

INDEX LEGEND
 LOCATION: LOT 2 & OUTLOT 'Z', TANGLEWOODS ACRES PLAT 2
 CITY OF WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: MANNING, ROBERT D JR & TIFFANY JTRS
 PROPRIETOR: MANNING, ROBERT D JR & TIFFANY JTRS
 PD BOX 1133
 WAUKEE, IA 50263
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 4121 NW URBAN DALE DRIVE
 URBAN DALE, IA 50322

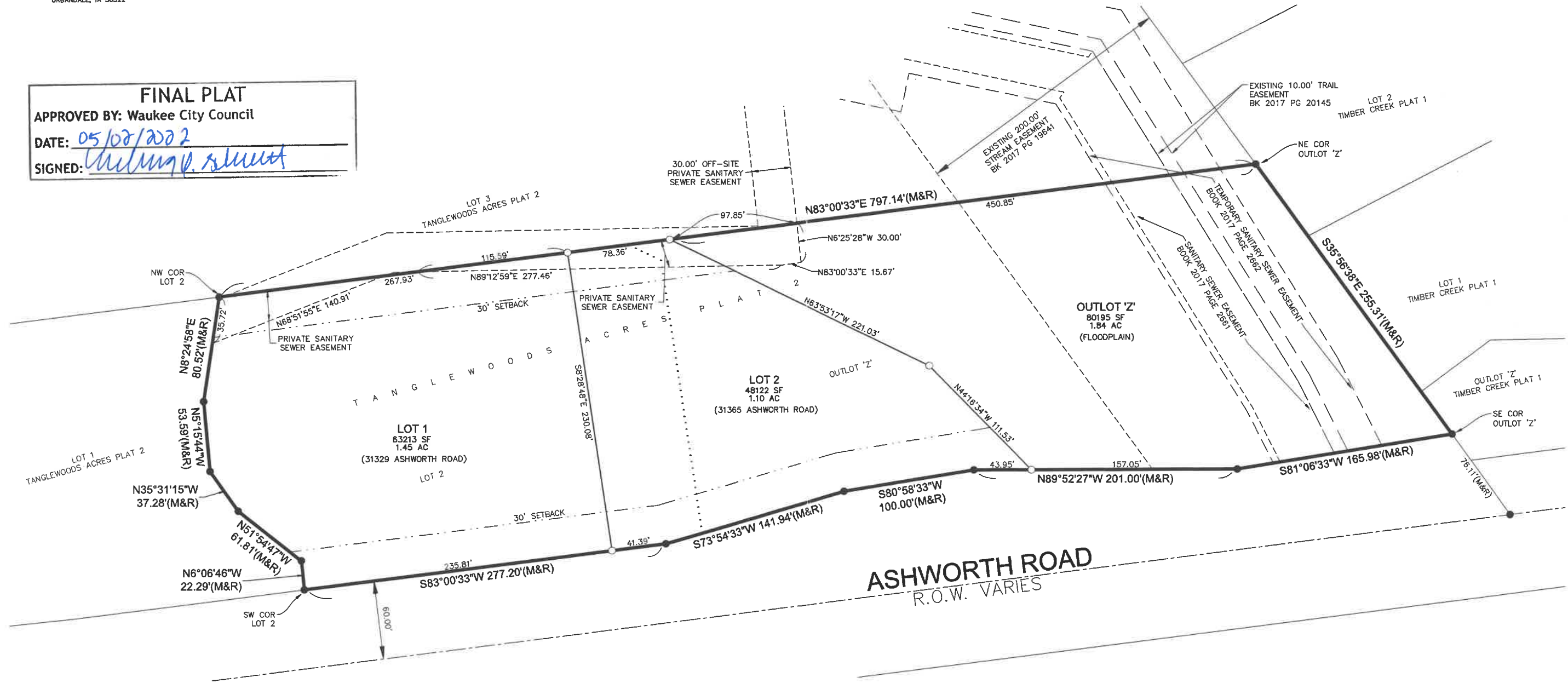
TANGLEWOODS ACRES PLAT 3

FINAL PLAT

Doc ID: 008803650011 Type: PLAT
 Recorded: 05/11/2022 at 11:00:56 AM
 Fee Amt: \$57.00 Page 1 of 11
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
 BK **2022** PG **10408**
 Slide G74

DATE	REVISIONS
05/10/22	FINAL SUBMITTAL
04/26/22	SECOND SUBMITTAL
01/16/22	PREPARED

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 05/08/2022
 SIGNED: *Michael A. Brooner*



SURVEYOR:
 CIVIL DESIGN ADVANTAGE
 4121 NW URBAN DALE DRIVE
 URBAN DALE, IA 50322
 PH: 515-369-4400

OWNER/DEVELOPER:
 MANNING, ROBERT D JR & TIFFANY JTRS
 PO BOX 1133
 WAUKEE, IA 50263

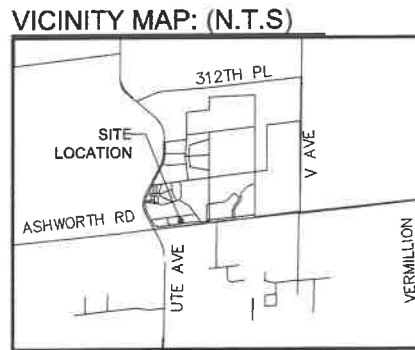
ZONING:
 R-1 SINGLE FAMILY RESIDENTIAL

PLAT AREA SUMMARY:
 4.40 ACRES (191,531 SF)

PLAT DESCRIPTION:
 LOTS 2 AND OUTLOT 'Z', TANGLEWOODS ACRES PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 4.40 ACRES (191,531 SQUARE FEET).
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES:

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- OUTLOT 'Z' SHALL BE TIED TO LOT 2.
- SOIL TESTING ON LOT 2 WILL BE REQUIRED PRIOR TO THE INSTALLATION OF FOOTINGS TO ENSURE ADEQUATE BEARING CAPACITY.



LEGEND:

FOUND	SET
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D	
MPE	
P.U.E.	

SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)
 1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)
 PLATTED BEARING & DISTANCE
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEEDED BEARING & DISTANCE
 MINIMUM PROTECTION ELEVATION
 PUBLIC UTILITY EASEMENT
 CENTERLINE
 SECTION LINE
 EASEMENT LINE

BULK REGULATIONS:

LOT AREA: 10,000 SQUARE FEET FOR EACH DWELLING PLUS ITS ACCESSORY BUILDING
 20,000 SQUARE FEET WHERE NO PUBLIC SEWER FACILITIES ARE AVAILABLE

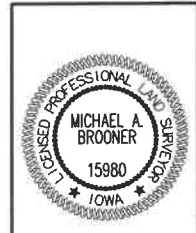
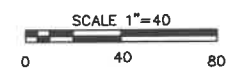
LOT WIDTH: 80 FEET; OR 100 FEET WHERE NO PUBLIC SEWER FACILITIES ARE AVAILABLE CORNER LOTS SHALL BE 10 FEET WIDER

FRONT YARD: 30 FEET

SIDE YARD: TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET;

REAR YARD: 30 FEET

15 FEET FOR ANY OTHER PRINCIPAL PERMITTED USES.



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.

Michael A. Brooner 5-10-2022
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

TANGLEWOODS ACRES PLAT 3
FINAL PLAT

4121 NW URBAN DALE DRIVE
 URBAN DALE, IA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: CIVIL DESIGN ADVANTAGE
 TECH: (515) 369-4410



WAUKEE, IOWA

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 DATE PLOTTED: 5/10/2022 8:17 AM