INDI RUN PLAT 6

FINAL PLAT

INDEX LEGEND

LOCATION:	PT PARCEL "22-20" PT S1/2 SEC 29-79-26 WAUKEE, DALLAS COUNTY, IOWA
REQUESTOR:	INDI RUN WEST, LLC
PROPRIETOR:	INDI RUN WEST, LLC 17389 BERKSHIRE PKWY CLIVE, IA 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

DATE OF SURVEY

OCTOBER 20, 2022

ZONING

PD-1/R-2

PD DOCUMENT: BOOK 2022 PAGE 8364

OWNER / DEVELOPER

INDI RUN WEST, LLC
17389 BERKSHIRE PKWY
CLIVE, IA 50325

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

BULK REGULATIONS

LOTS 1-24

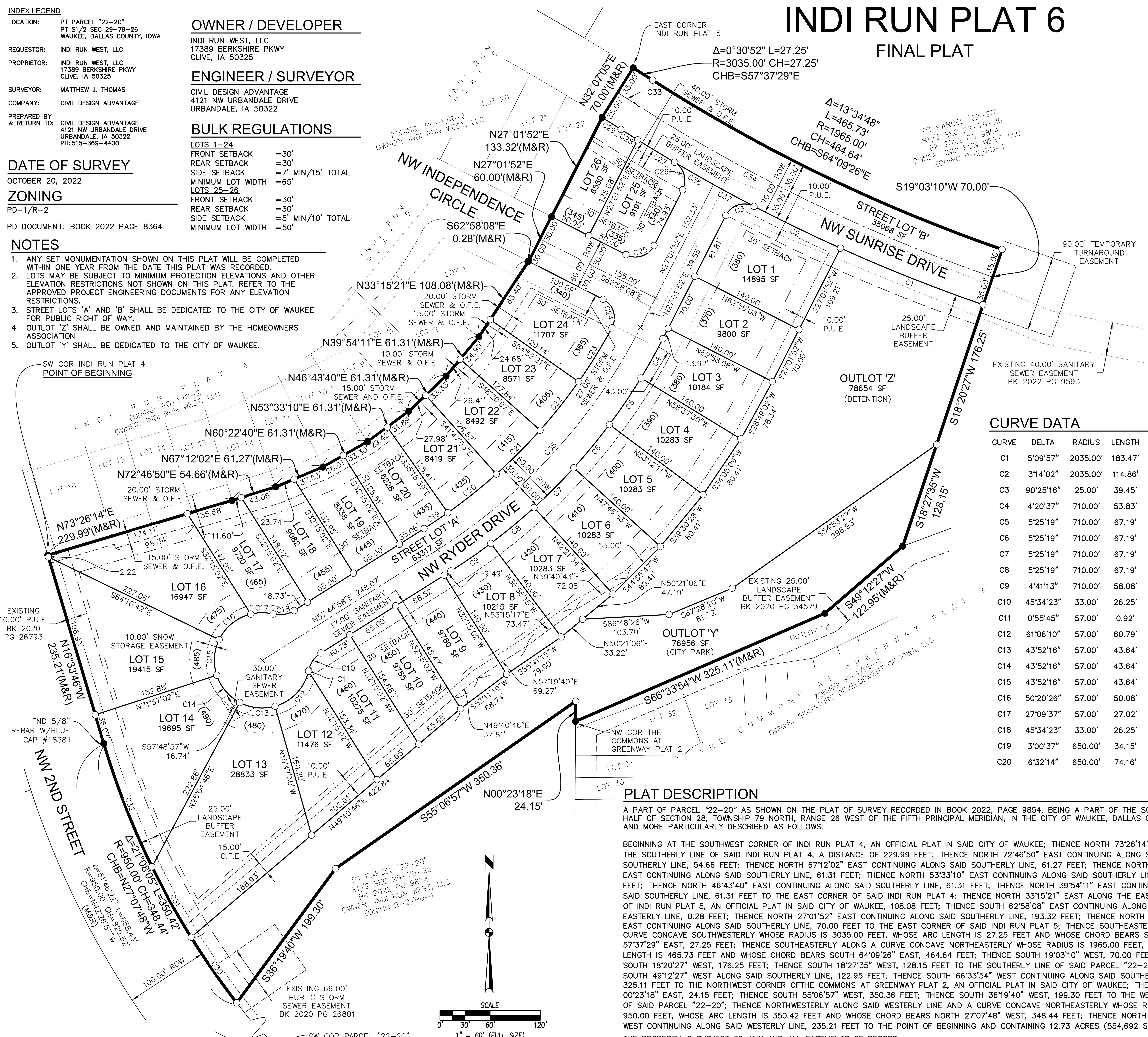
FRONT SETBACK	=30'
REAR SETBACK	=30'
SIDE SETBACK	=7' MIN/15' TOTAL
MINIMUM LOT WIDTH	=65'

