

# FINAL PLAT

# WAUKEE TOWNE CENTER PLAT 3

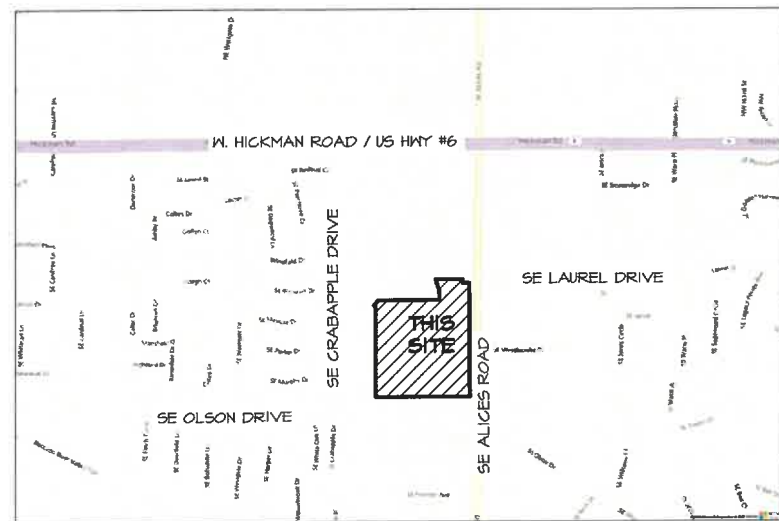
## WAUKEE, IOWA

Doc ID: 009088540019 Type: PLAT  
 Recorded: 07/20/2023 at 10:16:45 AM  
 Fee Amt: \$97.00 Page 1 of 19  
 Dallas County Iowa  
 ReNae Arnold RECORDER  
 File#  
**BK 2023 PG 10316**

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

**FINAL PLAT**  
**APPROVED BY: Waukee City Council**  
 DATE: 4/3/23  
 SIGNED: Jeffrey A. Gaddis

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



VICINITY SKETCH

**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  
 1308122 SQ. FT.

**BASIS OF BEARINGS**

THE FINAL PLAT BEARINGS ARE BASED ON THE SOUTH LINE OF SE 1/4 NE 1/4 OF SECTION 34-75-26 ASSUMED AS N24°56'04"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: 1590.3281' EAST: 2682.3206'	SEGMENT #10 : LINE COURSE: N00°00'05"E LENGTH: 32.00' NORTH: 1442.0442' EAST: 1950.5712'
SEGMENT #1 : LINE COURSE: S00°04'43"E LENGTH: 1054.31' NORTH: 535.8541' EAST: 2689.7672'	SEGMENT #11 : LINE COURSE: S84°54'55"E LENGTH: 421.30' NORTH: 1442.0340' EAST: 2371.8712'
SEGMENT #2 : CURVE LENGTH: 63.71' RADIUS: 1001.00' DELTA: 003°38'44" TANGENT: 31.87' CHORD: 63.70' COURSE: S01°54'08"E COURSE IN: N64°55'17"E COURSE OUT: S66°16'28"W RP NORTH: 531.9325' EAST: 3604.7663' END NORTH: 472.2442' EAST: 2685.9817'	SEGMENT #12 : LINE COURSE: N00°04'43"W LENGTH: 30.33' NORTH: 1472.3640' EAST: 2371.8296'
SEGMENT #3 : LINE COURSE: S03°49'32"E LENGTH: 62.00' NORTH: 410.4252' EAST: 2684.9103'	SEGMENT #13 : CURVE LENGTH: 114.38' RADIUS: 250.00' DELTA: 026°12'54" TANGENT: 58.21' CHORD: 113.34' COURSE: N13°11'10"W COURSE IN: S84°55'17"W COURSE OUT: N63°42'23"E RP NORTH: 1472.0210' EAST: 2121.8294' END NORTH: 1582.7649' EAST: 2345.9636'
SEGMENT #4 : LINE COURSE: S84°56'10"W LENGTH: 1231.34' NORTH: 404.0344' EAST: 1452.5210'	SEGMENT #14 : CURVE LENGTH: 45.75' RADIUS: 100.00' DELTA: 026°12'54" TANGENT: 23.28' CHORD: 45.36' COURSE: N13°11'10"W COURSE IN: N63°42'23"E COURSE OUT: S84°55'17"W RP NORTH: 1627.0615' EAST: 2435.6172' END NORTH: 1626.9284' EAST: 2335.6163'
SEGMENT #5 : LINE COURSE: N00°00'05"E LENGTH: 944.21' NORTH: 1403.3044' EAST: 1452.5451'	SEGMENT #15 : LINE COURSE: S84°44'04"E LENGTH: 276.61' NORTH: 1625.6528' EAST: 2612.2834'
SEGMENT #6 : LINE COURSE: S84°54'55"E LENGTH: 162.52' NORTH: 1403.3025' EAST: 1615.0651'	SEGMENT #16 : LINE COURSE: S00°04'43"E LENGTH: 35.00' NORTH: 1590.6528' EAST: 2612.3914'
SEGMENT #7 : CURVE LENGTH: 96.25' RADIUS: 100.00' DELTA: 055°12'25" TANGENT: 52.24' CHORD: 92.67' COURSE: S62°23'43"E COURSE IN: S00°00'05"W COURSE OUT: N65°12'30"E RP NORTH: 1303.3025' EAST: 1615.0621' END NORTH: 1360.3651' EAST: 1647.1861'	SEGMENT #17 : LINE COURSE: S84°44'04"E LENGTH: 70.00' NORTH: 1590.3301' EAST: 2682.3301'
SEGMENT #8 : LINE COURSE: N41°07'34"E LENGTH: 65.96' NORTH: 1410.0443' EAST: 1740.5104'	PERIMETER: 44712.01' AREA: 1308122.21 SQ. FT. ERROR CLOSURE: 0.0103 COURSE: N18°45'21"E ERROR NORTH: 0.00200 EAST: 0.01008 PRECISION 1: 482226.21
SEGMENT #9 : LINE COURSE: S84°54'55"E LENGTH: 210.00' NORTH: 1410.0442' EAST: 1950.5704'	

