

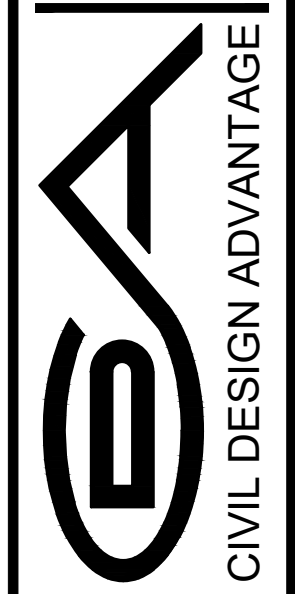
# TANGLEWOODS ACRES PLAT 3

## FINAL PLAT

**INDEX LEGEND**  
**LOCATION:** LOT 2 & OUTLOT 'Z', TANGLEWOODS ACRES PLAT 2  
 CITY OF WAUKEE, DALLAS COUNTY, IOWA  
**REQUESTOR:** MANNING, ROBERT D JR & TIFFANY JTRS  
**PROPRIETOR:** MANNING, ROBERT D JR & TIFFANY JTRS  
 27099 U AVE  
 WAUKEE, IA 50263  
**SURVEYOR:** MICHAEL A. BROONER  
**COMPANY:** CIVIL DESIGN ADVANTAGE  
**RETURN TO:** 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

REVISIONS	DATE
	01-18-22

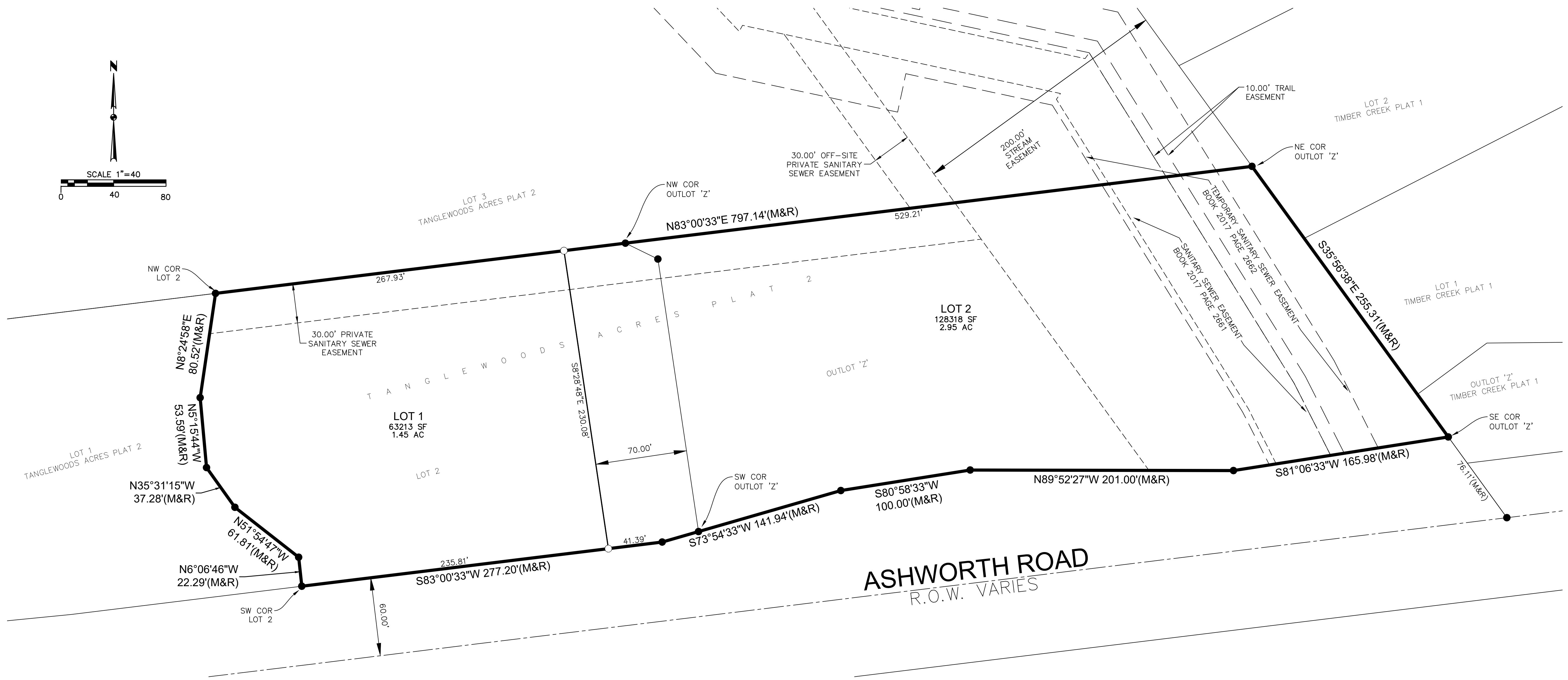
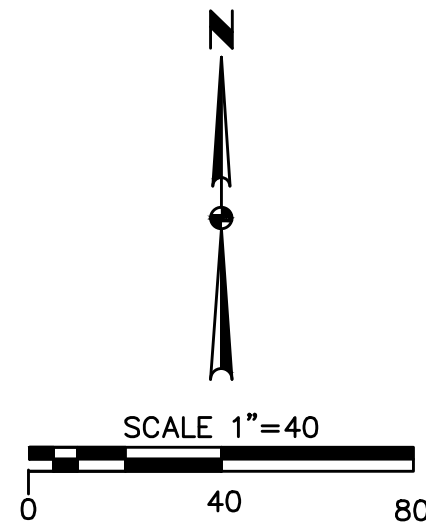
3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
**TECH:**  
**ENGINEER:**



DALLAS COUNTY, IOWA

### TANGLEWOODS ACRES PLAT 3 FINAL PLAT

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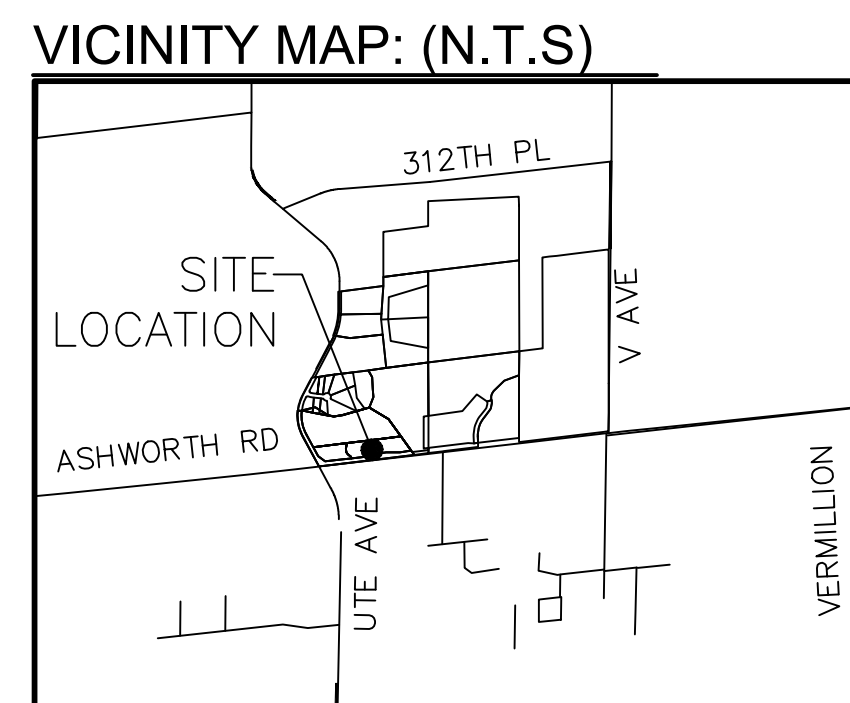
**SURVEYOR:**  
 CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DR, SUITE G  
 GRIMES, IOWA 50111

**OWNER/DEVELOPER:**  
 MANNING, ROBERT D JR & TIFFANY JTRS  
 27099 U AVE  
 WAUKEE, IA 50263

**ZONING:**  
 R-1 SUBURBAN RESIDENTIAL

**PLAT AREA SUMMARY:**  
 4.40 ACRES (191,531 SF)

**PLAT DESCRIPTION:**  
 LOTS 2 AND OUTLOT 'Z', TANGLEWOODS ACRES PLAT 2, BEING A PART OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA



**LEGEND:**

SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	P	
PLATTED BEARING & DISTANCE	M	
MEASURED BEARING & DISTANCE	R	
RECORDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

**BULK REGULATIONS:**

LOT AREA: 20,000 SF WHEN COMMON WATER AND SEWER SYSTEMS ARE PRESENT, 2 ACRES IF NO COMMON WATER OR SEWER SYSTEMS EXIST OR 1.5 ACRES IF ONLY A COMMON WATER SYSTEM EXISTS.

LOT WIDTH: 100 FEET

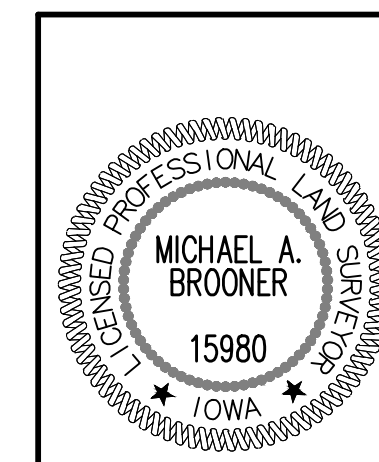
FRONT YARD: 50 FEET

SIDE YARD: TOTAL SIDE YARD = 24 FEET; MIN. ON ONE SIDE = 12 FEET

REAR YARD: 50 FEET

**NOTES:**

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.



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, P.L.S. DATE \_\_\_\_\_

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET \_\_\_\_\_

FILE: H:\2016\1610564.DWG\1610564-FINAL PLAT 3.DWG DATE PLOTTED: 1/18/2022 2:11 PM