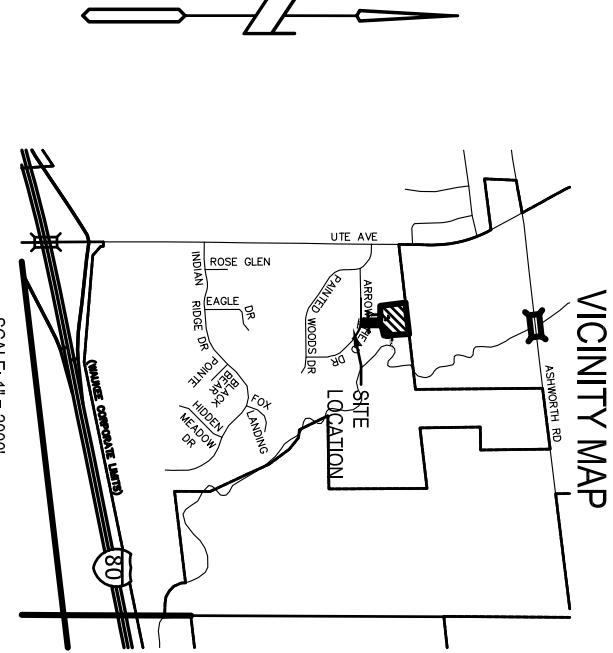
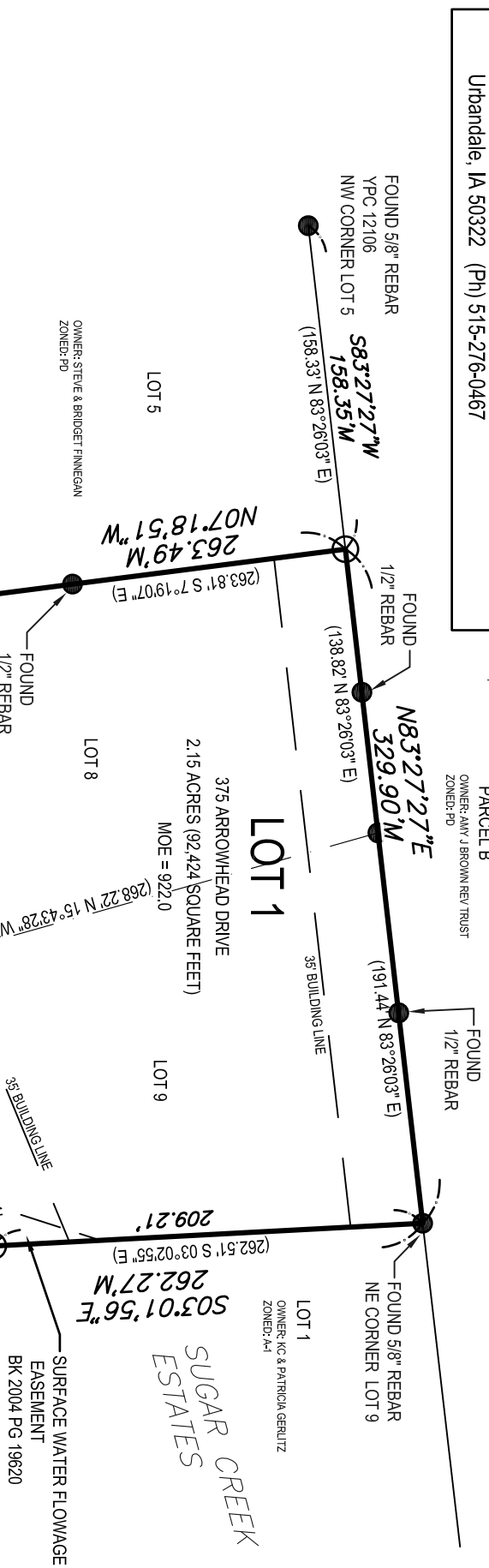


INDEX LEGEND
 Location: Lots 8, 9, 9A Painted Woods, Dallas County
 Requestor: Mainbuilt Rita Byers 9531 Swanson Blvd. Clive, IA 50325 712-261-4269
 Owner: Alan & Tara Graff 85 Hidden Meadow Dr. Waukee, IA 50263
 Surveyor: Larry D Hyler, PLS
 Company: Bishop Engineering, 3501 104th St. Urbandale, IA 50322 (Ph) 515-276-0467

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

GRAFF SUBDIVISION

FINAL PLAT

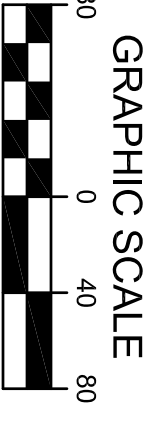


ZONING:

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

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
- YPC YELLOW PLASTIC CAP
- MOE MINIMUM OPENING ELEVATION FROM PAINTED WOODS FINAL PLAT



FIRST SUBMITTAL: 5-5-2022
 SECOND SUBMITTAL: 6-9-2022

NOTES:

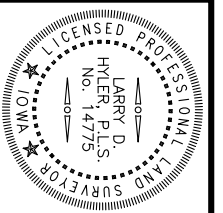
1. PLAT IS TO COMBINE 2 LOTS INTO ONE LOT. NO GRADING OR UTILITY WORK IS PART OF THIS PROJECT.
2. BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS. DATUM = NAD 83, IOWA SOUTH.
3. OUTLOT 1A IS A SURFACE WATER FLOWAGE EASEMENT.
4. 5 FEET WIDE PUBLIC SIDEWALK IS TO BE CONSTRUCTED AT TIME OF HOME CONSTRUCTION.
5. OUTLOT 1A IS IN A FLOOD ZONE A. LOT 1 IS IN ZONE X FIRM PANEL 19049C0335F EFFECTIVE DATE 12-7-2018
6. MINIMUM OPENING ELEVATION OF 922.0 TAKEN FROM LOT 9 PAINTED WOODS

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)



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. 14775 DATE: _____
 PRELIMINARY
 LICENSE RENEWAL DATE: DEC. 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

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

GRAFF SUBDIVISION
WAUKEE, IOWA

FINAL PLAT

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