

INDEX LEGEND

LOCATION: PT. PARCEL 21-70
SE1/4 SW1/4 SEC 21-79-26
WAUKEE, DALLAS CO., IOWA

REQUESTOR: COURTYARDS AT PARKSIDE, LLC

PROPRIETOR: COURTYARDS AT PARKSIDE, LLC
1680 SW ANKENY ROAD, SUITE 1B
ANKENY, IOWA 50023

SURVEYOR: MATTHEW J. THOMAS

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

OWNER / DEVELOPER

COURTYARDS AT PARKSIDE, LLC
CONTACT: NICK JENSEN
1680 SW ANKENY ROAD, SUITE 1B
ANKENY, IOWA 50023
PH: (515) 290-3401

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

FEBRUARY 22, 2022

ZONING

EXISTING: R-3/PD-1 AND R-4/PD-1

PROPOSED: R-4/PD-1

BULK REGULATIONS

SETBACKS:
FRONT: 30' FOR BUILDINGS ALONG ROW
25' FROM BOC FOR INTERNAL BUILDINGS
SIDE: 10' BUILDING SEPARATION
REAR: 30'

PLAT DESCRIPTION

PARCEL "21-70" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 22847, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT COURTYARDS AT PARKSIDE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE.

THE PROPERTY CONTAINS 27.40 ACRES (1,193,760 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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.
- OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