**FLOOD ZONE**

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #1904410355F MAP REVISED DECEMBER 7, 2018.

COMMUNITY	NUMBER	PANEL	SUFFIX
DALLAS COUNTY	140860	0355	F
CITY OF WAUKEE	140618	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, 4221 WARD PARKWAY, KANSAS CITY, MO 64114  
 1-877-336-2627  
 FEMA.MAPSPECIALIST@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.M. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

**CERTIFICATION**

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.

July 12, 2023

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE OF EXPIRES RENEWAL DATE IS DECEMBER 31, 2024

ALL SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 5

**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

**PROPERTY OWNER:**

WAUKEE TOWNE CENTER, LLC  
 611 MONTICELLO DR  
 BURLINGTON, IA 52601  
 CONTACT: MIKE PIERSON

**ZONING/LAND USE**

EXISTING:  
 PD C-1, COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT  
 (BK. 2022, PG. 20220)

**SETBACKS**

C-1  
 FRONT YARD = 30 FEET  
 SIDE YARD = 0 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 1-8 ARE SUBJECT TO AN OPERATION AND EASEMENT AGREEMENT RECORDED IN BOOK 2022, PAGE 25914 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:**

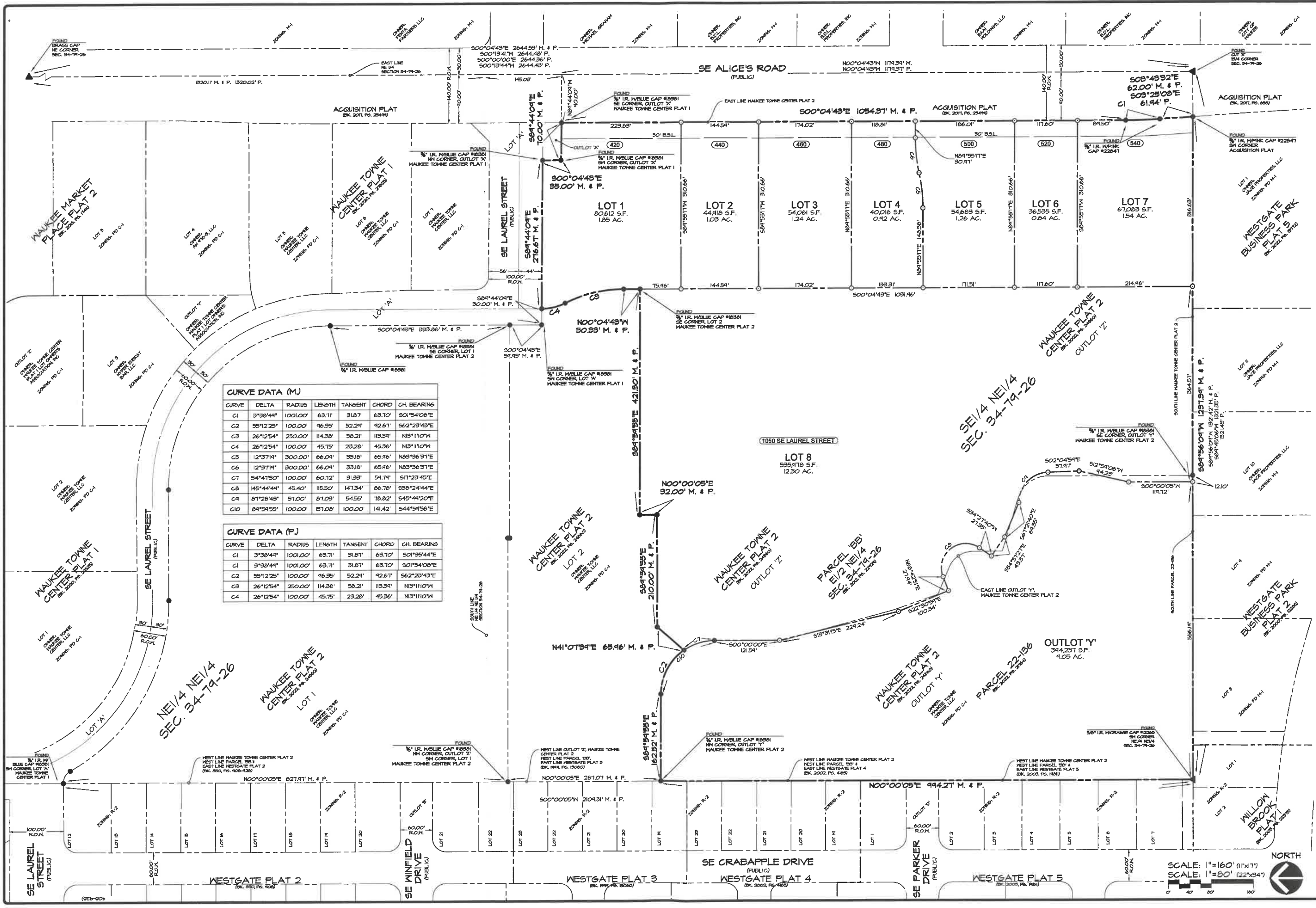
JEFFREY A. GADDIS, PLS 18381  
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 2400 86TH STREET, SUITE #12  
 URBANDALE, IOWA 50322  
 515-276-4884 EXT 221  
 GADDIS@CECLAC.COM

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



PRINTED ON JUL 12, 2023  
 FINAL 2023-07-14  
 1ST SUB. 2023-02-06  
 JAN. 03, 2022  
 DATE OF SURVEY:  
 DESIGNED BY:  
 DRAWN BY:

WAUKEE TOWNE CENTER PLAT 3  
 WAUKEE, IOWA  
 COVER



**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°11'07"W
C4	26°12'54"	100.00'	45.75'	23.28'	45.36'	N13°11'07"W
C5	12°37'14"	300.00'	66.04'	33.18'	65.96'	N83°36'37"E
C6	12°37'14"	300.00'	66.04'	33.18'	65.96'	N83°36'37"E
C7	34°47'30"	100.00'	60.12'	31.33'	54.74'	S71°23'45"E
C8	145°44'44"	45.40'	115.50'	147.34'	86.78'	S38°24'44"E
C9	81°28'43"	51.00'	87.03'	54.55'	78.82'	S45°44'20"E
C10	84°54'55"	100.00'	151.08'	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°54'08"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°11'07"W
C4	26°12'54"	100.00'	45.75'	23.28'	45.36'	N13°11'07"W

