Doc ID: 009030930018 Type: PLAT
Recorded: 04/11/2023 at 09:43:25 AM
Fee Amt: $92.00 Page 1 of 18
Dallas County Iowa
ReNae Arnold RECORDER
File#
BK 2023 PG 4555

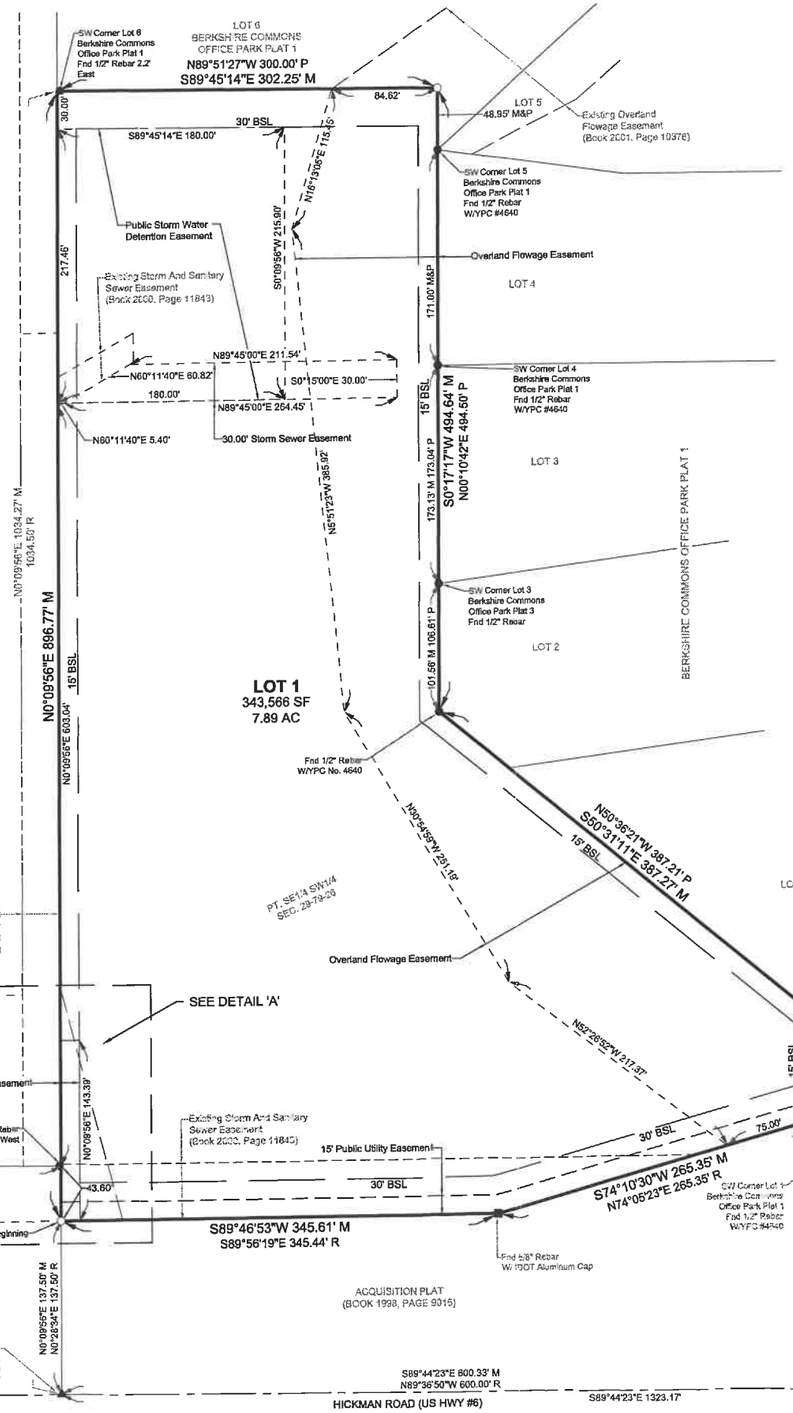
AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