LOTS 25-26

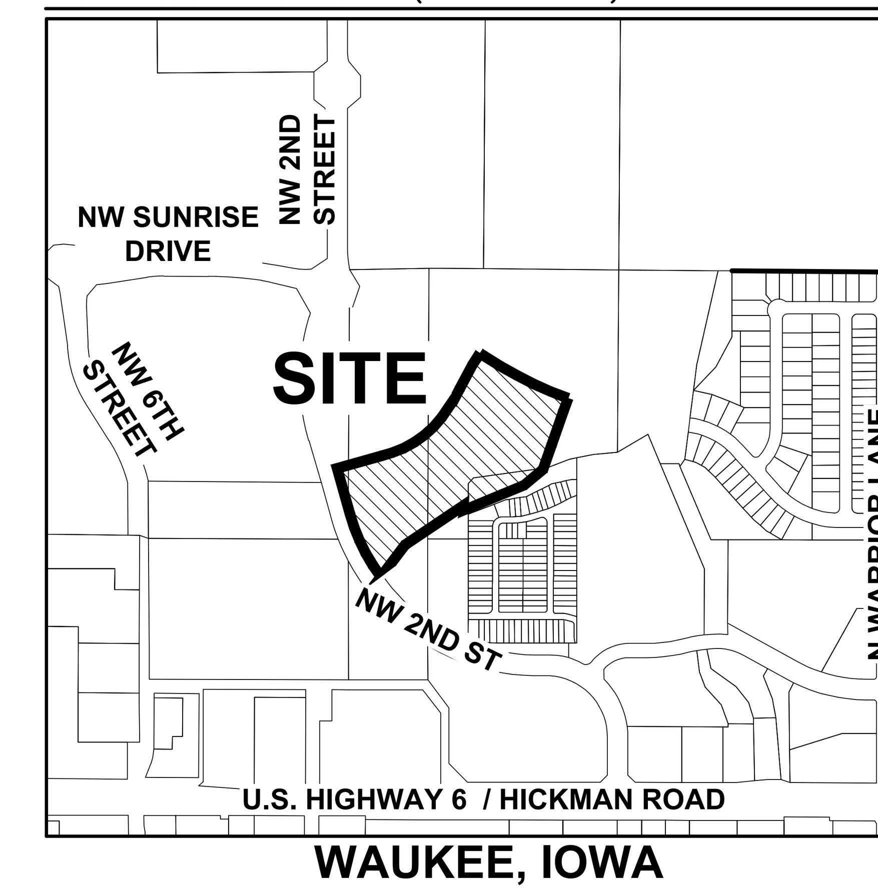
FRONT SETBACK	=30'
REAR SETBACK	=30'
SIDE SETBACK	=5' MIN/10' TOTAL
MINIMUM LOT WIDTH	=50'

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.
3. STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.
4. OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
5. OUTLOT 'Y' SHALL BE DEDICATED TO THE CITY OF WAUKEE.



VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°09'57"	2035.00'	183.47'	S68°21'52"E	183.41'
C2	3°14'02"	2035.00'	114.86'	S64°09'53"E	114.84'
C3	90°25'16"	25.00'	39.45'	N72°14'30"E	35.48'
C4	4°20'37"	710.00'	53.83'	N29°12'11"E	53.81'
C5	5°25'19"	710.00'	67.19'	N34°05'09"E	67.16'
C6	5°25'19"	710.00'	67.19'	N39°30'28"E	67.16'
C7	5°25'19"	710.00'	67.19'	N44°55'47"E	67.16'
C8	5°25'19"	710.00'	67.19'	N50°21'06"E	67.16'
C9	4°41'13"	710.00'	58.08'	N55°24'22"E	58.06'
C10	45°34'23"	33.00'	26.25'	N34°57'47"E	25.56'
C11	0°55'45"	57.00'	0.92'	N12°38'28"E	0.92'
C12	61°06'10"	57.00'	60.79'	N43°39'25"E	57.95'
C13	43°52'16"	57.00'	43.64'	S83°51'22"E	42.59'
C14	43°52'16"	57.00'	43.64'	S39°59'06"E	42.59'
C15	43°52'16"	57.00'	43.64'	S03°53'10"W	42.59'
C16	50°20'26"	57.00'	50.08'	S50°59'31"W	48.49'
C17	27°09'37"	57.00'	27.02'	S89°44'33"W	26.77'
C18	45°34'23"	33.00'	26.25'	S80°32'10"W	25.56'
C19	3°00'37"	650.00'	34.15'	S56°14'40"W	34.15'
C20	6°32'14"	650.00'	74.16'	S51°28'14"W	74.12'
C21	6°32'14"	650.00'	74.16'	S44°56'00"W	74.12'
C22	6°32'14"	650.00'	74.16'	S38°23'46"W	74.12'
C23	6°40'47"	650.00'	75.78'	S31°47'15"W	75.74'
C24	91°24'59"	25.00'	39.89'	S17°15'38"E	35.79'
C25	90°00'00"	25.00'	39.27'	S72°01'52"W	35.36'
C26	86°31'02"	25.00'	37.75'	S16°13'39"E	34.26'
C27	1°27'16"	2035.00'	51.66'	S58°45'32"E	51.66'
C28	0°39'51"	2035.00'	23.59'	S57°41'58"E	23.59'
C29	0°30'52"	2965.00'	26.62'	S57°37'29"E	26.62'
C30	5°45'56"	950.00'	95.60'	N34°48'52"W	95.56'
C31	5°49'10"	950.00'	96.49'	N29°01'21"W	96.45'
C32	9°32'59"	950.00'	158.34'	N21°20'15"W	158.16'
C33	0°30'52"	3000.00'	26.94'	N57°37'29"W	26.94'
C34	13°34'48"	2000.00'	474.03'	N64°09'26"W	472.92'
C35	30°43'06"	680.00'	364.57'	N42°23'25"E	360.22'
C36	1°30'27"	2035.00'	53.54'	S60°14'24"E	53.54'
C37	1°33'15"	2035.00'	55.20'	S61°46'14"E	55.20'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
OVERLAND FLOWAGE EASEMENT	O.F.E.	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

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 SOUTHWEST CORNER OF INDI RUN PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 73°26'14" EAST ALONG THE SOUTHERLY LINE OF SAID INDI RUN PLAT 4, A DISTANCE OF 229.99 FEET; THENCE NORTH 72°46'50" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 54.66 FEET; THENCE NORTH 67°12'02" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 61.27 FEET; THENCE NORTH 60°22'40" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 61.31 FEET; THENCE NORTH 53°33'10" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 61.31 FEET; THENCE NORTH 46°43'40" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 61.31 FEET; THENCE NORTH 39°54'11" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 61.31 FEET TO THE EAST CORNER OF SAID INDI RUN PLAT 4; THENCE NORTH 33°15'21" EAST ALONG THE EASTERLY LINE OF INDI RUN PLAT 5, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE, 108.08 FEET; THENCE SOUTH 62°58'08" EAST CONTINUING ALONG SAID EASTERLY LINE, 0.28 FEET; THENCE NORTH 27°01'52" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 193.32 FEET; THENCE NORTH 32°07'05" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 70.00 FEET TO THE EAST CORNER OF SAID INDI RUN PLAT 5; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 3035.00 FEET, WHOSE ARC LENGTH IS 27.25 FEET AND WHOSE CHORD BEARS SOUTH 57°37'29" EAST, 27.25 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1965.00 FEET, WHOSE ARC LENGTH IS 465.73 FEET AND WHOSE CHORD BEARS SOUTH 64°09'26" EAST, 464.64 FEET; THENCE SOUTH 19°03'10" WEST, 70.00 FEET; THENCE SOUTH 18°20'27" WEST, 176.25 FEET; THENCE SOUTH 18°27'35" WEST, 128.15 FEET TO THE SOUTHERLY LINE OF SAID PARCEL "22-20"; THENCE SOUTH 49°12'27" WEST ALONG SAID SOUTHERLY LINE, 122.95 FEET; THENCE SOUTH 66°33'54" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 325.11 FEET TO THE NORTHWEST CORNER OFTHE COMMONS AT GREENWAY PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 00°23'18" EAST, 24.15 FEET; THENCE SOUTH 55°06'57" WEST, 350.36 FEET; THENCE SOUTH 36°19'40" WEST, 199.30 FEET TO THE WESTERLY LINE OF SAID PARCEL "22-20"; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 350.42 FEET AND WHOSE CHORD BEARS NORTH 27°07'48" WEST, 348.44 FEET; THENCE NORTH 16°33'46" WEST CONTINUING ALONG SAID WESTERLY LINE, 235.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.73 ACRES (554,692 SQUARE FEET).

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

LICENSED PROFESSIONAL LAND SURVEYOR MATTHEW J. THOMAS 19968 IOWA

PRELIMINARY NOT FOR CONSTRUCTION

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.

MATTHEW J. THOMAS, P.L.S. DATE

LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

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PLOTTED BY: JON ERDAHL TECH: COMMENT: ENG:

DATE | 00/00/00
REVISIONS | --

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
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ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

INDI RUN PLAT 6
FINAL PLAT

1806.355