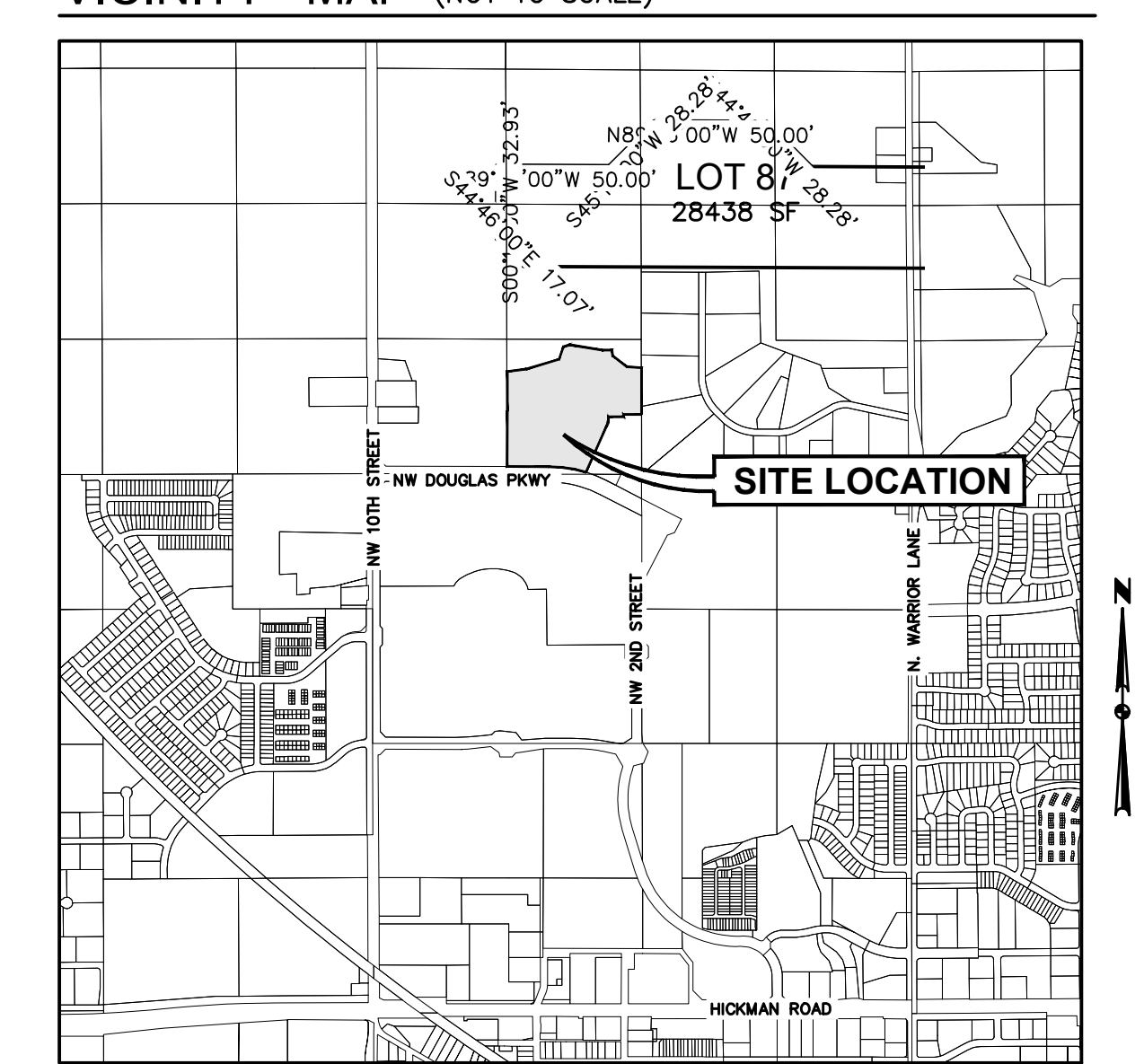
LEGEND

SECTION CORNER AS NOTED	FOUND	SET
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	
ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	01°5'47"	367.00'	1.68'	S00°05'34"E	1.68'	C54	97°43'05"	287.00'	489.48'	S81°08'35"E	432.28'
C2	61°7'52"	377.52'	41.50'	N03°22'24"W	41.47'	C55	97°43'05"	281.00'	479.25'	S81°08'35"E	423.24'
C3	61°7'53"	369.00'	40.56'	N03°22'24"W	40.54'	C56	48°46'10"	30.50'	25.96'	N25°36'47"E	25.18'
C4	21°10'32"	363.00'	134.16'	N10°48'43"W	133.40'	C57	48°46'10"	45.00'	38.30'	N25°36'47"E	37.16'
C5	14°52'39"	369.00'	95.82'	N13°57'40"W	95.55'	C58	48°46'10"	39.00'	33.20'	N25°36'47"E	32.20'
C6	14°52'39"	375.00'	97.37'	N13°57'40"W	97.10'	C59	48°46'10"	33.00'	28.09'	N25°36'47"E	27.25'
C7	14°52'39"	377.50'	98.02'	N13°57'40"W	97.75'	C60	277°32'20"	55.00'	266.42'	S40°00'08"E	72.50'
C8	48°31'51"	35.50'	30.07'	N02°51'56"E	29.18'	C61	277°32'20"	49.00'	237.35'	S40°00'08"E	64.59'
C9	48°31'51"	50.00'	42.35'	N02°51'56"E	41.10'	C62	277°32'20"	57.50'	278.53'	S40°00'08"E	75.80'
C10	48°31'51"	44.00'	37.27'	N02°51'56"E	36.16'	C63	277°32'20"	43.00'	208.29'	S40°00'08"E	56.68'
C11	48°31'51"	38.00'	32.19'	N02°51'56"E	31.23'	C64	48°46'10"	30.50'	25.96'	S74°22'57"W	25.18'
C12	124°18'12"	60.00'	130.17'	N35°01'15"W	106.10'	C65	48°46'10"	33.00'	28.09'	S74°22'57"W	27.25'
C13	124°18'13"	72.00'	156.20'	N35°01'15"W	127.32'	C66	48°46'10"	45.00'	38.30'	S74°22'57"W	37.16'