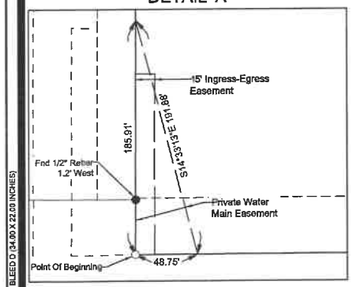
SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES. COM
SURVEY LOCATED:
SE1/4 SW 1/4
SEC. 26-79-26
REQUESTED BY:
CALIBER IOWA, LLC
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

WEST LIGHT PLAT 1

FINAL PLAT



DETAIL 'A'



LEGEND

FEATURES	FOUND	SET
Section Corner	●	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊢⊣	
Control Point	⊙CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

PLAT DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0°09'56" EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 137.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HICKMAN ROAD (US HWY #6) AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°09'56" EAST ALONG SAID WEST LINE, 896.77 FEET TO THE SOUTHWEST CORNER OF LOT 6, BERKSHIRE COMMONS OFFICE PARK PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°45'14" EAST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 302.25 FEET TO A SOUTHERLY CORNER OF SAID LOT 6; THENCE SOUTH 0°17'17" WEST ALONG THE WEST LINE OF LOTS 2 THROUGH 6, OF SAID BERKSHIRE COMMONS OFFICE PARK PLAT 1, A DISTANCE OF 494.64 FEET TO A WESTERLY CORNER OF SAID LOT 2; THENCE SOUTH 50°31'11" EAST ALONG THE WEST LINE OF LOTS 1 AND 2, BERKSHIRE COMMONS OFFICE PARK PLAT 1, A DISTANCE OF 387.27 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 0°15'38" WEST CONTINUING ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 80.92 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 74°10'30" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 265.35 FEET; THENCE SOUTH 89°46'53" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 345.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.89 ACRES (343,566 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER

CALIBER IOWA, LLC
1680 SW ANKENY ROAD, SUITE 1B
ANKENY, IA 50023

MADTOWN PROPERTIES, LLC

SITE AREA

GROSS AREA=7.89 AC (343,566 SF)

DATE OF SURVEY

DECEMBER 09, 2021

BULK REGULATIONS

MAXIMUM DENSITY = 22 DWELLING UNITS/ACRE
FRONT YARD SETBACK = 30 FEET
SIDE YARD = 15 FEET
REAR YARD = 30 FEET
MAXIMUM HEIGHT = 56 FEET
MINIMUM OPEN SPACE = 20%

ZONING

R-3/PD- PLANNED DEVELOPMENT
DISTRICT W/ UNDERLYING MULTI-FAMILY
RESIDENTIAL DISTRICT
(BK 2022 PG 10282)

NOTES

QUIT CLAIM DEED BOOK 2017, PAGE 11178 IS THE SAME PARCEL AS THE PLAT DESCRIPTION.

PROJECT ADDRESS

1345 EAST HICKMAN ROAD
WAUKEE, IOWA

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 08/15/2022
SIGNED: [signature]

0 60 FEET

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.

ERIN D. GRIFFIN 19710 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

Erin D. Griffin, PLS — Date 11/22/22
License Number 19710
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal:
Sheet 1 of 1

MARK	REVISION	DATE	BY
Engineer:	Checked By: EDG	Scale: 1" = 60'	
Technician: AJD	Date: 05-27-2022	T-R-S: 79N-26W-26	

Project No: 116.1134.01
Sheet 1 OF 1

WAUKEE, IA

WEST LIGHT PLAT 1
FINAL PLAT

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 116.1134.01
Sheet 1 OF 1

V:\Projects\2021\116.1134.01\CAD\116.1134_PLT.dwg AUSTIN DAVENPORT, 2/23/24 EXHIBIT L, 2/22/2024 10, 7:59 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)