

# FINAL PLAT

# WAUKEE CROSSING PLAT 5

## WAUKEE, IOWA

WAUKEE CROSSING LLC, 611 MONTICELLO DRIVE, BURLINGTON, IA 52601

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2	FINAL PLAT
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VICINITY SKETCH

### LEGAL DESCRIPTION

PARCEL 21-81, PARCEL 21-82, PARCEL 21-83, AND PARCEL 21-84 ALL OFFICIAL PARCELS OF OUTLOT 'V', WAUKEE CROSSING PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2021, PAGE 3547B AT THE DALLAS COUNTY RECORDER'S OFFICE, RECORDED IN BOOK 2022, PAGE 1460T AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA CONTAINING 23.17 ACRES MORE OR LESS.

### LAND AREA

23.17 ACRES  
1,009,451 SQ. FT.

### BASIS OF BEARINGS

THE FINAL PLAT BEARINGS ARE BASED ON THE SOUTH LINE OF OUTLOT 'V', WAUKEE CROSSING PLAT 2 AND WAS MEASURED AS N84°29'04"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD(1983)(2011) SOUTH ZONE GRID NORTH.

### NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1/10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1/5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABELED AS \*\*EXISTING\*\*.
6. IF THIS FINAL INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

### FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #14049C0355F MAP REVISED DECEMBER 7, 2018.

\*\*\* FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE \*\*\*  
(SEE FEMA FLOOD MAP SERVICE CENTER FOR EFFECTIVE MAPS)

### BOUNDARY CLOSURE REPORT

NORTH: 590181.5611' EAST: 1535039.9710'

SEGMENT #1 : LINE  
COURSE: S84°30'08"E LENGTH: 846.69'  
NORTH: 590174.2052' EAST: 1535886.6291'

SEGMENT #2 : LINE  
COURSE: S16°33'46"E LENGTH: 147.96'  
NORTH: 584984.4540' EAST: 1535943.0607'

SEGMENT #3 : CURVE  
LENGTH: 771.22' RADIUS: 1050.00'  
DELTA: 042°05'00" TANGENT: 403.93'  
CHORD: 754.00' COURSE: S31°36'16"E  
COURSE IN: N13°26'14"E COURSE OUT: S31°21'15"W  
RP NORTH: 590283.7180' EAST: 1536444.4941'  
END NORTH: 584381.1083' EAST: 1536403.1565'

SEGMENT #4 : LINE  
COURSE: S00°18'51"W LENGTH: 167.40'  
NORTH: 584214.7108' EAST: 1536402.2386'

SEGMENT #5 : LINE  
COURSE: N56°42'24"W LENGTH: 114'  
NORTH: 584220.6248' EAST: 1536401.5572'

SEGMENT #6 : LINE  
COURSE: N84°29'04"W LENGTH: 1340.98'  
NORTH: 584232.6584' EAST: 1535060.6312'

SEGMENT #7 : LINE  
COURSE: N00°12'42"E LENGTH: 744.42'  
NORTH: 584982.0733' EAST: 1535063.3497'

SEGMENT #8 : CURVE  
LENGTH: 201.35' RADIUS: 835.00'  
DELTA: 013°48'51" TANGENT: 101.16'  
CHORD: 200.86' COURSE: N06°41'46"W  
COURSE IN: N84°47'18"W COURSE OUT: N76°23'45"E  
RP NORTH: 584985.1580' EAST: 1534228.4054'  
END NORTH: 590181.5632' EAST: 1535039.9788'

PERIMETER: 4276.16' AREA: 1009451.22 SQ. FT.  
ERROR CLOSURE: 0.0080 COURSE: N75°00'35"E  
ERROR NORTH: 0.00208' EAST: 0.00777'

