

PAINTED WOODS SOUTH PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PART OF OUTLOT 'Y', PRAIRIE BLUFF PLAT 1, WAUKEE, DALLAS COUNTY, IOWA.
 REQUESTOR: WESTSIDE LAND COMPANY LLC
 PROPRIETOR: WESTSIDE LAND COMPANY LLC
 9550 HICKMAN ROAD, SUITE 101
 CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

Doc ID: 008117500047 Type: PLAT
 Recorded: 07/21/2020 at 10:17:46 AM
 Fee Amt: \$237.00 Page 1 of 47
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
BK 2020 PG 17963

Slide F233-234

OWNER / DEVELOPER

WESTSIDE LAND COMPANY LLC
 9550 HICKMAN ROAD, SUITE 101,
 CLIVE, IA 50325

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

ZONING

R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT (LOTS 1-26)
 R-4: ROW DWELLING & TOWNHOME DWELLING DISTRICT (LOT 76)
 PD-1: PLANNED DEVELOPMENT W/ UNDERLYING R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING (LOTS 27-75) (BOOK 2018, PAGE 13666)

DATE OF SURVEY

FEBRUARY 15, 2018

LEGAL DESCRIPTION:

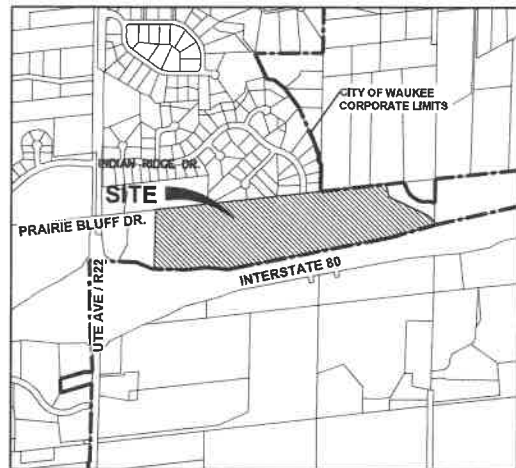
OUTLOT 'Y', PRAIRIE BLUFF PLAT 1, AN OFFICIAL PLAT, EXCEPT PARCEL 17-250 AND EXCEPT PARCEL 17-254 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2017, PAGE 22109, ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 46.50 ACRES (2,025,538 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- OUTLOT Z SHALL BE DEEDED TO THE CITY OF WAUKEE TO SATISFY PARKLAND REQUIREMENTS FOR ALL LOTS WITHIN THIS SUBDIVISION.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- ALL LANDSCAPING BUFFER PLANTINGS SHALL BE INSTALLED WITH THE PLAT IMPROVEMENTS.
- LOT OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE BUFFER PLANTINGS.
- SIDEWALKS FRONTING OUTLOTS 'Y', 'X', 'Y' AND 'Z' ARE TO BE CONSTRUCTED WITH PLAT IMPROVEMENTS.
- DETENTION FACILITIES SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- OUTLOT 'W' SHALL BE TIED TO LOT 16.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- OUTLOT 'X' AND 'Y' SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- STREET LOTS ARE TO BE DEEDED TO THE CITY OF WAUKEE.
- 8-FOOT-WIDE TRAILS ARE TO BE INSTALLED ON THE PORTION OF LOTS 22-27, 33-35, 48-49 AND 75 FRONTING PRAIRIE BLUFF DRIVE.

VICINITY MAP



WAUKEE, IOWA

BULK REGULATIONS:

R-4' ROW DWELLING AND TOWNHOME DISTRICT

SETBACKS

FRONT YARD= 30'
 REAR YARD= 30'
 SIDE YARD= 7' MIN /15' TOTAL

'PD-1' PLANNED UNIT DEVELOPMENT DISTRICT W/ UNDERLYING R-2 ZONING REGULATIONS: (BOOK 2018, PAGE 13666)

SETBACKS

FRONT YARD= 30'
 REAR YARD= 30'
 SIDE YARD= 5'

R-1' SINGLE FAMILY RESIDENTIAL:

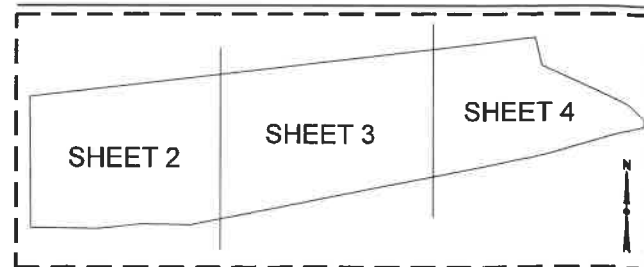
SETBACKS

FRONT YARD= 30'
 REAR YARD= 30'
 SIDE YARD= 7' MIN /15' TOTAL

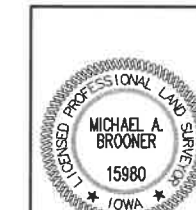
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	25°27'09"	650.00'	288.75'	S83°58'09"E	286.38'	C36	85°32'48"	25.00'	37.33'	S43°44'14"W	33.96'	C71	37°59'46"	55.50'	36.81'	N1°50'01"E	36.13'
C2	25°27'09"	1000.00'	444.23'	S83°58'09"E	440.59'	C37	61°6'59"	970.00'	106.37'	S89°39'08"W	106.32'	C72	35°56'07"	55.50'	34.81'	N38°47'58"E	34.24'
C3	1°28'49"	1035.00'	26.74'	S84°02'41"W	26.74'	C38	41°7'40"	970.00'	72.70'	S88°39'29"W	72.69'	C73	35°56'07"	55.50'	34.81'	N74°44'04"E	34.24'
C4	1°22'37"	965.00'	23.19'	S83°59'35"W	23.19'	C39	44°13'12"	34.50'	26.63'	N65°05'47"W	25.97'	C74	39°53'56"	55.50'	38.65'	S67°20'54"E	37.87'
C5	1°19'04"	1035.00'	23.81'	S85°26'38"W	23.81'	C40	37°08'46"	55.50'	35.98'	N61°33'34"W	35.36'	C75	41°57'36"	55.50'	40.64'	S26°25'08"E	39.74'
C6	12°43'09"	1000.00'	221.99'	N89°39'51"E	221.54'	C41	62°45'04"	55.50'	60.78'	S68°29'31"W	57.79'	C76	38°21'26"	55.50'	37.16'	S13°44'23"W	36.47'
C7	13°15'37"	1000.00'	231.43'	N89°23'37"E	230.92'	C42	78°07'50"	55.50'	75.68'	S1°56'56"E	69.95'	C77	44°13'12"	34.50'	26.63'	S10°48'30"W	25.97'
C8	9°41'48"	25.00'	4.23'	N3°53'04"W	4.23'	C43	90°24'45"	55.50'	87.58'	S86°13'13"E	78.77'	C78	90°00'00"	20.00'	31.42'	S56°18'06"E	28.28'
C9	10°01'49"	1000.00'	175.06'	N87°46'43"E	174.84'	C44	36°09'45"	34.50'	21.77'	N66°39'17"E	21.42'	C79	77°44'04"	45.00'	61.05'	N39°49'52"E	56.48'
C10	0°42'44"	1030.00'	12.80'	N87°33'45"W	12.80'	C45	8°03'28"	34.50'	4.85'	N88°45'53"E	4.85'	C80	98°12'02"	25.00'	42.85'	S48°08'11"E	37.79'
C11	4°01'34"	55.50'	3.90'	N35°06'12"E	3.90'	C46	5°54'46"	1030.00'	106.29'	S89°07'30"W	106.25'	C81	3°03'58"	1030.00'	55.12'	S84°17'47"W	55.11'
C12	22°58'27"	55.50'	22.25'	N29°31'37"W	22.11'	C47	6°37'30"	1030.00'	119.10'	N89°28'52"E	119.03'	C82	1°00'17"	1030.00'	18.06'	N85°19'38"E	18.06'
C13	5°30'27"	850.00'	62.48'	N3°16'12"E	62.46'	C48	145°33'12"	10.00'	25.40'	S21°03'17"E	19.10'	C83	3°05'43"	1030.00'	55.64'	S87°22'38"W	55.64'
C14	1°28'08"	55.50'	1.42'	N50°59'16"E	1.42'	C49	83°49'49"	55.50'	81.20'	S9°48'25"W	74.15'	C84	3°19'07"	1040.00'	60.24'	N88°29'58"W	60.23'
C15	14°04'12"	45.00'	11.05'	N71°39'48"E	11.02'	C50	63°13'59"	55.50'	61.25'	S63°43'29"E	58.19'	C85	7°05'56"	1030.00'	127.62'	N87°31'33"W	127.53'
