

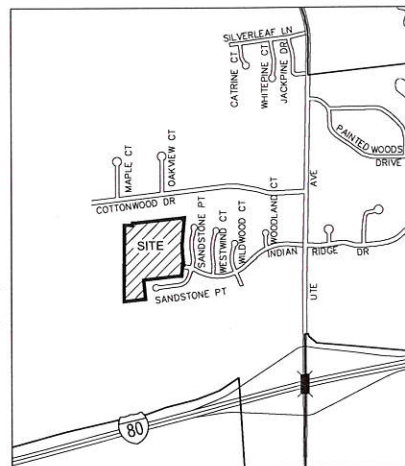
INDEX LEGEND

WITHIN SE 1/4 & WITHIN NE 1/4
SECTION 7-78-26
DALLAS COUNTY, IA

OWNER/PREPARED FOR:
PAINTED WOODS DEVELOPMENT LC
2785 N ANKENY BLVD SUITE 22
ANKENY, IA 50023

PREPARED BY:
LARRY HYLER, P.L.S.
BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IA 50322

PAINTED WOODS WEST PLAT 3 FINAL PLAT



VICINITY MAP
SCALE: 1" = 1500'

PROPERTY DESCRIPTION:

A PORTION OF PARCEL A OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M. AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005 AT PAGE 2463 AND A PORTION OF PARCEL CC OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M. AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2014 AT PAGE 4032, ALL IN DALLAS COUNTY, IOWA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE N00°24'38"E ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 1299.82 FEET; THENCE S89°36'32"E, A DISTANCE OF 140.01 FEET; THENCE N00°23'28"E, A DISTANCE OF 39.33 FEET; THENCE S89°29'04"E, A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF SAID PARCEL CC; THENCE N83°42'54"E ALONG THE SOUTH LINE OF SAID PARCEL CC, A DISTANCE OF 298.09 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL CC, SAID CORNER BEING ON THE NORTH LINE OF SAID PARCEL A; THENCE N84°02'50"E ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 533.44 FEET TO THE NORTHWEST CORNER OF LOT 10, PAINTED WOODS WEST PLAT 2, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA; THENCE S05°20'21"W ALONG THE WEST LINE OF LOTS 10 THROUGH 14 INCLUSIVE IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 454.90 FEET; THENCE S01°20'45"E ALONG THE WEST LINE OF LOTS 14 AND 15 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 154.83 FEET; THENCE S06°10'42"E ALONG THE WEST LINE OF LOTS 15, 16, AND 17 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 197.30 FEET TO THE NORTH LINE OF LOT A IN SAID PAINTED WOODS WEST PLAT 2; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT A AND ALONG A 735.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 20.12 FEET, SAID CURVE HAVING A CHORD BEARING OF N85°04'08"W AND A CHORD LENGTH OF 20.12 FEET; THENCE S04°08'48"W ALONG THE WEST LINE OF LOT A AND LOT 18 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 195.00 FEET; THENCE S89°20'25"W ALONG THE NORTH LINE OF LOT 19 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 70.13 FEET; THENCE S83°49'18"W ALONG THE NORTH LINE OF LOTS 20 THROUGH 25 INCLUSIVE IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 581.00 FEET; THENCE S06°10'42"E ALONG THE WEST LINE OF LOTS 25, 26, AND 27 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 327.80 FEET TO THE SOUTH LINE OF SAID PARCEL A; THENCE S83°54'44"W ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 374.48 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 25.247 ACRES.

GENERAL NOTES:

- LOT "J" IS A STREET LOT TO BE DEDICATED TO THE CITY OF WAUKEE.
- OUTLOT "Z" IS TO BE DEDICATED TO THE CITY OF WAUKEE TO SATISFY PARKLAND DEDICATION REQUIREMENTS.
- ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
- BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM (NAD83 - IOWA SOUTH).
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 5,000 FEET.
- ALL LOT CORNERS HAVE BEEN SET WITH A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP ID # 14775 OR AS NOTED.
- LOTS ALONG THE NORTH SIDE OF INDIAN RIDGE DRIVE SHALL BE DEVELOPED WITH A 10' WIDE TRAIL, ALONG THE FRONTAGE OF INDIAN RIDGE DRIVE. ALL OTHER LOTS SHALL BE DEVELOPED WITH A 5' WIDE SIDEWALK.
- ANY LOT ON THE ELEVATION EXHIBIT THAT DOES NOT SHOW AN MPE, MOE OR MGS SHALL SUBMIT A DETAILED GRADING PLAN WITH THE BUILDING PERMIT FOR EACH HOME.