C14	124°18'13"	74.50'	161.63'	N35°01'15"W	131.74'	C67	48°46'10"	39.00'	33.20'	S74°22'57"W	32.20'
C15	124°18'13"	66.00'	143.19'	N35°01'15"W	116.71'	C68	97°43'05"	327.50'	558.55'	N81°08'35"W	493.28'
C16	48°31'51"	50.00'	42.35'	N72°54'26"W	41.10'	C69	97°43'05"	313.00'	533.82'	N81°08'35"W	471.44'
C17	48°31'51"	44.00'	37.27'	N72°54'26"W	36.16'	C70	97°43'05"	325.00'	554.29'	N81°08'35"W	489.51'
C18	48°31'51"	38.00'	32.19'	N72°54'26"W	31.23'	C71	97°43'05"	319.00'	544.06'	N81°08'35"W	480.47'
C19	48°31'51"	35.50'	30.07'	N72°54'26"W	29.18'	C72	57°06'03"	131.00'	130.55'	N60°50'04"W	125.22'
C20	82°18'51"	363.00'	521.51'	N89°47'56"W	477.80'	C73	57°06'03"	137.00'	136.53'	N60°50'04"W	130.95'
C21	82°18'51"	375.00'	538.75'	N89°47'56"W	493.59'	C74	57°06'03"	122.50'	122.08'	N60°50'04"W	117.09'
C22	82°18'51"	377.50'	542.34'	N89°47'56"W	496.89'	C75	57°06'03"	125.00'	124.57'	N60°50'04"W	119.48'
C23	82°18'51"	369.00'	530.13'	N89°47'56"W	485.70'						
C24	3°09'31"	363.00'	20.01'	S63°20'27"W	20.01'						
C25	41°11'05"	381.00'	273.87'	S69°38'11"W	268.01'						
C26	41°11'05"	372.50'	267.76'	S69°38'11"W	262.03'						
C27	41°11'05"	387.00'	278.18'	S69°38'11"W	272.23'						
C28	41°11'05"	375.00'	269.55'	S69°38'11"W	263.79'						
C29	15°14'53"	419.00'	111.51'	S82°36'16"W	111.18'						
C30	15°14'53"	425.00'	113.10'	S82°36'16"W	112.77'						
C31	15°14'53"	427.50'	113.77'	S82°36'16"W	113.43'						
C32	41°11'05"	413.00'	296.87'	S69°38'11"W	290.52'						
C33	22°40'51"	419.00'	165.86'	S63°38'24"W	164.78'						
C34	22°40'51"	425.00'	168.24'	S63°38'24"W	167.14'						
C35	22°40'51"	427.50'	169.23'	S63°38'24"W	168.13'						
C36	22°40'51"	419.00'	165.86'	S63°38'24"W	164.78'						
C37	3°15'21"	425.00'	24.15'	S50°40'19"W	24.15'						
C38	3°15'21"	427.50'	24.29'	S50°40'19"W	24.29'						
C39	2°35'13"	331.00'	14.94'	S50°20'15"W	14.94'						
C40	2°35'13"	322.50'	14.56'	S50°20'15"W	14.56'						
C41	2°35'13"	325.00'	14.67'	S50°20'15"W	14.67'						
C42	3°24'04"	337.00'	20.00'	N64°36'06"E	20.00'						
C43	130°43'55"	337.00'	768.93'	N65°35'24"W	612.66'						
C44	128°08'42"	331.00'	740.30'	N64°17'48"W	595.37'						
C45	121°50'49"	325.00'	691.15'	N67°26'44"W	568.08'						
C46	128°08'42"	322.50'	721.29'	N64°17'48"W	580.08'						
C47	9°59'16"	25.00'	4.36'	S84°23'27"E	4.35'						
C48	57°06'03"	163.00'	162.45'	S60°50'04"E	155.81'						
C49	57°06'03"	169.00'	168.42'	S60°50'04"E	161.54'						
C50	57°06'03"	177.50'	176.90'	S60°50'04"E	169.67'						
C51	57°06'03"	175.00'	174.40'	S60°50'04"E	167.28'						
C52	97°43'05"	272.50'	464.75'	S81°08'35"E	410.44'						
C53	97°43'05"	275.00'	469.01'	S81°08'35"E	414.20'						

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

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.

