

Doc ID: 008789020032 Type: PLAT
 Recorded: 04/27/2022 at 09:03:04 AM
 Fee Amt: \$162.00 Page 1 of 32
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

PAINTED WOODS SOUTH TOWNHOMES

BK 2022 PG9112
 Slide G-44-45

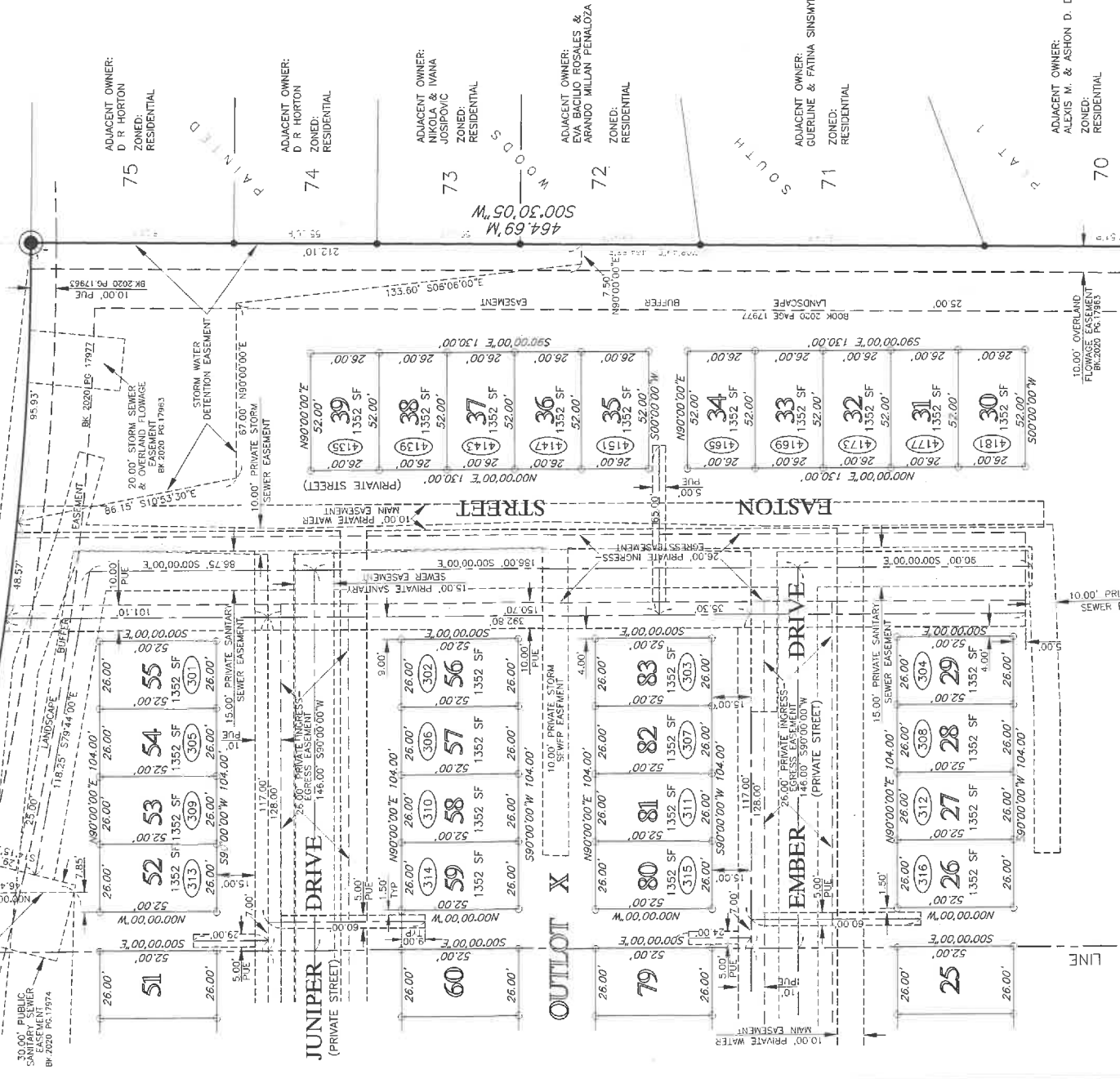
INDEX LEGEND
 OUTLOT "T" PAINTED WOODS SOUTH PLAT 1
 WAUKEE DALLAS COUNTY IOWA
 REQUESTOR: DR HORTON
 PROPRIETORS: JM COMMERCIAL HOLDINGS, L.L.C.
 2159 GRAND AVENUE, SUITE 9
 WEST DES MOINES IOWA 50265
 SURVEYOR: JOEL R. ROMNEY
 RACCOON VALLEY LAND SURVEYING LLC
 COMPANY & 33235 L AVENUE
 ADEL IOWA 50003
 RETURN TO: PHONE: 515.493.8317

