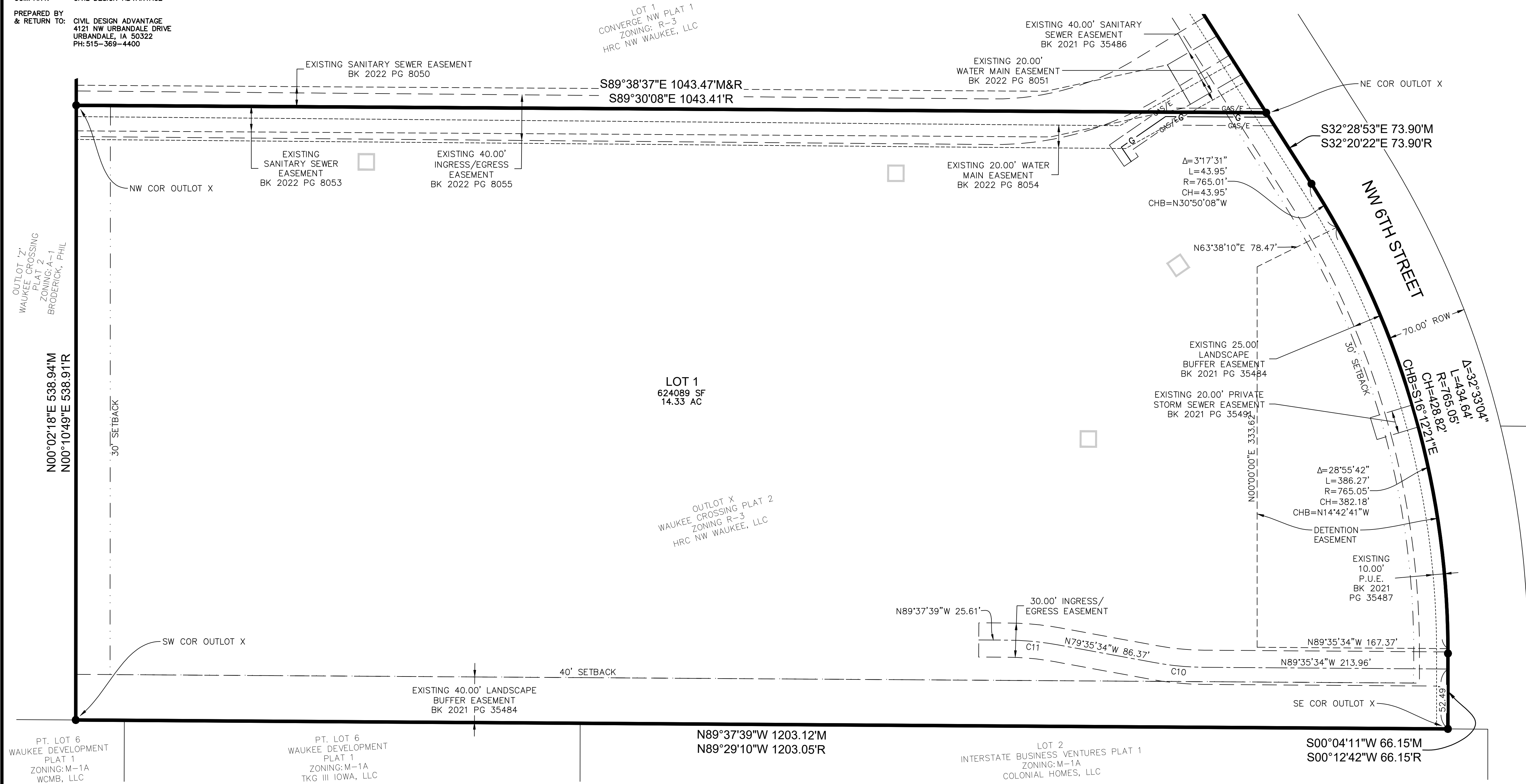


# CONVERGE NW PLAT 2

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: OUTLOT X, WAUKEE CROSSING PLAT 2  
 WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTOR: HUBBELL DEVELOPMENT SERVICES  
 6900 WESTOWN PARKWAY  
 WEST DES MOINES, IA 50266  
 PROPRIETOR: HRC NW WAUKEE, LLC  
 6900 WESTOWN PKWY  
 WEST DES MOINES IA 50266  
 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



**OWNER**  
 HRC NW WAUKEE, LLC  
 6900 WESTOWN PKWY  
 WEST DES MOINES IA 50266

**DEVELOPER**  
 HUBBELL DEVELOPMENT SERVICES  
 6900 WESTOWN PARKWAY  
 WEST DES MOINES, IA 50266  
 CONTACT: MATTHEW WELLER  
 EMAIL: MATT.WELLER@HUBBELLREALTY.COM  
 PHONE: (515) 280-2041

**ENGINEER / SURVEYOR**  
 CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

**ZONING**  
 R-3, MULTI-FAMILY DISTRICT

**BULK REGULATIONS**  
**SETBACKS:**  
 FRONT: 30 FT  
 SIDE: 15 FT TOTAL (7 FT MINIMUM)  
 REAR: 30 FT

**DATE OF SURVEY**  
 SEPTEMBER 9, 2022

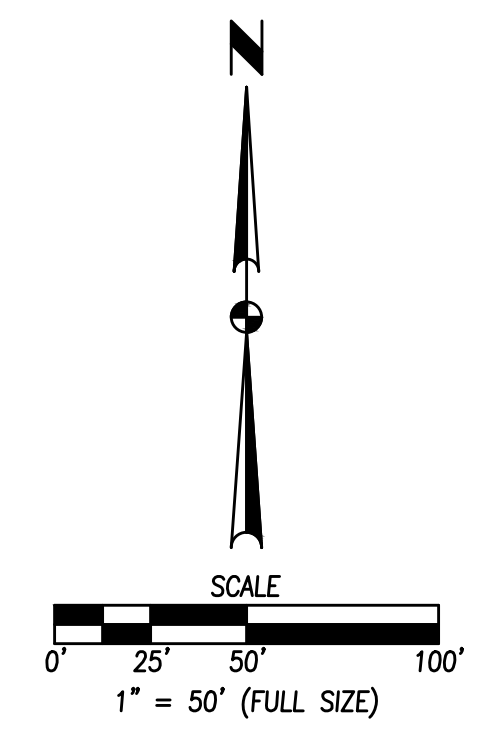
**PLAT DESCRIPTION**  
 OUTLOT X, WAUKEE CROSSING PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 14.33 ACRES (624,089 SQUARE FEET).  
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**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.

**PLAT LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
5/8" REBAR, BLUE PLASTIC CAP#18381 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, RED PLASTIC CAP#19968 (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	_____	



**PROFESSIONAL LAND SURVEYOR**  
 MATTHEW J. THOMAS, P.L.S.  
 LICENSE NUMBER 19968  
 LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

FILE: IA\_2022\_207532\_000\_2207532-FINAL PLATING  
 DATE PLOTTED: 12/28/2022 2:52 PM  
 COMMENT: ENG  
 PLOTTED BY: TUCKER DUFF

**CONVERGE NW PLAT 2**  
**FINAL PLAT**

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

WAUKEE, IOWA

DATE: 12/28/2022

REVISIONS:

TECH: \_\_\_\_\_ REVIEW: \_\_\_\_\_

ENGINEER: \_\_\_\_\_

2207.532