

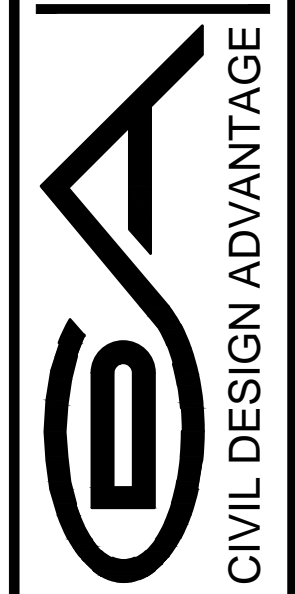
# PAINTED WOODS SOUTH TOWNHOMES

## FINAL PLAT

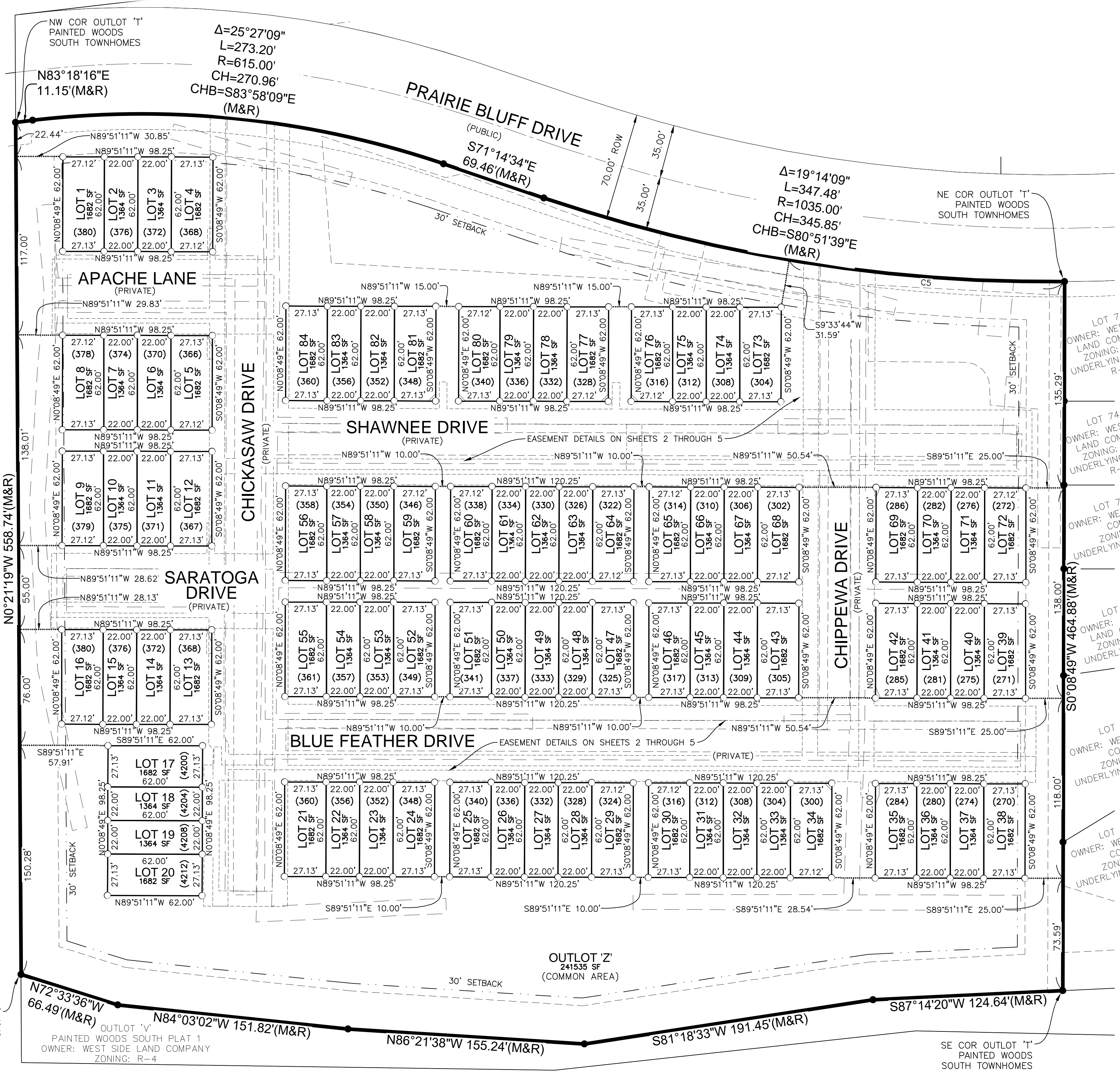
**INDEX LEGEND**  
 LOCATION: OUTLOT 'T', PAINTED WOODS SOUTH PLAT 1  
 REQUESTOR: ELEMENT 119  
 10888 HICKMAN ROAD, SUITE 3A  
 CLIVE, IA 50325  
 PROPRIETOR: WEST SIDE LAND COMPANY  
 9550 HICKMAN ROAD, SUITE 101  
 CLIVE, IA 50325  
 SURVEYOR: MICHAEL A. BROONER  
 RETURN TO: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

