CONVERGE NW PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: OUTLOT 'Y', WAUKEE CROSSING PLAT 2
WAUKEE, DALLAS COUNTY, IOWA

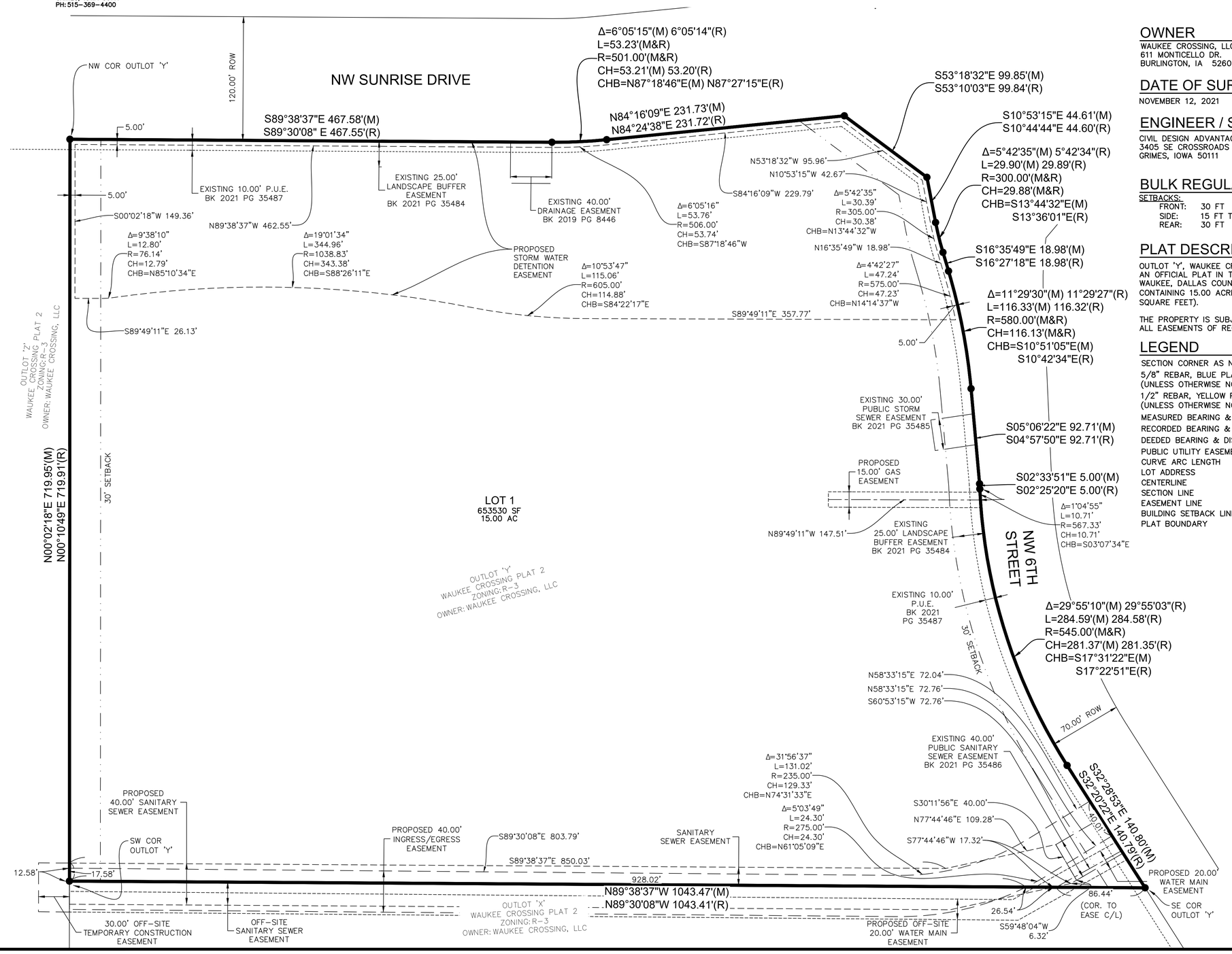
REQUESTOR: HUBBELL DEVELOPMENT SERVICES

PROPRIETOR: WAUKEE CROSSING, LLC
611 MONTICELLO DR.
BURLINGTON, IA 52601

SURVEYOR: MATTHEW J. THOMAS

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

WAUKEE CROSSING, LLC
611 MONTICELLO DR.
BURLINGTON, IA 52601

DATE OF SURVEY

NOVEMBER 12, 2021

ENGINEER / SURVEYOR

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

BULK REGULATIONS

SETBACKS:
FRONT: 30 FT
SIDE: 15 FT TOTAL (7 FT MIN.)
REAR: 30 FT

PLAT DESCRIPTION

OUTLOT 'Y', WAUKEE CROSSING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 15.00 ACRES (653,530 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

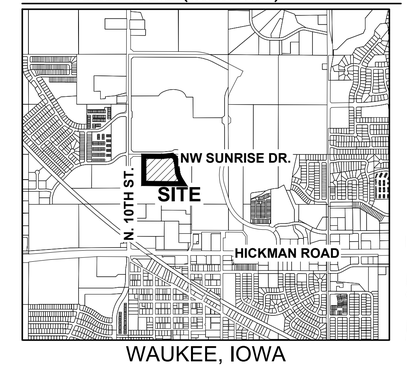
LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
5/8" REBAR, BLUE PLASTIC CAP#18381 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#19968 (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		

N

SCALE
0' 25' 50' 100'
1" = 50' (FULL SIZE)

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

DEVELOPER

HUBBELL DEVELOPMENT SERVICES
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
CONTACT: MATTHEW WELLER
EMAIL: MATT.WELLER@HUBBELLREALTY.COM
PHONE: (515) 280-2041

ZONING

R-3, MULTI-FAMILY RESIDENTIAL DISTRICT

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.

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.

MATTHEW J. THOMAS, P.L.S. DATE

LICENSED PROFESSIONAL LAND SURVEYOR
MATTHEW J. THOMAS
19968
IOWA

LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS | DATE
SUBMITTAL | 12/13/21

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

CONVERGE NW PLAT 1
FINAL PLAT

1/1
2104.247

FILE: R:\2021\210424\DWG\210424-FINAL PLAT.DWG
PLOT DATE: 12/13/2021 10:39 AM
PLOTTED BY: JON ERDAHL
COMMENT:
ENG:
TECH: