

## **ENGINEER/SURVEYOR:**

## CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DR, SUITE G

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A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF I-80 WEST PLAT 1; THENCE SOUTH 0'02'49" WEST ALONG THE WEST LINE OF SAID I-80 WEST PLAT 1, A DISTANCE OF 597.97 FEET; THENCE SOUTH 0°08'25" WEST CONTINUING ALONG SAID WEST LINE, 86.90 FEET TO THE SOUTHWEST CORNER OF SAID I-80 WEST PLAT 1; THENCE SOUTH 0"15'54" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER, 563.19 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 83"17'12" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER, 1254.89 FEET; THENCE NORTH 14°24'16" WEST, 670.00 FEET; THENCE NORTH 75°35'44" EAST, 18.03 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 5035.00 FEET, WHOSE ARC LENGTH IS 21.97 FEET AND WHOSE CHORD BEARS NORTH 75'43'14" EAST, 21.97 FEET; THENCE NORTH 14'24'16" WEST, 352.29 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 80; THENCE NORTH 69'42'54" EAST ALONG SAID SOUTH LINE, 50.28 FEET; THENCE NORTH 75°06'05" EAST CONTINUING ALONG SAID SOUTH LINE, 924.77 FEET; THENCE SOUTH 14°53'55" EAST CONTINUING ALONG SAID SOUTH LINE, 28.30 FEET; THENCE NORTH 75'06'05" EAST CONTINUING ALONG SAID SOUTH LINE, 50.00 FEET; THENCE NORTH 14°53'55" WEST CONTINUING ALONG SAID SOUTH LINE, 28.30 FEET; THENCE NORTH 75'06'05" EAST CONTINUING ALONG SAID SOUTH LINE, 492.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.85 ACRES (1,561,762 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

## **BULK REGULATIONS:**

M-1 -30 FT FRONT YARD SETBACK -30 FT REAR YARD SETBACK -25 FT SIDEYARD SETBACK WHEN ADJACENT TO 'R' OR 'C-1' DISTRICT, OTHERWISE O' -MAXIMUM OF 3 STORIES

ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED. STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE. FIVE FOOT WIDE SIDEWALKS SHALL BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS. TEMPORARY SEDIMENT BASIN EASEMENTS EXPIRE ONCE THE LOT IS DEVELOPED.

OUTLOTS W, X AND Z SHALL BE USED FOR FUTURE I.D.O.T. RIGHT-OF-WAY. 6. THE DETENTION WITHIN LOTS 4 AND 5 WILL BE MAINTAINED BY AN ASSOCIATION.

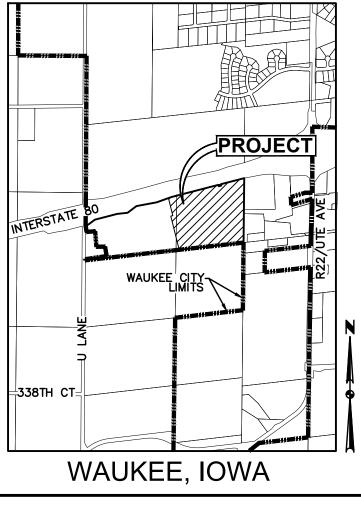
DIUS	LENGTH	BEARING	CHORD
5.00'	21.97'	N75 <b>*</b> 43 <b>'</b> 14"E	21.97'
0.00'	247.20 <b>'</b>	N77 <b>°</b> 00'43"E	247.18 <b>'</b>
0.00'	247.20 <b>'</b>	N77 <b>°</b> 00'43"E	247.18 <b>'</b>
0.00'	261.34'	N68°06'32"E	260.60'
5.00'	39.37'	S62 <b>•</b> 47'56"W	39.37 <b>'</b>
5.00'	211.48'	S69 <b>*</b> 44'31"W	211.11'
5.00'	47.90'	S75 <b>*</b> 52'05"W	47.90 <b>'</b>
5.00 <b>'</b>	201.03'	S77 <b>°</b> 17'04"W	201.02'
5.00 <b>'</b>	245.47 <b>'</b>	S77 <b>°</b> 00'43"W	245.45'
5.00'	226.96'	N77 <b>°</b> 08'13"E	226.94'
5.00'	261.03'	S67 <b>*</b> 50'48"W	260.23'
5.00'	10.93'	N60 <b>°</b> 40'57"E	10.93'
5.00'	237.57 <b>'</b>	N77 <b>°</b> 03'27"E	237.55'
5.00'	7.90'	N75 <b>*</b> 38'28"E	7.90'

MICHAEL / BROONER

15980

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## VICINITY MAP



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.

DATE

MICHAEL A. BROONER, P.L.S.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

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