

INDEX LEGEND

LOCATION: LOT 1, KOETHE ADDITION, WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: ET REAL ESTATE HOLDINGS
 PROPRIETOR: ET REAL ESTATE HOLDINGS
 205 SE ORALABOR ROAD
 ANKENY, IA 50021
 SURVEYOR: MATTHEW J. THOMAS
 PREPARED BY: CIVIL DESIGN ADVANTAGE
 & RETURN TO: 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400

**KOETHE ADDITION PLAT 2
 FINAL PLAT**

OWNER / DEVELOPER

ET REAL ESTATE HOLDINGS
 205 SE ORALABOR ROAD
 ANKENY, IA 50021

DATE OF SURVEY

NOVEMBER 24, 2021

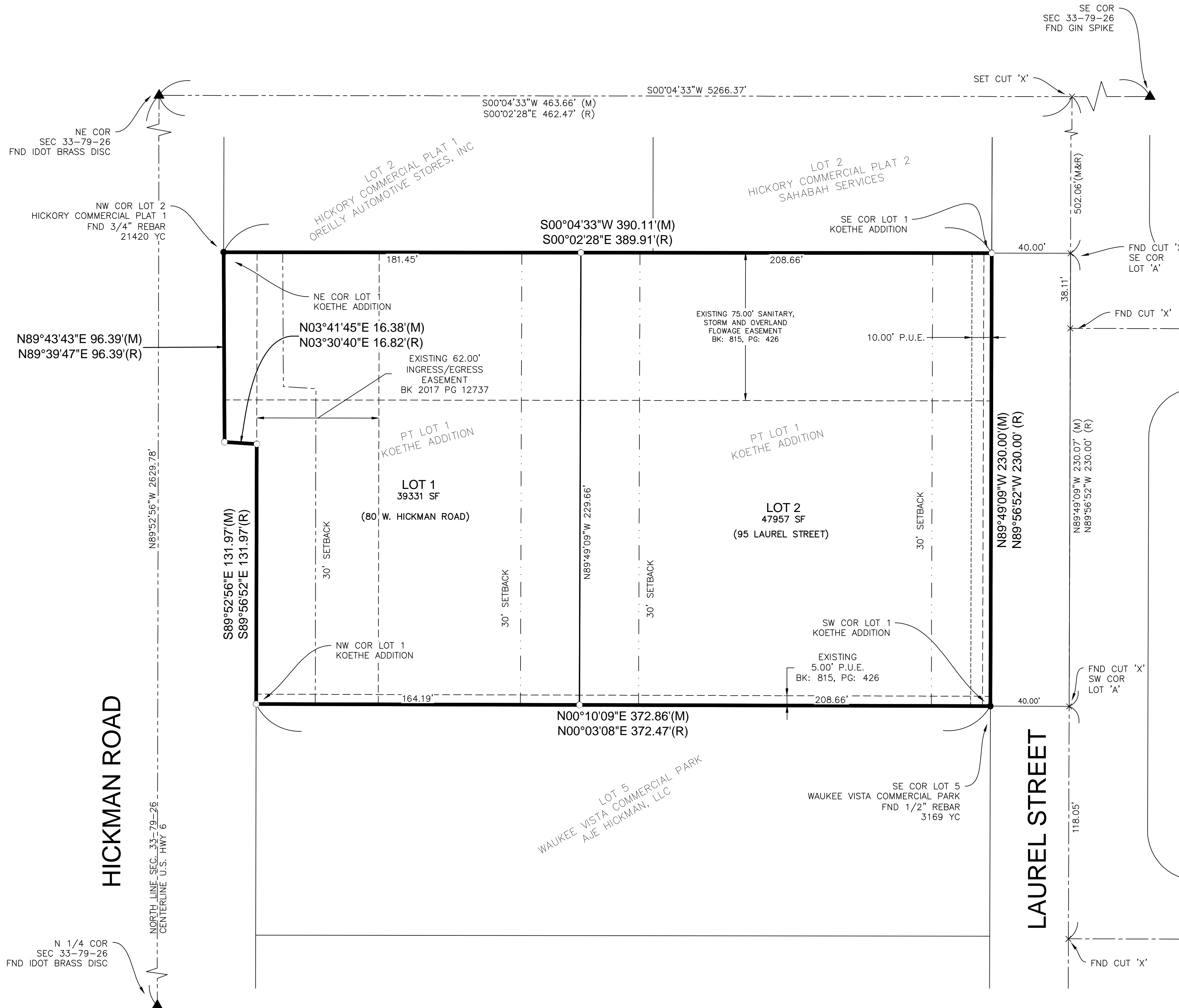
ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322