DEVELOPER:

KIMBERLEY ANKENY
2785 N ANKENY BLVD SUITE 22
ANKENY, IA 50023
PH: (515) 963-8335

ENGINEER:

BISHOP ENGINEERING
ATTN: DAVID BENTZ
3501 104TH ST
URBANDALE, IA 50322
PH: (515) 278-0487

ZONING:

R-2 ONE FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS:

MINIMUM LOT SIZE: 8,000 SF
MINIMUM LOT WIDTH: 65'
FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 30'
TOTAL SIDE YARD SETBACK: 15' (7' MIN PER SIDE)
MAXIMUM HEIGHT = 40'

BENCHMARKS:

ARROW ON HYDRANT LOCATED AT NORTHWEST CORNER 3062 COTTONWOOD DRIVE
ELEVATION = 993.18 (USGS DATUM)

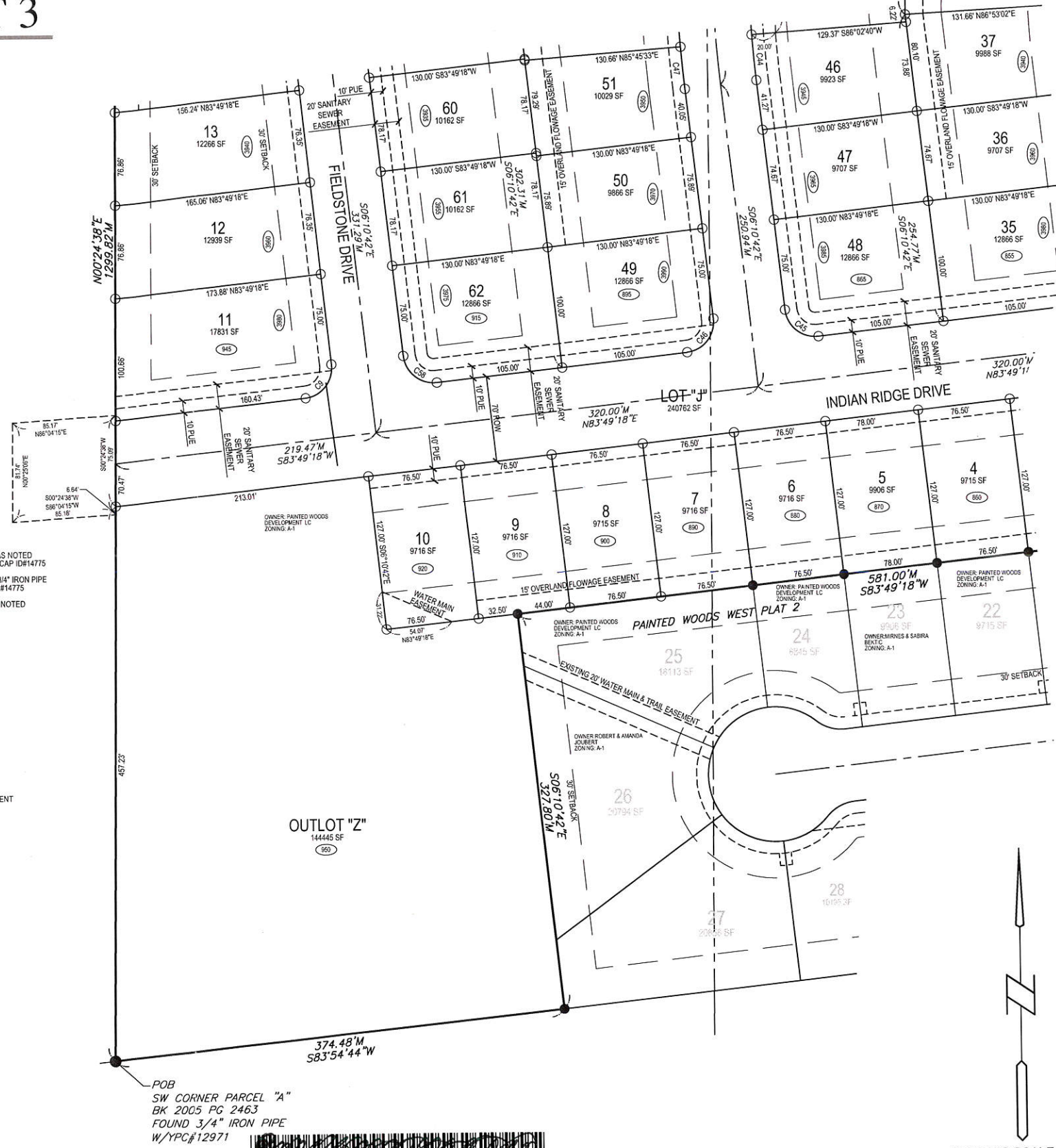
LEGEND:

- PROPERTY CORNER - FOUND AS NOTED OTHERWISE YELLOW PLASTIC CAP ID#14775
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED
- ADDRESS

ABBREVIATIONS:

- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- YPC YELLOW PLASTIC CAP
- MPE MIN PROTECTION ELEVATION
- SF SQUARE FOOTAGE
- POB POINT OF BEGINNING
- OFE OVERLAND FLOWAGE EASEMENT

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 11/18/2019
SIGNED: *[Signature]*



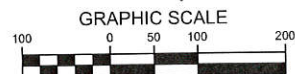
POB
SW CORNER PARCEL "A"
BK 2005 PG 2463
FOUND 3/4" IRON PIPE
W/YPC#12971



Doc ID: 007922440019 Type: PLAT
Recorded: 12/10/2019 at 09:37:11 AM
Fee Amt: \$97.00 Page 1 of 19
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK 2019 PG 23856

Slide F185-187



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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: *[Signature]* DATE: 11-15-2019
LARRY D. HYLER, L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: 1.2

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Established 1959
Civil Engineering & Land Surveying

**PAINTED WOODS WEST PLAT 3
FINAL PLAT**
WAUKEE, IOWA

REFERENCE NUMBER:
020544
040311

DRAWN BY:
EAV

CHECKED BY:
LH

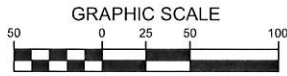
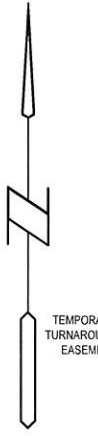
REVISION DATE:
1ST SUBMITTAL 5-21-18
2ND SUBMITTAL 9-18-18
3RD SUBMITTAL 11-13-18

