

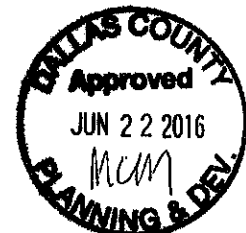
ENGINEER/SURVEYOR:
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

OWNER/DEVELOPER:
HERITAGE WOODS, LLC
2540 73RD STREET
URBANDALE, IA 50322

DATE OF SURVEY:
SEPTEMBER 17, 2015

HERITAGE WOODS

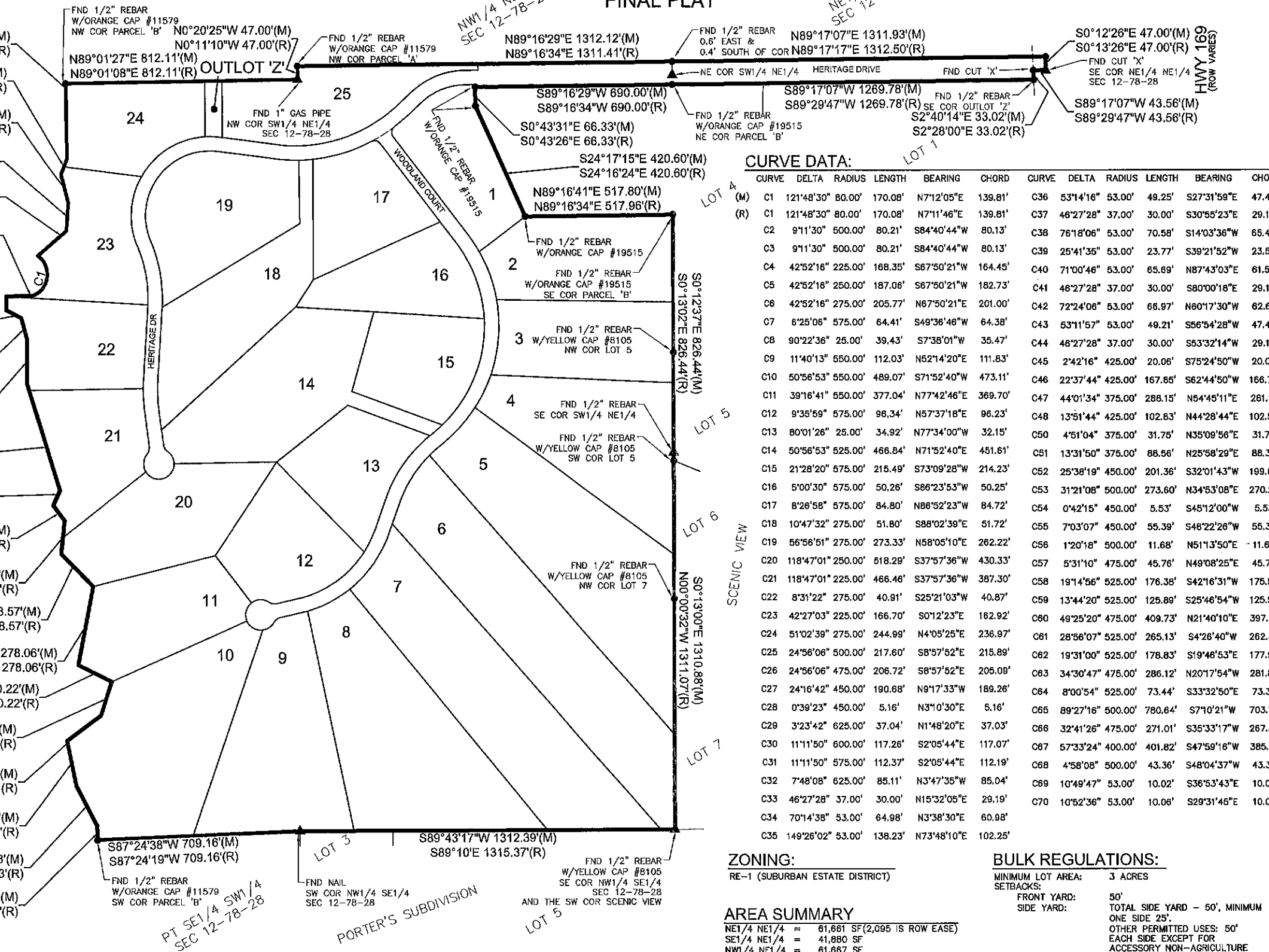
FINAL PLAT



PARCEL 'C'
SE 1/4 NW 1/4
SEC 12-78-28
BK 2005
PG 8649

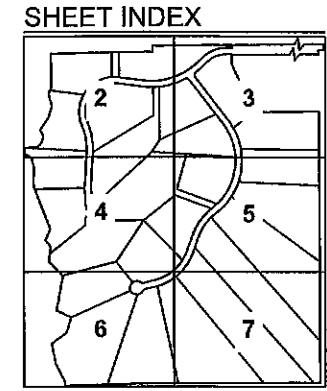
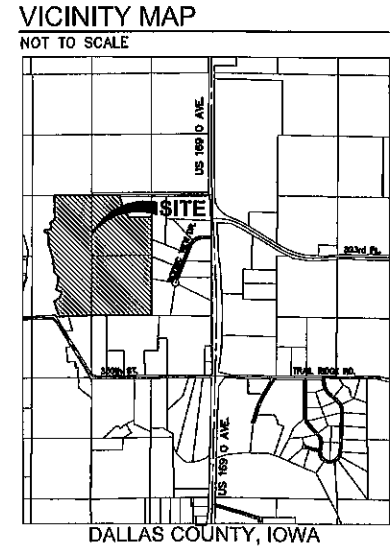
NW 1/4 NE 1/4
SEC 12-78-28
NE 1/4 NE 1/4
SEC 12-78-28

HWY 169
(ROW VARIES)



CURVE DATA:

CURVE (M)	DELTA (R)	RADIUS (M)	LENGTH (M)	BEARING	CHORD (M)	CURVE (M)	DELTA (R)	RADIUS (M)	LENGTH (M)	BEARING	CHORD (M)
C1	121°48'30"	80.00'	170.08'	N71°05'E	139.81'	C36	53°14'16"	53.00'	49.25'	S27°31'59"E	47.49'
C2	91°11'30"	500.00'	80.21'	S84°40'44"W	80.13'	C37	46°27'28"	37.00'	30.00'	S30°55'23"E	29.19'
C3	91°11'30"	500.00'	80.21'	S84°40'44"W	80.13'	C38	76°18'06"	53.00'	70.58'	S14°03'36"W	65.48'
C4	42°52'16"	225.00'	168.35'	S67°50'21"W	164.45'	C39	25°41'35"	53.00'	23.77'	S39°21'52"W	23.57'
C5	42°52'16"	250.00'	187.06'	S67°50'21"W	182.73'	C40	71°00'46"	53.00'	65.69'	N87°43'03"E	61.56'
C6	42°52'16"	275.00'	205.77'	N67°50'21"E	201.00'	C41	46°27'28"	37.00'	30.00'	S80°00'18"E	29.19'
C7	6°25'06"	575.00'	64.41'	S49°36'46"W	64.38'	C42	72°24'08"	53.00'	66.97'	N60°17'30"W	62.61'
C8	90°22'36"	25.00'	39.43'	S7°38'01"W	35.47'	C43	53°11'57"	53.00'	49.21'	S56°54'28"W	47.46'
C9	11°40'13"	550.00'	112.03'	N62°14'20"E	111.83'	C44	46°27'28"	37.00'	30.00'	S53°32'14"W	29.19'
C10	50°56'53"	550.00'	489.07'	S71°52'40"W	473.11'	C45	2°42'16"	425.00'	20.06'	S75°24'50"W	20.06'
C11	39°16'41"	550.00'	377.04'	N77°42'46"E	369.70'	C46	22°37'44"	425.00'	167.85'	S62°44'50"W	166.76'
C12	9°35'59"	575.00'	96.34'	N57°37'18"E	96.23'	C47	44°01'34"	375.00'	288.15'	N54°45'11"E	281.11'
C13	80°01'26"	25.00'	34.92'	N77°34'00"W	32.15'	C48	13°51'44"	425.00'	102.83'	N44°28'44"E	102.57'
C14	50°56'53"	525.00'	468.84'	N71°52'40"E	451.61'	C49	4°51'04"	375.00'	31.76'	N35°09'56"E	31.74'