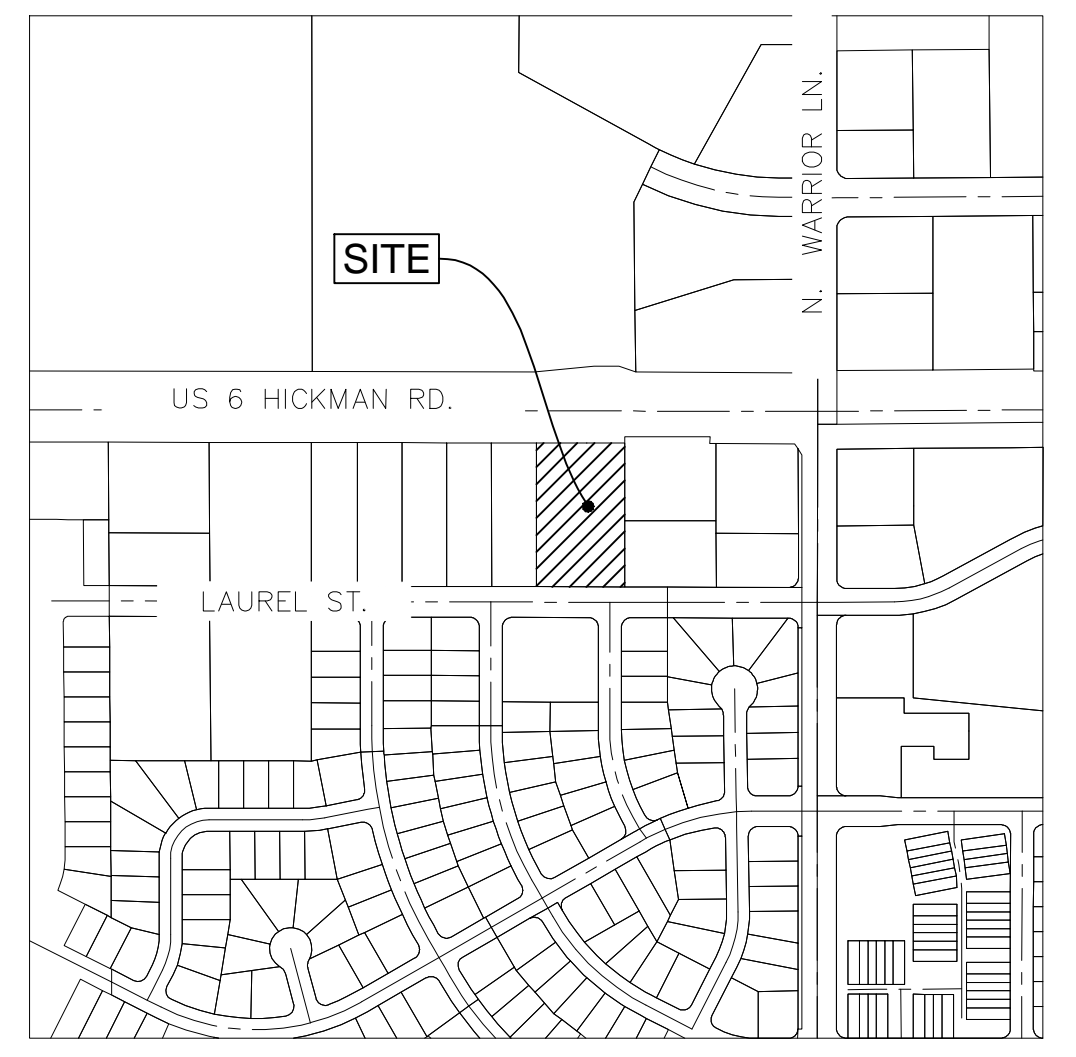
PLAT DESCRIPTION

LOT 1, KOETHE ADDITION, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.00 ACRES (87,288 SQUARE FEET).

REVISIONS	DATE
THIRD SUBMITTAL TO CITY	03/23/22
SECOND SUBMITTAL TO CITY	03/04/22
FIRST SUBMITTAL TO CITY	02/21/22



VICINITY MAP



ZONING

C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

BULK REGULATIONS

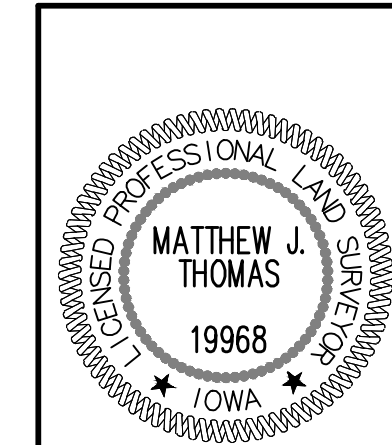
BUILDING SETBACKS:
 MINIMUM FRONT YARD - 30 FEET
 MINIMUM REAR YARD - 30 FEET
 MINIMUM SIDE YARD - NO MINIMUM, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.

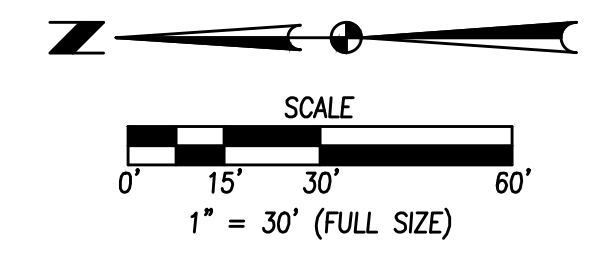
LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
PUBLIC UTILITY EASEMENT	P.U.E.	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	



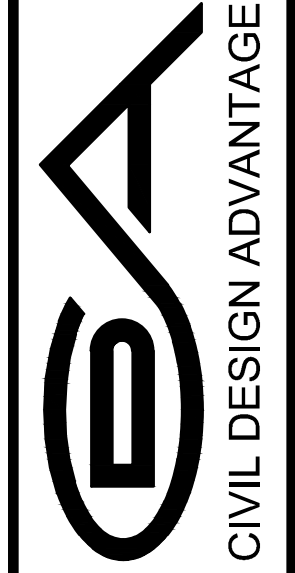
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MATTHEW J. THOMAS, P.L.S. DATE _____
 LICENSE NUMBER 19968
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET



FILE: H:\2021\10445\10445-FINAL PLAT.DWG
 PLOTTED BY: JEFF NESEK
 DATE: 3/23/2022 4:43 PM
 COMMENT: ENCL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400



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 FINAL PLAT**