

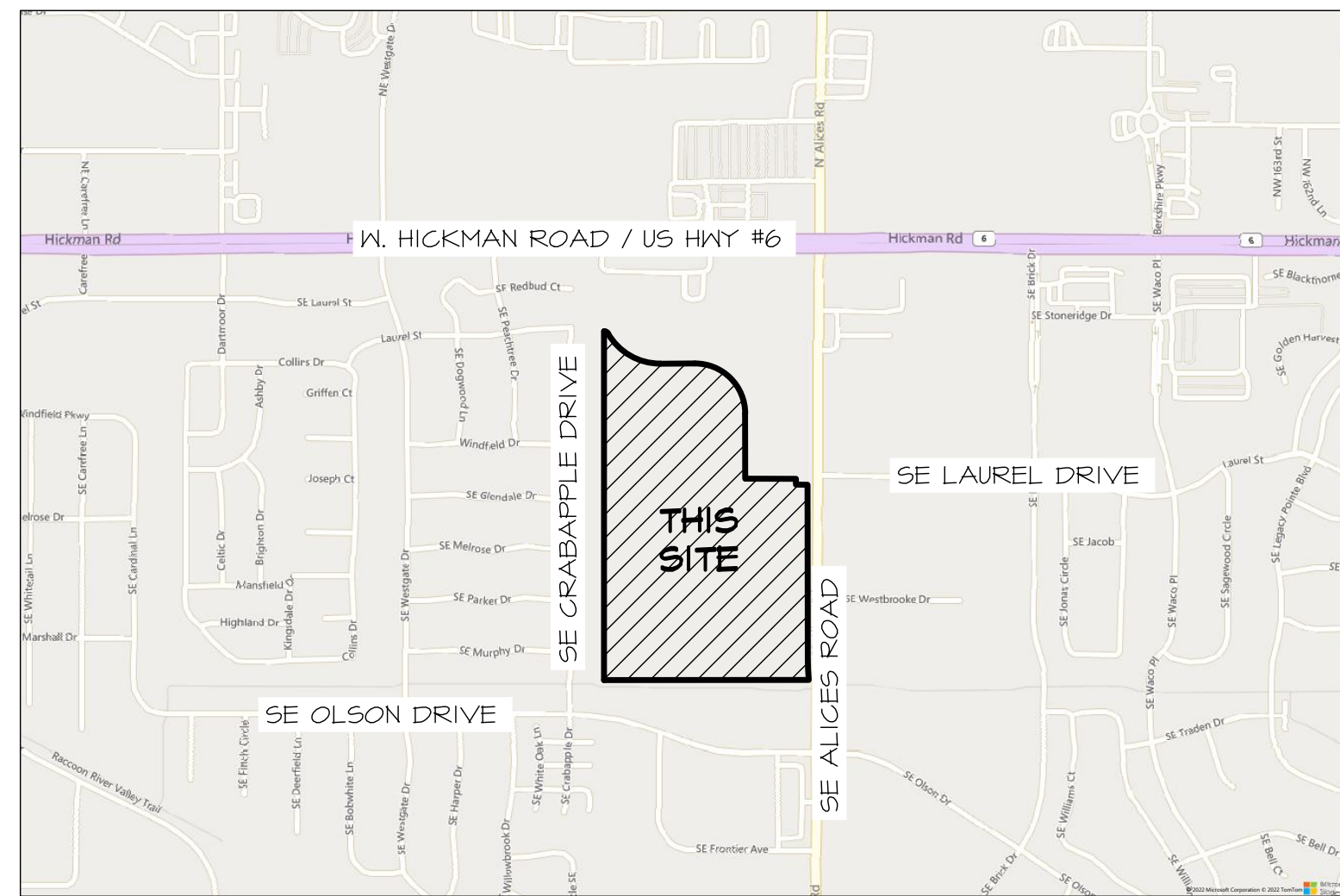
# FINAL PLAT

# WAUKEE TOWNE CENTER PLAT 2

## WAUKEE, IOWA

WAUKEE TOWNE CENTER, LLC, 611 MONTICELLO DRIVE, BURLINGTON, IA 52601

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT
3	FINAL PLAT - EASEMENTS



VICINITY SKETCH



**PROPERTY OWNER:**

WAUKEE TOWNE CENTER, LLC  
611 MONTICELLO DR  
BURLINGTON IA 52601  
CONTACT: MIKE PIERSON

**ZONING/LAND USE**

EXISTING:  
FD C-1, COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT  
(BK. 2022, PG. 20201)

**SETBACKS**

C-1  
FRONT YARD = 30 FEET  
SIDE YARD = 0 FEET  
SIDE YARD = 30 FEET / IF ADJACENT TO 'R' DISTRICT  
REAR YARD = 100 FEET (AS PER PD)  
MAXIMUM HEIGHT = NO MINIMUM EXCEPT WHEN ADJACENT TO AN R-1,  
R-2 OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40  
FEET AND 1 STORY OR 14 FEET FOR ACCESSORY BUILDING

**EASEMENT NOTES**

1. A BLANKET INGRESS/EGRESS ACCESS EASEMENT SHALL COVER LOT 1.

**DEVELOPER:**

WAUKEE TOWNE CENTER, LLC  
611 MONTICELLO DRIVE  
BURLINGTON, IA 52601  
CONTACT: MIKE PIERSON

**PROJECT MANAGER:**

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

**PROFESSIONAL LAND SURVEYOR:**

JEFFREY A. GADDIS, PLS 10381  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, SUITE #12  
URBANDALE, IOWA 50322  
515-276-4884 EXT 221  
GADDIS@CECLAC.COM

**LEGAL DESCRIPTION**

PARCEL 'BB' OF THE E1/2 NE1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2012, PAGE 22424 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND PARCEL 22-136 OF PARCEL 'BB', AN OFFICIAL PARCEL RECORDED IN BOOK 2022, PAGE XXXX AT THE DALLAS COUNTY RECORDER'S OFFICE, EXCEPT WAUKEE TOWNE CENTER PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 27825 AT THE DALLAS COUNTY RECORDER'S OFFICE AND FURTHER EXCEPTING THE WARRANTY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2011, PAGE 23444 AT THE DALLAS COUNTY RECORDER'S OFFICE, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID PARCEL 'BB', SAID CORNER COINCIDES WITH THE SW CORNER OF SAID PARCEL 22-136; THENCE N00°00'05"E, 2109.31 FEET ALONG THE WEST LINE OF SAID PARCEL 'BB' AND THE WEST LINE OF SAID PARCEL 22-136, SAID WEST LINE ALSO COINCIDES WITH THE EAST LINE OF WESTGATE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 050, PAGE 908 AT THE DALLAS COUNTY RECORDER'S OFFICE, TO THE NE CORNER OF LOT 12 OF SAID WESTGATE PLAT 2, SAID NE CORNER ALSO BEING ON THE SOUTH LINE OF LOT 'A' OF SAID WAUKEE TOWNE CENTER PLAT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SE LAUREL STREET AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING S61°10'51"E, AN ARC LENGTH OF 27.44 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 363.00 FEET AND A CHORD BEARING S54°15'20"E, AN ARC LENGTH OF 384.91 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE N84°31'34"E, 206.67 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 303.00 FEET AND CHORD BEARING S45°13'32"E, AN ARC LENGTH OF 417.50 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S00°04'43"E, 393.74 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S84°44'04"E, 306.67 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO THE NW CORNER OF OUTLOT 'X' OF SAID WAUKEE TOWNE CENTER PLAT 1; THENCE S00°04'43"E, 35.00 FEET ALONG THE WEST LINE OF SAID OUTLOT 'X' TO THE SW CORNER OF SAID OUTLOT 'X'; THENCE S84°44'04"E, 70.00 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 'X' TO THE SE CORNER OF SAID OUTLOT 'X'; SAID SE CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SE ALICES ROAD AS ESTABLISHED IN SAID WARRANTY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2011, PAGE 23444 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S00°04'43"E, 1054.37 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1001.00 FEET AND A CHORD BEARING S01°54'08"E, AN ARC LENGTH OF 63.70 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S03°43'32"E, 62.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'BB', SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF SAID E1/2 NE1/4 OF SECTION 34; THENCE S84°56'07"W, 1231.34 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 47.94 ACRES MORE OR LESS.

**LAND AREA**

47.94 ACRES  
2,090,236 SQ. FT.

**BASIS OF BEARINGS**

THE FINAL PLAT BEARINGS ARE BASED ON THE SOUTH LINE OF SE1/4 NE1/4 OF SECTION 34-74-26 ASSUMED AS N84°56'07"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(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 PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. 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 #19044C0355F MAP REVISED DECEMBER 7, 2018.