C15	21°28'20"	575.00'	215.49'	S73°09'28"W	214.23'	C50	13°31'50"	375.00'	88.56'	N25°58'29"E	88.35'
C16	5°00'30"	575.00'	50.26'	S86°23'53"W	50.25'	C51	31°21'08"	500.00'	273.60'	N34°53'08"E	270.20'
C17	8°26'58"	575.00'	84.80'	N86°52'23"W	84.72'	C52	25°38'19"	450.00'	201.36'	S32°01'43"W	199.69'
C18	10°47'32"	275.00'	51.80'	S88°02'39"E	51.72'	C53	0°42'15"	450.00'	5.53'	S45°12'00"W	5.53'
C19	56°56'51"	275.00'	273.33'	N58°05'10"E	262.22'	C54	7°03'07"	450.00'	55.39'	S46°22'26"W	55.35'
C20	118°47'01"	250.00'	518.29'	S37°57'36"W	430.33'	C55	1°20'18"	500.00'	11.68'	N51°13'50"E	11.68'
C21	118°47'01"	225.00'	466.46'	S37°57'36"W	387.30'	C56	5°31'10"	475.00'	45.76'	N49°08'25"E	45.74'
C22	8°31'22"	275.00'	40.91'	S25°21'03"W	40.87'	C57	19°14'56"	525.00'	176.38'	S42°16'31"W	175.55'
C23	42°27'03"	225.00'	166.70'	S01°23'E	162.92'	C58	13°44'20"	525.00'	125.89'	S25°46'54"W	125.59'
C24	51°02'39"	275.00'	244.99'	N4°05'25"E	236.97'	C59	49°25'20"	475.00'	409.73'	N21°40'10"E	397.14'
C25	24°56'06"	500.00'	217.60'	S8°57'52"E	215.89'	C60	28°56'07"	525.00'	265.13'	S4°26'40"W	262.33'
C26	24°56'06"	475.00'	206.72'	S8°57'52"E	205.09'	C61	19°31'00"	525.00'	178.83'	S19°46'53"E	177.97'
C27	24°16'42"	450.00'	190.68'	N9°17'33"W	189.26'	C62	34°30'47"	475.00'	286.12'	N20°17'54"W	281.82'
C28	0°39'23"	450.00'	5.16'	N3°10'30"E	5.16'	C63	8°00'54"	525.00'	73.44'	S33°32'50"E	73.38'
C29	3°23'42"	625.00'	37.04'	N1°48'20"E	37.03'	C64	89°27'16"	500.00'	780.84'	S7°10'21"W	703.73'
C30	11°11'50"	600.00'	117.26'	S2°05'44"E	117.07'	C65	32°41'26"	475.00'	271.01'	S35°33'17"W	267.35'
C31	11°11'50"	575.00'	112.37'	S2°05'44"E	112.19'	C66	57°33'24"	400.00'	401.82'	S47°59'16"W	385.14'
C32	7°48'08"	625.00'	85.11'	N3°47'35"W	85.04'	C67	4°58'08"	500.00'	43.36'	S48°04'37"W	43.35'
C33	46°27'28"	37.00'	30.00'	N15°32'05"E	29.19'	C68	10°49'47"	53.00'	10.02'	S36°53'43"E	10.00'
C34	70°14'38"	53.00'	64.98'	N3°38'30"E	60.98'	C69	10°52'36"	53.00'	10.06'	S29°31'45"E	10.05'
C35	149°26'02"	53.00'	138.23'	N73°48'10"E	102.25'						



LEGEND:

FOUND	SET	
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	M
MEASURED BEARING & DISTANCE	M	R
RECORDED BEARING & DISTANCE	R	D
DEEDED BEARING & DISTANCE	D	MPE
MINIMUM PROTECTION ELEVATION	MPE	P.U.E.
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

ZONING:
RE-1 (SUBURBAN ESTATE DISTRICT)

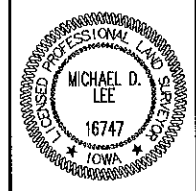
BULK REGULATIONS:
MINIMUM LOT AREA: 3 ACRES
SETBACKS:
FRONT YARD: 50'
SIDE YARD: TOTAL SIDE YARD - 50', MINIMUM ONE SIDE 25'
OTHER PERMITTED USES: 50' EACH SIDE EXCEPT FOR ACCESSORY NON-AGRICULTURE BUILDINGS, WHICH MUST HAVE A 15' SETBACK.
REAR YARD: 50'
MAXIMUM HEIGHT: 35'

AREA SUMMARY

NE 1/4 NE 1/4	=	61,681 SF (2,095 IS ROW EASE)
SE 1/4 NE 1/4	=	41,880 SF
NW 1/4 NE 1/4	=	61,687 SF
SW 1/4 NE 1/4	=	1,421,815 SF
SE 1/4 NW 1/4	=	1,152,179 SF
NE 1/4 SW 1/4	=	1,024,600 SF
NW 1/4 SE 1/4	=	1712,975 SF
TOTAL	=	5,476,577 SF

NOTE

- 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 ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.



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 Lee 3-10-16
MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 7

PLAT DESCRIPTION:
PARCEL "B" OF THE SURVEY OF PART OF THE SE 1/4 NW 1/4 AND PART OF THE NE 1/4 SW 1/4 SECTION 12, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., AS SHOWN IN BOOK 2005, PAGE 8649 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.

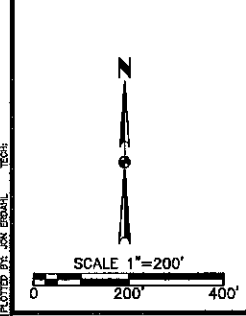
AND

NORTHWEST 1/4 OF SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, AND OUTLOT "Z" OF SCENIC VALLEY SUBDIVISION, AN OFFICIAL PLAT IN DALLAS COUNTY, IOWA, EXCEPT PARCEL "B" OF THE SURVEY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., AS SHOWN IN BOOK 2012 PAGE 14435 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.

AND

PARCEL "A" OF THE SURVEY OF PART OF THE N 1/2 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., AS SHOWN IN BOOK 2005, PAGE 8649 IN THE OFFICE OF THE DALLAS COUNTY RECORDER

TOTAL ACRES: 129.72



DATE: 02/04/16

REVISIONS:

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER: CIVIL DESIGN ADVANTAGE

DALLAS COUNTY, IOWA

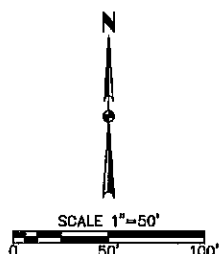
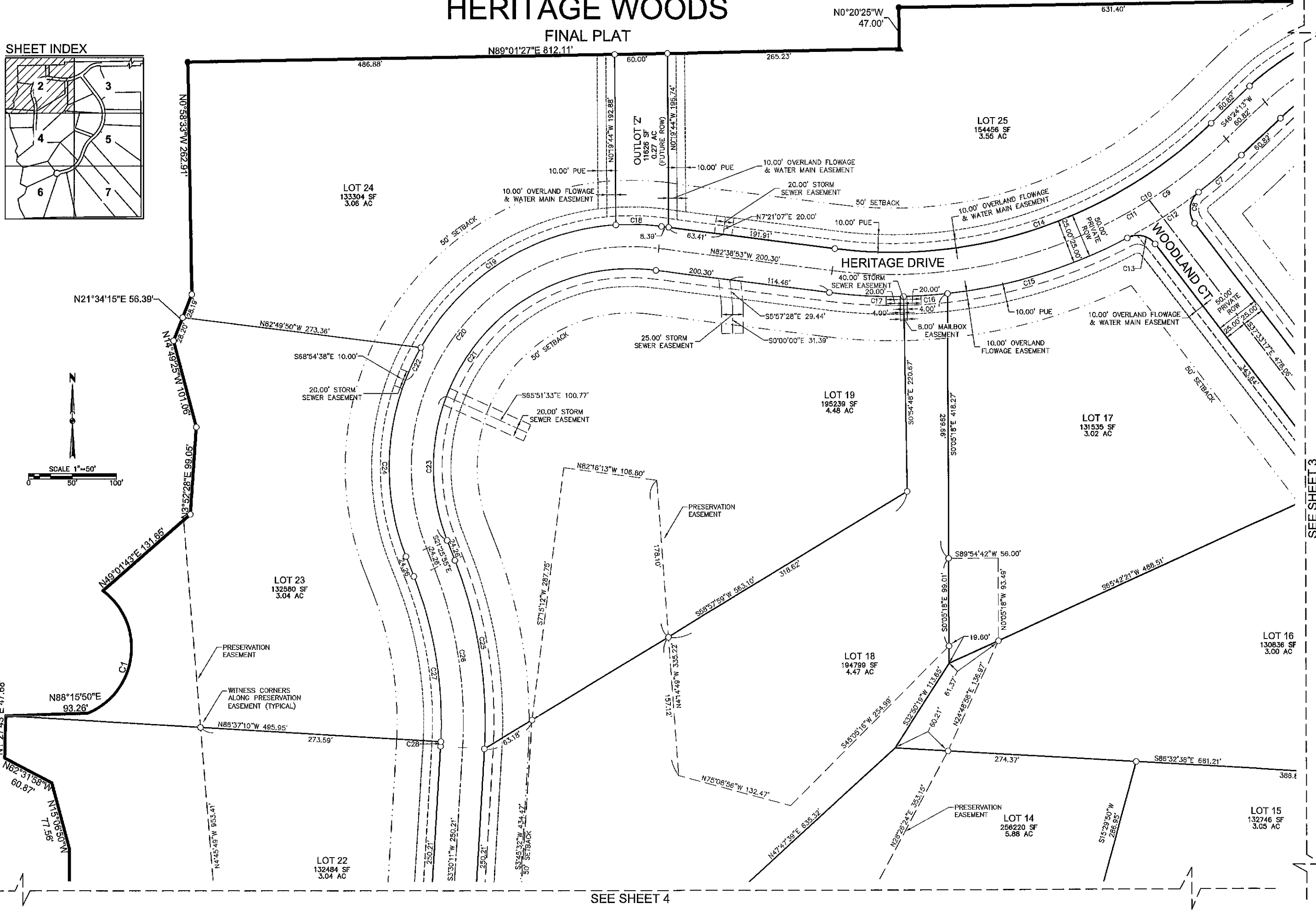
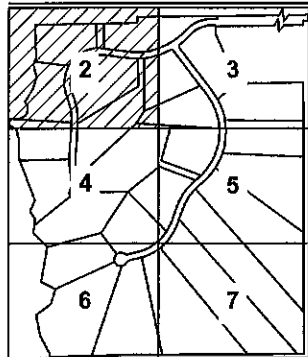
HERITAGE WOODS
FINAL PLAT

1/7
1505.247

HERITAGE WOODS

FINAL PLAT

SHEET INDEX



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 DATE PLOTTED: 3/7/2018 9:29 AM
 PLOTTER: HP PLOTTER

DATE	REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER:



DALLAS COUNTY, IOWA
 CIVIL DESIGN ADVANTAGE

HERITAGE WOODS

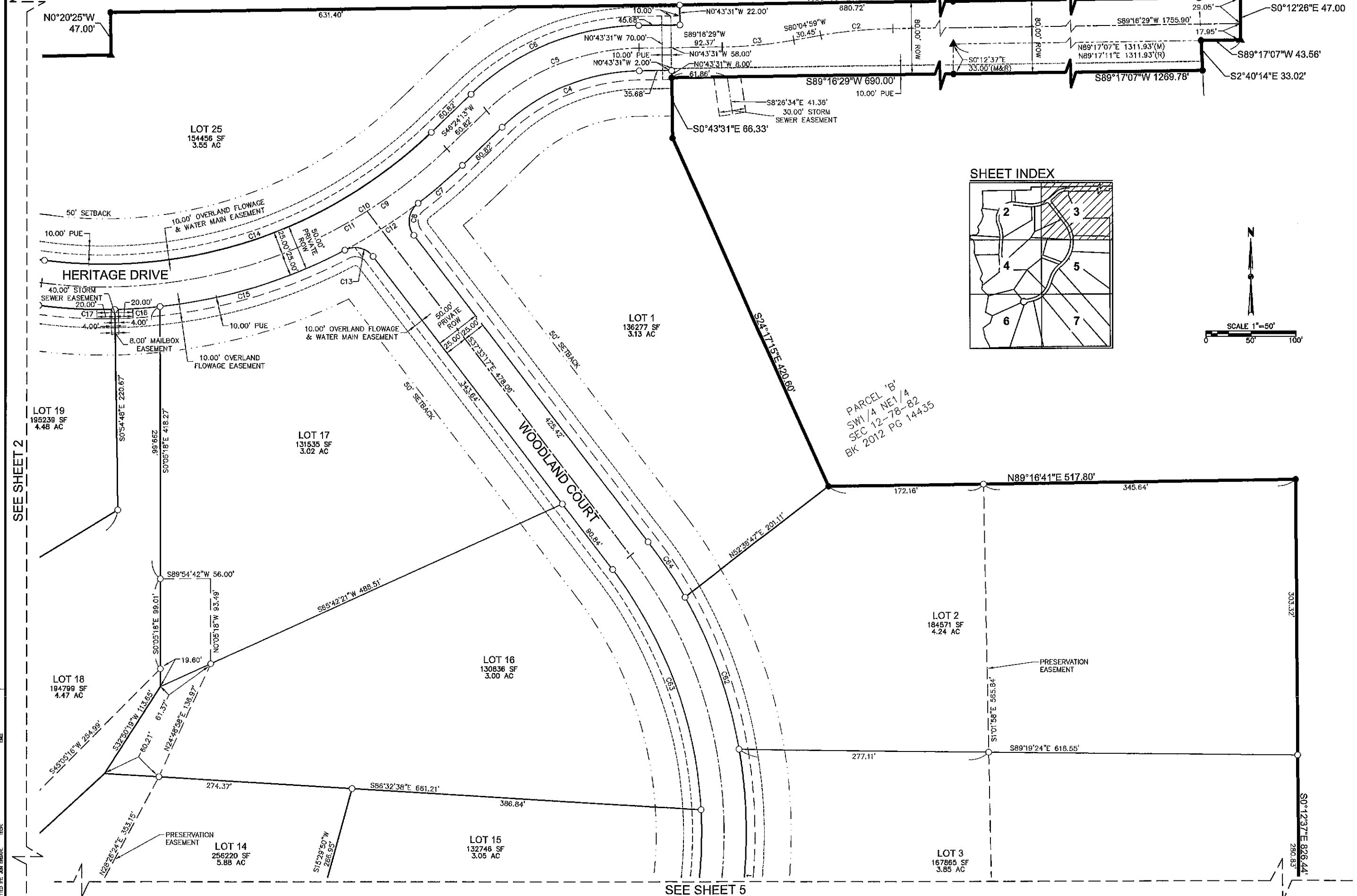
FINAL PLAT

SEE SHEET 3

SEE SHEET 4

HERITAGE WOODS

FINAL PLAT



DATE	REVISIONS
02/04/15	

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: _____ TECH: _____



