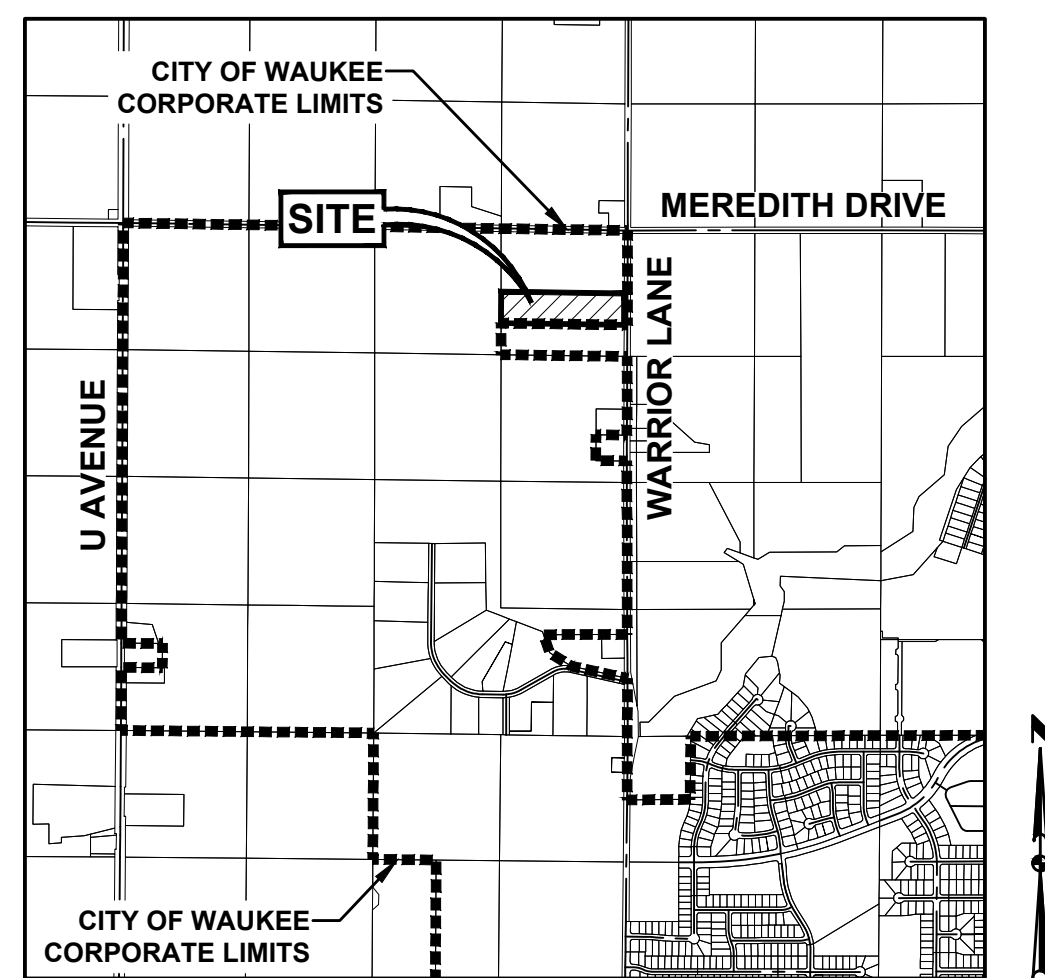


INDEX LEGEND
 LOCATION: N1/2 S1/2 NE1/4 NE1/4 SEC 21-79-26
 REQUESTOR: REDHAWK VENTURES, LLC
 PROPRIETOR: REDHAWK VENTURES, LLC
 2540 73RD AVE
 URBANDALE IA 50322
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-369-4400

VICINITY MAP



WAUKEE, IOWA

CASTLE RANCH PLAT 1
FINAL PLAT

OWNER / DEVELOPER

REDHAWK VENTURES, LLC
 2540 73RD AVE
 URBANDALE IA 50322

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

DATE OF SURVEY

AUGUST 4, 2022

PLAT DESCRIPTION

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA AND CONTAINING 9.95 ACRES (433,289 SQUARE FEET).

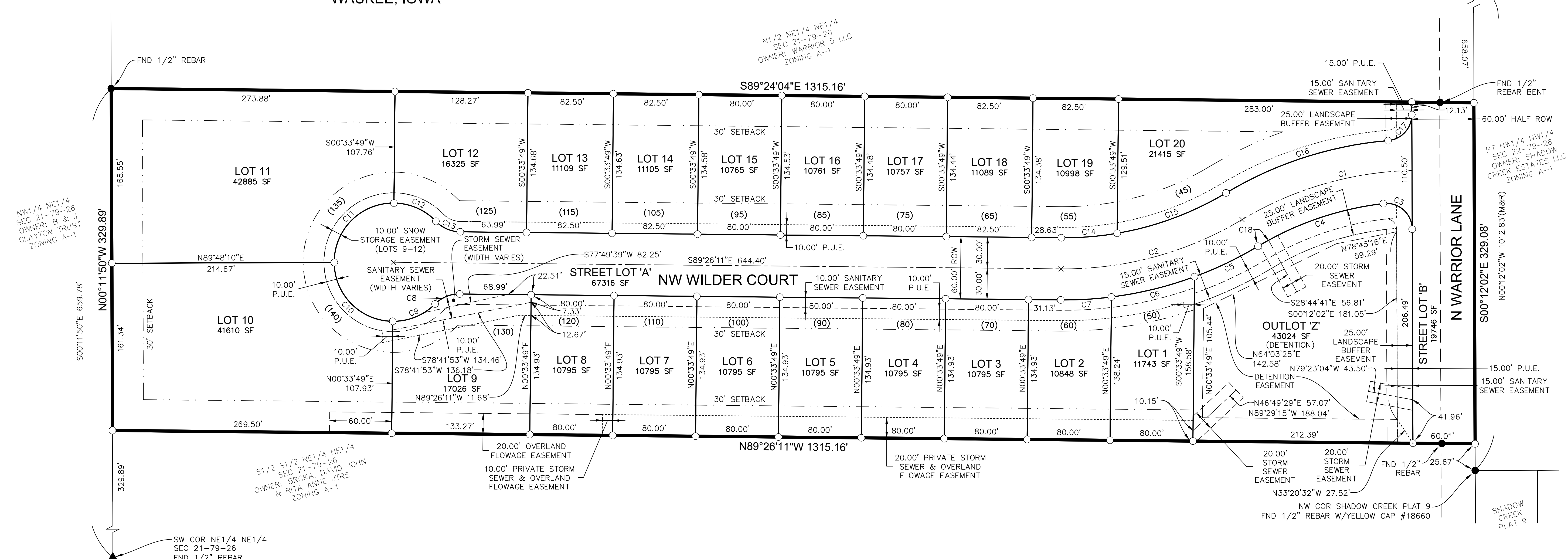
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