COMMUNITY	NUMBER	PANEL	SUFFIX
DALLAS COUNTY	190860	0355	F
CITY OF WAUKEE	190678	0320	F

\*\*\* FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE \*\*\*  
PLEASE SEE FEMA A FLOOD SERVICE CENTER FOR CURRENT MAPS  
WWW.FEMA.COM  
FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114  
1-877-336-2621  
FEMAMAPS@FEDERALIST@RISKMAPCDS.COM

**BOUNDARY CLOSURE REPORT**

NORTH: 1540.3261' EAST: 2682.3206'

SEGMENT #1 : LINE  
COURSE: S00°04'43"E LENGTH: 1054.37'  
NORTH: 535.4591' EAST: 2683.7672'

SEGMENT #2 : CURVE  
LENGTH: 63.71' RADIUS: 1001.00'  
DELTA: 003°38'44" TANGENT: 31.87'  
CHORD: 63.70' COURSE: S01°54'08"E  
COURSE IN: N84°55'17"E COURSE OUT: S86°16'28"W  
RP NORTH: 531.3325' EAST: 368.47663'  
END NORTH: 472.2942' EAST: 2685.8817'

SEGMENT #3 : LINE  
COURSE: S03°43'32"E LENGTH: 62.00'  
NORTH: 410.4252' EAST: 2684.9103'

SEGMENT #4 : LINE  
COURSE: S84°56'07"W LENGTH: 1231.34'  
NORTH: 409.0394' EAST: 1452.5212'

SEGMENT #5 : LINE  
COURSE: N00°00'05"E LENGTH: 2109.31'  
NORTH: 2519.3444' EAST: 1452.5212'

SEGMENT #6 : CURVE  
LENGTH: 27.44' RADIUS: 25.00'  
DELTA: 063°10'41" TANGENT: 15.32'  
CHORD: 26.13' COURSE: S61°10'51"E  
COURSE IN: S02°41'17"E COURSE OUT: N60°14'24"E  
RP NORTH: 2483.3764' EAST: 1453.7446'  
END NORTH: 2505.7542' EAST: 1475.4662'

SEGMENT #7 : CURVE  
LENGTH: 384.91' RADIUS: 363.00'  
DELTA: 060°46'02" TANGENT: 212.83'  
CHORD: 361.20' COURSE: S54°15'20"E  
COURSE IN: N60°23'41"E COURSE OUT: S00°22'21"E  
RP NORTH: 2685.0842' EAST: 1791.0764'  
END NORTH: 2322.0925' EAST: 1793.4351'

SEGMENT #8 : LINE  
COURSE: N84°31'34"E LENGTH: 206.67'  
NORTH: 2323.4362' EAST: 2000.1008'

SEGMENT #9 : CURVE  
LENGTH: 477.50' RADIUS: 303.00'  
DELTA: 040°11'38" TANGENT: 304.56'  
CHORD: 429.60' COURSE: S45°13'32"E  
COURSE IN: S00°22'21"E COURSE OUT: N84°55'17"E  
RP NORTH: 2020.4426' EAST: 2002.0707'  
END NORTH: 2020.8613' EAST: 2305.0673'

SEGMENT #10 : LINE  
COURSE: S00°04'43"E LENGTH: 393.74'  
NORTH: 1621.0717' EAST: 2305.6076'

SEGMENT #11 : LINE  
COURSE: S84°44'04"E LENGTH: 306.67'  
NORTH: 1625.6577' EAST: 2612.2744'

SEGMENT #12 : LINE  
COURSE: S00°04'43"E LENGTH: 35.00'  
NORTH: 1540.6518' EAST: 2612.3224'

SEGMENT #13 : LINE  
COURSE: S84°44'04"E LENGTH: 70.00'  
NORTH: 1540.3350' EAST: 2682.3211'

PERIMETER: 6426.90' AREA: 2090236.45 SQ. FT.  
ERROR CLOSURE: 0.0070 COURSE: N08°38'34"E  
ERROR NORTH: 0.00646 EAST: 0.00106

PRECISION 1: 908832.86

**INDEX LEGEND**

COUNTY: DALLAS				
ALIQUOT PART: PARCEL 'BB'	SECTION	TOWNSHIP	RANGE	1/4
PARCEL 'BB'	34	T9	26	NE1/4
PARCEL ID: 1234200001	34	T9	26	SE1/4
CITY: WAUKEE				
PROPRIETOR (S): WAUKEE TOWNE CENTER, LLC				
REQUESTED BY: MIKE PIERSON				
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS 10381				
CIVIL ENGINEERING CONSULTANTS, INC COMPANY: ATTN: JEFFREY A. GADDIS, PLS RETURN TO: 2400 86TH STREET, URBANDALE, IA 50322 PHONE: 515-276-4884				

**LEGEND**

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

DATE: PRINTED ON October 7, 2022  
2ND SUB. Sep. 21, 2022  
1ST SUB. Sep. 06, 2022  
DATE OF SURVEY: JAN. 05, 2022  
DESIGNED BY: JAG  
DRAWN BY: LKH

**CEC**

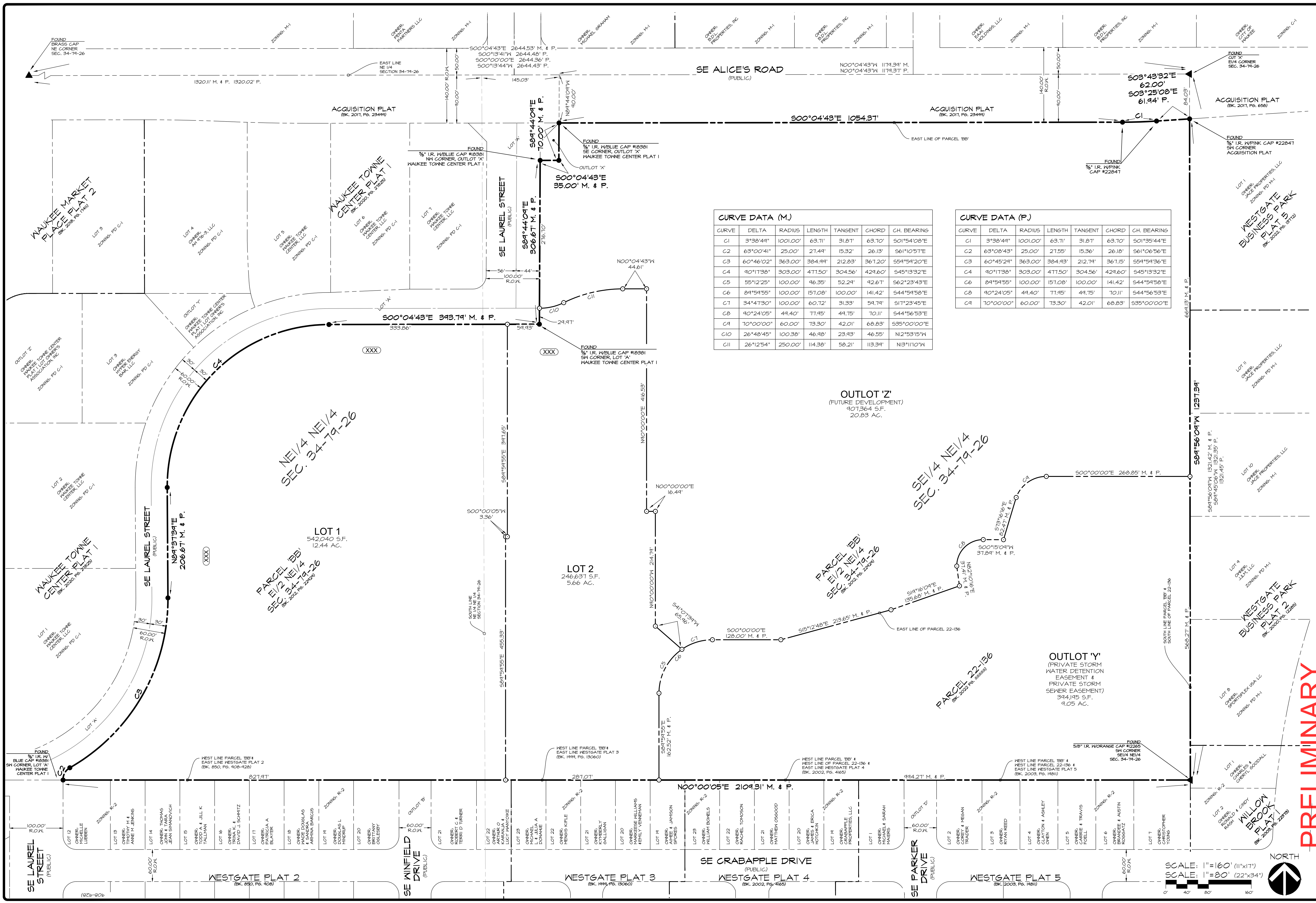
Civil Engineering Consultants, Inc.  
2400 86th Street Unit 12 Des Moines, Iowa 50322  
515.276.4884 mail@ceclac.com

PRELIMINARY  
WAUKEE TOWNE CENTER PLAT 2  
WAUKEE, IOWA  
COVER

SHEET  
OF 4  
A-2163

9-A-TILES-XA-2160A-X101\_cad.dwg:Plat\Final\Plat\X101 (1) P.dwg, 10/7/2022 3:52:30 PM, jgaddis, 1:1

9-A-TILES-A-2100A-0161\_cad.dwg (Plot Final Plat A2161) (02) (P) dwg, 10/17/2022 3:25:45 PM, jlapadula, 1:1