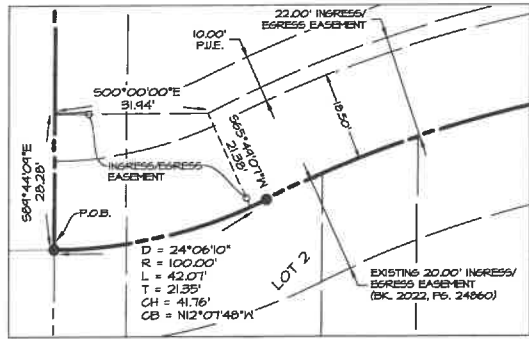
Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12 • Des Moines, Iowa 50322  
 515.276.4884 • mail@cecinc.com

**CEC**

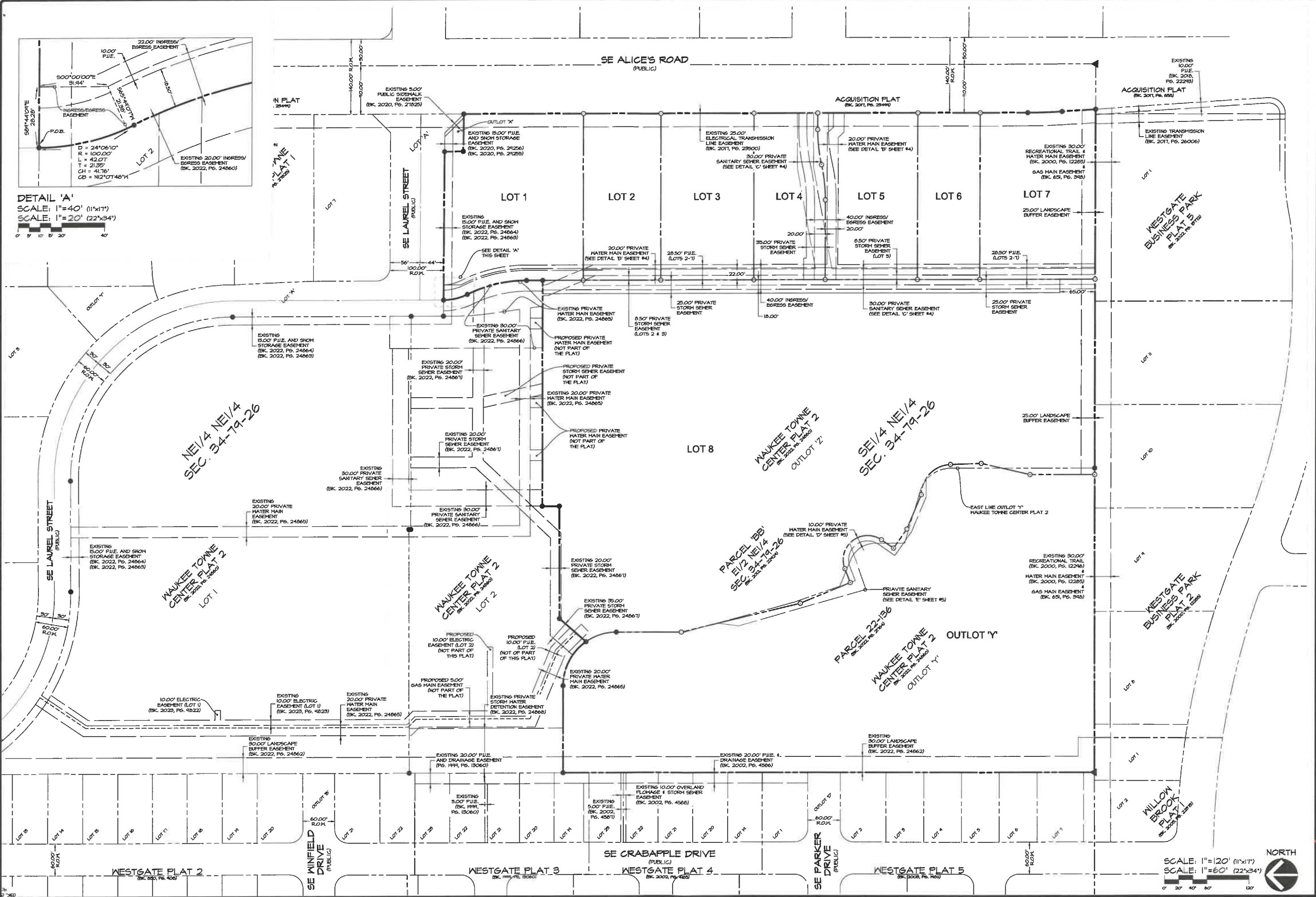
PRINTED ON JULY 12, 2023  
 FINAL SUB. 2023-07-14  
 1ST SUB. 2023-02-06  
 DATE OF SURVEY: JAN. 05, 2022  
 DESIGNED BY: JUNG  
 DRAWN BY: L.H.

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

SHEET  
 OF 5  
 A-2194



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



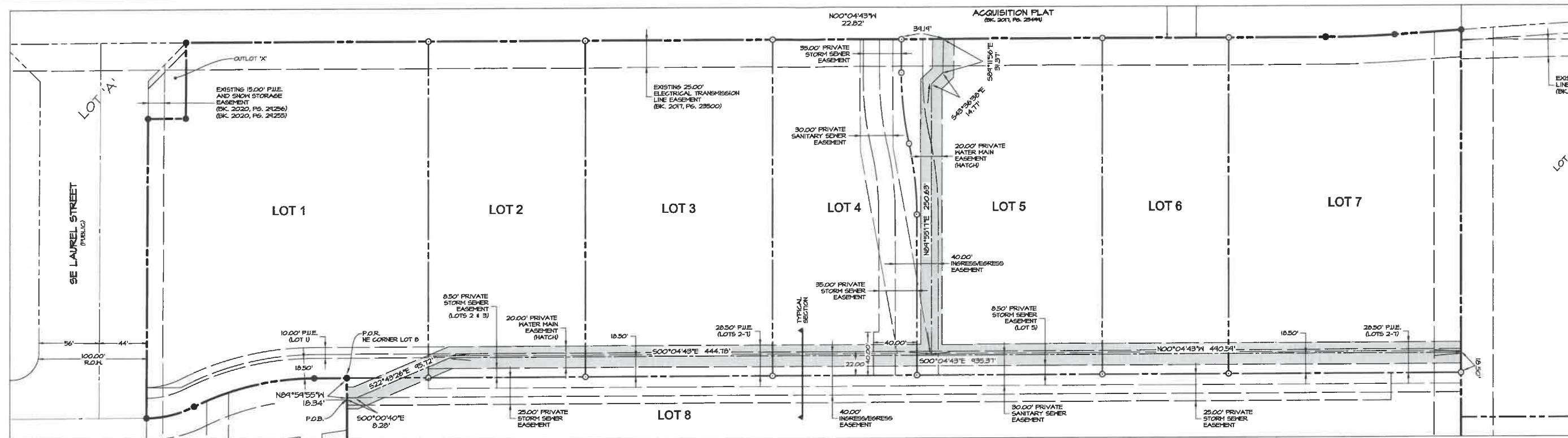
**Civil Engineering Consultants, Inc.**  
 2400 86th Street · Unit 12 · Des Moines, Iowa 50322  
 515.276.4884 · mail@cecilac.com

**CEC**

DATE: PRINTED ON JUN 12, 2023  
 FINAL 2023-07-14  
 1ST SUB 2023-02-06  
 DATE OF SURVEY: JAN. 05, 2022  
 DESIGNED BY: JAG  
 DRAWN BY: LKH

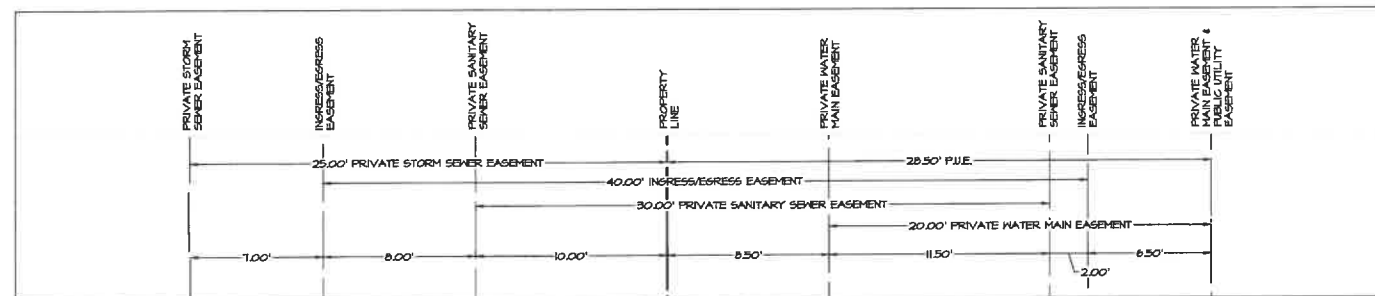
**Waukeee Towne Center Plat 3**  
 Waukeee, Iowa  
 EASEMENTS

