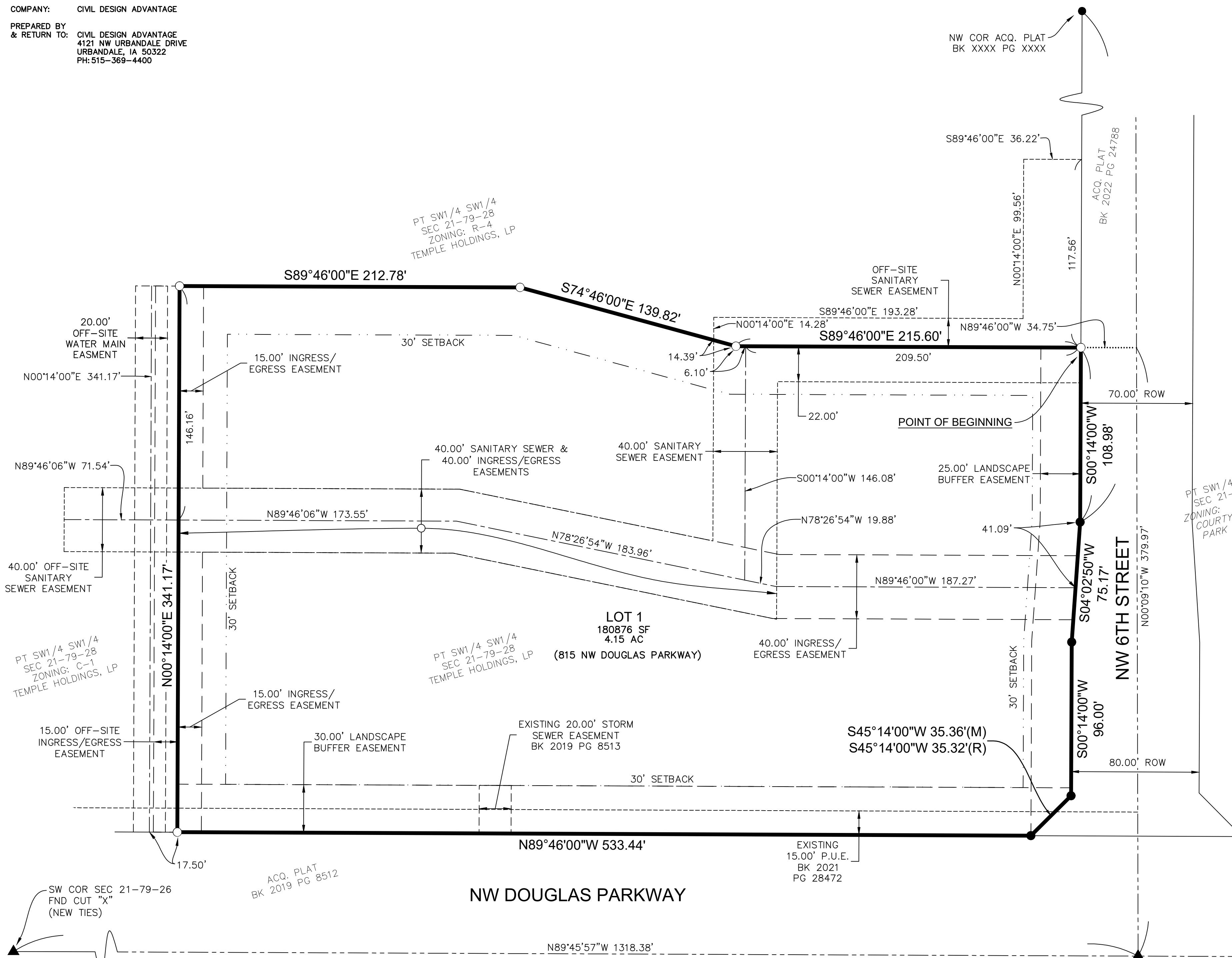


**INDEX LEGEND**  
 LOCATION: PT SW1/4 SW1/4 SEC 21-79-28  
 REQUESTOR: TEMPLE HOLDINGS, LP  
 PROPRIETOR: TEMPLE HOLDINGS, LP  
 2400 86TH ST SUITE 24  
 URBANDALE, IA 50322  
 SURVEYOR: MATTHEW J THOMAS  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PH: 515-369-4400

# PARKSIDE PROPER PLAT 1

## FINAL PLAT



**OWNER / DEVELOPER**

TEMPLE HOLDINGS, LP  
 2400 86TH ST, SUITE 24  
 URBANDALE, IA 50322  
 CONTACT: DEREK TEMPLE  
 EMAIL: DEREK@VISTAREI.COM  
 PH: (515) 778-2601

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

**DATE OF SURVEY**

AUGUST 17, 2022

**ZONING**

R-3, MULTI-FAMILY RESIDENTIAL

**BULK REGULATIONS**

- MINIMUM LOT WIDTH: 75 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MINIMUM ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 45 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES

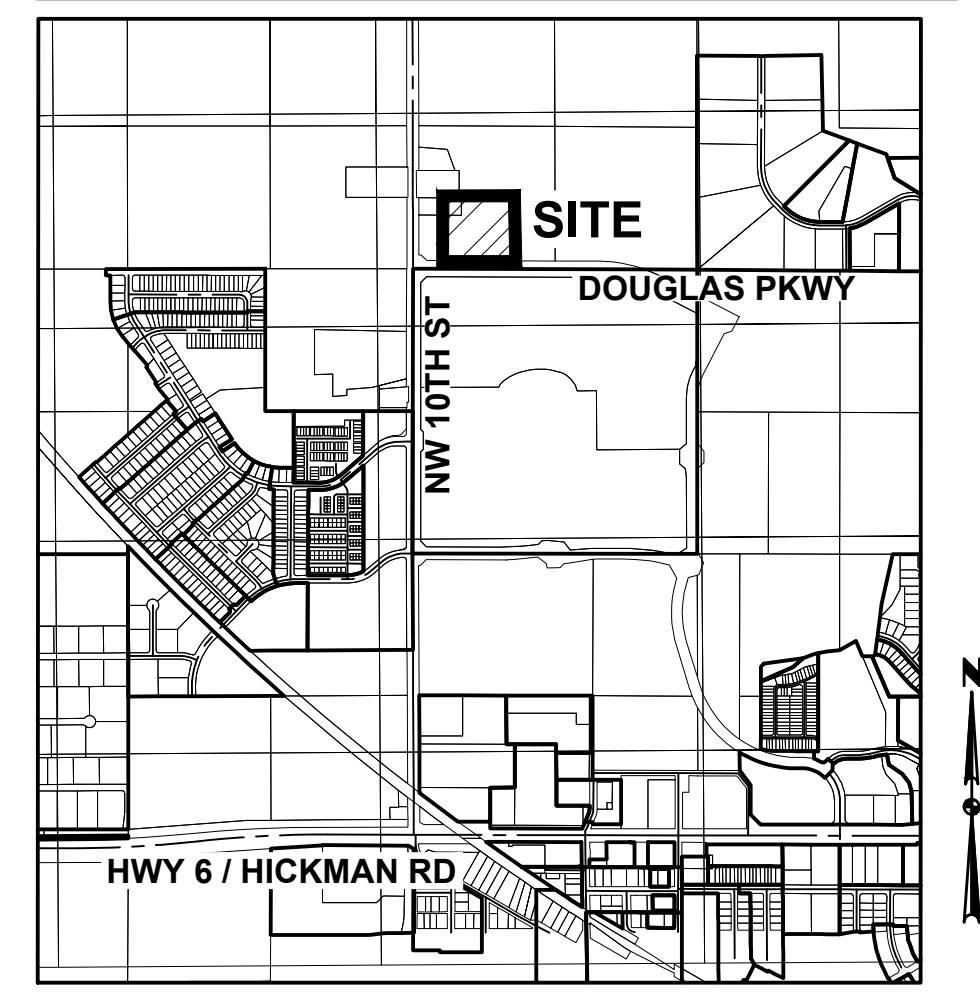
**PLAT DESCRIPTION**

A PART OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°09'10" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 379.97 FEET; THENCE NORTH 89°46'00" WEST, 34.75 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NW 6TH STREET AND THE POINT OF BEGINNING; THENCE SOUTH 00°14'00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 108.98 FEET; THENCE SOUTH 04°02'50" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 75.17 FEET; THENCE SOUTH 00°14'00" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 96.00 FEET; THENCE SOUTH 45°14'00" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 35.36 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NW DOUGLAS PARKWAY; THENCE NORTH 89°46'00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 533.44 FEET; THENCE NORTH 00°14'00" EAST, 341.17 FEET; THENCE SOUTH 89°46'00" EAST, 212.78 FEET; THENCE SOUTH 74°46'00" EAST, 139.82 FEET; THENCE SOUTH 89°46'00" EAST, 215.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.15 ACRES (180,876 SQUARE FEET).

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

**VICINITY MAP (NOT TO SCALE)**



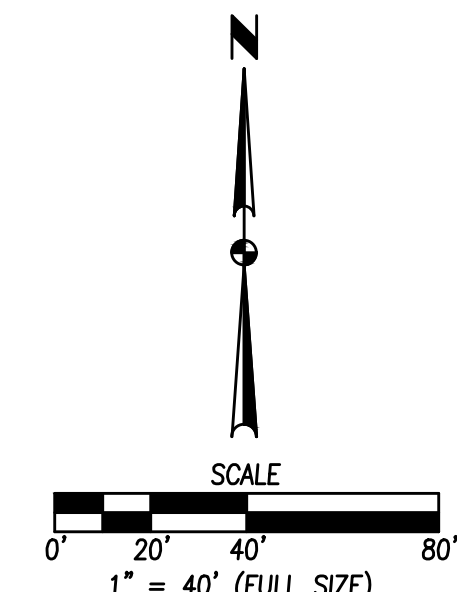
**NOTES**

- 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.

**LEGEND**

- SECTION CORNER AS NOTED
- 1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)
- MEASURED BEARING & DISTANCE
- RECORDED BEARING & DISTANCE
- DEEDED BEARING & DISTANCE
- PUBLIC UTILITY EASEMENT
- CURVE ARC LENGTH
- LOT ADDRESS
- CENTERLINE
- SECTION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- PLAT BOUNDARY

FOUND	SET
▲	△
●	○
M	
R	
D	
P.U.E.	
AL	
(1234)	



SE COR SW1/4 SW1/4 SEC 21-79-26 FND CUT "X" (NEW TIES)

POINT OF COMMENCEMENT

FILE: H:\2022\2206447\DWG\2206447-FINAL PLATING.dwg  
 DATE PLOTTED: 12/16/2022 12:18 PM  
 PLOTTED BY: JON ERODAN

SCALE

1" = 40' (FULL SIZE)

1  
1  
2206.447

PROFESSIONAL LAND SURVEYOR  
 MATTHEW J THOMAS  
 LICENSE NUMBER 19968  
 LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

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.

DATE

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**CIVIL DESIGN ADVANTAGE**

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

REVISIONS

NO.	DATE	DESCRIPTION
1	12/16/22	SECOND SUBMITTAL
2	08/29/22	FIRST SUBMITTAL

ENGINEER: [Signature]

TECH: [Signature]

REVIEW: [Signature]

WAUKEE, IOWA

**PARKSIDE PROPER PLAT 1**  
**FINAL PLAT**