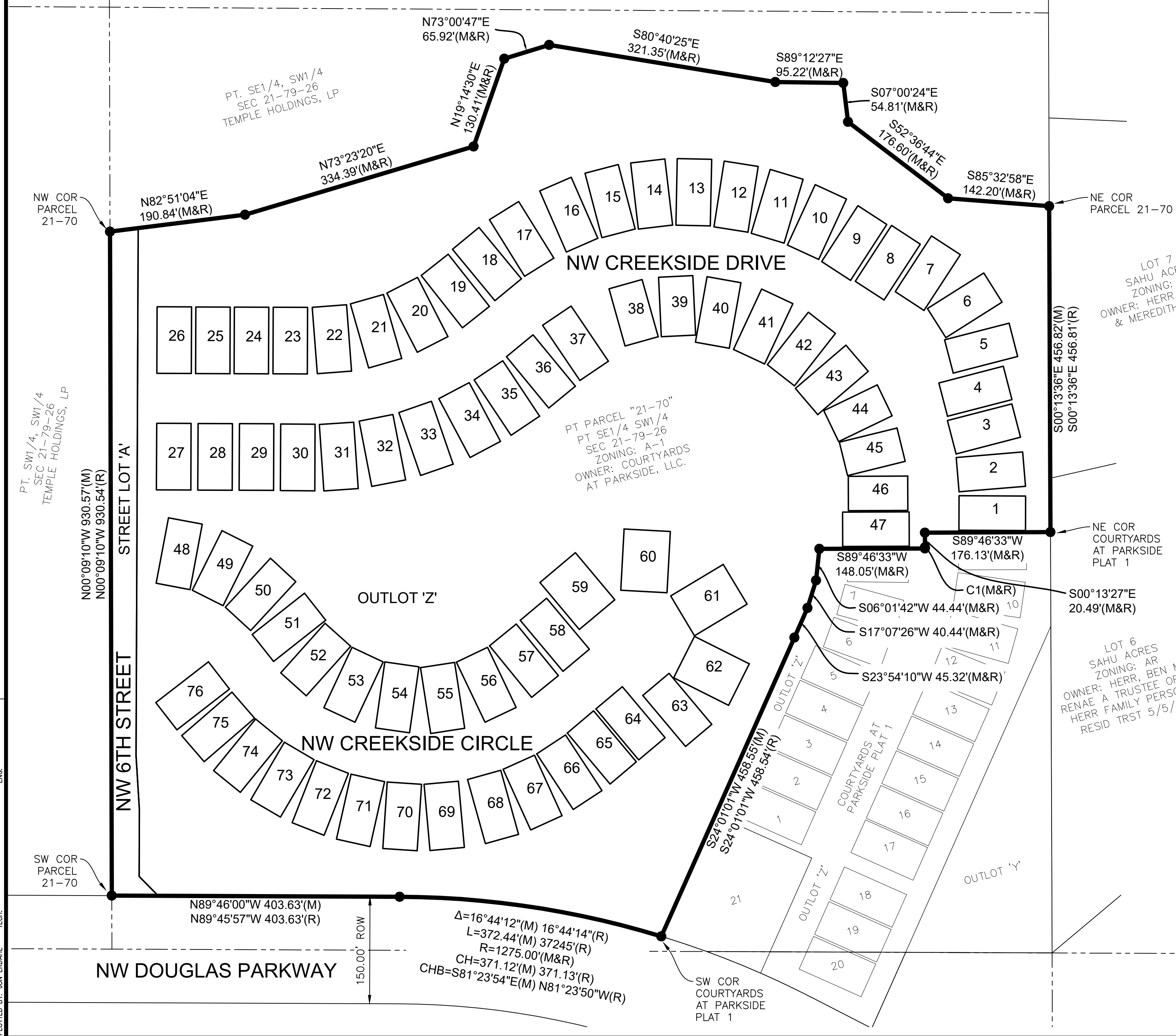
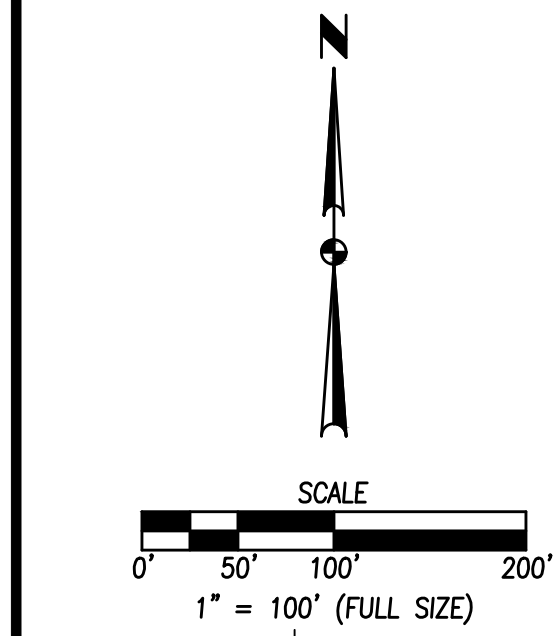
 MATTHEW J. THOMAS, P.L.S. DATE: _____

