

INDEX LEGEND

LOCATION: PT PARCEL "22-20"
S1/2 SEC 28-79-26
WAUKEE, DALLAS COUNTY, IOWA
REQUESTOR: INDI RUN WEST, LLC
PROPRIETOR: INDI RUN WEST, LLC
17389 BERKSHIRE PKWY
CLIVE, IOWA 50325
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

INDI RUN PLAT 5

FINAL PLAT

OWNER / DEVELOPER

INDI RUN WEST, LLC
17389 BERKSHIRE PARKWAY
CLIVE, IOWA 50325
CONTACT: ERIC GRUBB

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

PD-1/R-2

PD DOCUMENT: BOOK 2022 PAGE 8364

BULK REGULATIONS

FRONT SETBACK =30'
REAR SETBACK =30'
SIDE SETBACK =5' MIN/10' TOTAL
MINIMUM LOT WIDTH =50'

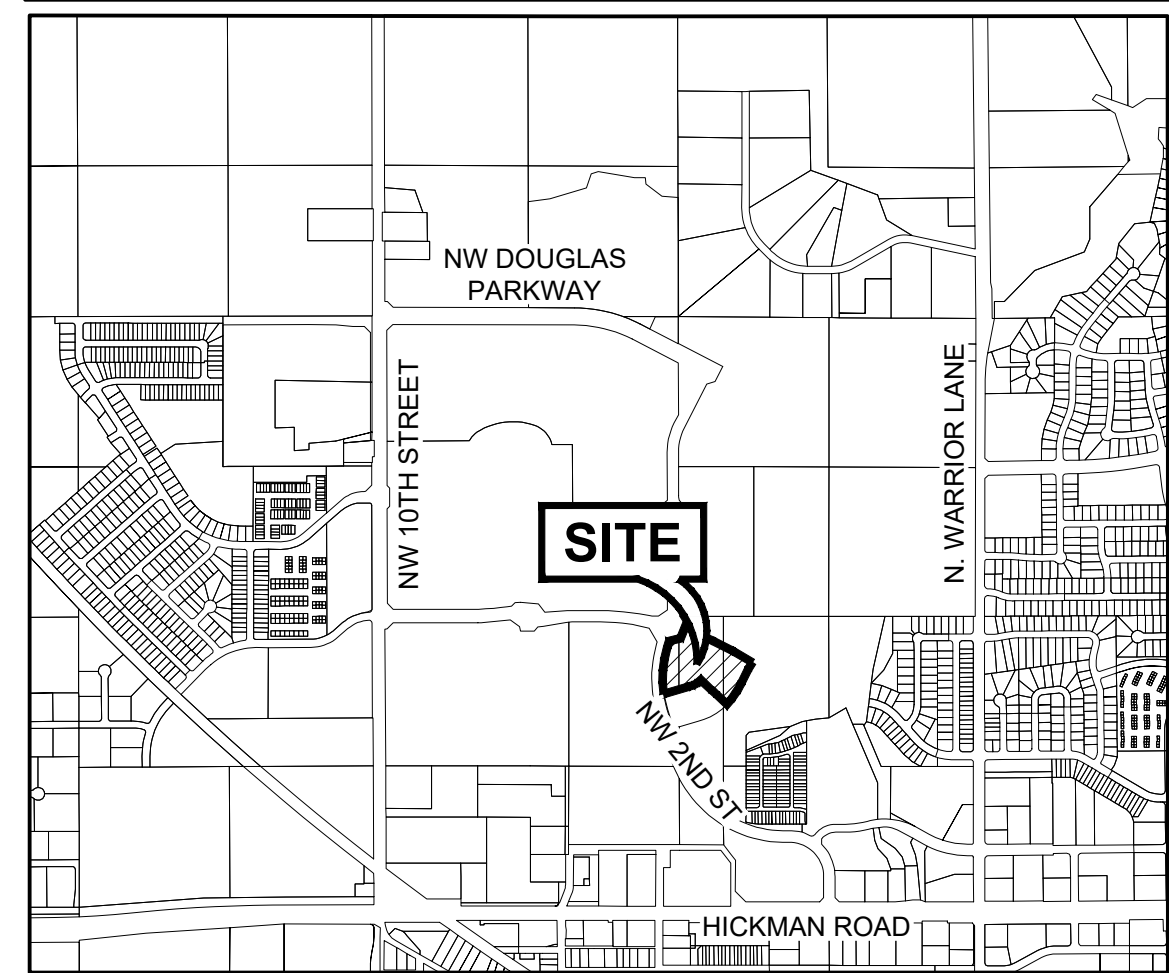
DATE OF SURVEY

JANUARY 3, 2022

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.
- STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.
- OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

VICINITY MAP



WAUKEE, IOWA

PLAT DESCRIPTION

A PART OF PARCEL '22-20' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 9854, BEING A PART OF THE SOUTH ONE HALF OF SECTION 28, 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:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, INDI RUN PLAT 4, AN OFFICIAL PLAT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL '22-20' AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 416.82 FEET AND WHOSE CHORD BEARS NORTH 04°22'59" EAST, 413.48 FEET; THENCE NORTH 16°57'09" EAST CONTINUING ALONG SAID WESTERLY LINE, 55.31 FEET; THENCE NORTH 76°13'12" EAST CONTINUING ALONG SAID WESTERLY LINE, 103.14 FEET; THENCE NORTH 21°51'38" EAST CONTINUING ALONG SAID WESTERLY LINE, 120.00 FEET TO THE