C16	77°44'04"	75.00'	101.75'	S39°49'52"W	94.13'	C51	62°04'19"	55.50'	60.13'	N53°37'22"E	57.23'	C86	5°03'42"	1030.00'	90.99'	S88°32'40"E	90.96'
C17	21°08'14"	55.50'	20.47'	N22°20'59"E	20.36'	C52	65°44'07"	55.50'	63.67'	N101°16'51"W	60.24'	C87	1°12'39"	1040.00'	21.98'	N84°34'54"W	21.98'
C18	101°26'55"	75.00'	132.80'	N50°34'39"W	116.12'	C53	125°54'43"	20.00'	43.95'	N19°48'27"E	35.63'	C88	12°43'09"	965.00'	214.22'	S89°39'51"W	213.78'
C19	6°50'33"	850.00'	77.62'	N3°16'27"W	77.58'	C54	4°58'38"	970.00'	84.26'	N85°15'07"E	84.23'	C89	12°43'09"	955.00'	212.00'	S89°39'51"W	211.57'
C20	25°27'09"	615.00'	273.20'	N83°58'09"W	270.96'	C55	8°16'59"	970.00'	140.23'	S88°07'04"E	140.11'	C90	6°39'04"	965.00'	112.02'	S86°37'48"W	111.96'
C21	19°14'09"	1035.00'	347.48'	N80°51'39"W	345.85'	C56	86°46'52"	25.00'	37.87'	S40°35'09"E	34.35'	C91	0°34'27"	1035.00'	10.37'	S83°35'30"W	10.37'
C22	13°57'57"	1035.00'	252.28'	S83°29'44"E	251.66'	C57	21°7'19"	685.00'	27.36'	S1°39'38"W	27.36'	C92	3°44'50"	970.00'	63.44'	S84°38'13"W	63.43'
C23	2°24'30"	1035.00'	43.50'	S89°16'28"E	43.50'	C58	1°09'18"	615.00'	12.40'	N1°05'37"E	12.40'						
C24	5°38'34"	1035.00'	101.93'	S86°42'00"W	101.89'	C59	93°36'23"	25.00'	40.84'	N48°28'27"E	36.45'						
C25	93°46'27"	25.00'	40.92'	N49°14'04"W	36.50'	C60	11°58'23"	1035.00'	216.28'	N89°17'28"E	215.89'						
C26	2°29'39"	620.00'	26.99'	N1°06'01"W	26.99'	C61	3°19'01"	965.00'	55.87'	N84°57'47"E	55.86'						
C27	8°23'07"	105.00'	15.37'	N4°02'45"W	15.35'	C62	5°20'46"	965.00'	90.04'	N89°17'40"E	90.01'						
C28	23°04'26"	105.00'	42.29'	N19°46'32"W	42.00'	C63	16°47'22"	965.00'	282.78'	S79°38'15"E	281.77'						
C29	23°04'26"	105.00'	42.29'	N42°50'58"W	42.00'	C64	25°25'39"	685.00'	304.00'	S83°57'24"E	301.51'						
C30	23°04'26"	105.00'	42.29'	N65°55'24"W	42.00'	C65	86°19'37"	25.00'	37.67'	S40°08'28"W	34.20'						
C31	23°50'29"	105.00'	43.69'	N89°22'52"W	43.38'	C66	3°10'10"	680.00'	37.61'	S1°26'16"E	37.61'						
C32	12°05'35"	105.00'	22.16'	S72°39'06"W	22.12'	C67	101°26'55"	45.00'	79.68'	S50°34'39"E	69.67'						
C33	25°03'27"	105.00'	45.92'	S54°04'35"W	45.56'	C68	90°00'00"	20.00'	31.42'	N33°41'54"E	28.28'						
C34	23°04'26"	105.00'	42.29'	S30°00'39"W	42.00'	C69	44°13'12"	34.50'	26.63'	N33°24'42"W	25.97'						
C35	17°30'35"	105.00'	32.09'	S9°43'08"W	31.96'	C70	38°21'26"	55.50'	37.16'	N36°20'35"W	36.47'						

SHEET INDEX



FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 07/06/2020
 SIGNED: *Michael A. Brooner*



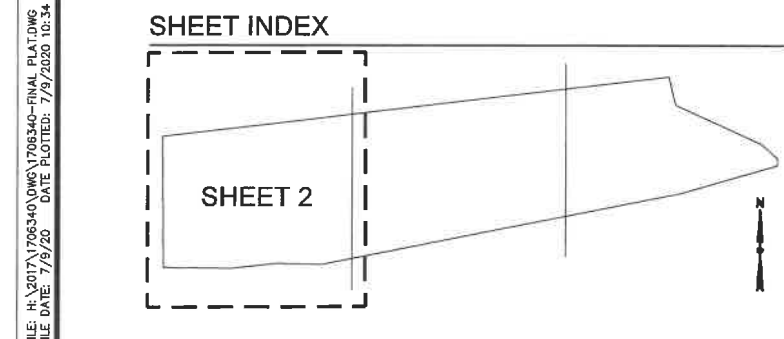
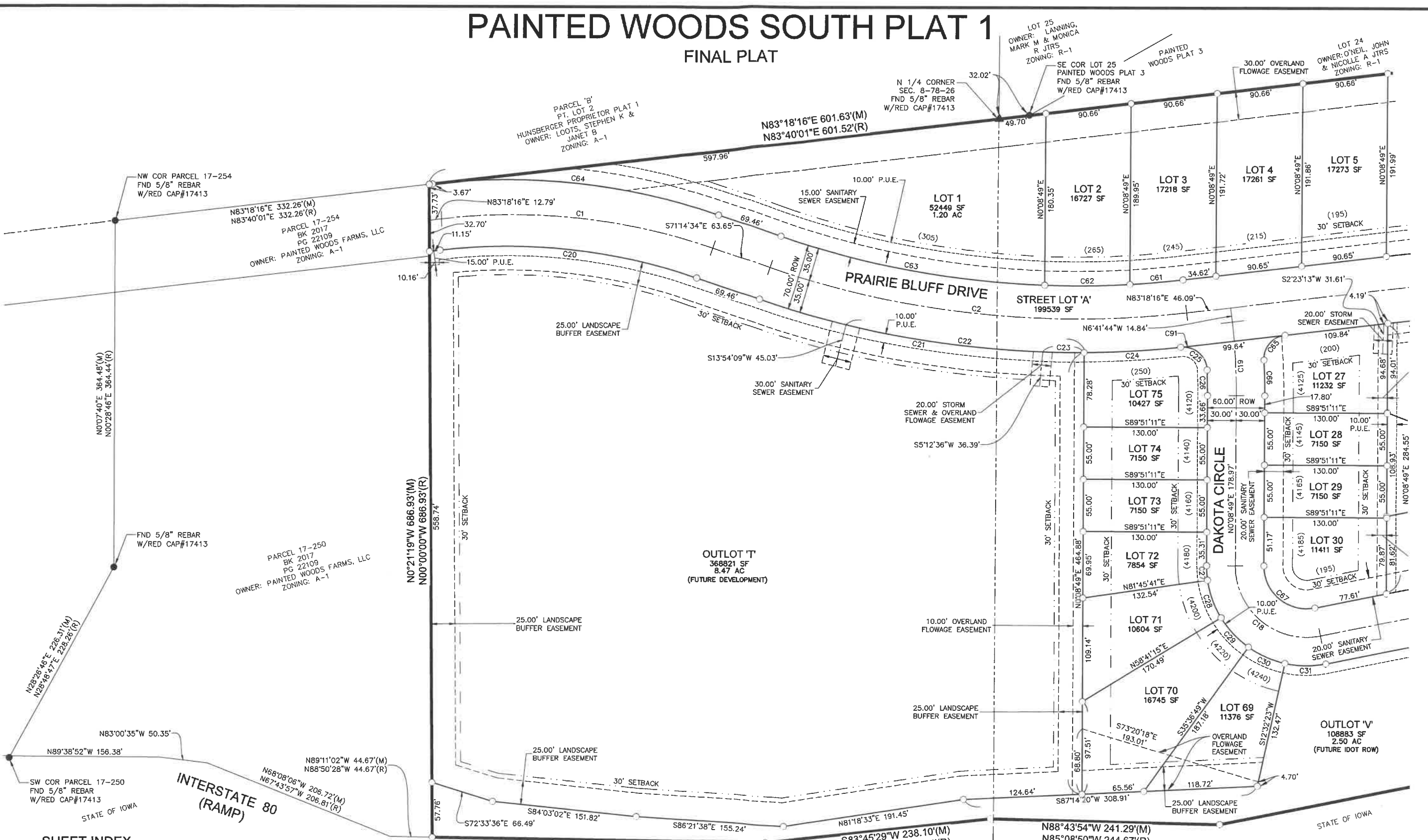
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
Michael A. Brooner 7-9-2020
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEET 1-4

