

FINAL PLAT

WAUKEE CROSSING PLAT 4

WAUKEE, IOWA

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

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



DATE: 8/15/2022
2ND SUB: 2022-08-15
1ST SUB: 2022-04-21
DATE OF SURVEY: JAN. 05, 2022
DESIGNED BY: JAG
DRAWN BY: LKH

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT
3	EASEMENT DETAILS



VICINITY SKETCH

LEGAL DESCRIPTION

OUTLOT 'Z' IN WAUKEE CROSSING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 1336 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

LAND AREA

9.48 ACRES
412453 SQ. FT.

BASIS OF BEARINGS

THE FINAL PLAT BEARINGS ARE BASED ON THE SOUTH LINE OF SE1/4 OF SECTION 28-14-26 ASSUMED AS N84°31'08"E. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

PROFESSIONAL LAND SURVEYOR 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 IN PREPARATION OF THIS SURVEY.
4. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
5. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS **EXISTING**.
6. IF THIS FINAL PLAT 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 #14044C0335F MAP REVISED DECEMBER 7, 2018.

COMMUNITY	NUMBER	PANEL	SUFFIX
DALLAS COUNTY	140860	0335	F
CITY OF WAUKEE	140678	0335	F

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
PLEASE SEE FEMA FLOOD SERVICE CENTER FOR CURRENT MAPS
WWW.FEMA.GOV
FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
1-877-336-2627
FEMAMAPSPECIALIST@RISKMAPCD5.COM

LOT NOTES:

1. OUTLOT 'Z' SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER OF RECORD.
2. AN INGRESS/EGRESS ACCESS AGREEMENT SHALL BE ESTABLISHED TO FACILITATE VEHICULAR AND PEDESTRIAN TRAFFIC TO NW 2ND STREET AS DESIGNATED BY THE CITY OF WAUKEE. THE INDIVIDUAL LOT OWNERS ARE REQUESTED TO PROVIDE A REASONABLE ACCESS WAY AS MUTUALLY AGREED UPON BY THE DEVELOPER AND LEGAL COUNSEL.
3. NO DIRECT VEHICULAR ACCESS TO HICKMAN ROAD IS ALLOWED WITHOUT THE CITY OF WAUKEE AND IOWA DEPARTMENT OF TRANSPORTATION APPROVAL.

BOUNDARY CLOSURE REPORT

END NORTH: 584937.1116' EAST: 1536403.1534'

SEGMENT #1 : CURVE
LENGTH: 546.52' RADIUS: 1050.00'
DELTA: 032°33'02" TANGENT: 306.55'
CHORD: 588.53' COURSE: S74°55'11"E
COURSE IN: N51°21'15"E COURSE OUT: S01°11'48"E
RP NORTH: 540283.1173' EAST: 1536444.4464'
END NORTH: 584234.0040' EAST: 1536471.4202'

SEGMENT #2 : CURVE
LENGTH: 479.34' RADIUS: 300.00'
DELTA: 041°32'50" TANGENT: 308.21'
CHORD: 424.45' COURSE: S45°26'00"E
COURSE IN: S01°12'25"E COURSE OUT: S89°34'34"E
RP NORTH: 588434.0156' EAST: 1536411.1343'
END NORTH: 588432.2465' EAST: 1537121.1314'

SEGMENT #3 : LINE
COURSE: S00°20'26"W LENGTH: 184.84'
NORTH: 588147.4047' EAST: 1537276.6324'

SEGMENT #4 : LINE
COURSE: S45°24'34"W LENGTH: 44.44'
NORTH: 588112.1014' EAST: 1537241.4233'

SEGMENT #5 : LINE
COURSE: N84°31'08"W LENGTH: 644.42'
NORTH: 588718.1550' EAST: 1536542.0262'

SEGMENT #6 : LINE
COURSE: N44°22'02"W LENGTH: 124.45'
NORTH: 588911.0528' EAST: 1536501.1581'

SEGMENT #7 : LINE
COURSE: N00°24'15"E LENGTH: 272.87'
NORTH: 584083.4124' EAST: 1536503.4198'

SEGMENT #8 : LINE
COURSE: N36°42'24"W LENGTH: 164.34'
NORTH: 584214.1194' EAST: 1536402.2322'

SEGMENT #9 : LINE
COURSE: N00°18'51"E LENGTH: 167.40'
NORTH: 584937.1114' EAST: 1536403.1501'

PERIMETER: 2644.23' AREA: 412452.51 SQ. FT.
ERROR CLOSURE: 0.0033 COURSE: S85°46'03"W
ERROR NORTH: -0.00024 EAST: -0.00328

PRECISION 1: 800557.58

INDEX LEGEND

COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	WAUKEE CROSSING PLAT 1
LOT:	OUTLOT 'Z'
PARCEL ID:	1228451001
PROPRIETOR (S):	WAUKEE CROSSING LLC.
REQUESTED BY:	WAUKEE CROSSING LLC.
PROFESSIONAL LAND SURVEYOR:	JEFFREY A. GADDIS
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC
RETURN TO:	2400 86TH STREET, URBANDALE, IA 50322

LEGEND

▲	FOUND SECTION CORNERS
●	FOUND CORNERS (5/8" I.R. W/BUE CAP #10381 UNLESS OTHERWISE NOTED)
△	SET SECTION CORNER (5/8" I.R. W/BUE CAP #10381 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (5/8" I.R. W/BUE CAP #10381 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)

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

PROPERTY OWNER:

MIKE PIERSON
WAUKEE CROSSINGS, LLC
611 MONTICELLO DR
BURLINGTON, IA 52601
314-512-0125
MIKE.PIERSON@PIERSONCORP.COM

DEVELOPER:

MIKE PIERSON
WAUKEE CROSSINGS, LLC
611 MONTICELLO DR
BURLINGTON, IA 52601
314-512-0125
MIKE.PIERSON@PIERSONCORP.COM

SETBACKS

C-1
FRONT YARD = 30 FEET
SIDE YARD = 0 FEET
SIDE YARD = 15 FEET / IF ADJACENT TO R' DISTRICT
REAR YARD = 30 FEET

PROJECT MANAGER:

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

ZONING/LAND USE

EXISTING: C-1 COMMUNITY AND HIGHWAY SERVICE
COMMERCIAL DISTRICT

PROFESSIONAL LAND SURVEYOR:

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CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
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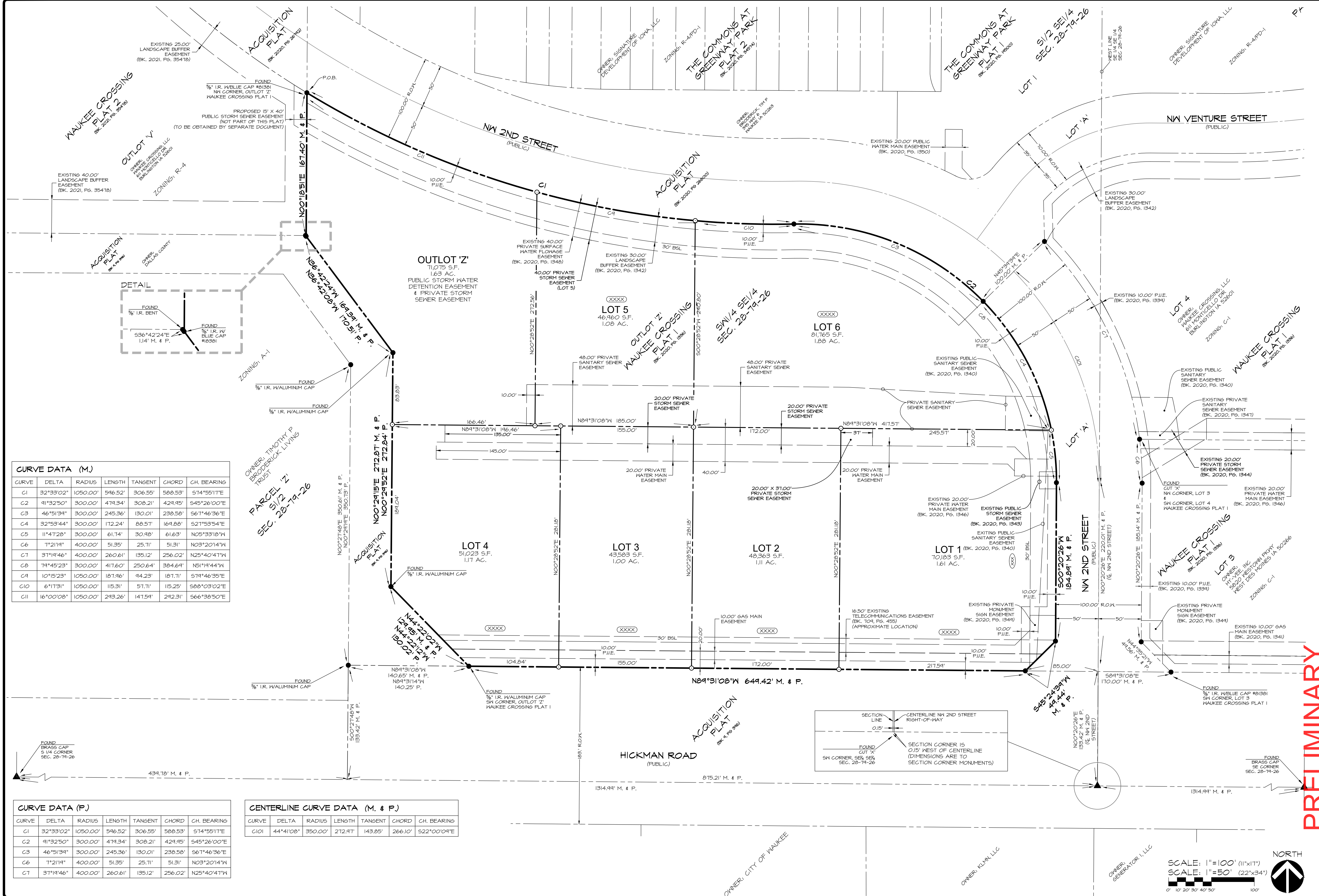
PRELIMINARY

WAUKEE CROSSING PLAT 4
WAUKEE, IOWA
COVER

SHEET
OF 3
A-2162



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CURVE DATA (M.)

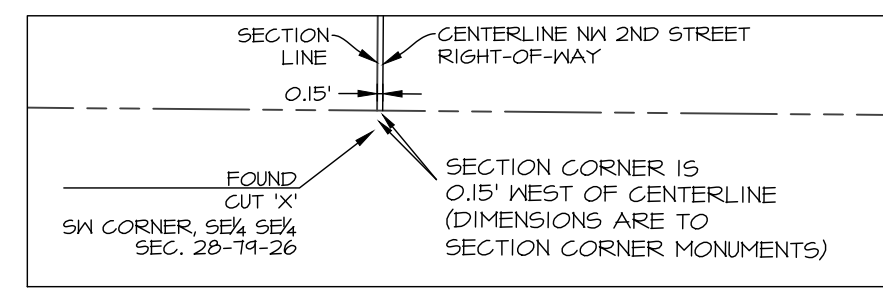
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	32°33'02"	1050.00'	596.52'	306.55'	588.53'	S74°55'11"E
C2	41°32'50"	300.00'	419.34'	308.21'	424.95'	S45°26'00"E
C3	46°51'39"	300.00'	245.36'	130.01'	238.58'	S67°46'36"E
C4	32°53'44"	300.00'	172.24'	88.57'	169.88'	S27°53'54"E
C5	11°47'28"	300.00'	61.74'	30.98'	61.63'	N05°33'18"W
C6	7°21'19"	400.00'	51.35'	25.71'	51.31'	N03°20'14"W
C7	37°19'46"	400.00'	260.61'	135.12'	256.02'	N25°40'41"W
C8	74°45'23"	300.00'	417.60'	250.64'	384.64'	N51°19'44"W
C9	10°15'23"	1050.00'	187.96'	44.23'	187.71'	S79°46'35"E
C10	6°17'31"	1050.00'	115.31'	57.71'	115.25'	S88°03'02"E
C11	16°00'08"	1050.00'	293.26'	147.59'	292.31'	S66°38'50"E

CURVE DATA (P.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	32°33'02"	1050.00'	596.52'	306.55'	588.53'	S74°55'11"E
C2	41°32'50"	300.00'	419.34'	308.21'	424.95'	S45°26'00"E
C3	46°51'39"	300.00'	245.36'	130.01'	238.58'	S67°46'36"E
C6	7°21'19"	400.00'	51.35'	25.71'	51.31'	N03°20'14"W
C7	37°19'46"	400.00'	260.61'	135.12'	256.02'	N25°40'41"W

CENTERLINE CURVE DATA (M. & P.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	44°41'08"	350.00'	272.97'	143.85'	266.10'	S22°00'09"E



PRELIMINARY

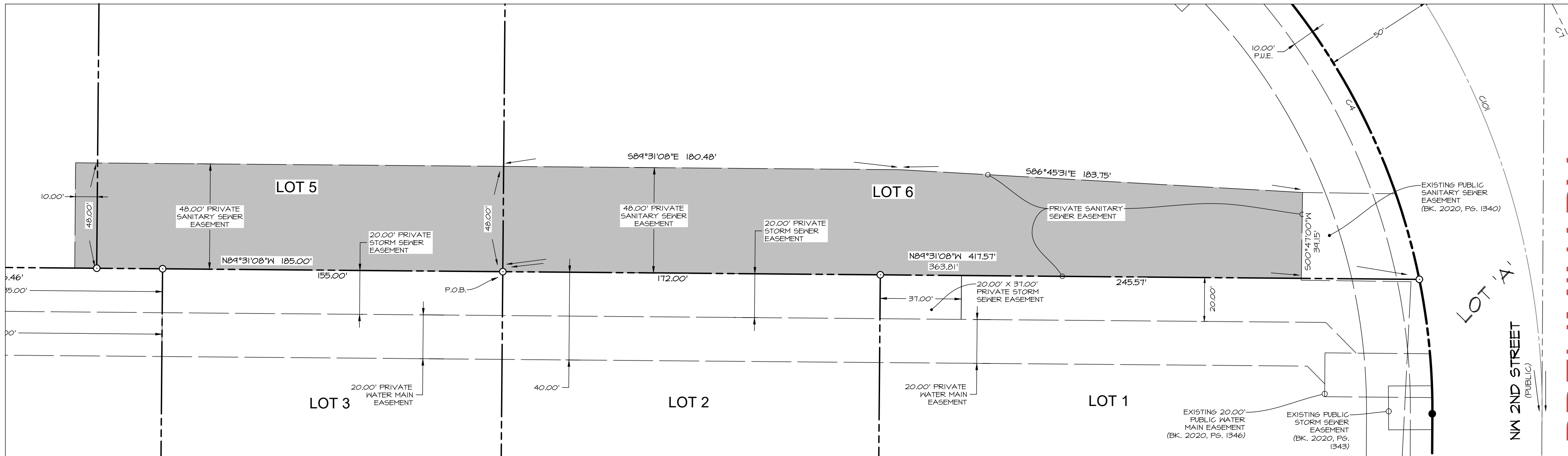
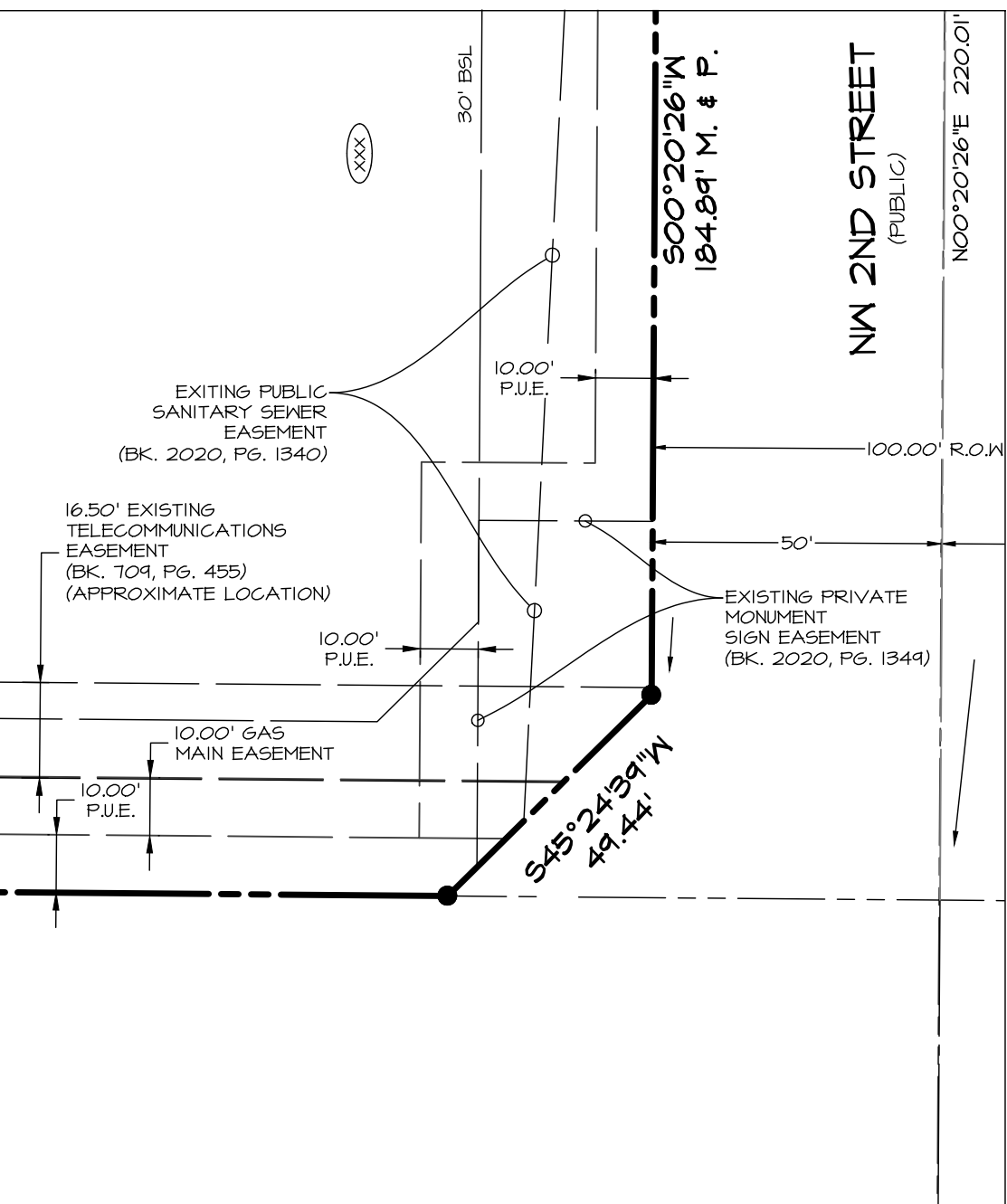
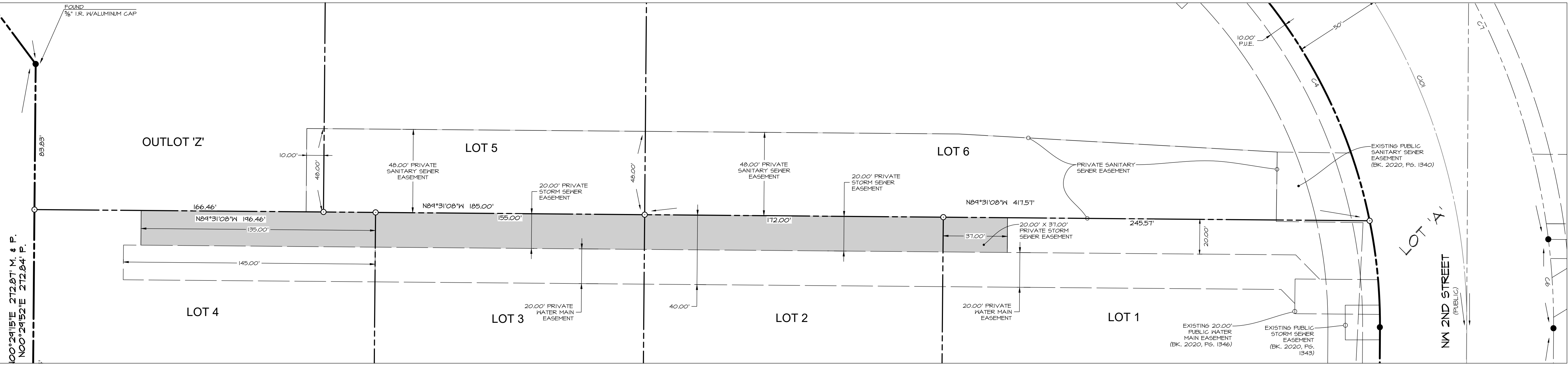
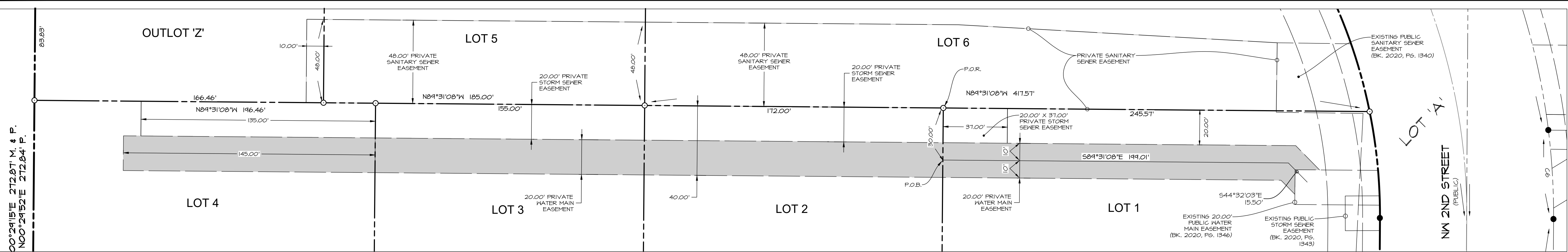
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CEC

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 DRAWN BY: LKH

WAUKEE CROSSING PLAT 4
 WAUKEE, IOWA
FINAL PLAT

SHEET 2 OF 3
 A-2162



PRELIMINARY

WAUKEE CROSSING FLAT 4
WAUKEE, IOWA
EASEMENT DETAILS

DATE: 8/15/2022
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CEC

SHEET 3 OF 3
A-2162

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