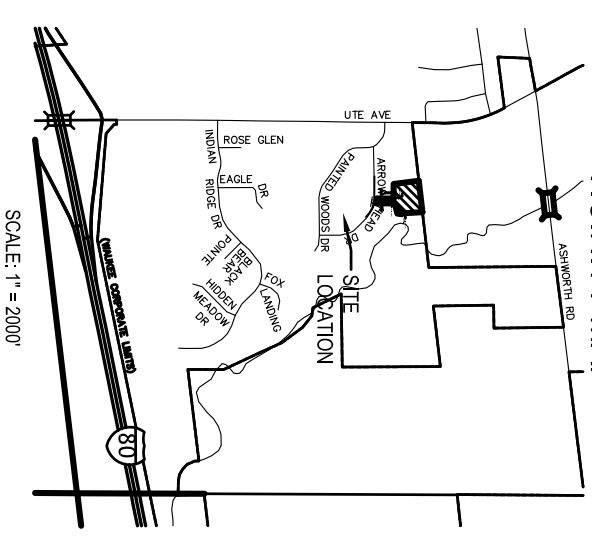
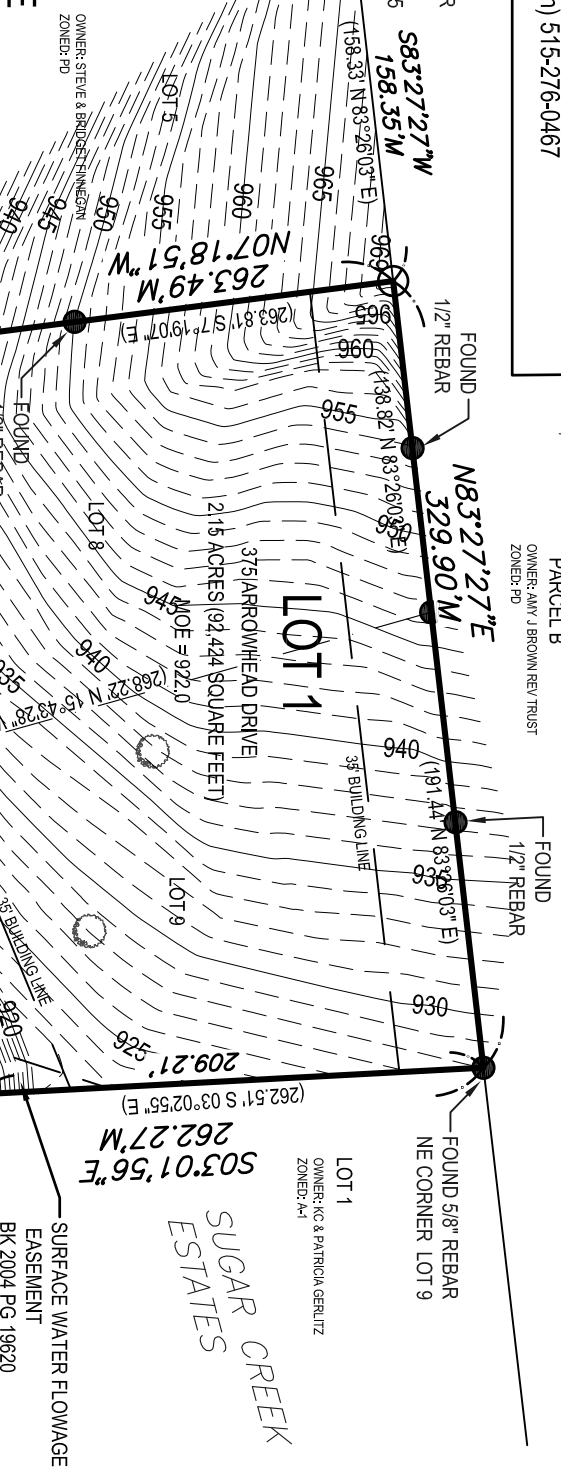
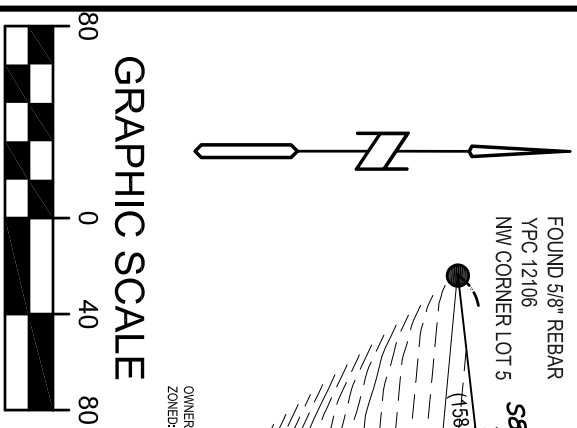


