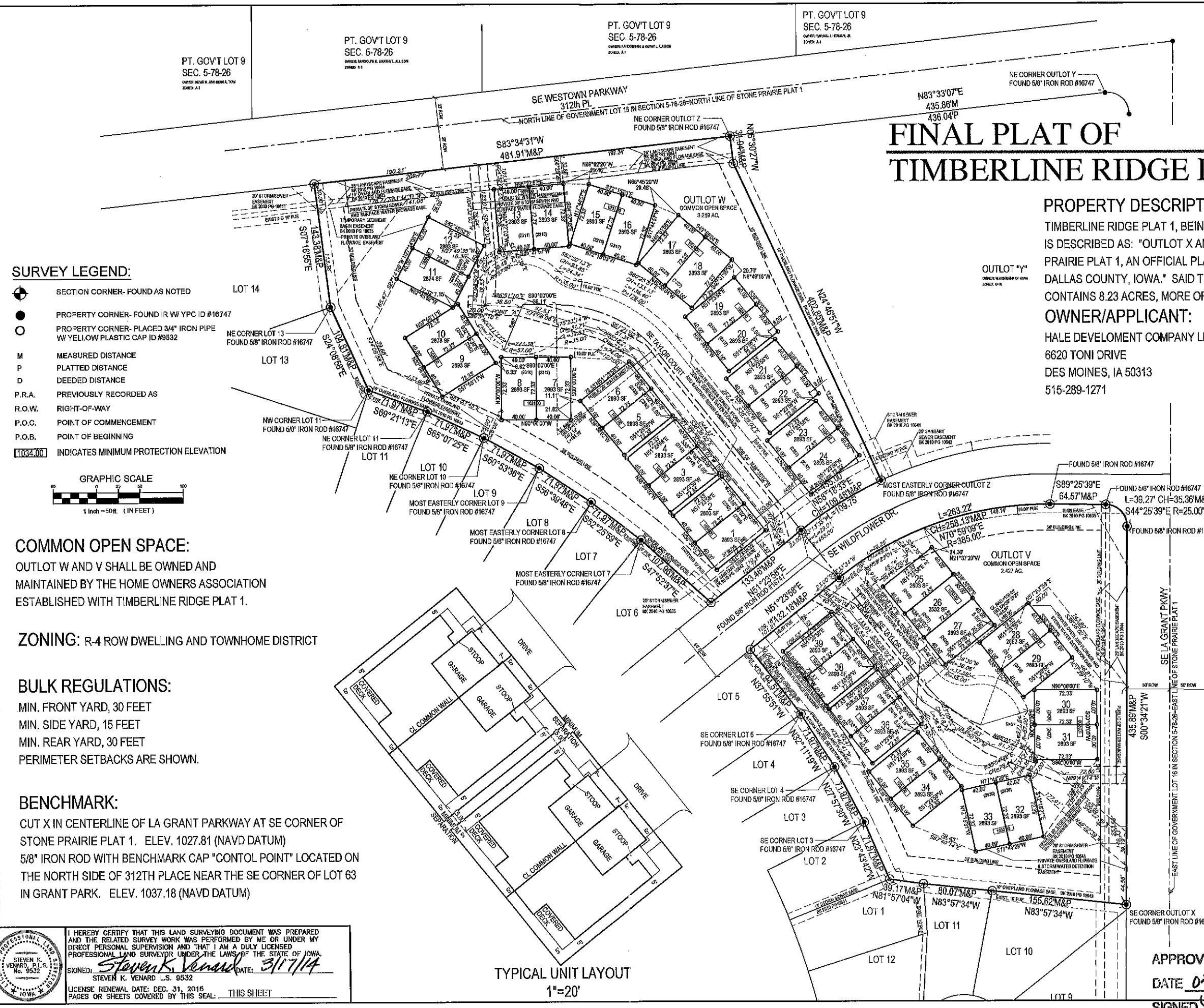


RETURN TO: STEVEN K. VENARD, PLS BISHOP ENGINEERING CO., INC. 3501 104TH STREET, URBANDALE, IOWA 50322 1-515-276-0467



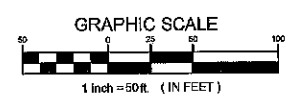
FINAL PLAT OF TIMBERLINE RIDGE PLAT 1

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 DEVELOPMENT 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 #9832
- 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



COMMON OPEN SPACE:

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

ZONING: R-4 ROW DWELLING AND TOWNHOME DISTRICT

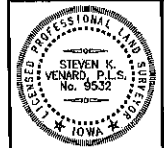
BULK REGULATIONS:

- 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)

TYPICAL UNIT LAYOUT
1"=20'



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: *Steven K. Venard* DATE: 3/17/14
STEVEN K. VENARD L.S. 9532
LICENSE RENEWAL DATE: DEC. 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

APPROVED
APPROVED BY *City Council*
DATE *03/17/2014*
SIGNED *Jubal D. Stuedt*

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217
Civil Engineering & Land Surveying
Established 1959

TIMBERLINE RIDGE PLAT 1
WAUKEE, DALLAS COUNTY, IOWA

FINAL PLAT

REFERENCE NUMBER:
DRAWN BY: SKV
CHECKED BY:
REVISION DATE:
PROJECT NUMBER: 130452
SHEET NUMBER: 1 OF 1

Book 2014 Page 15529
29 of 29

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