PROJECT NUMBER:
130444-3

SHEET NUMBER:
1 OF 3



| CURVE TABLE | | | | | |
|-------------|---------|----------|---------|-------------|-----------|
| CURVE | LENGTH | RADIUS | CHORD | BEARING | DELTA |
| C1 | 210.00' | 1000.00' | 209.61' | S00°17'30"W | 12°01'55" |
| C2 | 217.92' | 1000.00' | 217.49' | S00°03'52"W | 12°29'09" |
| C3 | 126.15' | 700.00' | 125.98' | S88°59'03"W | 10°19'31" |
| C4 | 171.99' | 1500.00' | 171.89' | S02°53'37"E | 6°34'10" |
| C5 | 199.43' | 1000.00' | 199.09' | S00°05'11"E | 11°25'34" |
| C6 | 206.04' | 1000.00' | 205.67' | S00°16'33"E | 11°48'18" |
| C7 | 86.52' | 665.00' | 86.46' | N89°34'49"W | 7°27'15" |
| C8 | 33.32' | 665.00' | 33.32' | S85°15'26"W | 2°52'16" |
| C9 | 39.27' | 25.00' | 35.36' | N38°49'17"E | 90°00'00" |
| C10 | 32.14' | 1530.00' | 32.14' | S05°34'36"E | 1°12'13" |
| C11 | 74.88' | 1530.00' | 74.88' | S03°34'22"E | 2°48'15" |
| C12 | 68.40' | 1530.00' | 68.40' | S00°53'23"E | 2°33'42" |
| C13 | 25.22' | 15.00' | 22.35' | N47°46'41"W | 96°20'17" |
| C14 | 36.50' | 25.00' | 33.35' | N42°13'19"E | 83°39'43" |
| C15 | 42.04' | 25.00' | 37.26' | S47°46'40"E | 96°20'16" |
| C16 | 26.63' | 34.50' | 25.97' | N61°56'34"E | 44°13'12" |
| C17 | 14.58' | 55.50' | 14.54' | S47°21'32"W | 15°03'08" |
| C18 | 73.80' | 55.50' | 68.46' | N87°01'11"W | 76°11'25" |
| C19 | 71.34' | 55.50' | 66.53' | N12°06'07"W | 73°38'43" |
| C20 | 15.06' | 55.50' | 15.01' | N32°29'36"E | 15°32'43" |
| C21 | 25.59' | 34.50' | 25.01' | S19°00'50"W | 42°30'15" |
| C22 | 39.31' | 1030.00' | 39.31' | N01°08'41"W | 2°11'13" |
| C23 | 77.75' | 1030.00' | 77.74' | N02°06'41"E | 4°19'31" |
| C24 | 36.56' | 1030.00' | 36.56' | N05°17'27"E | 2°02'01" |
| C25 | 44.39' | 970.00' | 44.39' | S04°59'47"W | 2°37'20" |
| C26 | 89.79' | 970.00' | 89.76' | S01°02'00"W | 5°18'14" |
| C27 | 77.20' | 970.00' | 77.18' | S03°53'54"E | 4°33'36" |
| C28 | 37.87' | 25.00' | 34.35' | S49°34'35"E | 86°47'45" |
| C29 | 91.35' | 735.00' | 91.29' | N89°24'49"W | 7°07'15" |
| C30 | 20.12' | 735.00' | 20.12' | N85°04'08"W | 1°34'07" |
| C31 | 39.27' | 25.00' | 35.36' | N38°49'18"E | 90°00'00" |
| C32 | 55.05' | 1030.00' | 55.04' | S04°38'50"E | 3°03'44" |
| C33 | 72.89' | 1030.00' | 72.88' | S01°05'20"E | 4°03'17" |
| C34 | 72.89' | 1030.00' | 72.88' | S02°57'57"W | 4°03'17" |
| C35 | 23.62' | 1030.00' | 23.62' | S05°39'02"W | 1°18'51" |
| C36 | 52.31' | 970.00' | 52.31' | N04°45'45"E | 3°05'24" |
| C37 | 105.48' | 970.00' | 105.42' | N00°06'08"E | 6°13'49" |
| C38 | 24.33' | 15.00' | 21.75' | N49°28'48"W | 92°56'04" |
| C39 | 22.88' | 15.00' | 20.72' | S40°21'27"W | 87°23'26" |
| C40 | 81.96' | 1030.00' | 81.94' | N01°03'29"W | 4°33'34" |
| C41 | 75.03' | 1030.00' | 75.02' | N03°18'31"E | 4°10'26" |
| C42 | 78.57' | 970.00' | 78.55' | S03°18'23"W | 4°38'27" |
| C43 | 83.66' | 970.00' | 83.63' | S01°29'05"E | 4°56'30" |
| C44 | 37.63' | 970.00' | 37.63' | S05°04'01"E | 2°13'22" |
| C45 | 39.27' | 25.00' | 35.36' | S51°10'42"E | 90°00'00" |
| C46 | 39.27' | 25.00' | 35.36' | N38°49'18"E | 90°00'00" |
| C47 | 34.83' | 1030.00' | 34.83' | S05°12'35"E | 1°56'15" |
| C48 | 73.75' | 1030.00' | 73.73' | S02°11'23"E | 4°06'08" |
| C49 | 73.75' | 1030.00' | 73.73' | S01°54'45"W | 4°06'08" |
| C50 | 29.90' | 1030.00' | 29.89' | S04°47'43"W | 1°39'47" |
| C51 | 46.57' | 970.00' | 46.56' | N04°15'05"E | 2°45'03" |
| C52 | 101.03' | 970.00' | 100.98' | N00°06'28"W | 5°58'03" |
| C53 | 24.31' | 15.00' | 21.74' | N49°31'10"W | 92°51'20" |
| C54 | 21.90' | 15.00' | 20.01' | S42°13'19"W | 83°39'43" |
| C55 | 49.74' | 1470.00' | 49.73' | S00°34'43"E | 1°56'19" |
| C56 | 79.79' | 1470.00' | 79.79' | S03°06'10"E | 3°06'37" |
| C57 | 39.01' | 1470.00' | 39.01' | S05°25'05"E | 1°31'14" |
| C58 | 39.27' | 25.00' | 35.36' | S51°10'42"E | 89°59'59" |
| C59 | 4.16' | 1030.00' | 4.16' | N05°30'40"E | 0°13'53" |