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 6/21/2021
 SIGNED: *Chad C. Airhart*



PRAIRIE BLUFF DRIVE

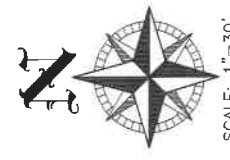
STORM WATER DETENTION EASEMENT
 $L=347.51'$, $CH=345.88'$ M $S80^{\circ}29'10''$ E
 $R=1035.00'$ $\Delta=9714.16'$



OUTLOT X (COMMON AREA)

124.63' M
 87.36' M

191.52' M
 87.39' M



PROPERTY DESCRIPTION:
 OUTLOT "T" IN PAINTED WOODS SOUTH, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA.
 SAID TRACT OF LAND CONTAINS 7.46 ACRES.

SURVEY NOTES:
 THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
 ALL MONUMENTS PLACED ARE A 3/4 INCH OUTSIDE DIAMETER IRON PIPE WITH AN ORANGE PLASTIC IDENTIFICATION CAP No. 12971 UNLESS OTHERWISE NOTED.
 THIS PLAT HAS AN ERROR OF CLOSURE OF 1 FOOT IN 126,710 FEET.

ZONING:
 R-4 ROW DWELLING & TOWNHOME DWELLING DISTRICT

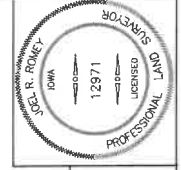
BULK REGULATIONS:
 FRONT YARD SETBACK: 30 FEET
 REAR YARD SETBACK: 30 FEET
 SIDE YARD SETBACK: 15 FEET

GENERAL NOTES:
 OUTLOT X IS A COMMON AREA AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 INTERIOR INGRESS-EGRESS DRIVES SHALL BE PRIVATELY OWNED AND MAINTAINED.

- LEGEND:**
- INDICATES PLAT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971 UNLESS OTHERWISE NOTED
 - INDICATES LOT CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP #16747
 - INDICATES LOT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
 - P PLATTED DISTANCE
 - M MEASURED DISTANCE
 - PUE PUBLIC UTILITY EASEMENT
 - SF SQUARE FEET
 - TYP TYPICAL
 - INDICATES LOT ADDRESS

SE
 STUBBS ENGINEERING
 431 NE 72ND STREET
 PLEASANT HILL IA 50327
 PHONE 515.979.8499

final plat
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PN:20078
 I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE FIELD NOTES AND MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 LICENSE RENEWAL DATE: 31 DEC. 2023 PAGES COVERED BY THIS SEAL: PAGES 1 & 2
 SIGNED: *Joel R. Romney* DATE: 04/21/22

PAINTED WOODS SOUTH TOWNHOMES



PARCEL 17--250
OF OUTLOT Y

ADJACENT OWNER:
PAINTED WOODS FARMS LLC
ZONED:
A-1 (AGRICULTURAL)



- LEGEND:**
- INDICATES PLAT CORNER WITH FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971 UNLESS OTHERWISE NOTED
 - INDICATES LOT CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP #16747
 - INDICATES LOT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
 - P PLATTED DISTANCE
 - M MEASURED DISTANCE
 - PUE PUBLIC UTILITY EASEMENT
 - SF SQUARE FEET
 - TYP TYPICAL
 - INDICATES LOT ADDRESS

SE STUBBS ENGINEERING
431 NE 72ND STREET
PLEASANT HILL IA 50327
PHONE 515.979.8489

final plat
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