

**INDEX LEGEND**  
 LOCATION: LOT 1, TANGLEWOODS ACRES AND PARCEL '19-20' OF LOT 3, TANGLEWOODS ACRES PLAT 2 WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTOR: ELEMENT 119  
 PROPRIETOR: ELDORADO HILLS, LLC 10888 HICKMAN RD., SUITE 3A CLIVE, IA 50325  
 AND CHAYSE HOLDING LLC 773 NE 47TH PL DES MOINES, IA 50313  
 SURVEYOR: MICHAEL A. BROONER  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400

**OWNER / DEVELOPER**

EL DORADO HILLS, LLC  
 CONTACT: BRAD STANBROUGH  
 10888 HICKMAN ROAD, SUITE 3A  
 CLIVE, IA 50325  
 PH: 515-202-3030

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111

**PLAT DESCRIPTION**

LOT 1, TANGLEWOODS ACRES, AN OFFICIAL PLAT,

AND

PARCEL '19-20' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2019, PAGE 16403, BEING A PART OF LOT 3, TANGLEWOODS ACRES PLAT 2, AN OFFICIAL PLAT,

ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 12.88 ACRES (561,149 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING 0.49 ACRES OF COUNTY ROAD RIGHT OF WAY ALONG UTE AVENUE.

**DATE OF SURVEY**

MAY 4, 2020

**ZONING**

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

**BULK REGULATIONS**

"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:  
 PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE SINGLE FAMILY DWELLINGS.

FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A STREET, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.

SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING

REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET

**NOTES**

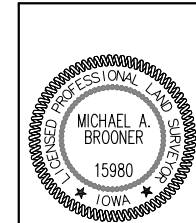
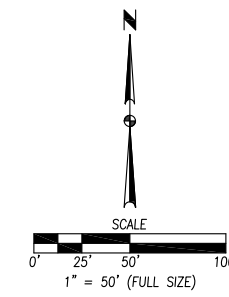
1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. ALL SIDEWALKS SHALL BE 5 FEET WIDE.
4. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
5. STREET LOTS SHALL BE DEDICATED TO THE CITY OF WAUKEE.
6. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
7. ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SUDAS.
8. AREAS LOCATED WITHIN DETENTION EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. OUTLOT "Z" TO BE DEDICATED TO THE CITY OF WAUKEE FOR PARKLAND

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	21°16'12"	333.00'	123.62'	N73°20'38"W	122.91'	C8	49°25'47"	57.00'	49.17'	S46°54'04"E	47.66'	C15	13°21'10"	363.00'	84.60'	N77°18'09"W	84.41'
C2	101°06'14"	25.00'	44.11'	S23°14'48"E	38.61'	C9	50°42'42"	57.00'	50.45'	S3°10'11"W	48.82'	C16	71°02'13"	25.00'	31.00'	S73°51'20"W	29.05'
C3	77°26'01"	25.00'	33.79'	S11°24'41"E	31.27'	C10	58°14'06"	57.00'	57.93'	S57°38'35"W	55.47'	C17	82°04'07"	25.00'	35.81'	S68°20'23"W	32.83'
C4	10°10'50"	303.00'	53.84'	S78°53'19"E	53.77'	C11	54°50'00"	57.00'	54.55'	N65°49'21"W	52.49'	C18	0°44'06"	576.63'	7.40'	S26°51'55"W	7.40'
C5	5°47'09"	33.00'	3.33'	S86°52'19"E	3.33'	C12	45°12'23"	72.00'	56.81'	S70°38'10"E	55.35'	C19	20°25'30"	571.63'	203.78'	N17°23'06"E	202.70'
C6	39°47'14"	33.00'	22.92'	N70°20'30"E	22.46'	C13	34°17'33"	57.00'	34.12'	N55°33'08"W	33.61'	C20	20°01'43"	576.63'	201.57'	S17°13'06"W	200.55'
C7	57°56'09"	57.00'	57.64'	N79°24'58"E	55.21'	C14	45°34'23"	33.00'	26.25'	N61°11'33"W	25.56'	C21	0°52'24"	576.63'	8.79'	S7°38'27"W	8.79'

**LEGEND**

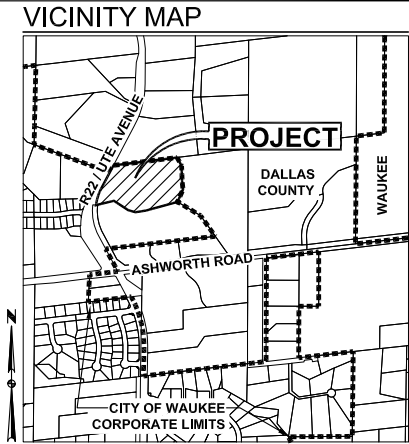
FOUND	SET
SECTION CORNER AS NOTED	▲
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●
MEASURED BEARING & DISTANCE	M
RECORDED BEARING & DISTANCE	R
DEEDED BEARING & DISTANCE	D
PUBLIC UTILITY EASEMENT	P.U.E.
CURVE ARC LENGTH	AL
LOT ADDRESS	(1234)
CENTERLINE	— — — — —
SECTION LINE	— — — — —
EASEMENT LINE	- - - - -
BUILDING SETBACK LINE	— · — · — ·
PLAT BOUNDARY	— — — — —



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.

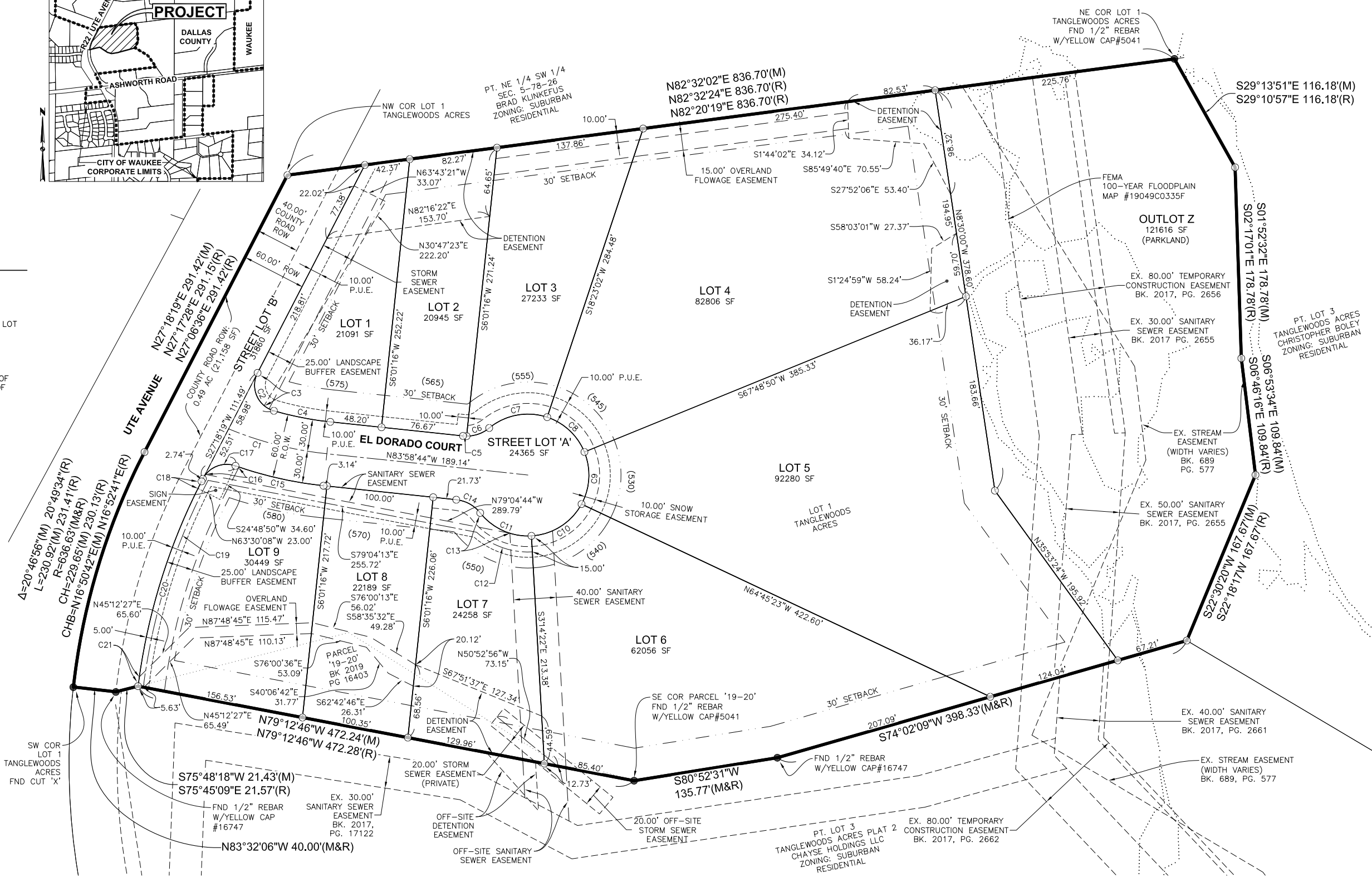
*Michael Brooner*  
 MICHAEL A. BROONER, P.L.S.  
 9-9-2020  
 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET



# EL DORADO HILLS PLAT 1

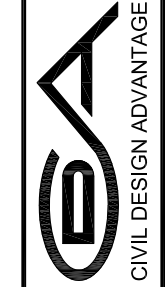
## FINAL PLAT



DATE	REVISIONS
05/21/20	
05/06/20	

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

TECH: ENGINEER: REVIEW:



WAUKEE, IOWA

# EL DORADO HILLS PLAT 1

## FINAL PLAT