INDEX LEGEND
 Location: Lots 8,9, 9A Painted Woods, Dallas County
 Requestor: Mainbuilt Rita Byers 9531 Swanson Blvd.
 Owner : Alan & Tara Graff 85 Hidden Meadow Dr.
 Waukee, IA 50263
 Surveyor: Larry D Hyler, PLS
 Company: Bishop Engineering, 3501 104th St.
 Urbandale, IA 50322 (Ph) 515-276-0467

PARCEL B
 OWNER: ALAN J. BROWN REV TRUST
 ZONED: PD
 NE NW 8-78-26

GRAFF SUBDIVISION

PRELIMINARY PLAT



LEGEND:

- PROPERTY CORNER - 5/8" IRON ROD OR FOUND AS NOTED
- PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED

- M MEASURED DISTANCE
- () PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP
- MOE MINIMUM OPENING ELEVATION FROM PAINTED WOODS FINAL PLAT

ZONING:

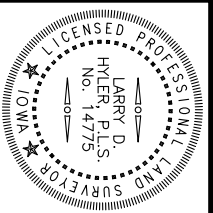
- PLANNED DEVELOPMENT
- FRONT YARD SETBACK 35'
- SIDE YARD 10'
- REAR YARD 35'
- MAX. HEIGHT 35'
- MAX. STORIES 2.5 STORIES

PROPERTY DESCRIPTION:

LOTS 8 AND 9, AND 9A OF PAINTED WOODS, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA.
 SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 SAID TRACT CONTAINS 2.20 ACRES (95,894 SQUARE FEET)

NOTES:

1. PLAT IS TO COMBINE 2 LOTS INTO ONE LOT. NO GRADING OR UTILITY WORK IS PART OF THIS PROJECT.
2. BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS, DATUM = NAD 83, IOWA SOUTH.
3. OUTLOT 1A IS A SURFACE WATER FLOWAGE EASEMENT.
4. 5' WIDE PUBLIC SIDEWALK IS TO BE CONSTRUCTED AT TIME OF HOME CONSTRUCTION.
5. OUTLOT 1A IS IN A FLOOD ZONE A. LOT 1 IS IN ZONE X FIRM PANEL 19049C0335F EFFECTIVE DATE 12-07-2018
6. ABANDONING EXISTING UTILITIES WILL BE ADDRESSED AT TIME OF BUILDING PERMIT SUBMITTAL.
7. AT THE TIME OF BUILDING PERMIT THIS PROPERTY IS SUBJECT TO AN ADDITIONAL FEE PER THE PAINTED WOODS PLAT 1 FEE STRUCTURE. ESTIMATED \$275.84

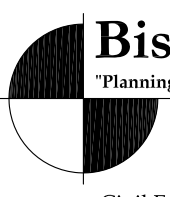


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: **LARRY D. HYLER, P.L.S.** DATE: _____
 PRELIMINARY
 LICENSE RENEWAL DATE: DEC. 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

GRAFF SUBDIVISION
WAUKEE, IOWA

PRELIMINARY PLAT



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

REFERENCE NUMBER:	
DRAWN BY:	AW
PROJECT NUMBER:	220153
SHEET NUMBER:	1 OF 1