DALLAS COUNTY, IOWA

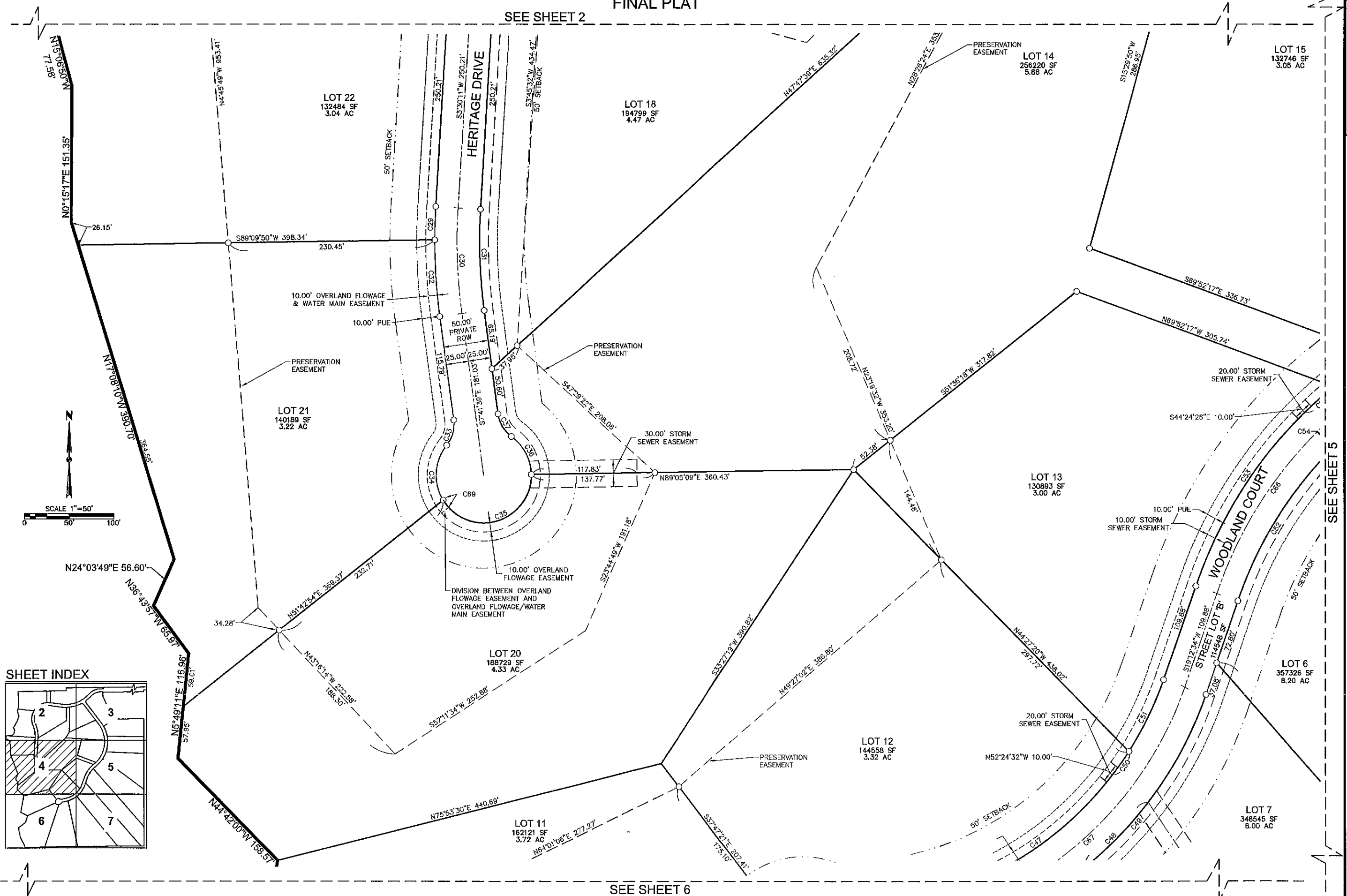
HERITAGE WOODS FINAL PLAT

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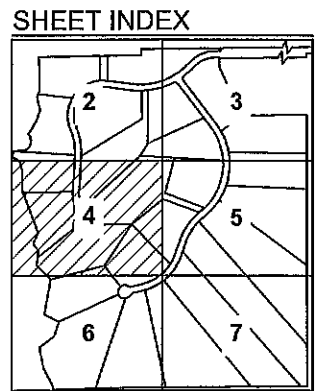
HERITAGE WOODS

FINAL PLAT

SEE SHEET 2



SCALE 1"=50'
0 50' 100'