- LEGEND:**
- PROPERTY CORNER - FOUND AS NOTED OTHERWISE YELLOW PLASTIC CAP I.D.#14775
 - PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP I.D.#14775
 - ⊙ SECTION CORNER - FOUND AS NOTED
 - ✕ CUT "X" IN PAVEMENT
 - ADDRESS
 - SPOT GRADE ELEVATION
- ABBREVIATIONS:**
- AC ACRES
 - PUE PUBLIC UTILITY EASEMENT
 - TYP TYPICAL
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - YPC YELLOW PLASTIC CAP
 - MPE MIN PROTECTION ELEVATION
 - SF SQUARE FOOTAGE
 - POB POINT OF BEGINNING
 - EASE EASEMENT
 - OFE OVERLAND FLOWAGE EASEMENT



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PAINTED WOODS WEST PLAT 3
WAUKEE, IOWA
FINAL PLAT

| |
|--|
| REFERENCE NUMBER: 020544 040311 |
| DRAWN BY: EAV |
| CHECKED BY: LH |
| REVISION DATE: 1ST SUBMITTAL 5-21-18 2ND SUBMITTAL 9-18-18 3RD SUBMITTAL 11-13-18 |
| PROJECT NUMBER: 130444-3 |
| SHEET NUMBER: 2 OF 3 |

GRADING NOTES:

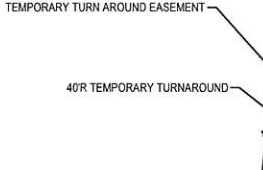
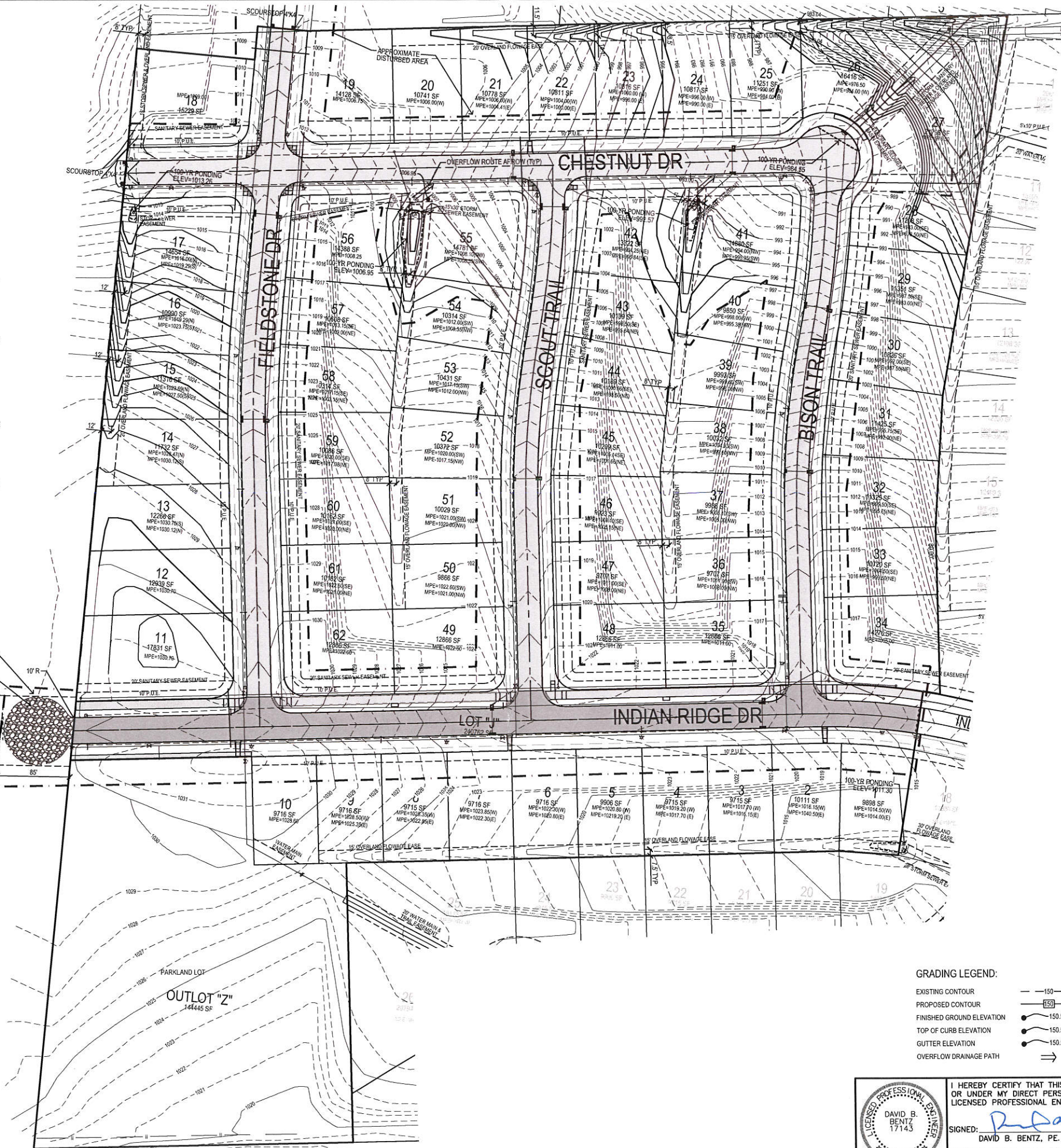
- EXISTING CONTOURS SHOWN ON PLANS ARE TAKEN FROM THE PROPOSED CONTOURS FROM PAINTED WOODS WEST PLAT 2. NO SURVEY WORK WAS COMPLETED PRIOR TO THIS PLAN SET.
- CONTRACTOR SHALL STRIP TOPSOIL AND GRADE ROADWAYS TO PROPOSED PROFILE ELEVATIONS.
- ALL FARM FENCING ON THE PROPERTY IS TO BE REMOVED BY THE CONTRACTOR.
- ALL EXCESS STRUCTURAL FILL FROM GRADING OF PLAT 3, SHALL BE PLACED IN THE NORTH IN THE ROAD BED OF PLAT 4. STRIP TOP SOIL BEFORE PLACEMENT OF EXCESS FILL.