SOUTHERLY LINE OF PARCEL "22-57" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 10746, BEING A PART OF SAID PARCEL "22-20"; THENCE SOUTH 56°34'44" EAST ALONG SAID SOUTHERLY LINE, 147.82 FEET; THENCE SOUTH 65°19'51" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 129.38 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND THE EASTERLY EXTENSION THEREOF AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 3035.00 FEET, WHOSE ARC LENGTH IS 394.59 FEET AND WHOSE CHORD BEARS SOUTH 61°36'23" EAST, 394.31 FEET; THENCE SOUTH 32°07'05" WEST, 70.00 FEET; THENCE SOUTH 27°01'52" WEST, 193.32 FEET; THENCE NORTH 62°58'08" WEST, 0.28 FEET; THENCE SOUTH 33°15'21" WEST, 108.08 FEET; THENCE SOUTH 39°54'11" WEST, 61.31 FEET TO THE SOUTHEAST CORNER OF LOT 8, SAID INDI RUN PLAT 4; THENCE NORTH 46°41'04" WEST ALONG THE EAST LINE OF SAID INDI RUN PLAT 4, A DISTANCE OF 185.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID EAST LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 1.61 FEET AND WHOSE CHORD BEARS SOUTH 43°27'19" WEST, 1.61 FEET; THENCE NORTH 46°24'17" WEST CONTINUING ALONG SAID EAST LINE, 130.00 FEET TO THE NORTHEAST CORNER OF LOT 7, SAID INDI RUN PLAT 4; THENCE SOUTH 49°20'04" WEST ALONG THE NORTH LINE OF SAID INDI RUN PLAT 4, A DISTANCE OF 40.00 FEET; THENCE SOUTH 60°48'46" WEST CONTINUING ALONG SAID NORTH LINE, 40.00 FEET; THENCE SOUTH 71°33'31" WEST CONTINUING ALONG SAID NORTH LINE, 44.00 FEET; THENCE SOUTH 73°26'14" WEST CONTINUING ALONG SAID NORTH LINE, 229.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.14 ACRES (310,856 SQUARE FEET).