REVISIONS	DATE
THIRD SUBMITTAL	05/05/20
SECOND SUBMITTAL	10/22/19
FIRST SUBMITTAL	05/28/19

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410



**PAINTED WOODS SOUTH TOWNHOMES**  
**FINAL PLAT**



**OWNER / DEVELOPER**  
 ELEMENT 119  
 CONTACT: BRAD STANBROUGH  
 10888 HICKMAN ROAD, SUITE 3A  
 CLIVE, IA 50325

**ENGINEER / SURVEYOR**  
 CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111

**DATE OF SURVEY**  
 APRIL 25, 2019

**PLAT DESCRIPTION**  
 OUTLOT 'T', PAINTED WOODS SOUTH PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 8.47 ACRES (368,821 SQUARE FEET).

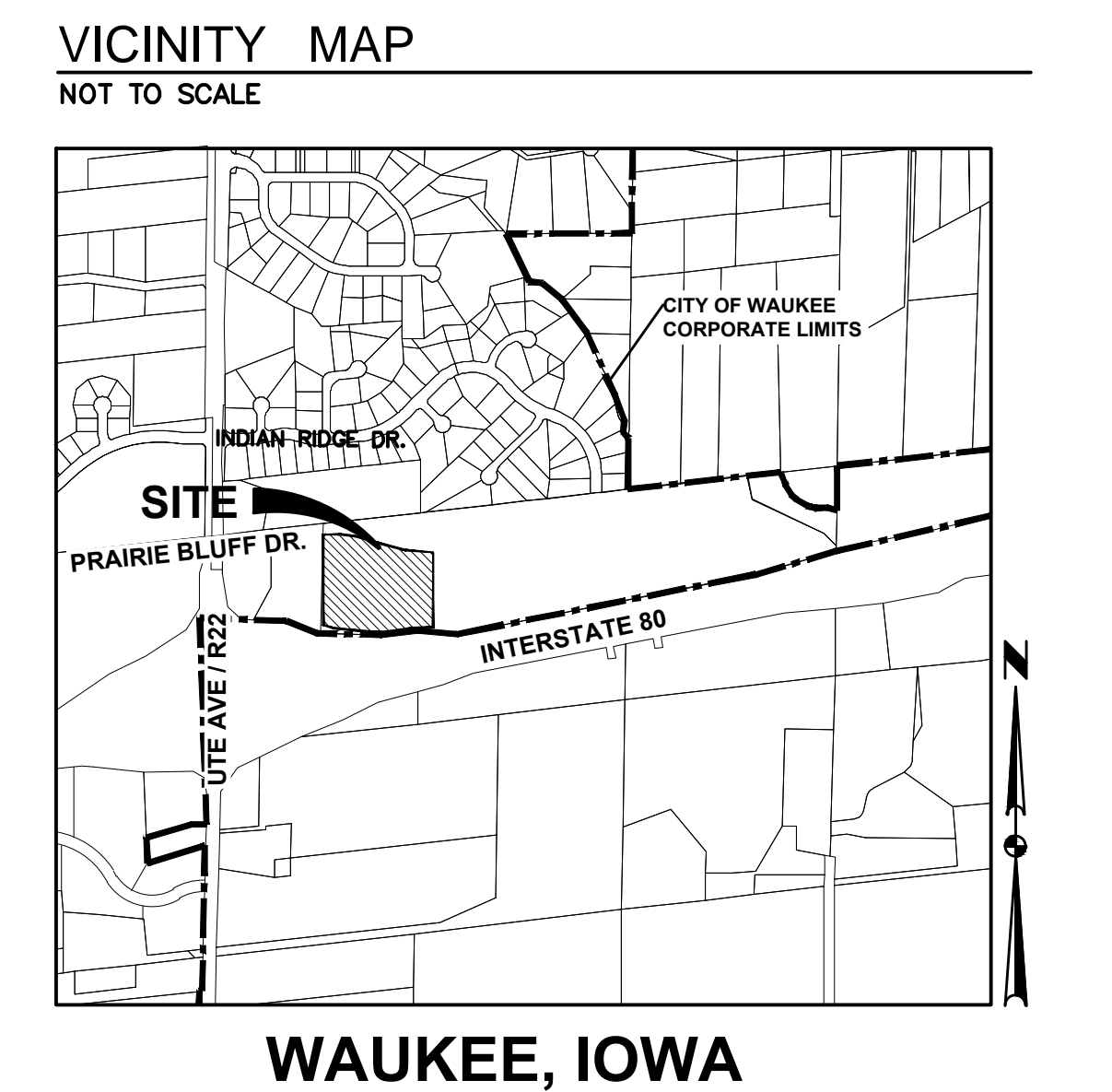
**NOTES**  
 1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.  
 2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.  
 3. OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.  
 4. ALL STREETS AND UTILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED.

