

PAINTED WOODS PLAT 3

LEGAL DESCRIPTION
OUTLOT "X", PAINTED WOODS PLAT 2, AN OFFICIAL PLAT IN WAUKEE, DALLAS COUNTY, IOWA, AS RECORDED WITH THE DALLAS COUNTY RECORDER'S OFFICE ON BOOK 2007, PAGE 4333. THIS PARCEL CONTAINS 28.08 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER
HUNSEBERGER PROPERTIES COMPANY JOINT VENTURE
6151 THORNTON AVENUE
DES MOINES, IOWA 50321
(515) 331-2200 (515) 331-2201 FAX

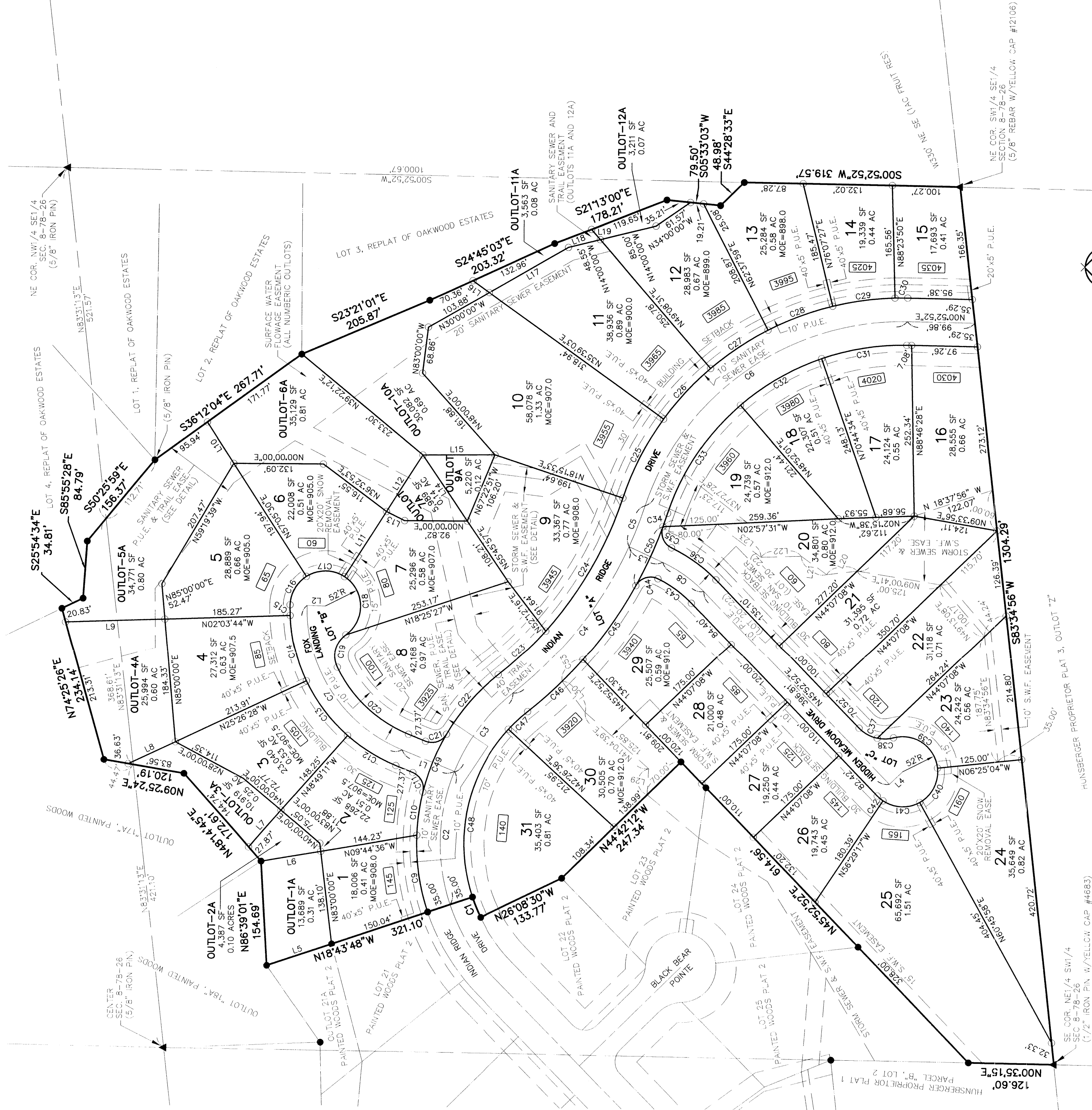
PREPARED BY
NILES ASSOCIATES, INC.
306 S. ANKENY BOULEVARD
ANKENY, IOWA 50021-3127
(515) 965-0123 OFFICE (515) 965-3322 FAX

ZONING
R-1 (SINGLE FAMILY RESIDENTIAL)

BULK REGULATIONS
FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 10 FEET
REAR YARD SETBACK: 35 FEET
MAX. HEIGHT: 35 FEET
MAX. STORIES: 2 1/2 STORES

FIRM INFORMATION
ZONES A AND X AS DELINEATED ON PLAT;
COMMUNITY PANEL NUMBER: 1904502250
EFFECTIVE DATE: JANUARY 19, 2000
MDE = MINIMUM OPENING ELEVATION WITHOUT PROTECTION FROM FLOODING

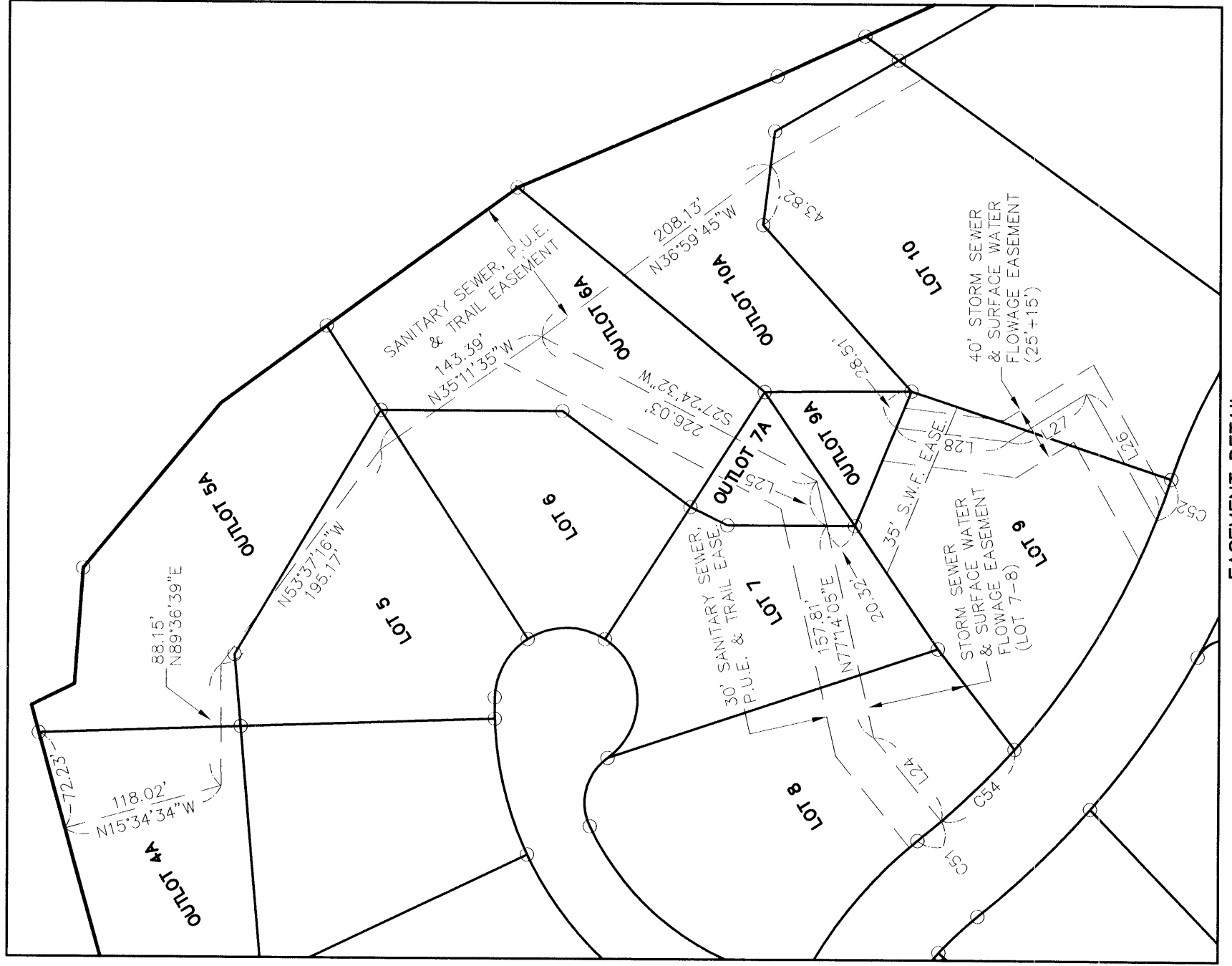
- NOTES:**
- PREFIX CAN ONLY, AND MUST BE TRANSFERRED IN CONJUNCTION WITH THE CORRESPONDING LOT NUMBER, DEEDED TO THE SAME TRANSFERREE. IN ADDITION, ALL SAID OUTLOTS CAN ONLY BE USED FOR PRIVATE RESIDENTIAL PURPOSES. NO COMMERCIAL OR INDUSTRIAL USES BE CONSTRUCTED OR MAINTAINED WITHIN SAID OUTLOTS. PUBLIC IMPROVEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF LIFT STATION FACILITIES, BIKE TRAIL IMPROVEMENTS, AND UNDERGROUND UTILITIES WATER FLOWAGE EASEMENT IS PLACED ACROSS ALL NUMBERED OUTLOTS.
 - A SURFACE WATER FLOWAGE EASEMENT IS PLACED ACROSS ALL NUMBERED LOTS A, B AND C ARE TO BE DEDICATED TO CITY AS PUBLIC STREETS.
 - ON THE PRELIMINARY PLAT, THE LOT OWNER ALONG THE FRONTAGE OF LOTS AT LOCATIONS SHOWN LOCATED WITHIN THE CHIEF EASEMENT, TO BE CONSTRUCTED AT A FUTURE DATE BY THE CITY OF WAUKEE.