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

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	16°17'03"	360.00'	102.32'	N35°10'24"E	101.97'	C24	1°29'56"	57.00'	1.49'	N85°45'33"W	1.49'
C2	2°25'25"	2790.00'	118.02'	S64°10'50"E	118.01'	C25	5°41'58"	450.00'	44.76'	N82°09'35"W	44.75'
C3	19°37'02"	420.00'	143.80'	S75°12'04"E	143.10'	C26	5°58'16"	450.00'	46.90'	N76°19'28"W	46.88'
C4	6°49'30"	390.00'	46.46'	S39°54'11"W	46.43'	C27	5°58'16"	450.00'	46.90'	N70°21'13"W	46.88'
C5	9°09'22"	390.00'	62.32'	S31°54'45"W	62.26'	C28	1°58'32"	450.00'	15.52'	N66°22'49"W	15.52'
C6	89°41'48"	25.00'	39.14'	S72°10'58"W	35.26'	C29	0°40'21"	2820.00'	33.10'	N65°03'22"W	33.10'
C7	15°52'18"	330.00'	91.41'	N35°22'47"E	91.12'	C30	1°00'19"	2820.00'	49.47'	N64°13'02"W	49.47'
C8	18°31'13"	25.00'	8.08'	N18°11'01"E	8.05'	C31	0°44'45"	2820.00'	36.71'	N63°20'30"W	36.71'
C9	90°24'45"	25.00'	39.45'	N17°45'45"W	35.48'	C32	0°58'10"	2965.00'	50.16'	N58°21'59"W	50.16'
C10	1°07'24"	2760.00'	54.11'	N63°31'49"W	54.11'	C33	0°58'05"	2965.00'	50.10'	N59°20'07"W	50.10'
C11	1°18'01"	2760.00'	62.64'	N64°44'32"W	62.64'	C34	0°58'02"	2965.00'	50.05'	N60°18'11"W	50.05'
C12	6°58'27"	390.00'	47.47'	N68°52'46"W	47.44'	C35	0°58'00"	2965.00'	50.02'	N61°16'12"W	50.02'
C13	60°00'59"	33.00'	34.57'	S77°37'32"W	33.01'	C36	7°26'57"	3000.00'	390.04'	N61°36'23"W	389.76'
C14	72°53'43"	33.00'	41.98'	S71°11'09"W	39.21'	C37	0°57'59"	2965.00'	50.00'	N62°14'11"W	50.00'
C15	23°23'21"	57.00'	23.27'	S46°25'58"W	23.11'	C38	0°59'43"	2965.00'	51.50'	N63°13'01"W	51.50'
C16	30°48'29"	57.00'	30.65'	S73°31'53"W	30.28'	C39	1°00'19"	2965.00'	52.02'	N64°13'02"W	52.02'
C17	30°48'29"	57.00'	30.65'	N75°39'37"W	30.28'	C40	0°36'40"	2965.00'	31.62'	N65°01'31"W	31.62'
C18	30°48'29"	57.00'	30.65'	N44°51'08"W	30.28'	C41	0°09'09"	2000.00'	5.32'	N65°24'26"W	5.32'
C19	30°48'29"	57.00'	30.65'	N14°02'38"W	30.28'	C42	8°11'16"	400.00'	57.16'	N69°34'38"W	57.11'
C20	30°48'29"	57.00'	30.65'	N16°45'51"E	30.28'	C43	2°13'47"	950.00'	36.97'	S15°50'16"W	36.97'
C21	30°48'29"	57.00'	30.65'	N47°34'20"E	30.28'	C44	0°58'23"	950.00'	16.13'	S14°14'11"W	16.13'
C22	8°37'09"	950.00'	142.91'	S03°52'37"E	142.78'	C45	6°17'59"	950.00'	104.45'	S10°36'00"W	104.40'
C23	30°30'54"	57.00'	30.36'	N78°14'02"E	30.00'	C46	7°01'03"	950.00'	116.35'	S03°56'29"W	116.28'

FILE: H:\2018\190335\INDI RUN PLAT 5 - CIVIL DESIGN ADVANTAGE - FINAL PLAT - PLAT 5.DWG
DATE PLOTTED: 12/29/2022 2:31 PM
PLOT BY: JAY ERDHAL

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.

PRELIMINARY
NOT FOR CONSTRUCTION

MATTHEW J. THOMAS, P.L.S.
LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

INDI RUN PLAT 5
FINAL PLAT

1 / 2
1806.355

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

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

REVISIONS: DATE: 10/11/22

PREPARED: REVIEW: TECH: ENGINEER:

