

Index Legend

Location:	SW ¹ / ₄ SEC 20-79-26 NW ¹ / ₄ SEC 29-79-26
Requestor:	CITY OF WAUKEE, IA
Proprietor:	CITY OF WAUKEE, IA
Surveyor Company:	Foth Infrastructure & Environment, LLC
Prepared By/ Return To:	Jody A. Budde, 411 6th Avenue SE, Suite 400 Cedar Rapids, IA 52401 (319) 365-9565

FINAL PLAT

NW WAUKEE PUBLIC SAFETY PLAT 1

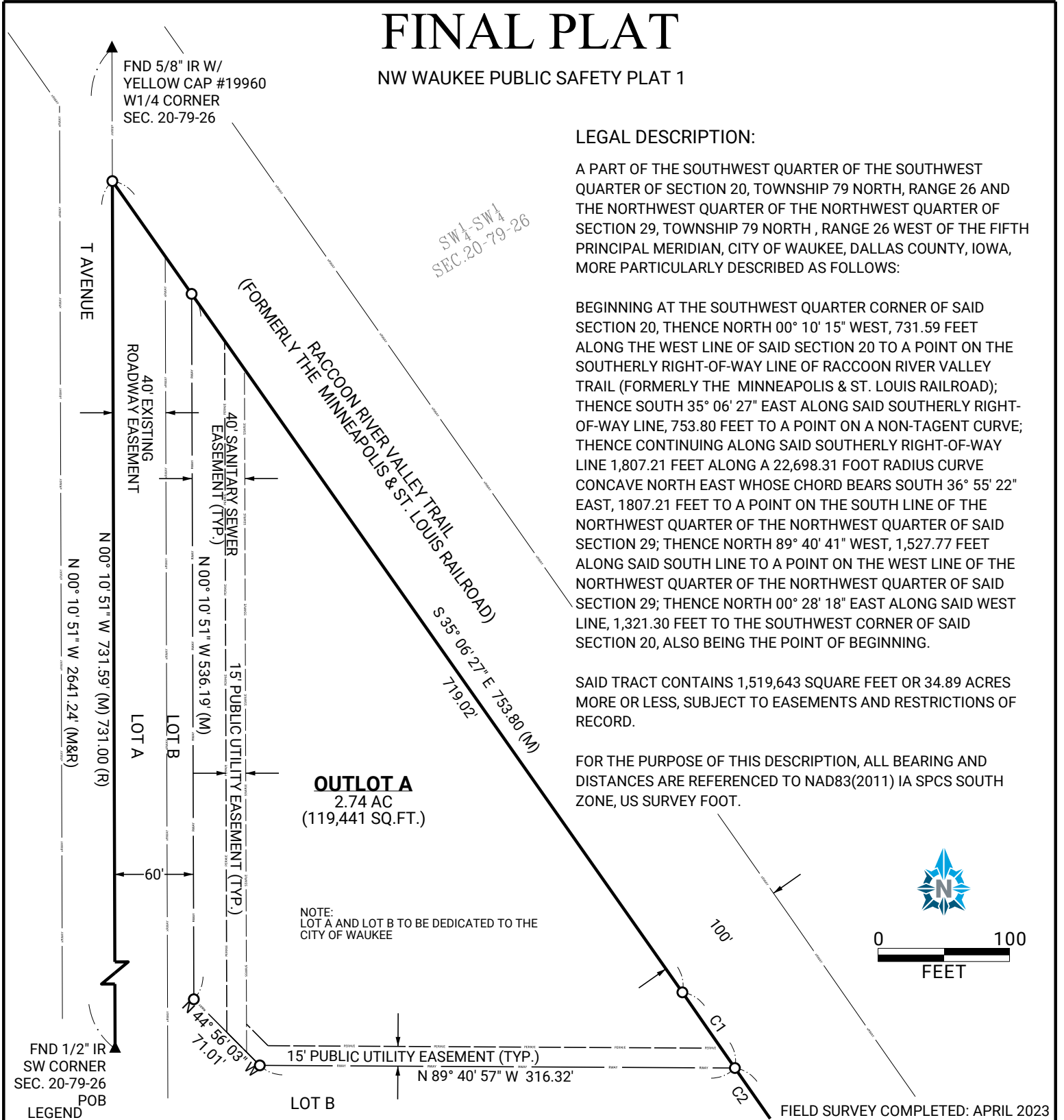
LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 20, THENCE NORTH 00° 10' 15" WEST, 731.59 FEET ALONG THE WEST LINE OF SAID SECTION 20 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RACCOON RIVER VALLEY TRAIL (FORMERLY THE MINNEAPOLIS & ST. LOUIS RAILROAD); THENCE SOUTH 35° 06' 27" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 753.80 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 1,807.21 FEET ALONG A 22,698.31 FOOT RADIUS CURVE CONCAVE NORTH EAST WHOSE CHORD BEARS SOUTH 36° 55' 22" EAST, 1807.21 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89° 40' 41" WEST, 1,527.77 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 00° 28' 18" EAST ALONG SAID WEST LINE, 1,321.30 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 20, ALSO BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,519,643 SQUARE FEET OR 34.89 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.



FIELD SURVEY COMPLETED: APRIL 2023

FND 1/2" IR SW CORNER SEC. 20-79-26
POB

LEGEND

▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
○	SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
(M)	MEASURED DIMENSION
(R)	RECORDED DIMENSION
I.R.	IRON ROD
I.P.	IRON PIPE
---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	EXISTING LOT LINE
---	PROPERTY LINE

DRAFT

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.

JODY A. BUDDÉ, P.L.S. DATE
 License Number: 22847
 My license renewal date is DECEMBER 31, 2024
 Pages or sheets covered by this seal:

SURVEY FOR:
 CITY OF WAUKEE
 230 W. HICKMAN ROAD
 WAUKEE, IA 50263

FOTH PROJECT NO. 230003-00 DATE: 7/20/2023

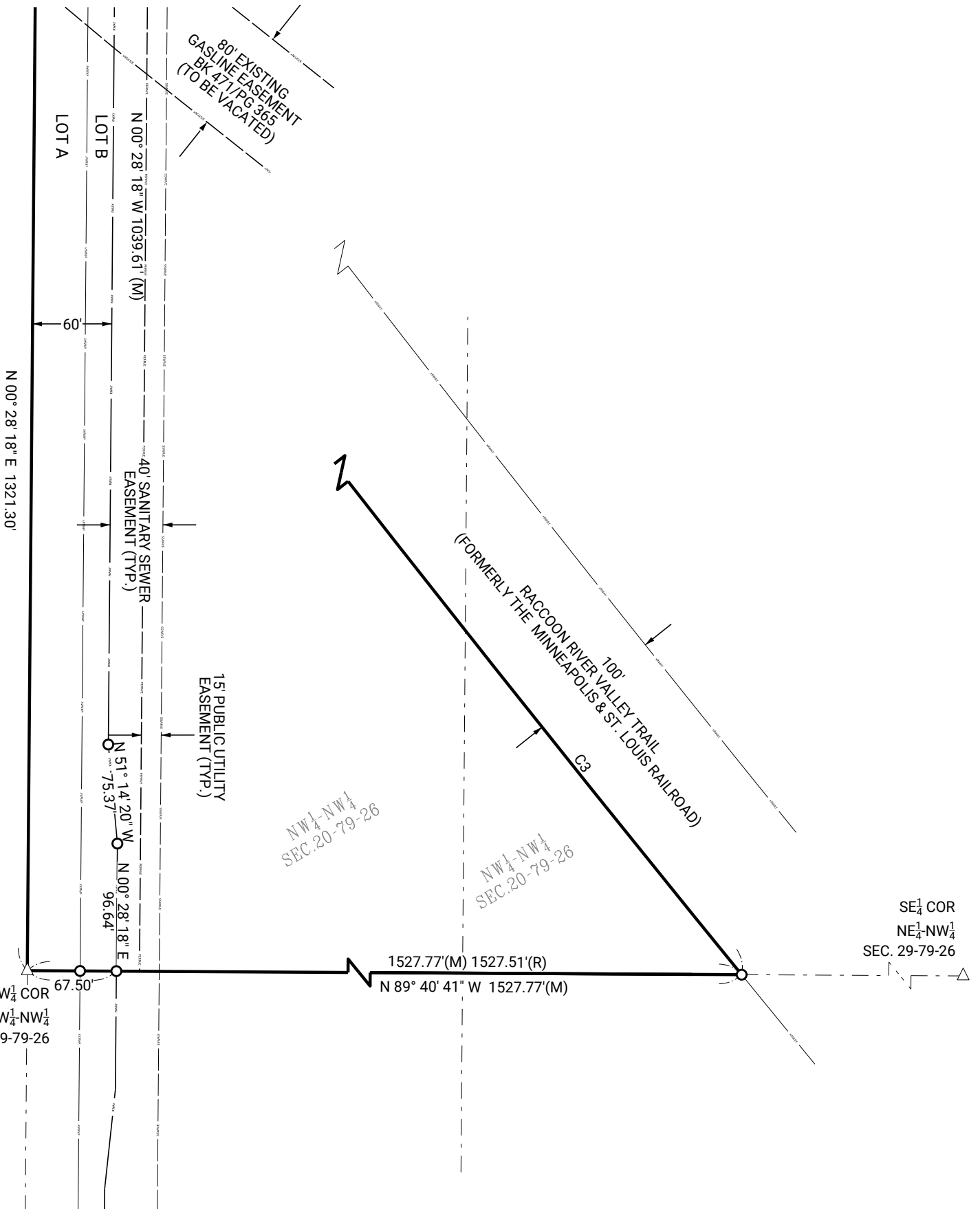


Foth
 Foth Infrastructure & Environment, LLC
 411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931
 ✦ Phone: 319-365-9565 ✦

SHEET
1 OF 3

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NW WAUKEE PUBLIC SAFETY PLAT 1



SURVEY FOR:
 CITY OF WAUKEE
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SHEET
 3 OF 3