2015  
SIGNED [Signature]



**ENGINEER**  
attn: Dan L. DeCamp, PE  
Abaci Consulting, Inc.  
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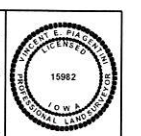
**SURVEYOR**  
attn: Vincent E. Pragentini, PLS  
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vincep@abaciconsulting.com

**OWNER/DEVELOPER**  
attn: Katie Kading Ramsey  
Kading Properties, LLC  
7008 Madison Ave  
Urbandale, IA 50222  
Ph: (515) 645-0001  
Fax: (515) 276-0181  
katie@kadingproperties.com

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

[Signature] 8-31-2015  
VINCENT E. PRAGENTINI, IOWA LIC. NO. 15082 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.

ADDITIONAL PAGES COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):



THIS SURVEYING ENGINEERING DOCUMENT WAS PREPARED FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE CLIENT'S SCOPE OF WORK. REQUIREMENTS ABACI CONSULTING, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONFIDENTIAL OR OTHERWISE) FOR ANY USE OF THIS DRAWING OR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID SCOPE OF WORK. REQUIREMENTS.

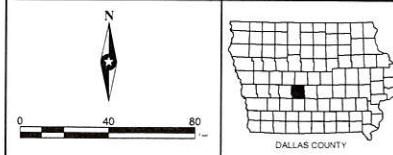
UTILITIES SHOWN FOR REFERENCE ONLY. IOWA LAW REQUIRES AT LEAST 48 HOURS ADVANCE NOTICE BEFORE EXCAVATION BEGINS. NOTIFY IOWA ONE-CALL SERVICE PHONE: 1-800-252-3886. ADDITIONALLY, THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION AND HAVE ANY AND ALL PRIVATE UTILITIES LOCATED.

## ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING  
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

**LEGEND:**

FOUND CORNER SET 1/2" DIA. x 30" IRON ROD w/ #10S&C CAP RECORDED BEARING & DISTANCE MEASURED BEARING & DISTANCE CENTER LINE OF ROAD	SECTION CORNER R M	EXIST. PUBLIC WATER MAIN EXIST. SANITARY SEWER EXIST. STORM SEWER EXIST. UNDERGROUND ELEC. EXIST. FIBER OPTICS EXIST. UNDERGROUND PHONE EXIST. UNDERGROUND TV EXIST. TREE LINE PROP. WATER MAIN & VALVE PROP. SANITARY SEWER PROP. STORM SEWER	FLARED END SECTION WATER SHUTOFF FIRE HYDRANT SIGN WATER SHUTOFF CLEAN OUT POWER POLE W/ LIGHT MAIL BOX FLAG POLE
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DATE	REVISION
7/7/2015	FIRST SUBMITTAL
7/15/2015	SECOND SUBMITTAL PER CITY COMMENTS
8/31/2015	THIRD SUBMITTAL PER CITY COMMENTS

**FINAL PLAT  
RAMSEY HEIGHTS**

PROJECT LOCATION  
LOT 3, SAHU ACRES, WAUKEE, DALLAS COUNTY, IA

PREPARED FOR:  
KADING PROPERTIES, LLC

DRAWN BY	CHECKED BY	DATE OF DRAWING	JOB NO.	DRAWING NO.	SHEET NO.
L. STUBBLEFIELD	D. DeCAMP	8/31/2015	15215	15-00925	1 OF 1