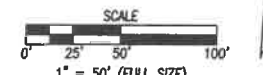
DATE: 06/28/19 04/23/19
 REVISIONS: SECOND SUBMITTAL FIRST SUBMITTAL
 3405 S.E. CROSSROADS DRIVE, SUITE G
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: ENGINEER: CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
PAINTED WOODS SOUTH PLAT 1
FINAL PLAT
 1/4
 1706.340

PAINTED WOODS SOUTH PLAT 1

FINAL PLAT



LEGEND	
SECTION CORNER AS NOTED	FOUND SET
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	---



SEE SHEET 3

DATE	REVISIONS
05/28/19	SECOND SUBMITTAL
04/23/19	FIRST SUBMITTAL

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

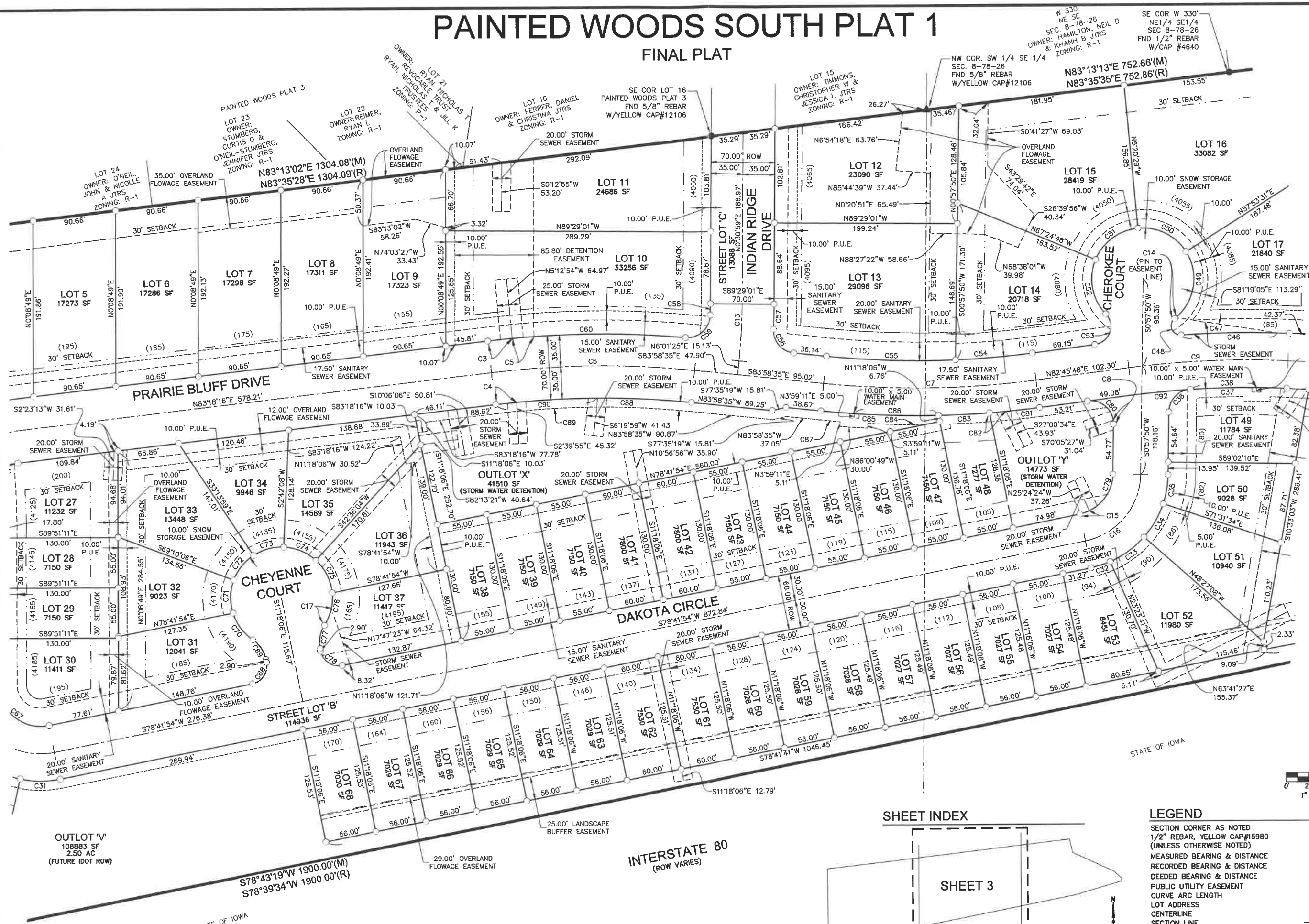