TOPSOIL NOTES:

- STRIP AND STOCKPILE THE TOPSOIL ON ALL DISTURBED AREAS.
- RESPREAD TOPSOIL IN COMPLIANCE WITH SUDAS SECTION 2010 ON ALL GREEN (NON-PAVED) AREAS.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE PH OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

MINIMUM PROTECTION ELEVATION NOTES [APPLIES TO ALL LOTS]:

- MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. ENGINEER CERTIFICATION DOES NOT COVER AS BUILT HOMES. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN. THESE NOTES APPLY TO ALL LOTS, WITH OR WITHOUT MPE'S.
- THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
- HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM THE HOUSE AND CONVEYED TO THE DRAINAGE SWALES OR STREETS WITHOUT ADVERSELY EFFECTING NEIGHBORING PROPERTIES.
- LOTS WITH ASTERISK (*) DRAIN FROM REAR TO FRONT. HOME BUILDER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL STORM WATER ACROSS SUBJECT LOT. DRAINAGE SHALL BE CONVEYED AROUND THE SIDES OF THE HOUSE AND TO THE STREET.
- MPE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MPE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.
- MPE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.
- FOR LOTS WITH DIRECTIONS IN BRACKETS, THE MPE APPLIES IN THE LOCATION SHOWN IN BRACKETS. FOR EXAMPLE (NE) APPLIES TO THE NORTHEAST SIDE OF THE LOT.
- HOME BUILDERS SHALL COMPLY WITH CITY ORDINANCES AND POLICIES FOR MINIMUM PROTECTION ADJACENT TO DRAINAGE WAYS.
- ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS. THEREFORE SWALES SHALL BE FORMED DURING HOME CONSTRUCTION TO CONVEY SAID STORM WATER.
- A DETAILED GRADING PLAN SHALL BE SUBMITTED WITH THE BUILDING PERMIT FOR EACH HOME THAT DOES NOT HAVE AN MPE, MOE, OR MGS LISTED.



GRADING LEGEND:

- EXISTING CONTOUR: - - - 150 - - -
- PROPOSED CONTOUR: ——— 150 ———
- FINISHED GROUND ELEVATION: ● 150.50
- TOP OF CURB ELEVATION: ● 150.50TC
- GUTTER ELEVATION: ● 150.50G
- OVERFLOW DRAINAGE PATH: →



**PAINTED WOODS WEST PLAT 3
WAUKEE, IOWA**

ELEVATION PLAN

REFERENCE NUMBER:
020544
040311

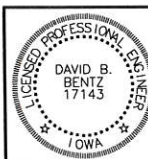
DRAWN BY:
EAV

CHECKED BY:
LH

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1ST SUBMITTAL 5-21-18
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3 OF 3



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
SIGNED: *David B. Bentz* DATE: 11/18/19
DAVID B. BENTZ, PE. 17143
LICENSE RENEWAL DATE: DEC. 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL: 3

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