**CURVE DATA (M)**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	3°38'44"	1001.00'	63.71'	31.87'	63.70'	S01°54'08"E
C2	63°00'41"	25.00'	27.44'	15.32'	26.13'	S61°10'57"E
C3	60°46'02"	363.00'	304.94'	212.83'	367.20'	S54°54'20"E
C4	40°11'38"	303.00'	477.50'	304.56'	424.60'	S45°13'32"E
C5	55°12'25"	100.00'	96.35'	52.24'	42.67'	S62°23'43"E
C6	84°54'55"	100.00'	157.08'	100.00'	141.42'	S44°54'58"E
C7	34°47'30"	100.00'	60.72'	31.33'	54.74'	S11°23'45"E
C8	40°24'05"	44.40'	77.95'	44.75'	70.11'	S44°56'53"E
C9	70°00'00"	60.00'	73.30'	42.01'	68.83'	S35°00'00"E
C10	26°48'45"	100.38'	46.98'	23.43'	46.55'	N12°53'15"W
C11	26°12'54"	250.00'	114.38'	58.21'	113.34'	N13°11'10"W

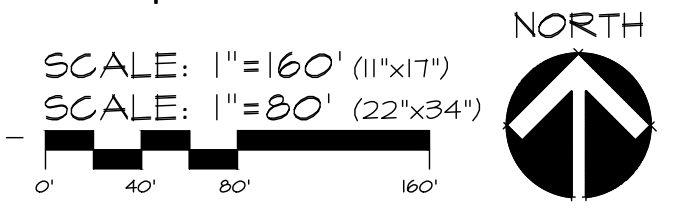
**CURVE DATA (P)**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	3°38'44"	1001.00'	63.71'	31.87'	63.70'	S01°54'44"E
C2	63°08'43"	25.00'	27.55'	15.36'	26.18'	S61°06'56"E
C3	60°45'24"	363.00'	304.93'	212.74'	367.15'	S54°54'36"E
C4	40°11'38"	303.00'	477.50'	304.56'	424.60'	S45°13'32"E
C6	84°54'55"	100.00'	157.08'	100.00'	141.42'	S44°54'58"E
C8	40°24'05"	44.40'	77.95'	44.75'	70.11'	S44°56'53"E
C9	70°00'00"	60.00'	73.30'	42.01'	68.83'	S35°00'00"E

**OUTLOT 'Z'**  
(FUTURE DEVELOPMENT)  
907,364 S.F.  
20.83 AC.

**OUTLOT 'Y'**  
(PRIVATE STORM WATER DETENTION EASEMENT & PRIVATE STORM SEWER EASEMENT)  
344,145 S.F.  
7.95 AC.

**PRELIMINARY**



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

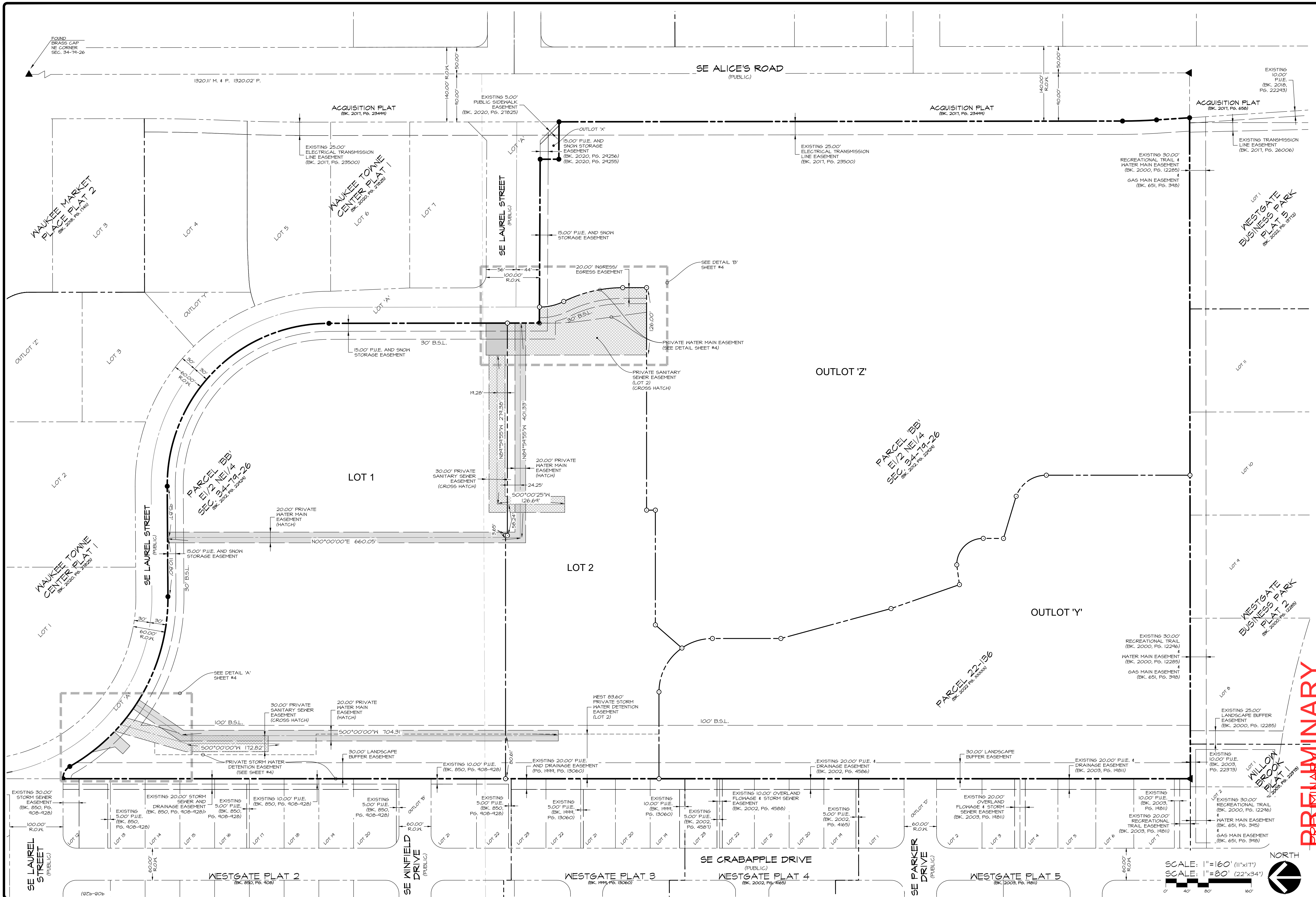
**CEC**

DATE: PRINTED ON October 7, 2022  
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DATE OF SURVEY: JAN. 05, 2022  
DESIGNED BY: JAG  
DRAWN BY: LKH

**WAUKEE TOWNE CENTER PLAT 2**  
WAUKEE, IOWA  
FINAL PLAT

SHEET 2 OF 4  
A-2163



**PRELIMINARY**

**WAUKEE TOWNE CENTER PLAT 2**

WAUKEE, IOWA

**FINAL PLAT - EASEMENTS**

SHEET  
OF 4  
A-2163

NORTH

SCALE: 1"=80' (22"x34")

SCALE: 1"=160' (11"x17")

DATE: PRINTED ON October 7, 2022

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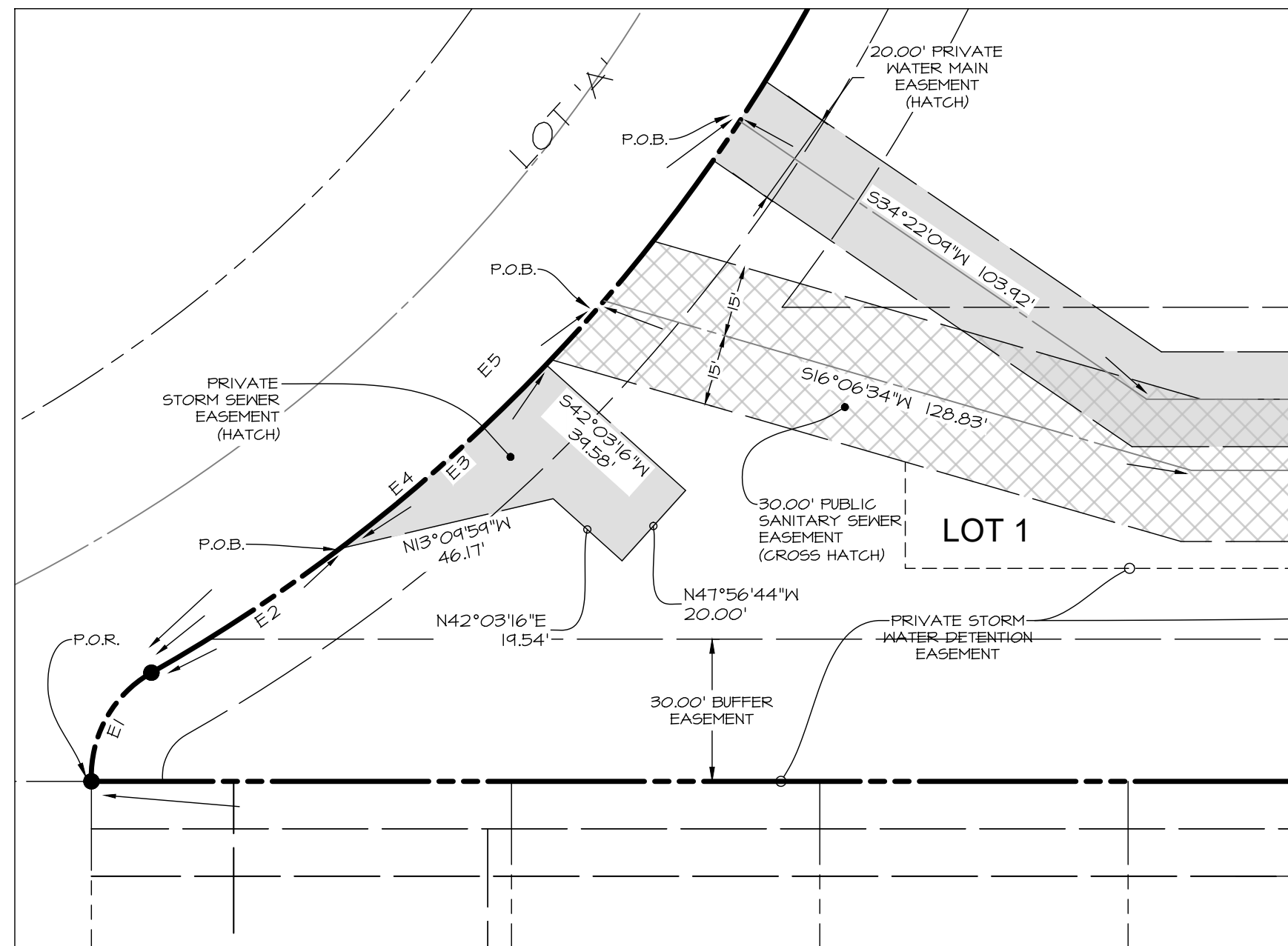
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Civil Engineering Consultants, Inc.

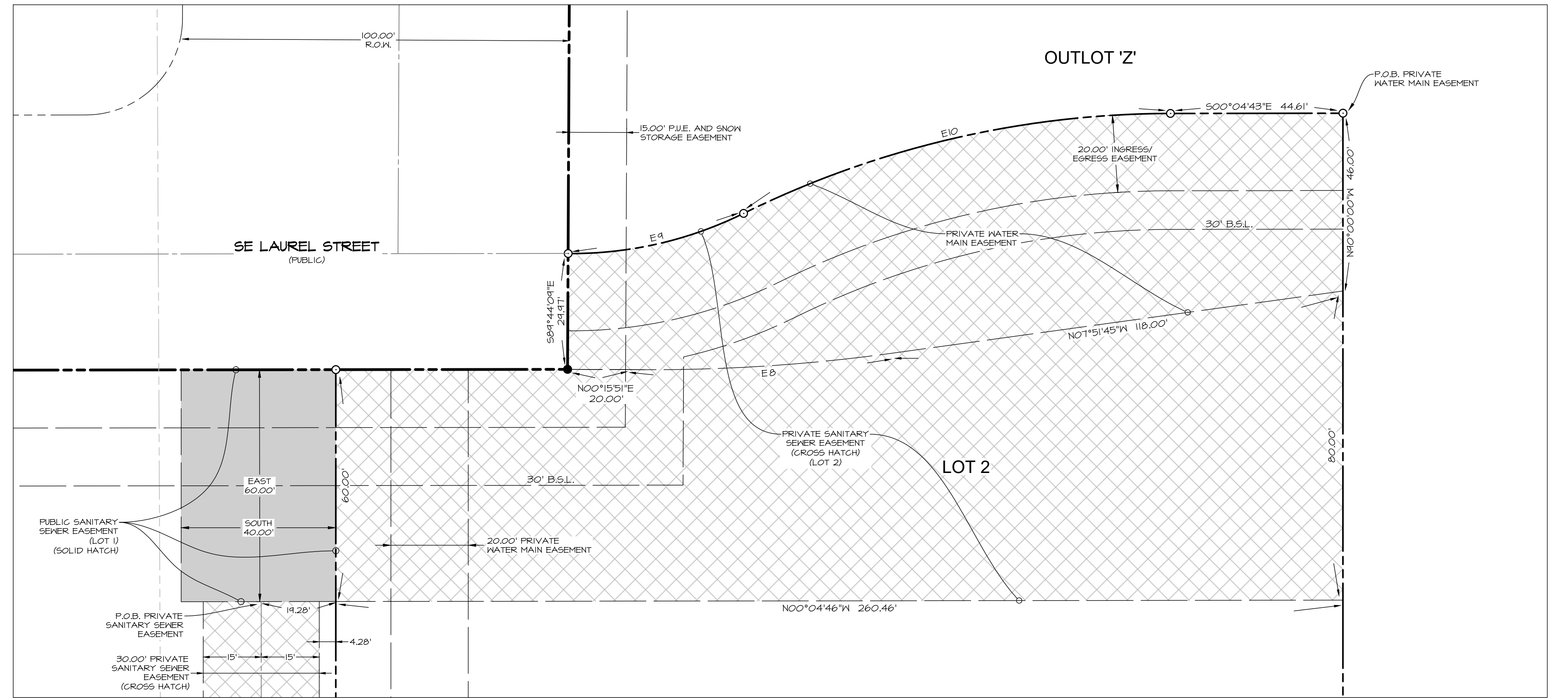
2400 86th Street Unit 12 Des Moines, Iowa 50322

515.276.8884 mail@cecinc.com

9-A-TILES-A-2100A-0161\_cad.dwg (Part Final Plat) 03/15/2022 12:06:07 PM jgpadilla.11



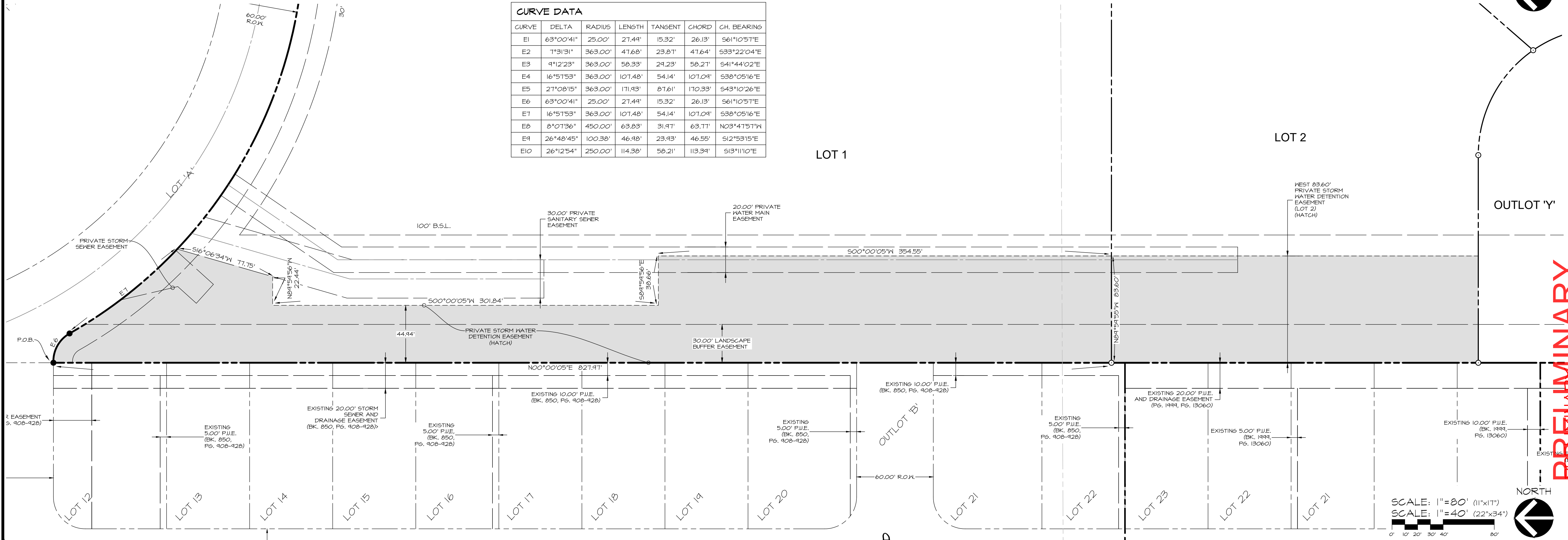
DETAIL 'A' SCALE: 1"=60' (11"x17")  
SCALE: 1"=30' (22"x34")



DETAIL 'B'

SCALE: 1"=40' (11"x17")  
SCALE: 1"=20' (22"x34")

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
E1	63°00'41"	25.00'	21.44'	15.32'	26.13'	S61°10'51"E
E2	7°31'31"	363.00'	47.68'	23.87'	47.64'	S33°22'04"E
E3	4°12'23"	363.00'	58.33'	24.23'	58.21'	S41°44'02"E
E4	16°51'53"	363.00'	107.48'	54.14'	107.04'	S38°05'16"E
E5	27°08'15"	363.00'	171.43'	87.61'	170.33'	S43°10'26"E
E6	63°00'41"	25.00'	21.44'	15.32'	26.13'	S61°10'51"E
E7	16°51'53"	363.00'	107.48'	54.14'	107.04'	S38°05'16"E
E8	8°01'36"	450.00'	63.83'	31.41'	63.71'	N03°41'51"W
E9	26°48'45"	100.38'	46.98'	23.43'	46.55'	S12°53'15"E
E10	26°12'54"	250.00'	114.38'	58.21'	113.34'	S13°11'10"E



SCALE: 1"=80' (11"x17")  
SCALE: 1"=40' (22"x34")

9-A-TUBS-A-2160-A-2163\_sld.dwg: Part Final Plat A-2163 (04) P.dwg, 10/7/2022 3:26:31 PM, jgpadilla, 1:1