PAINTED WOODS SOUTH PLAT 1
FINAL PLAT
1706.340

FILE: H:\2017\1706340\DWG\1706340-FINAL PLAT.DWG
FILE DATE: 7/9/20 DATE PLOTTED: 7/9/2020 10:34 AM

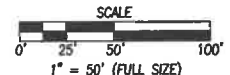
PAINTED WOODS SOUTH PLAT 1

FINAL PLAT

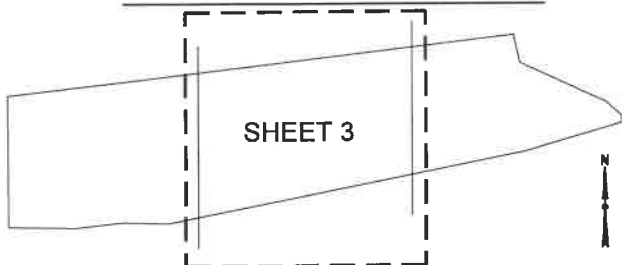


FILE: H:\2017\1706340\DWG\1706340-FINAL PLAT.DWG
DATE PLOTTED: 7/9/2020 10:34 AM

SEE SHEET 4



SHEET INDEX



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	(1234)
LOT ADDRESS		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

DATE: 05/29/19 04/23/19

REVISIONS: SECOND SUBMITTAL FIRST SUBMITTAL

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

TECH: ENGINEER:

CSA CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

PAINTED WOODS SOUTH PLAT 1

FINAL PLAT

3 / **4**

1706.340

PAINTED WOODS SOUTH PLAT 1

FINAL PLAT

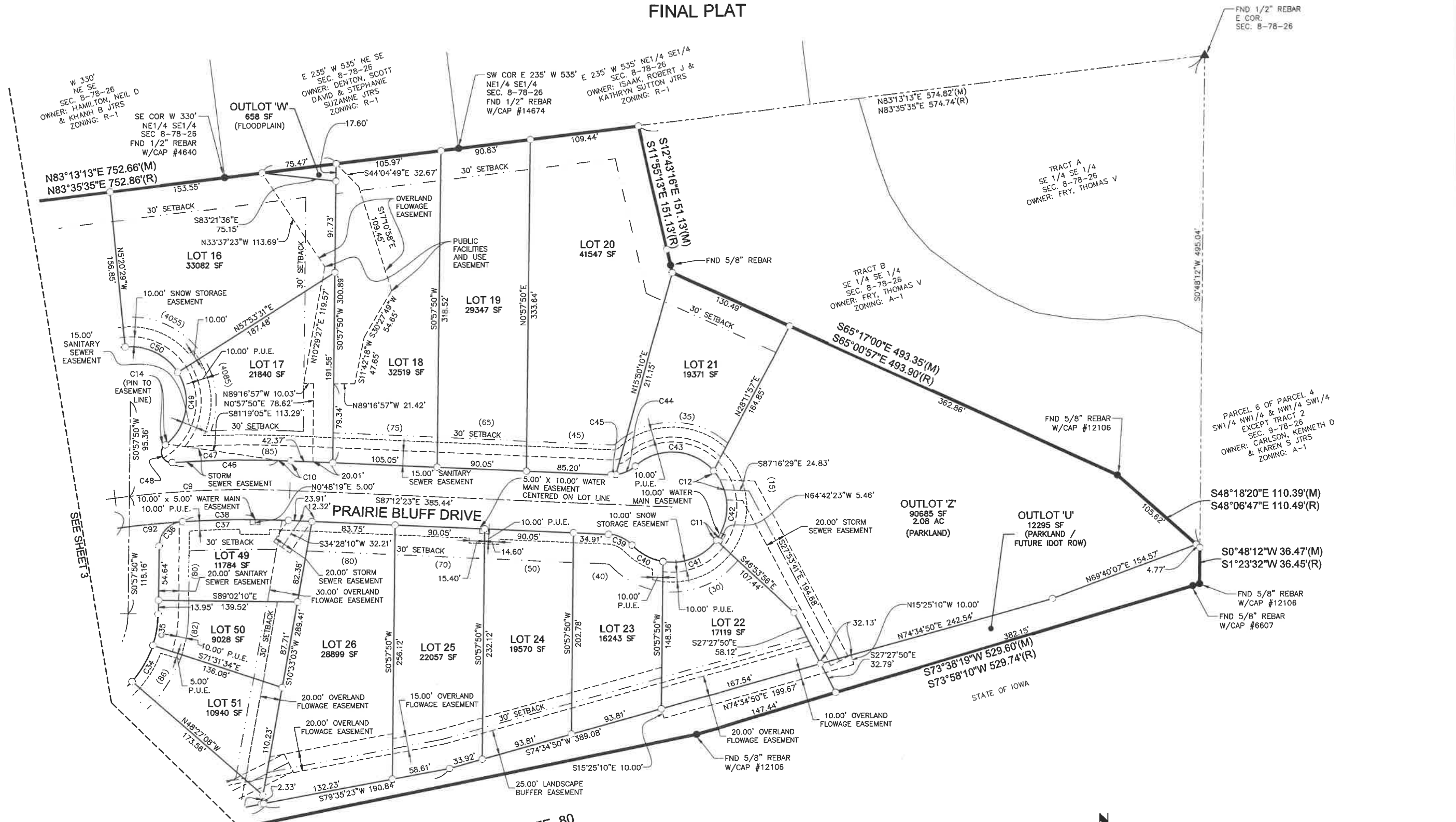
DATE	05/28/19
REVISIONS	
SECOND SUBMITTAL	04/23/19
FIRST SUBMITTAL	

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



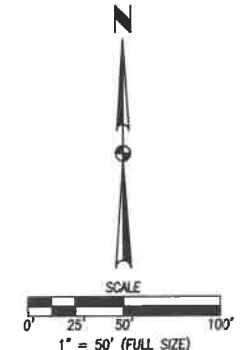
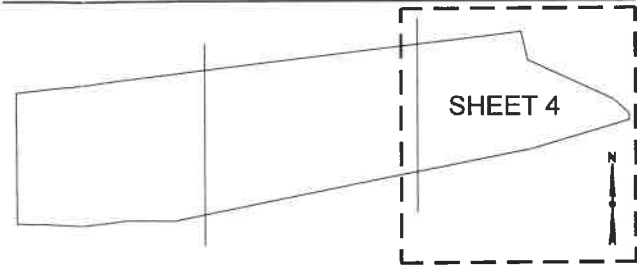
PAINTED WOODS SOUTH PLAT 1
FINAL PLAT

1706.340



SEE SHEET 3

SHEET INDEX



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	---	

FILE: H:\2017\1706340\DWG\1706340-FINAL PLAT.DWG DATE PLOTTED: 7/9/2020 10:34 AM