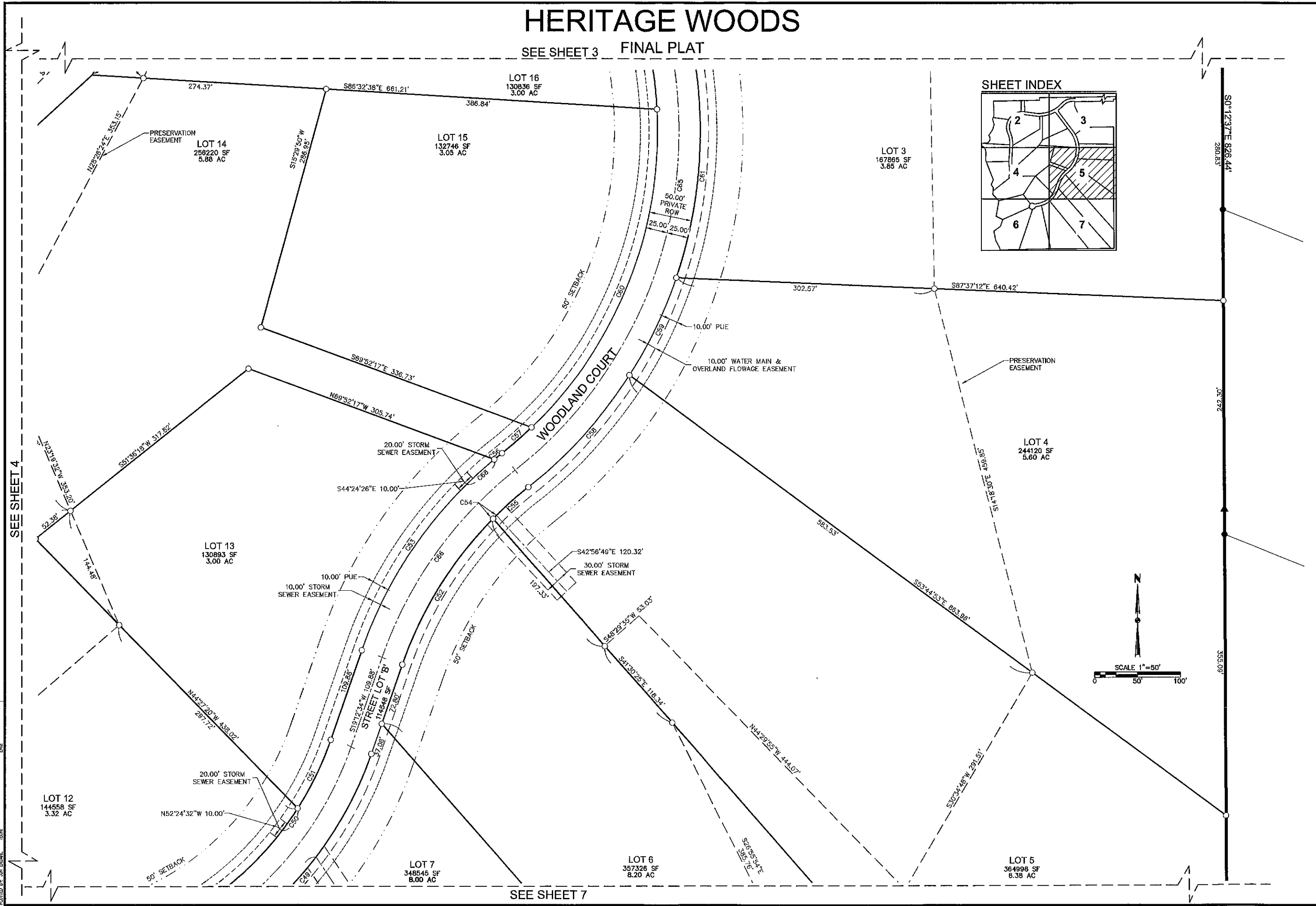


SEE SHEET 6

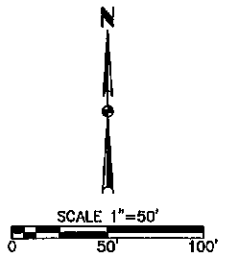
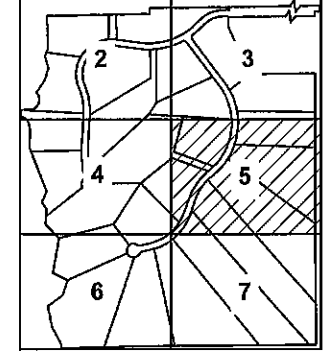
DATE			3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	ENGINEER: _____ TECH: _____
REVISIONS				
<h3 style="margin: 0;">HERITAGE WOODS</h3> <h4 style="margin: 0;">FINAL PLAT</h4>			DALLAS COUNTY, IOWA	CIVIL DESIGN ADVANTAGE
4 / 7		1505.247		