PRECISION 1: 532306.25

### INDEX LEGEND

COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	WAUKEE CROSSING PLAT 2
LOT:	OUTLOT 'V'
PARCELS:	PARCELS 22-81, 22-82, 22-83, 22-84
PARCEL ID:	1228325004, 1228325005, 1228325006, 1228325007
PROPRIETOR(S):	WAUKEE CROSSING LLC
REQUESTED BY:	IA WAUKEE NW 2ND, LLC
PROFESSIONAL LAND SURVEYOR:	JEFFREY A. GADDIS
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC
RETURN TO:	ATTN: JEFFREY A. GADDIS 2400 86TH STREET, URBANDALE, IA 50322

### LEGEND

▲	FOUND SECTION CORNERS
●	FOUND CORNERS (5/8" I.R. W/BLUE CAP #1038) UNLESS OTHERWISE NOTED)
△	SET SECTION CORNER (5/8" I.R. W/BLUE CAP #1038) UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #1038) UNLESS OTHERWISE NOTED)
—	PLAT BOUNDARY
- - -	EXISTING PROPERTY LINES
- - -	PROPOSED LOTS
- - -	EASEMENT LINES
- - -	BUILDING SETBACK LINES (B.S.L.)
- - -	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
P.O.R.	POINT-OF-REFERENCE
P.O.B.	POINT-OF-BEGINNING
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT

### CERTIFICATION

PRELIMINARY  
(NOT APPROVED)

### PROPERTY OWNER:

WAUKEE CROSSING, LLC  
611 MONTICELLO DR  
BURLINGTON IA 52601  
ATTN: MIKE PIERSON  
PH: (319) 572-0125  
EMAIL: MIKE.PIERSON@PIERSONCORP.CO

### DEVELOPER:

IA WAUKEE NW 2ND, LLC  
201 RIVERPLACE, STE 400  
GREENVILLE, SC 29601  
ATTN: JONATHAN COCHRANE  
PH: (864) 603-1748  
EMAIL: JCOCHRANE@REALTYLINKDEV.COM

### PROJECT MANAGER:

ED ARP  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
DES MOINES, IOWA 50322  
515-276-4884  
ARP@CECLAC.COM

### PROFESSIONAL LAND SURVEYOR:

JEFFREY A. GADDIS  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
DES MOINES, IOWA 50322  
515-276-4884  
GADDIS@CECLAC.COM

### SETBACKS

#### BULK REGULATIONS

FRONT YARD: 30 FEET  
REAR YARD: 30 FEET  
SIDE YARD: 15 FEET (IF ADJACENT TO 'R' DISTRICT)  
ACCESSORY BUILDING: 30 FEET  
INTERIOR SIDE YARD: 0 FEET

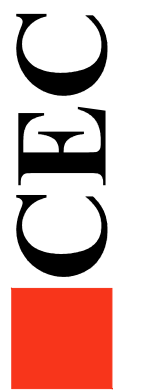
### ZONING/LAND USE

R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT &  
PD-1 PLANNED DEVELOPMENT



RETURN TO:  
CIVIL ENGINEERING CONSULTANTS  
ATTN: JEFFREY A. GADDIS, PLS  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322  
PHONE: 515-276-4884  
EMAIL: GADDIS@CECLAC.COM

