

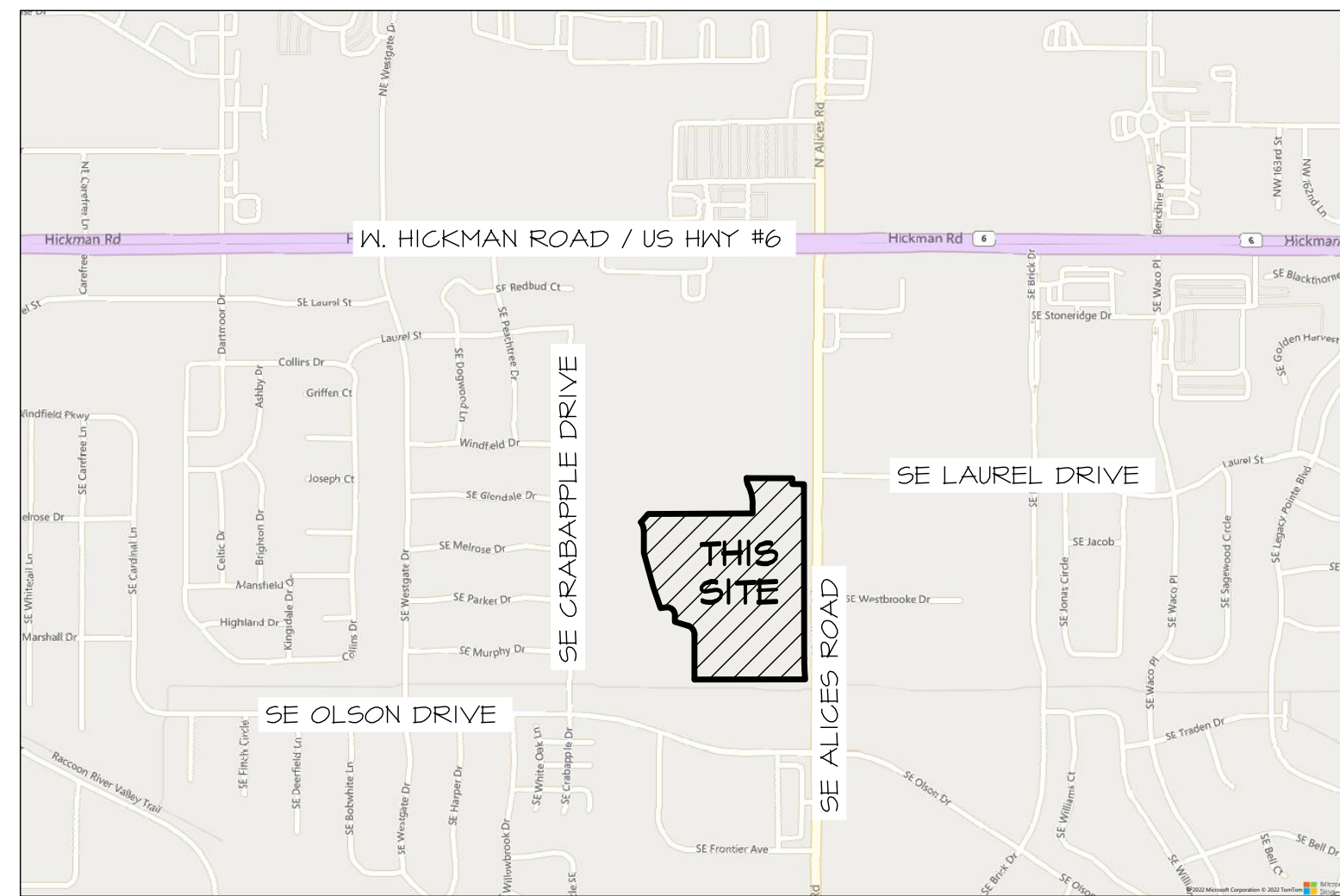
# FINAL PLAT

# WAUKEE TOWNE CENTER PLAT 3

# WAUKEE, IOWA

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

Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT
3	EASEMENTS
4	EASEMENT DETAIL (EAST)
5	EASEMENT DETAIL (WEST)



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

**OUTLOT NOTES**

1. OUTLOT 'Y' IS INTENDED TO BE TRANSFERRED TO THE CITY OF WAUKEE AND USED AS  
A CITY PARK OR OPEN SPACE.

**OWNER MAINTENANCE NOTES**

1. LOTS 1-B ARE SUBJECT TO AN OPERATION AND EASEMENT AGREEMENT RECORDED  
IN BOOK 2022, PAGE 25314 AT THE DALLAS COUNTY RECORDER'S OFFICE.

**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 18381  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, SUITE #12  
URBANDALE, IOWA 50322  
515-276-4884 EXT 221  
GADDIS@CECLAC.COM

**LEGAL DESCRIPTION**

OUTLOT 'Y' AND OUTLOT 'Z', WAUKEE TOWNE CENTER PLAT 2, AN OFFICIAL PLAT  
RECORDED IN BOOK 2022, PAGE 24860 AT THE DALLAS COUNTY RECORDER'S OFFICE,  
CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 30.03 ACRES MORE OR LESS.

**LAND AREA**

30.03 ACRES  
1,308,122 SQ. FT.

**BASIS OF BEARINGS**

THE FINAL PLAT BEARINGS ARE BASED ON THE SOUTH LINE OF SE1/4 NE1/4 OF SECTION  
34-11-26 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.

**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  
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.).

**BOUNDARY CLOSURE REPORT**

NORTH: 1540.3281' EAST: 2682.3206'

SEGMENT #1 : LINE  
COURSE: 500°04'43"E LENGTH: 1054.31'  
NORTH: 535.9541' EAST: 2683.7672'

SEGMENT #2 : CURVE  
LENGTH: 63.71' RADIUS: 1001.00'  
DELTA: 003°38'44" TANGENT: 31.81'  
CHORD: 63.10' COURSE: S01°54'08"E  
COURSE IN: N84°55'11"E COURSE OUT: S86°16'28"W  
RP NORTH: 537.3325' EAST: 3684.7663'  
END NORTH: 472.2442' EAST: 2685.8817'

SEGMENT #3 : LINE  
COURSE: 503°43'32"E LENGTH: 62.00'  
NORTH: 410.4252' EAST: 2684.9103'

SEGMENT #4 : LINE  
COURSE: 584°56'09"W LENGTH: 1237.34'  
NORTH: 404.0344' EAST: 1452.5210'

SEGMENT #5 : LINE  
COURSE: N00°00'05"E LENGTH: 444.27'  
NORTH: 1403.3094' EAST: 1452.5451'

SEGMENT #6 : LINE  
COURSE: 584°54'55"E LENGTH: 162.52'  
NORTH: 1403.3055' EAST: 1615.0651'

SEGMENT #7 : CURVE  
LENGTH: 46.35' RADIUS: 100.00'  
DELTA: 055°12'25" TANGENT: 52.29'  
CHORD: 42.61' COURSE: S62°23'43"E  
COURSE IN: S00°00'05"W COURSE OUT: N55°12'30"E  
RP NORTH: 1303.3055' EAST: 1615.0627'  
END NORTH: 1360.3651' EAST: 1647.1861'

SEGMENT #8 : LINE  
COURSE: N41°01'34"E LENGTH: 65.46'  
NORTH: 1410.0443' EAST: 1740.5704'

SEGMENT #9 : LINE  
COURSE: 584°54'55"E LENGTH: 210.00'  
NORTH: 1410.0442' EAST: 1450.5704'

SEGMENT #10 : LINE  
COURSE: N00°00'05"E LENGTH: 32.00'  
NORTH: 1442.0442' EAST: 1450.5712'

SEGMENT #11 : LINE  
COURSE: 584°54'55"E LENGTH: 421.30'  
NORTH: 1442.0340' EAST: 2371.8712'

SEGMENT #12 : LINE  
COURSE: N00°04'43"W LENGTH: 30.33'  
NORTH: 1472.3640' EAST: 2371.8246'

SEGMENT #13 : CURVE  
LENGTH: 114.38' RADIUS: 250.00'  
DELTA: 026°12'54" TANGENT: 23.28'  
CHORD: 113.34' COURSE: N13°11'01"W  
COURSE IN: 584°55'17"W COURSE OUT: N63°42'23"E  
RP NORTH: 1472.0210' EAST: 2121.8248'  
END NORTH: 1582.7643' EAST: 2345.9636'

SEGMENT #14 : CURVE  
LENGTH: 45.75' RADIUS: 100.00'  
DELTA: 026°12'54" TANGENT: 23.28'  
CHORD: 45.36' COURSE: N13°11'01"W  
COURSE IN: N63°42'23"E COURSE OUT: 584°55'17"W  
RP NORTH: 1627.0615' EAST: 2435.6172'  
END NORTH: 1626.9284' EAST: 2335.6163'

SEGMENT #15 : LINE  
COURSE: 584°44'04"E LENGTH: 276.67'  
NORTH: 1625.6528' EAST: 2612.2834'

SEGMENT #16 : LINE  
COURSE: S00°04'43"E LENGTH: 35.00'  
NORTH: 1540.6528' EAST: 2612.3314'

SEGMENT #17 : LINE  
COURSE: 584°44'04"E LENGTH: 70.00'  
NORTH: 1540.3301' EAST: 2682.3307'

PERIMETER: 4472.01' AREA: 1308122.21 SQ. FT.  
ERROR CLOSURE: 0.0103 COURSE: N78°45'21"E  
ERROR NORTH: 0.00200 EAST: 0.01008

PRECISION I: 482226.21

**FLOOD ZONE**

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.  
COMMUNITY-PANEL #19049C0355F 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 FLOOD SERVICE CENTER FOR CURRENT MAPS  
WWW.FEMA.COM  
FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114  
1-817-338-2621  
FEMAMAPSFICIALIST@RISKMAPCD5.COM

**INDEX LEGEND**

COUNTY:	DALLAS
SUBDIVISION:	WAUKEE TOWNE CENTER PLAT 2
LOT:	OUTLOT 'Y', OUTLOT 'Z'
CITY:	WAUKEE
PROPRIETOR(S):	WAUKEE TOWNE CENTER, LLC
REQUESTED BY:	MIKE PIERSON
PROFESSIONAL LAND SURVEYOR	JEFFREY A. GADDIS, PLS 18381
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC
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/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- △ SET SECTION CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 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