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	13°06'41"	615.00'	140.74'	S89°51'37"W	140.43'
C2	8°05'24"	1035.00'	146.14'	S78°15'37"E	146.02'
C3	8°10'24"	1035.00'	147.64'	S86°23'31"E	147.52'
C4	89°02'32"	16.00'	24.87'	N46°01'42"W	22.44'
C5	10°02'27"	1035.00'	181.38'	S85°27'29"E	181.15'
C6	7°10'09"	1035.00'	129.51'	S86°53'38"E	129.42'
C7	15°16'20"	615.00'	163.93'	N89°03'34"W	163.44'
C8	9°12'27"	1035.00'	166.32'	S85°52'30"E	166.15'
C9	11°20'01"	615.00'	121.65'	S88°58'17"W	121.45'

**ZONING**  
 R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

**BULK REGULATIONS**  
**SETBACKS:**  
 FRONT: 30 FEET  
 REAR: 30 FEET  
 SIDE: 15 FEET



**LEGEND**

FOUND	SET	
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

PRELIMINARY

NOT FOR CONSTRUCTION

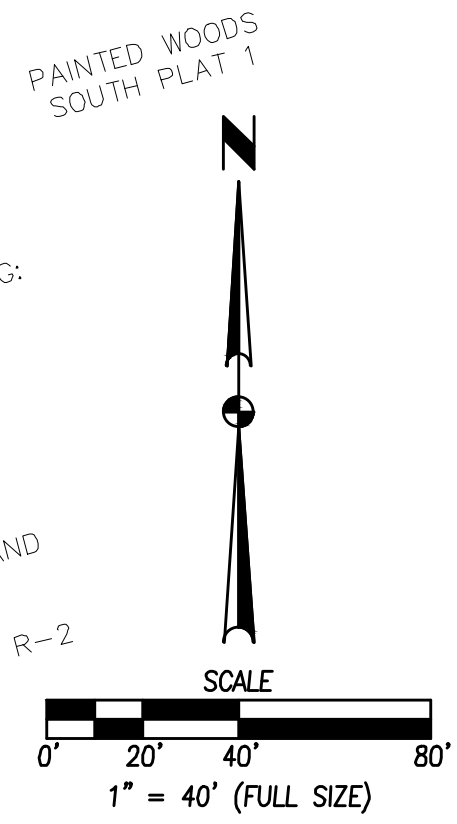
MICHAEL A. BROONER, P.L.S.  
 15980  
 DATE

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.

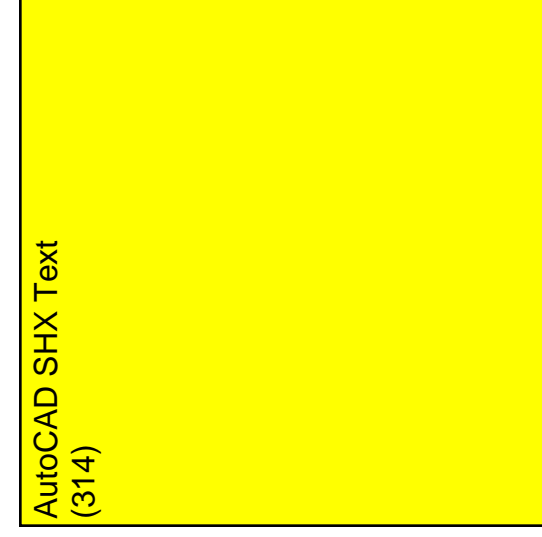
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 THROUGH 5

FILE: H:\2019\190540\190540-FINAL PLAT.DWG  
 DATE PLOTTED: 5/2/2020 11:27 AM  
 PLOT BY: T. B. GLENDEK  
 SCALE: 1" = 40' (FULL SIZE)

PARCEL 17-250  
 BK. 2017 PG. 22109  
 ZONING: A-1  
 OWNER: PAINTED WOODS FARMS, LLC



AutoCAD SHX Text  
(314)







# PAINTED WOODS SOUTH TOWNHOMES

## FINAL PLAT