SHEET  
 3  
 OF 5  
 A-2144



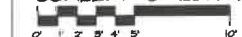
DETAIL 'B' - PRIVATE WATER MAIN EASEMENT

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

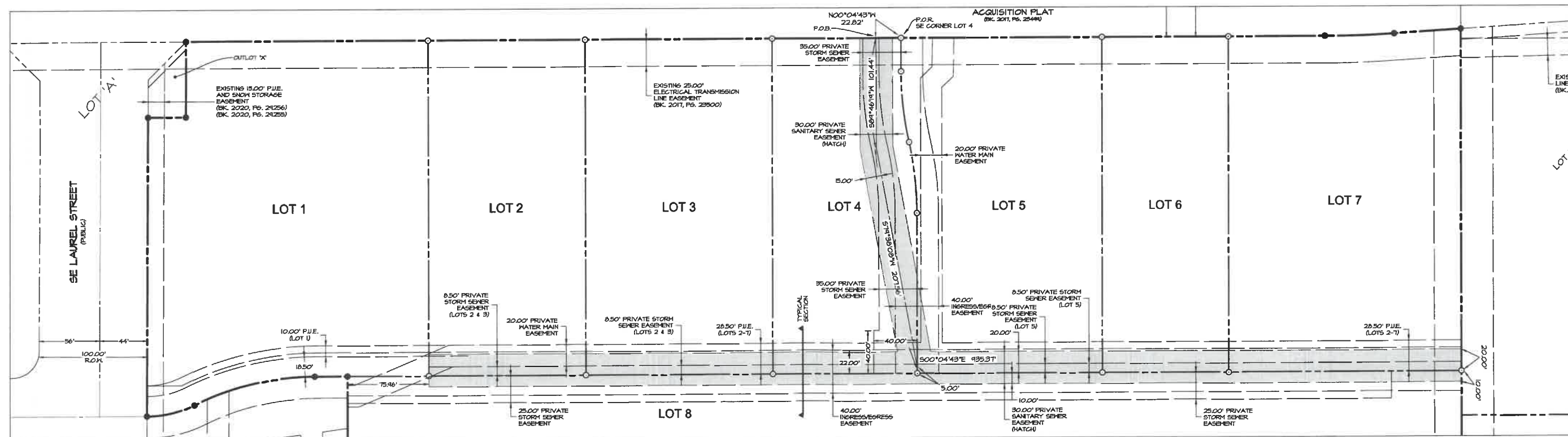


TYPICAL SECTION LOTS 2-7, & 8

SCALE: 1"=10' (11"x17")  
SCALE: 1"=5' (22"x34")