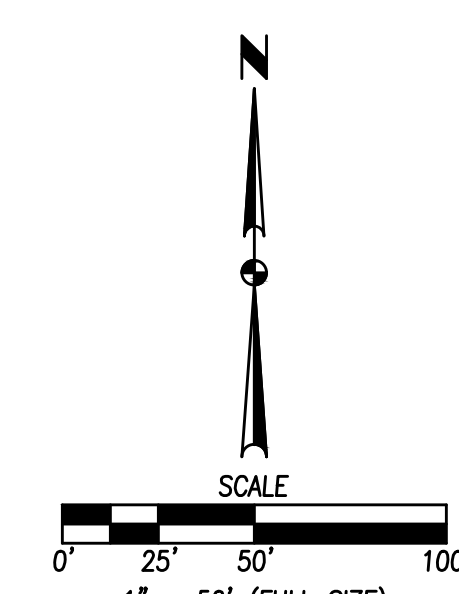
BULK REGULATIONS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
 MINIMUM LOT AREA: 10,000 SF
 MINIMUM LOT WIDTH: 80'
 FRONT YARD SETBACK: 30'
 SIDE YARD SETBACK: TOTAL 15' -
 MINIMUM 7 FEET ON ONE SIDE
 REAR YARD SETBACK: 30'



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (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	----	

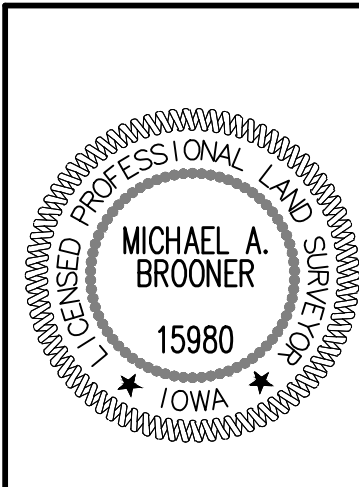


NOTES

- 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.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- ALL STORM WATER DETENTION FACILITIES, OUTLOT 'Z', AND LANDSCAPE BUFFERS WILL BE OWNED AND MAINTAINED BY THE CASTLE RANCH PLAT 1 HOME OWNERS ASSOCIATION.
- STREET LOTS 'A' AND 'B' SHALL BE DEEDED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	29°42'26"	333.00'	172.66'	N73°52'24"E	170.73'	C10	89°14'20"	57.00'	88.78'	N44°49'00"W	80.07'
C2	31°32'39"	333.00'	183.33'	N74°47'30"E	181.03'	C11	90°45'40"	57.00'	90.29'	N45°11'00"E	81.14'
C3	96°27'03"	25.00'	42.08'	N48°25'34"W	37.29'	C12	45°34'23"	57.00'	45.34'	S66°38'59"E	44.15'
C4	24°19'44"	303.00'	128.66'	S71°11'03"W	127.69'	C13	45°34'23"	33.00'	26.25'	S66°38'59"E	25.56'
C5	10°45'01"	363.00'	68.11'	S64°23'41"W	68.01'	C14	10°14'25"	303.00'	54.15'	N85°26'37"E	54.08'
C6	13°03'26"	363.00'	82.72'	S76°17'55"W	82.55'	C15	21°18'13"	303.00'	112.66'	N69°40'17"E	112.01'
C7	7°44'12"	363.00'	49.02'	S86°41'44"W	48.98'	C16	26°09'45"	363.00'	165.75'	N72°06'03"E	164.32'
C8	45°34'23"	33.00'	26.25'	S67°46'38"W	25.56'	C17	85°22'58"	25.00'	37.26'	N42°29'27"E	33.90'
C9	45°34'23"	57.00'	45.34'	S67°46'38"W	44.15'	C18	2°12'18"	303.00'	11.66'	S60°07'20"W	11.66'



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.

MICHAEL A. BROONER, P.L.S. DATE _____
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

CASTLE RANCH PLAT 1
FINAL PLAT

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

WAUKEE, IOWA

REVISIONS: _____ DATE: 09/23/22 08/16/22

2ND SUBMITTAL 1ST SUBMITTAL

TECH: _____ REVIEW: _____

ENGINEER: _____

1/1

2007.374