 LICENSE NUMBER 19968

 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

 PAGES OR SHEETS COVERED BY THIS SEAL:

 SHEETS 1 THROUGH 4



CIVIL DESIGN ADVANTAGE

FINAL PLAT

1 / 4

2202.047

WAUKEE, IOWA

COURTYARDS AT PARKSIDE PLAT 2

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

REVISIONS: _____ DATE: _____

REVIEW: _____ TECH: _____ ENGINEER: _____

FIRST SUBMITTAL: _____

COURTYARDS AT PARKSIDE PLAT 2

FINAL PLAT

N00°09'10"W 930.57'(M)
N00°09'10"W 930.54'(R)

STREET LOT 'A'
35069 SF

NW 6TH STREET
(PUBLIC STREET)

NW CREEKSIDE CIRCLE
(PRIVATE STREET)

DATE: 02/22/22
REVISIONS:
FIRST SUBMITTAL

DATE	REVISIONS
02/22/22	FIRST SUBMITTAL

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

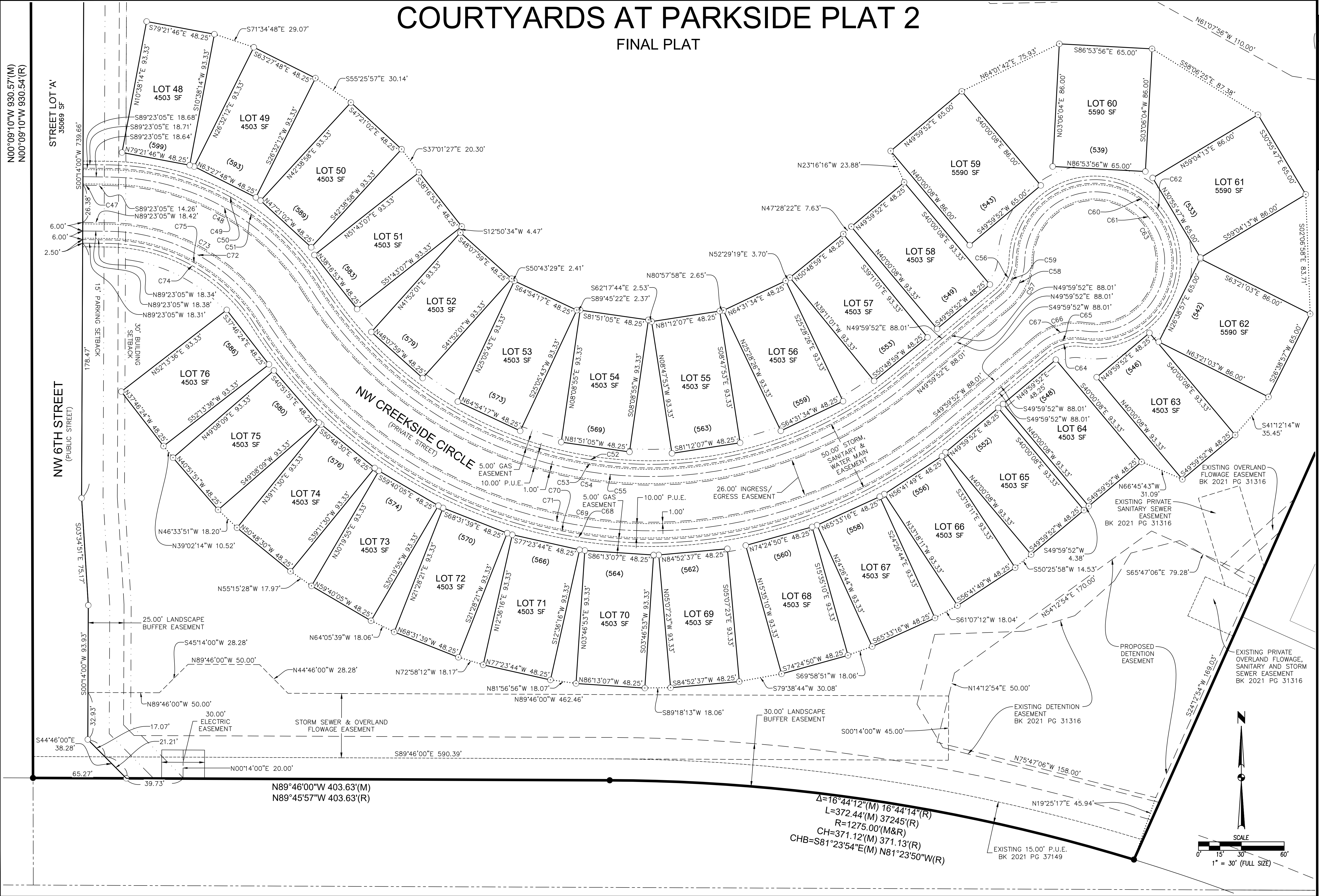
TECH: REVIEW:
ENGINEER:

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

COURTYARDS AT PARKSIDE PLAT 2

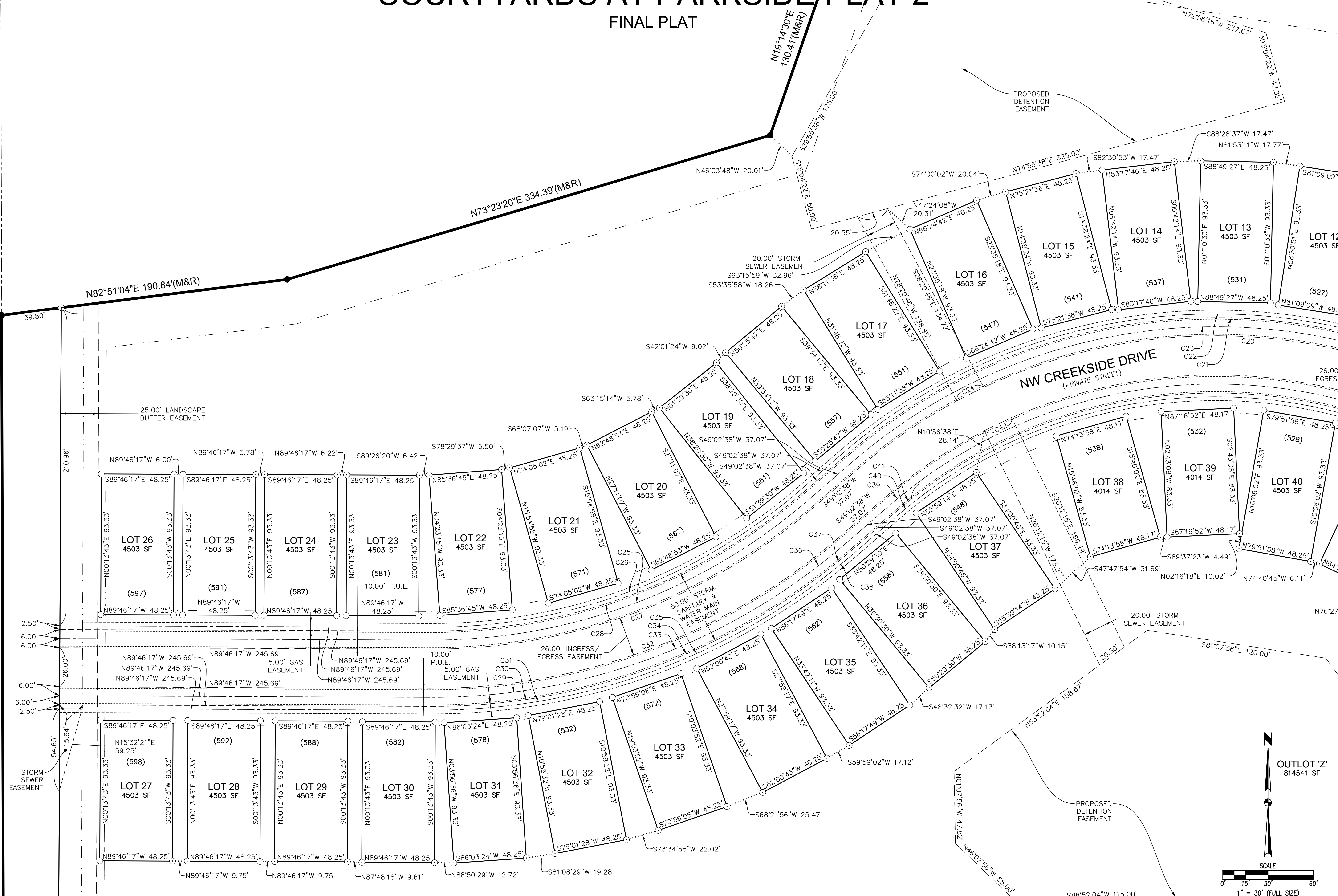
FINAL PLAT
2
4
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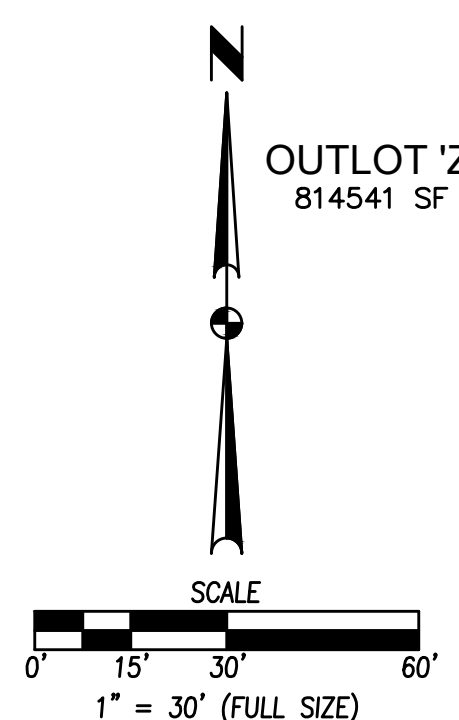
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COURTYARDS AT PARKSIDE PLAT 2

FINAL PLAT

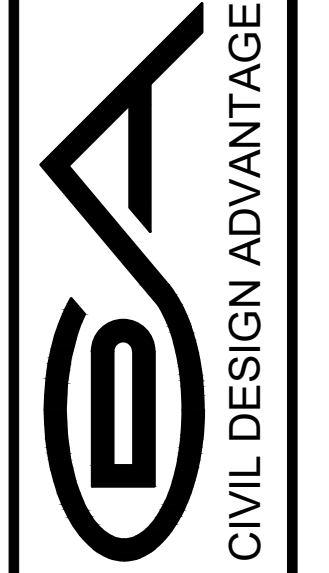


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 USER: JAM



REVISIONS	DATE
	02/22/22

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



COURTYARDS AT PARKSIDE PLAT 2
FINAL PLAT

ENGINEER: **3**
 TECH: **4**

2202.047