NORTH



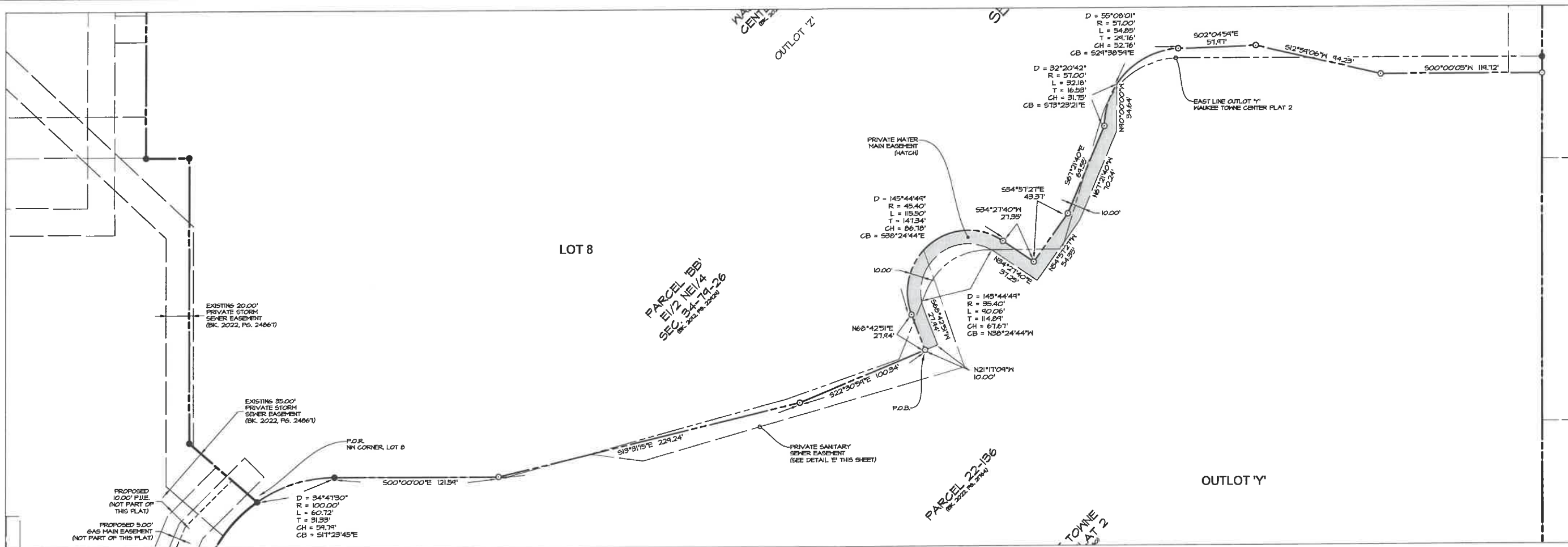
DETAIL 'C' - PRIVATE SANITARY SEWER EASEMENT

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



NORTH

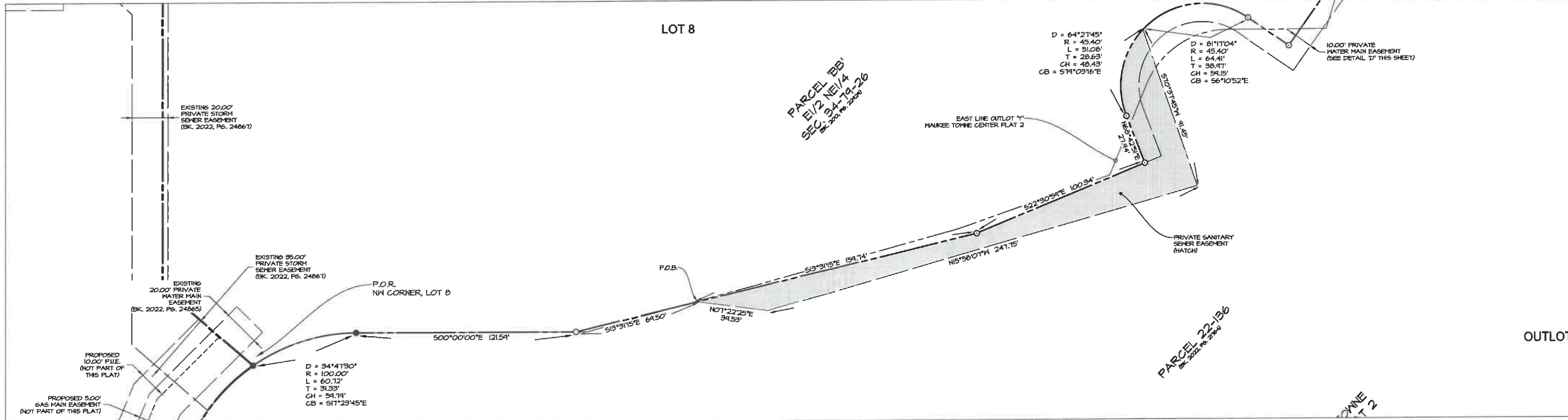




DETAIL 'D' - PRIVATE WATER MAIN EASEMENT

SCALE: 1"=80' (11"x17')

SCALE: 1"=40' (22"x34')



DETAIL 'E' - PRIVATE SANITARY SEWER EASEMENT

SCALE: 1"=60' (11"x17')

SCALE: 1"=30' (22"x34')



DATE:	PRINTED ON JUL 12, 2023
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DESIGNED BY:	1ST SUB. 2023-02-06
DRAWN BY:	JAN. 05, 2022
	JAG
	LJH