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 mail@ceclac.com

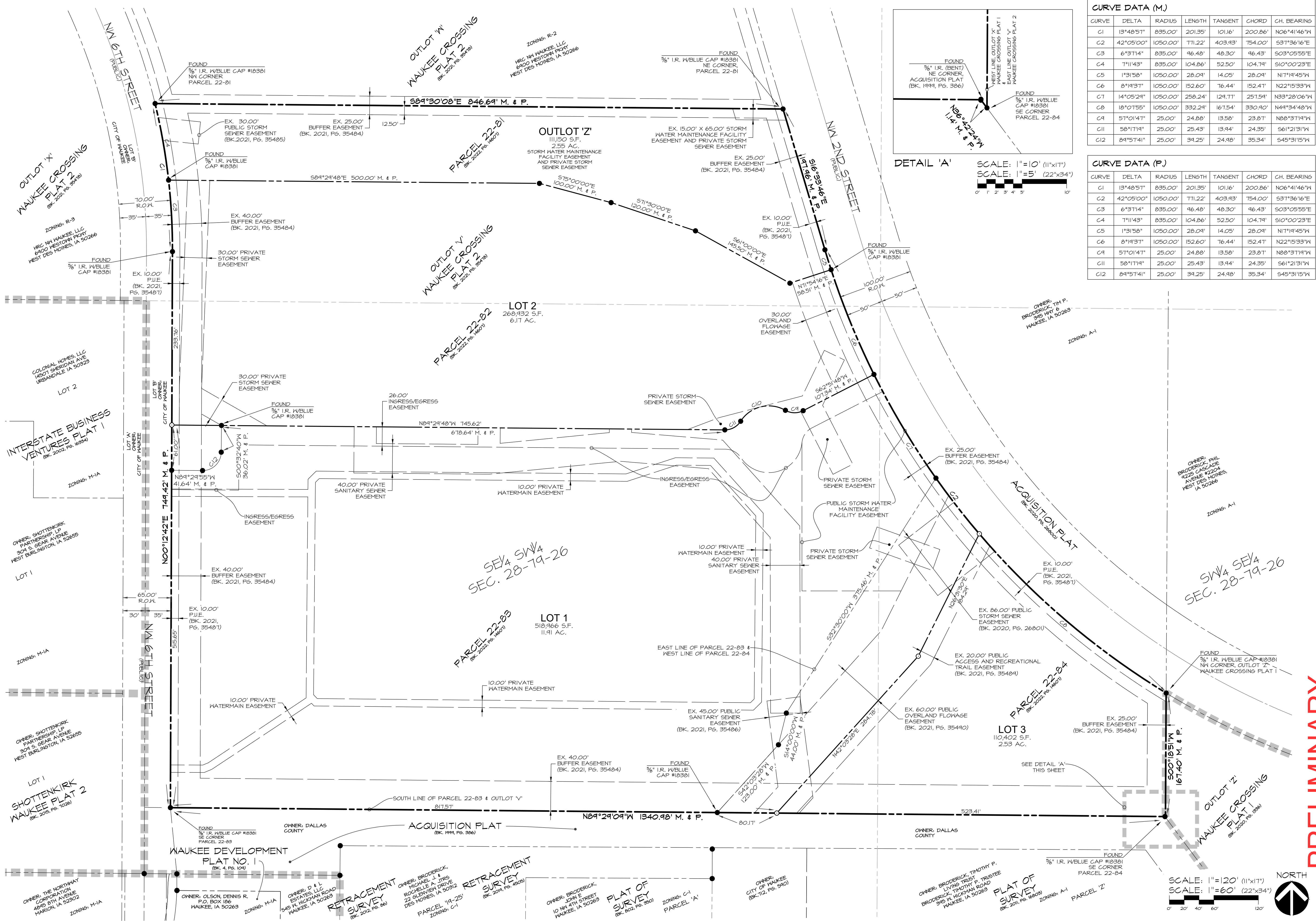


DATE: 2022/07/15  
1ST SUB: 2022/07/15  
DATE OF SURVEY: 2021/05/14  
DESIGNED BY: JAG  
DRAWN BY: LKH

PRELIMINARY  
WAUKEE CROSSING PLAT 5  
WAUKEE, IOWA  
COVER

SHEET  
OF 3  
A-2146

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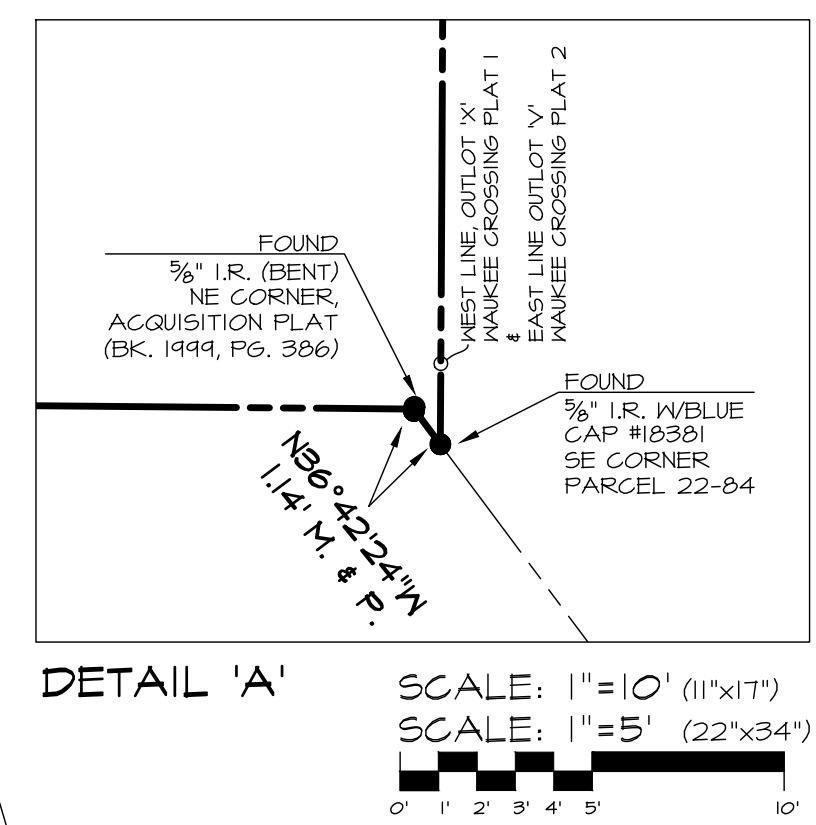


**CURVE DATA (M.)**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	13°48'51"	835.00'	201.35'	101.16'	200.86'	N06°41'46"W
C2	42°05'00"	1050.00'	771.22'	403.93'	754.00'	S31°36'16"E
C3	6°31'14"	835.00'	46.48'	48.30'	46.43'	S03°05'55"E
C4	7°11'43"	835.00'	104.86'	52.50'	104.71'	S10°00'23"E
C5	1°31'58"	1050.00'	28.09'	14.05'	28.09'	N17°19'45"W
C6	8°19'37"	1050.00'	152.60'	76.44'	152.47'	N22°15'33"W
C7	14°05'28"	1050.00'	258.24'	129.17'	257.59'	N33°28'06"W
C8	18°01'55"	1050.00'	332.24'	167.54'	330.90'	N44°34'48"W
C9	57°01'47"	25.00'	24.88'	13.58'	23.87'	N88°37'19"W
C11	58°17'19"	25.00'	25.43'	13.94'	24.35'	S61°21'31"W
C12	84°57'41"	25.00'	39.25'	24.98'	35.34'	S45°31'15"W

**CURVE DATA (P.)**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	13°48'51"	835.00'	201.35'	101.16'	200.86'	N06°41'46"W
C2	42°05'00"	1050.00'	771.22'	403.93'	754.00'	S31°36'16"E
C3	6°31'14"	835.00'	46.48'	48.30'	46.43'	S03°05'55"E
C4	7°11'43"	835.00'	104.86'	52.50'	104.71'	S10°00'23"E
C5	1°31'58"	1050.00'	28.09'	14.05'	28.09'	N17°19'45"W
C6	8°19'37"	1050.00'	152.60'	76.44'	152.47'	N22°15'33"W
C9	57°01'47"	25.00'	24.88'	13.58'	23.87'	N88°37'19"W
C11	58°17'19"	25.00'	25.43'	13.94'	24.35'	S61°21'31"W
C12	84°57'41"	25.00'	39.25'	24.98'	35.34'	S45°31'15"W



**PRELIMINARY**

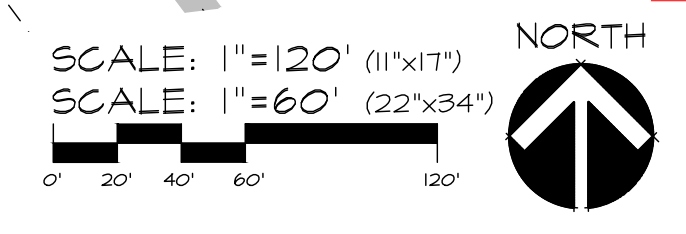
**WAUKEE CROSSING PLAT 5**  
##### WAUKEE, IOWA  
**FINAL PLAT**

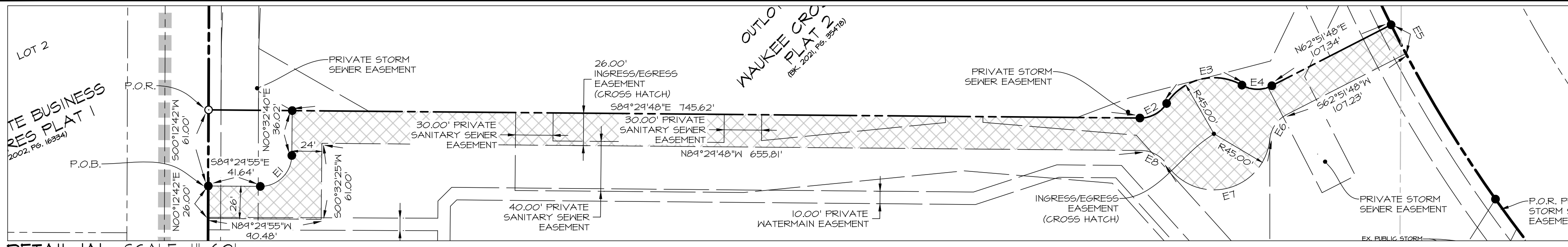
**Civil Engineering Consultants, Inc.**  
2400 86th Street Unit 12 · Des Moines, Iowa 50322  
515.276.4884 · mail@cecinc.com

**CEC**

DATE: 2022/07/15  
1ST SUB: 2022/07/15  
DATE OF SURVEY: 2021/05/14  
DESIGNED BY: JAS  
DRAWN BY: LKH

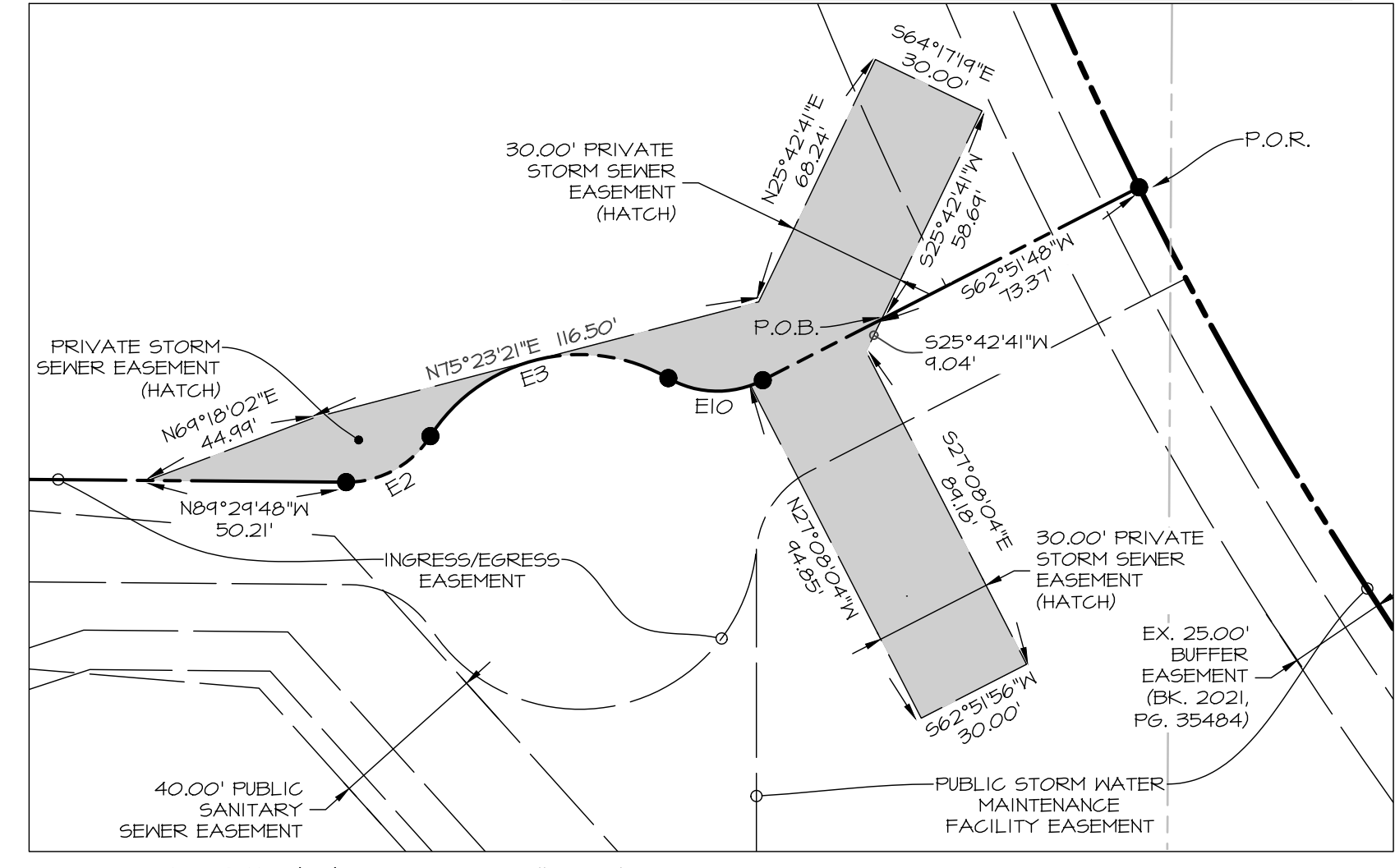
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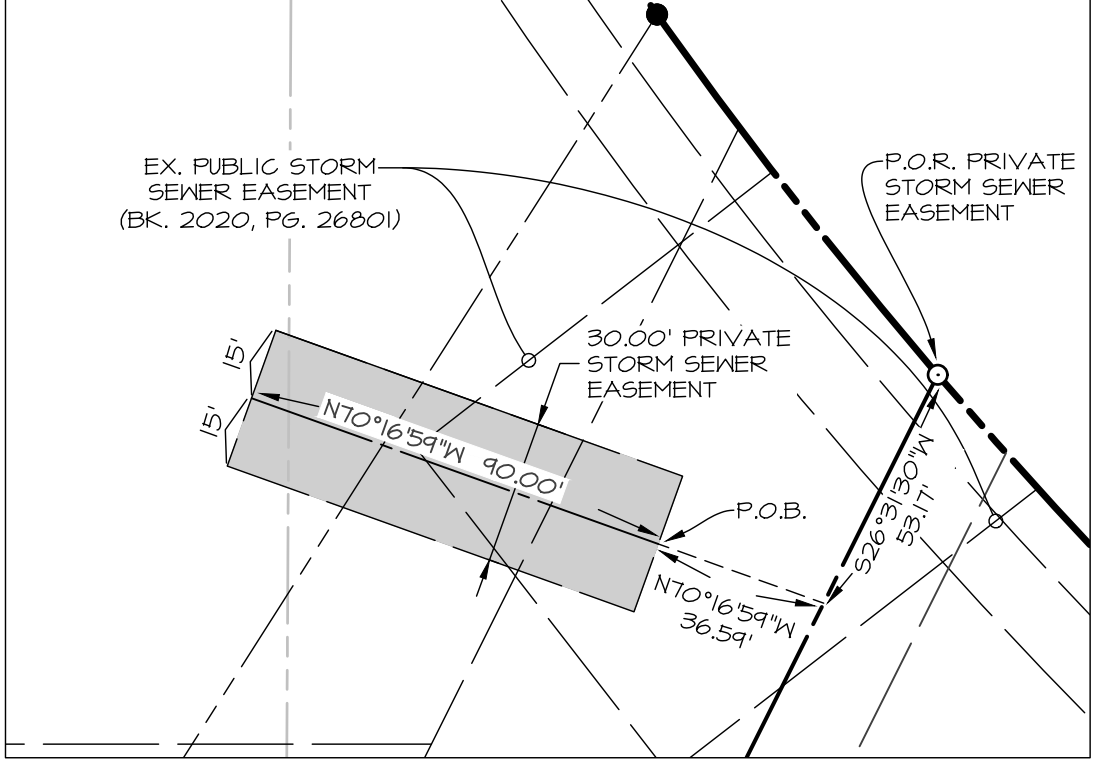


DETAIL 'A' SCALE: 1"=60'

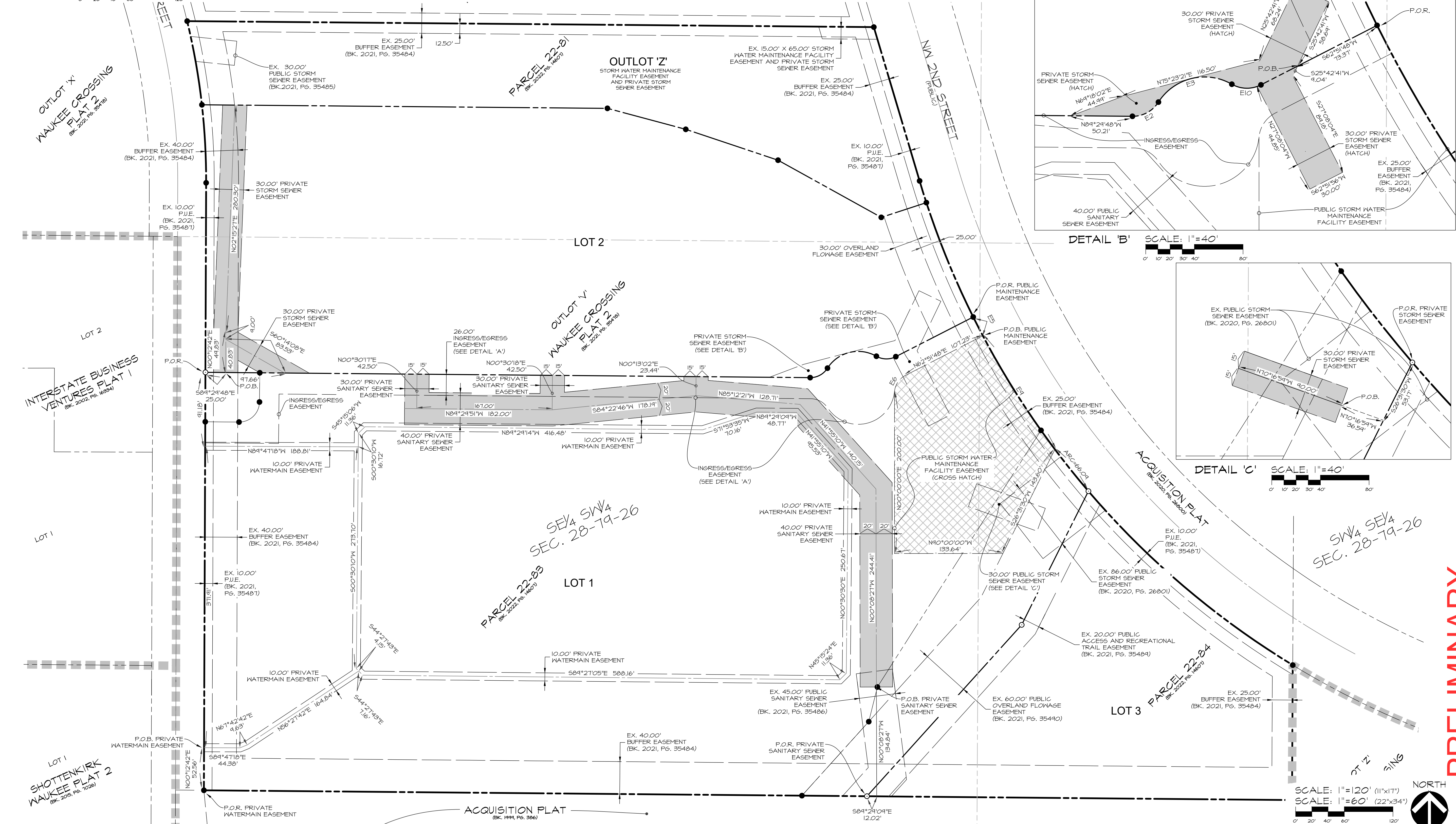
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
E1	84°57'41"	25.00'	34.25'	24.98'	35.34'	N45°31'15"E
E2	58°11'19"	25.00'	25.43'	13.94'	24.35'	N61°21'31"E
E3	81°13'24"	45.00'	68.51'	42.81'	62.08'	S76°16'52"W
E4	51°01'41"	25.00'	24.88'	13.58'	23.81'	S88°31'14"E
E5	1°25'08"	1050.00'	26.00'	13.00'	26.00'	S21°07'55"E
E6	51°07'41"	25.00'	24.93'	13.61'	23.91'	S34°17'57"W
E7	141°07'50"	45.00'	110.84'	121.54'	84.87'	S76°10'34"W
E8	56°14'19"	25.00'	24.54'	13.36'	23.57'	N61°22'40"W
E9	9°03'54"	1050.00'	166.15'	83.25'	165.98'	S32°22'28"E
E10	44°36'01"	25.00'	21.64'	11.55'	20.97'	N84°54'26"W



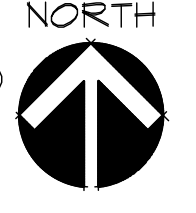
DETAIL 'B' SCALE: 1"=40'



DETAIL 'C' SCALE: 1"=40'



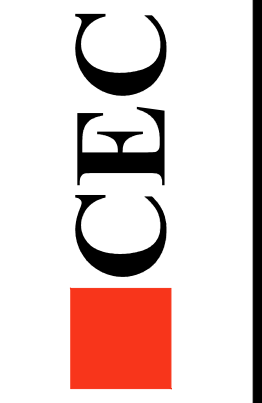
SCALE: 1"=120' (11'x17')  
SCALE: 1"=60' (22'x34')



**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
E1	84°57'41"	25.00'	34.25'	24.98'	35.34'	N45°31'15"E
E2	58°11'19"	25.00'	25.43'	13.94'	24.35'	N61°21'31"E
E3	81°13'24"	45.00'	68.51'	42.81'	62.08'	S76°16'52"W
E4	51°01'41"	25.00'	24.88'	13.58'	23.81'	S88°31'14"E
E5	1°25'08"	1050.00'	26.00'	13.00'	26.00'	S21°07'55"E
E6	51°07'41"	25.00'	24.93'	13.61'	23.91'	S34°17'57"W
E7	141°07'50"	45.00'	110.84'	121.54'	84.87'	S76°10'34"W
E8	56°14'19"	25.00'	24.54'	13.36'	23.57'	N61°22'40"W
E9	9°03'54"	1050.00'	166.15'	83.25'	165.98'	S32°22'28"E
E10	44°36'01"	25.00'	21.64'	11.55'	20.97'	N84°54'26"W

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PRELIMINARY

WAUKEE CROSSING PLAT 5  
##### WAUKEE, IOWA  
EASEMENT DETAILS

SHEET 3 OF 3  
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