AREA BY 1/4 SECTION
SECTION 9-78-26
SW 1/4 NE 1/4 0.43 AC
NW 1/4 SE 1/4 27.65 AC

STREET LOT AREA TABLE			
LOT	AREA (SF)	AREA (AC)	
A	22,969	0.53	
B	22,969	0.53	
C	31,519	0.72	

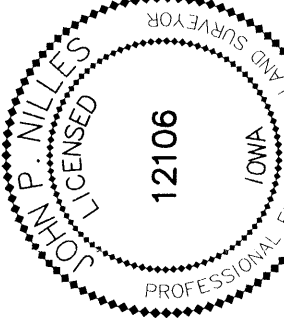
LOTS A, B AND C ARE TO BE DEDICATED TO CITY AS PUBLIC STREETS



CURVE TABLE			
CURVE	RADIUS	LENGTH TANGENT	CHORD BRG.
C1	250.00'	32.34'	16.19'
C2	285.00'	207.69'	105.28'
C3	285.00'	146.78'	75.05'
C4	500.00'	181.16'	131.51'
C5	500.00'	181.16'	131.51'
C6	400.00'	507.00'	293.95'
C7	225.00'	273.68'	156.65'
C8	200.00'	74.72'	37.80'
C9	320.00'	115.16'	58.21'
C10	320.00'	84.76'	32.49'
C11	250.00'	102.01'	51.72'
C12	250.00'	102.01'	51.72'
C13	250.00'	102.01'	51.72'
C14	250.00'	102.01'	51.72'
C15	250.00'	102.01'	51.72'
C16	52.00'	50.45'	27.41'
C17	52.00'	50.45'	27.41'
C18	52.00'	50.45'	27.41'
C19	40.00'	25.81'	13.53'
C20	200.00'	148.23'	77.70'
C21	25.00'	35.63'	21.60'
C22	320.00'	118.26'	59.81'
C23	355.00'	36.89'	48.96'
C24	355.00'	36.89'	48.96'
C25	435.00'	102.43'	51.45'
C26	435.00'	102.43'	51.45'
C27	435.00'	102.43'	51.45'
C28	435.00'	102.43'	51.45'
C29	435.00'	102.43'	51.45'
C30	435.00'	102.43'	51.45'
C31	365.00'	139.36'	70.54'
C32	365.00'	139.36'	70.54'
C33	365.00'	139.36'	70.54'
C34	635.00'	20.78'	10.39'
C35	25.00'	37.05'	22.88'
C36	225.00'	81.16'	41.02'
C37	32.00'	31.93'	16.35'
C38	32.00'	31.93'	16.35'
C39	32.00'	31.93'	16.35'
C40	52.00'	56.95'	31.71'
C41	52.00'	56.95'	31.71'
C42	52.00'	56.95'	31.71'
C43	175.00'	61.62'	31.13'
C44	175.00'	61.62'	31.13'
C45	635.00'	135.87'	68.95'
C46	635.00'	135.87'	68.95'
C47	250.00'	38.76'	19.42'
C48	250.00'	38.76'	19.42'
C49	320.00'	53.08'	46.87'
C50	320.00'	53.08'	46.87'
C51	320.00'	53.08'	46.87'
C52	655.00'	31.54'	15.77'
C53	655.00'	31.54'	15.77'
C54	655.00'	31.54'	15.77'

LEGEND
EXISTING/PROPOSED
FOUND SECTION CORNER AS NOTED
SET SECTION CORNER
AS NOTED
UNLESS NOTED OTHERWISE
FOUND RIGHT-OF-WAY MONUMENT
AS NOTED
UNLESS NOTED OTHERWISE
SET MONUMENT
AS NOTED
UNLESS NOTED OTHERWISE
ADDRESS
SUBJECT PROPERTY BOUNDARY LINE
SECTION LINE
PROPERTY LINE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND MADE ACCORDING TO THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
SIGNATURE: *John P. Niles*
NAME: JOHN P. NILES, L.S. NO. 12106
DATE: 04/15/12
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008. DATE OF SURVEY: 07/2008.



DATE: 08/07/2008
DRAWN BY: GMP
CHECKED BY: JPN
SCALE: AS NOTED
SHEET NO.: 1/1

Book 2007 Page 4632
Date 4/05/2008 Type SUBD Pages 44
Doc Amt \$222.00
Carol "Cindy" Hol, Recorder
Dallas County, Iowa

APPROVED BY

FINAL PLAT

PAINTED WOODS PLAT 3

FINAL PLAT

PROJECT

NOTICE: NILES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR NEGLIGENCE OR OTHER PROFESSIONAL MALPRACTICE, INCLUDING NEGLIGENCE, IN CONNECTION WITH THIS SURVEY. THE CLIENT'S SOLE RESPONSIBILITY AND LIABILITY FOR THE ACCURACY OF THIS SURVEY SHALL REMAIN WITH THE CLIENT. THE CLIENT'S SOLE RESPONSIBILITY AND LIABILITY FOR THE ACCURACY OF THIS SURVEY SHALL REMAIN WITH THE CLIENT. THE CLIENT'S SOLE RESPONSIBILITY AND LIABILITY FOR THE ACCURACY OF THIS SURVEY SHALL REMAIN WITH THE CLIENT.

REVISIONS:

NILES ASSOCIATES, INC.
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(Civil Engineering and Land Surveying)