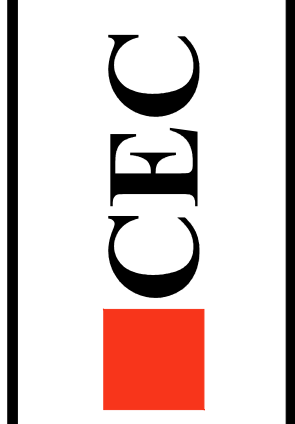


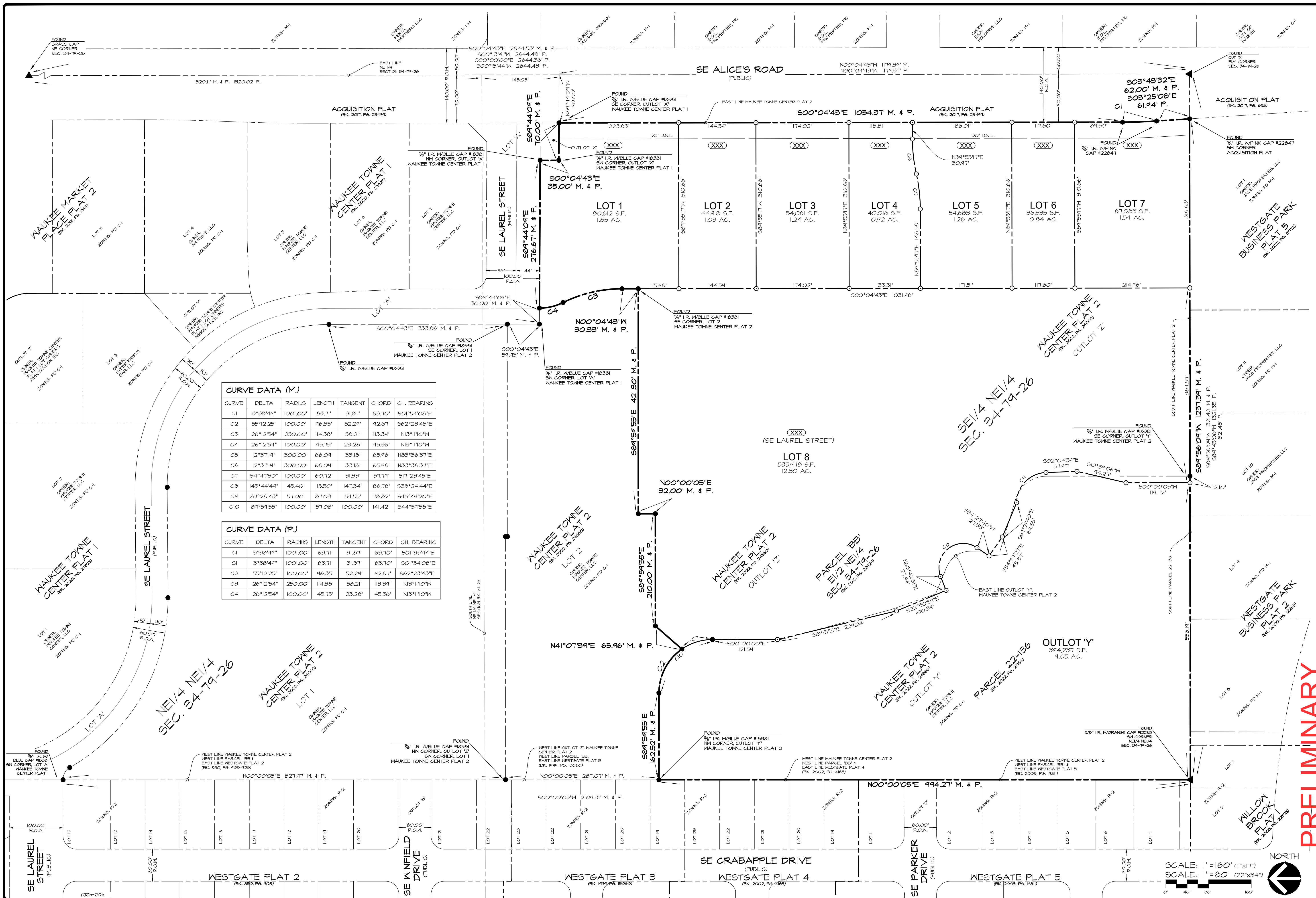
DATE: PRINTED ON February 24, 2023  
1ST SUB: 2023-02-06  
DATE OF SURVEY: JAN. 05, 2022  
DESIGNED BY: JAG  
DRAWN BY: LKH

PRELIMINARY  
WAUKEE TOWNE CENTER PLAT 3  
WAUKEE, IOWA  
COVER

SHEET  
OF 5

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



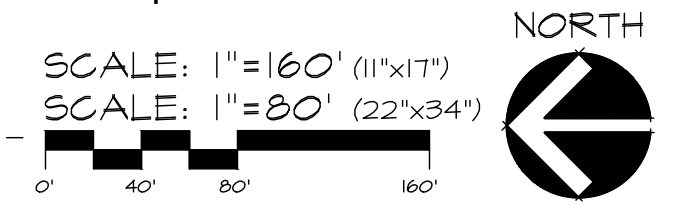


**CURVE DATA (M.)**

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	55°12'25"	100.00'	46.35'	52.24'	42.67'	S62°23'43"E
C3	26°12'54"	250.00'	114.38'	58.21'	113.34'	N13°11'10"W
C4	26°12'54"	100.00'	45.75'	23.28'	45.36'	N13°11'10"W
C5	12°37'14"	300.00'	66.04'	33.18'	65.46'	N83°36'37"E
C6	12°37'14"	300.00'	66.04'	33.18'	65.46'	N83°36'37"E
C7	34°41'30"	100.00'	60.72'	31.33'	54.71'	S11°23'45"E
C8	145°44'44"	45.40'	115.50'	141.34'	86.78'	S38°24'44"E
C9	81°28'43"	57.00'	87.03'	54.55'	78.82'	S45°49'20"E
C10	84°54'55"	100.00'	157.08'	100.00'	141.42'	S44°54'58"E

**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
C1	3°38'44"	1001.00'	63.71'	31.87'	63.70'	S01°54'08"E
C2	55°12'25"	100.00'	46.35'	52.24'	42.67'	S62°23'43"E
C3	26°12'54"	250.00'	114.38'	58.21'	113.34'	N13°11'10"W
C4	26°12'54"	100.00'	45.75'	23.28'	45.36'	N13°11'10"W

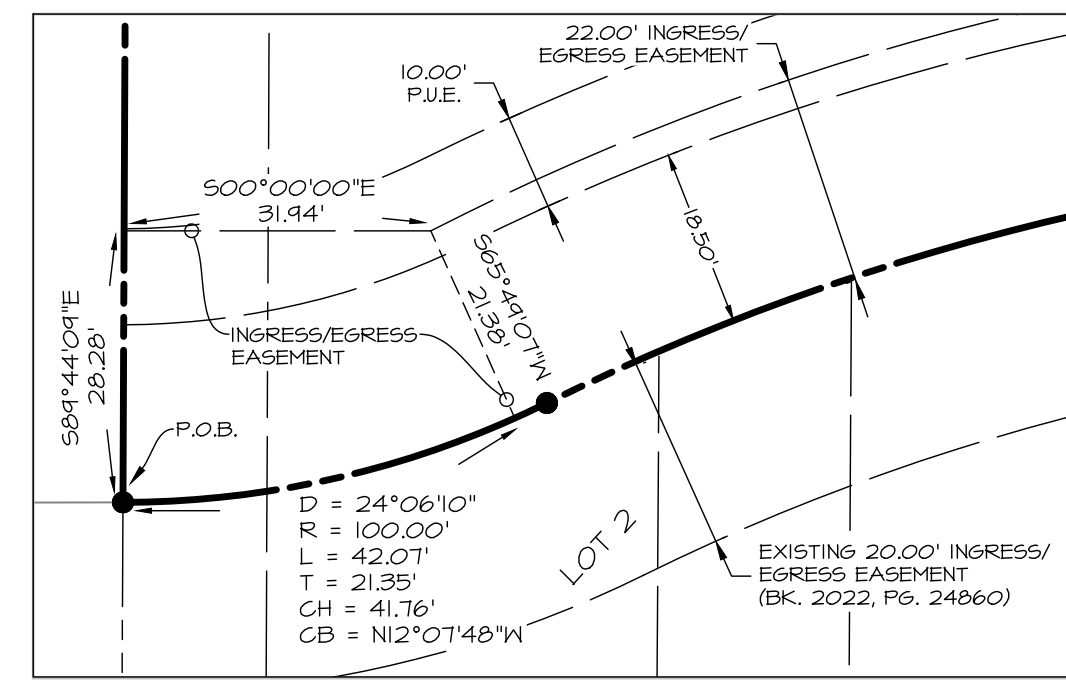


DATE: PRINTED ON February 24, 2023  
 DATE OF SURVEY: 1ST 5/18, 2023-02-06  
 DESIGNED BY: JAN. 05, 2022  
 DRAWN BY: JAG

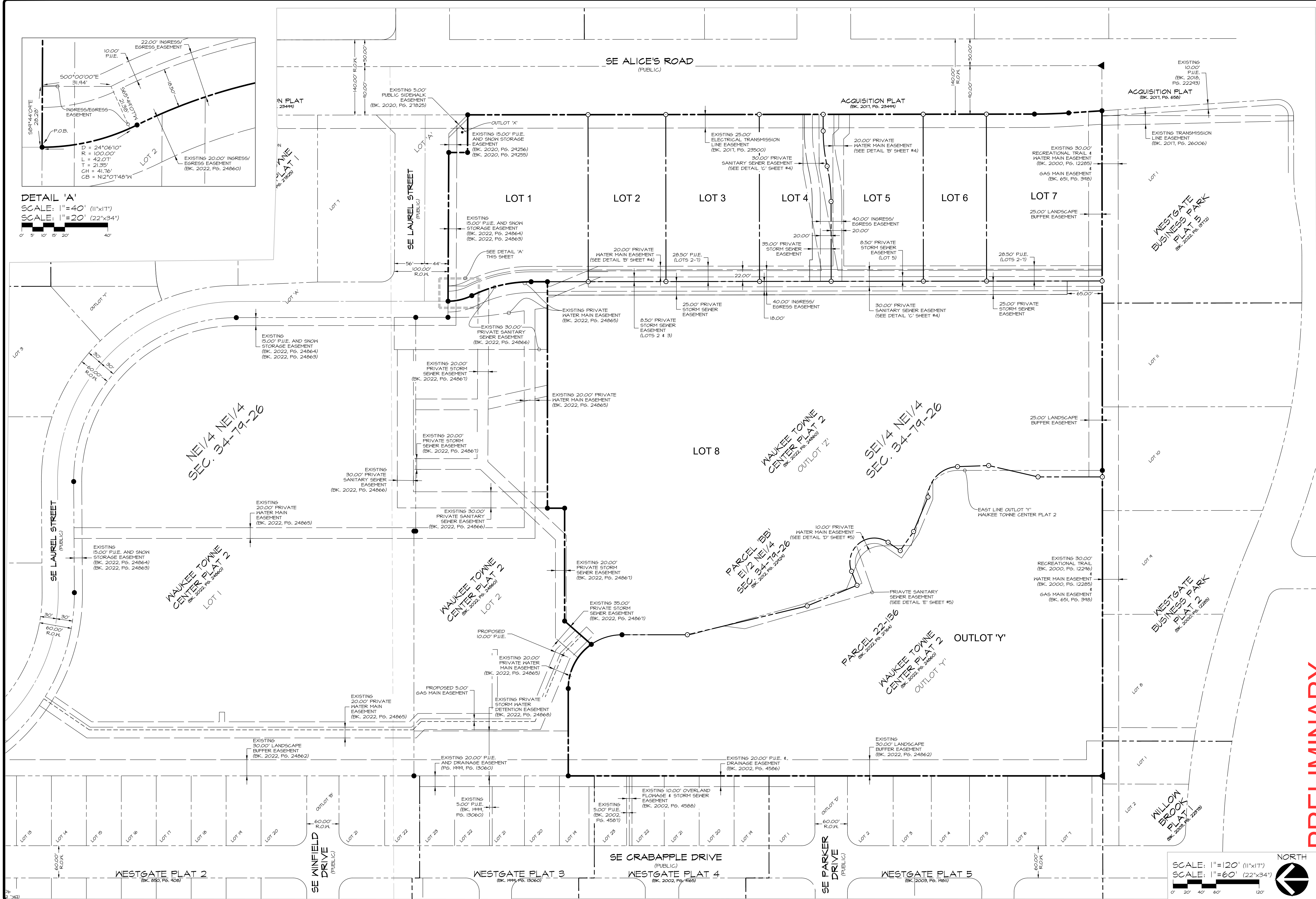
**PRELIMINARY**  
**WAUKEE TOWNE CENTER PLAT 3**  
 WAUKEE, IOWA  
**FINAL PLAT**

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

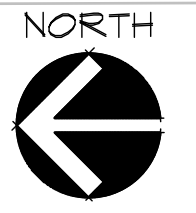
SHEET 2 OF 5  
 A-2194



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



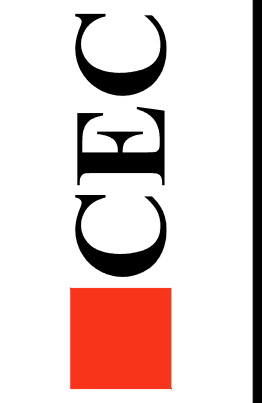
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 SCALE: 1"=60' (22"x34")



**PRELIMINARY**

**WAUKEE TOWNE CENTER PLAT 3**  
 WAUKEE, IOWA  
**EASEMENTS**

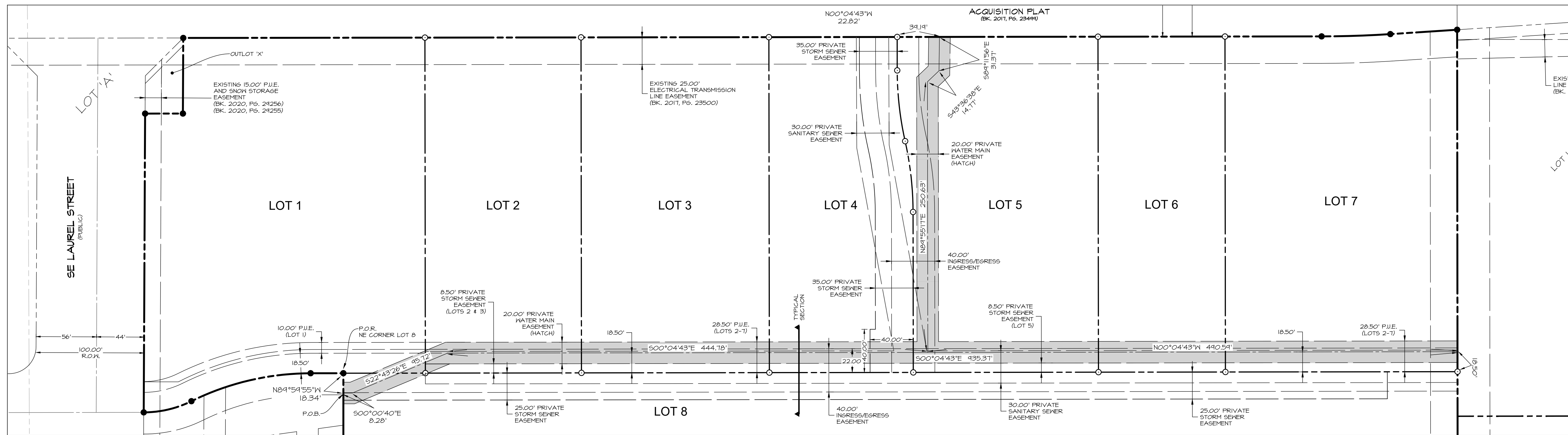
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 DATE OF SURVEY: JAN. 05, 2022  
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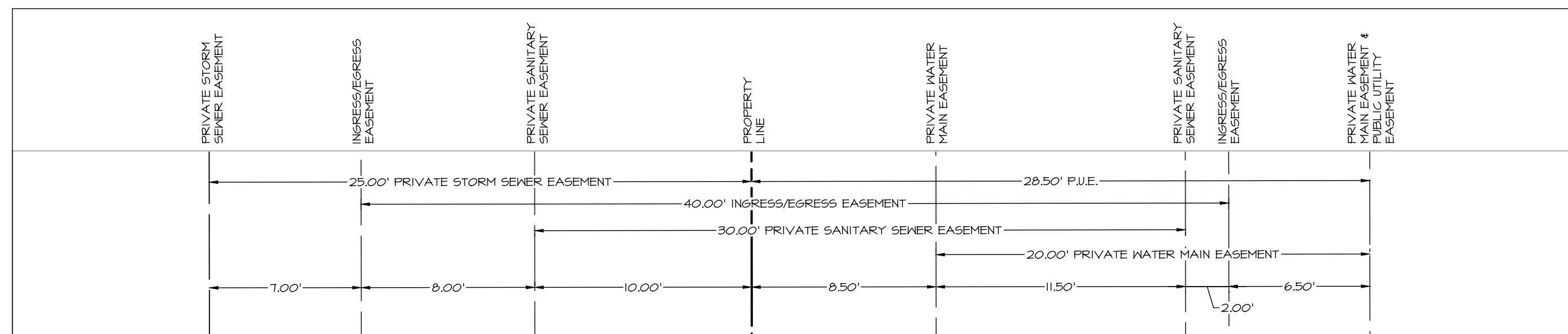
SHEET  
 OF 5  
 A-2194

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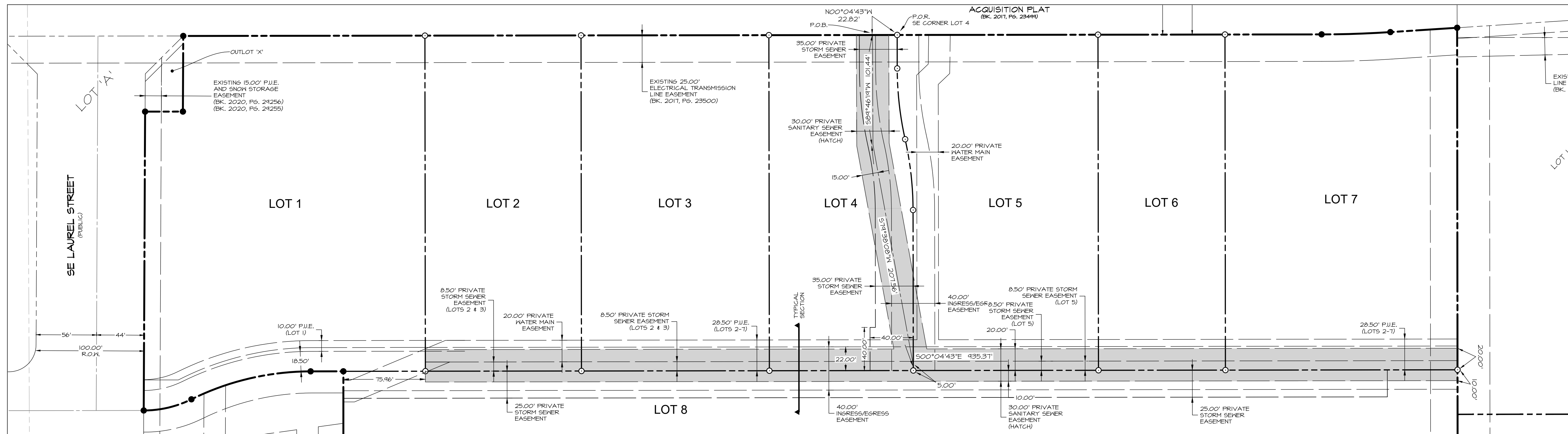
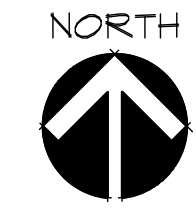
DETAIL 'B' - PRIVATE WATER MAIN EASEMENT

SCALE: 1"=100' (11"x17")  
SCALE: 1"=50' (22"x34")



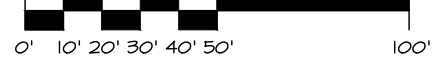
TYPICAL SECTION LOTS 2-7, & 8

SCALE: 1"=10' (11"x17")  
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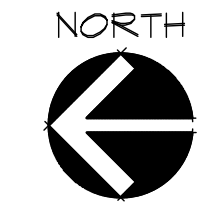


DETAIL 'C' - PRIVATE SANITARY SEWER EASEMENT

SCALE: 1"=100' (11"x17")  
SCALE: 1"=50' (22"x34")



PRELIMINARY



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