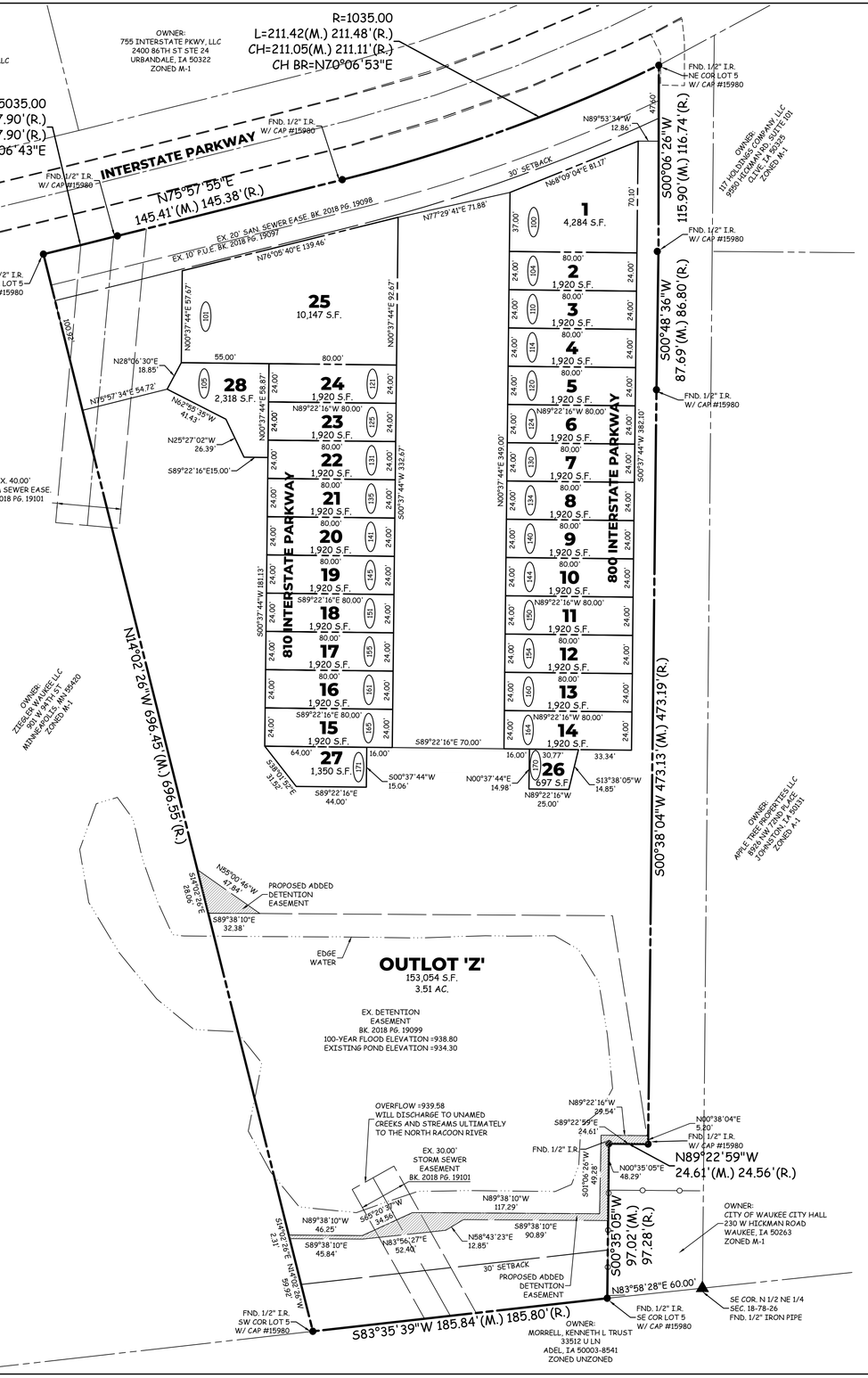
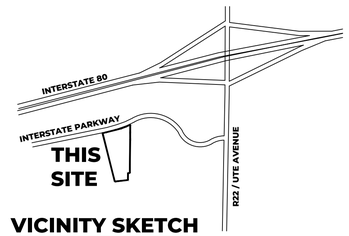
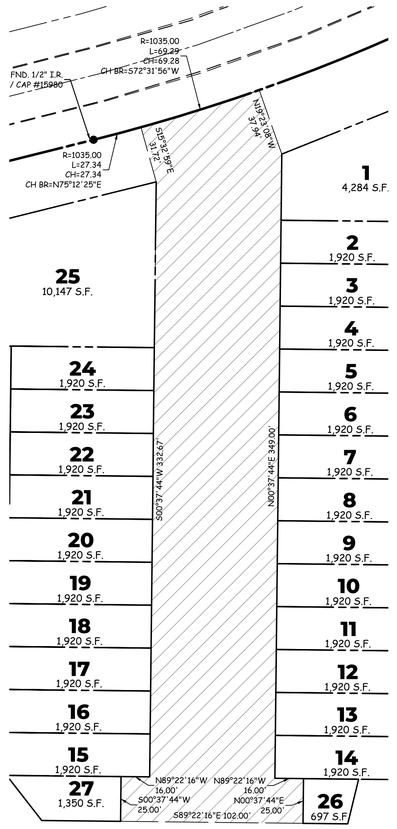
INDEX LEGEND

LOCATION : N 1/2 NE 1/4 SEC. 18-78-26
REQUESTOR: NEXT PHASE DEVELOPMENT
PROPRIETOR: NEXT PHASE DEVELOPMENT
SURVEYOR: KEVEN J. CRAWFORD
SURVEYOR
COMPANY: COOPER CRAWFORD & ASSOCIATES
475 S 50th ST., STE. 800,
WDM, IA 50265
RETURN TO: COOPER CRAWFORD & ASSOCIATES





VICINITY SKETCH
NO SCALE



INGRESS / EGRESS EASEMENT

SCALE : 1"=40'

FINAL PLAT
I-80 WEST INDUSTRIAL PARK PLAT 3

800 INTERSTATE PARKWAY, WAUKEE

OWNER / APPLICANT

NEXT PHASE DEVELOPMENT LLC
REID TAMISIEA
1690 ALL STATE COURT #120
WDM, IA 50265
PH. 515-721-9115 Reid@nextphasedev.com

ZONING

EXISTING: M-1
PROPOSED: M-1

SETBACKS

FRONT -30'
SIDE - 0'
REAR -30'

BUILDING USE

OFFICE / STORAGE UNITS

LEGAL DESCRIPTION

LOT 5 I-80 WEST INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 4.958 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD.

NOTES

1. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
4. OUTLOT 'Z' AND ALL PRIVATE UTILITIES SHALL BE MAINTAINED BY AN H.O.A.

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
O	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
(3333)	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL

LICENSED PROFESSIONAL LAND SURVEYOR
KEVEN J. CRAWFORD 13156
I O W A

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.

KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-17-2023
REVISIONS: 8-1-2023

JOB NUMBER
CC 2698

N
0 20 40
SCALE: 1"=40'
AS-BUILT:

FINAL PLAT
I-80 WEST INDUSTRIAL PARK PLAT 3

SHEET 1 OF 1

IOWA 811 ONE CALL