HERITAGE WOODS

SEE SHEET 3 FINAL PLAT



SHEET INDEX



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 PLOTTER: HP DesignJet 2400

SEE SHEET 4

SEE SHEET 7

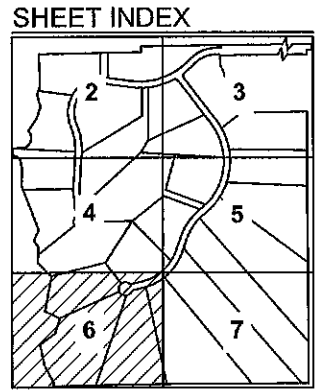
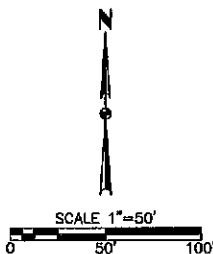
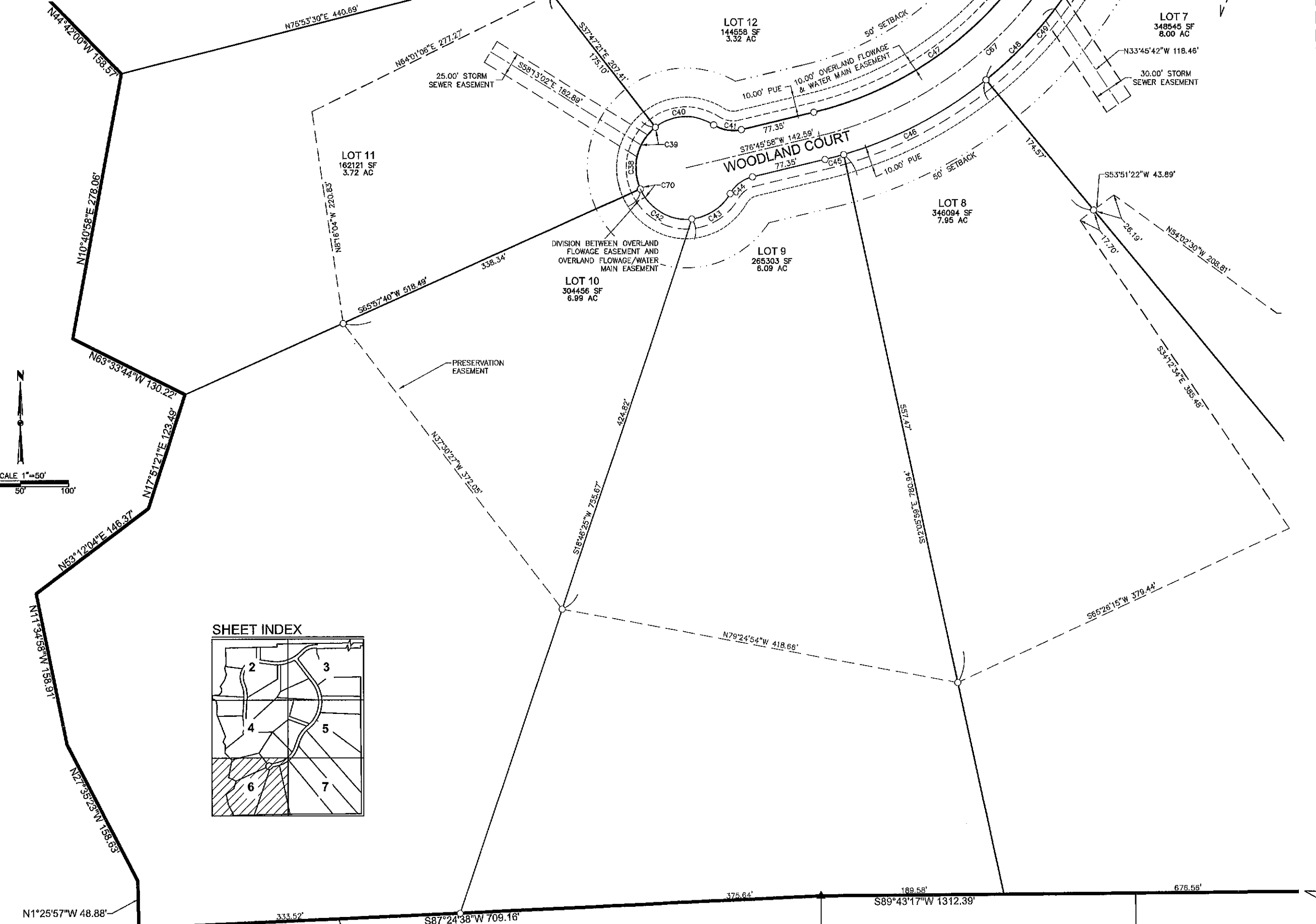
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<p>3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410</p>	
<p>ESA CIVIL DESIGN ADVANTAGE</p>	
<p>HERITAGE WOODS FINAL PLAT</p> <p>DALLAS COUNTY, IOWA</p>	
<p>5 / 7</p> <p>1505.247</p>	

HERITAGE WOODS

FINAL PLAT

SEE SHEET 4

SEE SHEET 7



FILE: H:\DWG\150524\FINAL PLAT.DWG
 COMMENTS: ENC
 DATE PLOTTED: 3/7/2016 9:30 AM
 PLOTTED BY: JON BRADY

REVISIONS	DATE

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: _____ TECH: _____



DALLAS COUNTY, IOWA

HERITAGE WOODS

FINAL PLAT

HERITAGE WOODS

SEE SHEET 5 FINAL PLAT

LOT 12
144558 SF
3.32 AC

LOT 7
348545 SF
8.00 AC

LOT 6
357326 SF
8.20 AC

LOT 5
364988 SF
8.38 AC

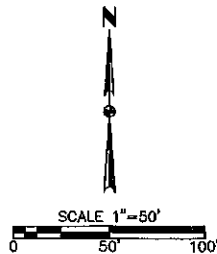
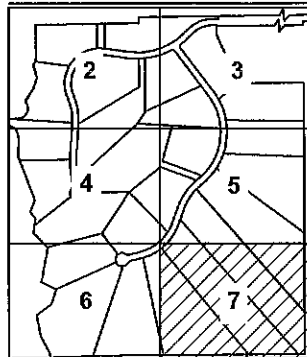
LOT 8
346094 SF
7.95 AC

LOT 9
285303 SF
6.09 AC

WOODLAND COURT

PRESERVATION
EASEMENT

SHEET INDEX



FILE NAME: \\P001\ADMIN\PLANS\2016\2016-03-16\1505.247-1.dwg
DATE PLOTTED: 3/17/2016 9:30 AM
PLOT BY: JAM BREAKE

SEE SHEET 6

REVISIONS	DATE	BY	APP

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

TECH:



DALLAS COUNTY, IOWA

HERITAGE WOODS
FINAL PLAT