

FERREE'S ADDITION PLAT 3

FINAL PLAT

INDEX LEGEND
 LOCATION: OUTLOT 'Z', FERREE'S ADDITION PLAT 2 AND PT NW1/4 SEC 33-79-26 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: JDS REAL ESTATE INVESTMENTS, LLC
 PROPRIETOR: JDS REAL ESTATE INVESTMENTS, LLC 10888 HICKMAN RD STE 3B CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515-369-4400

OWNER / DEVELOPER
 JDS REAL ESTATE INVESTMENTS, LLC
 10888 HICKMAN RD STE 3B
 CLIVE, IA 50325

ZONING
 C-1 COMMUNITY AND HIGHWAY SERVICE
 COMMERCIAL DISTRICT

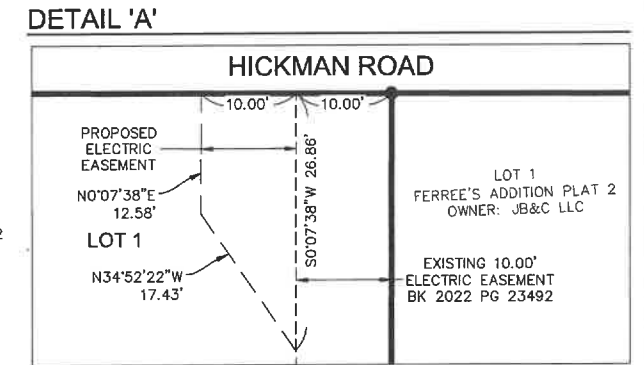
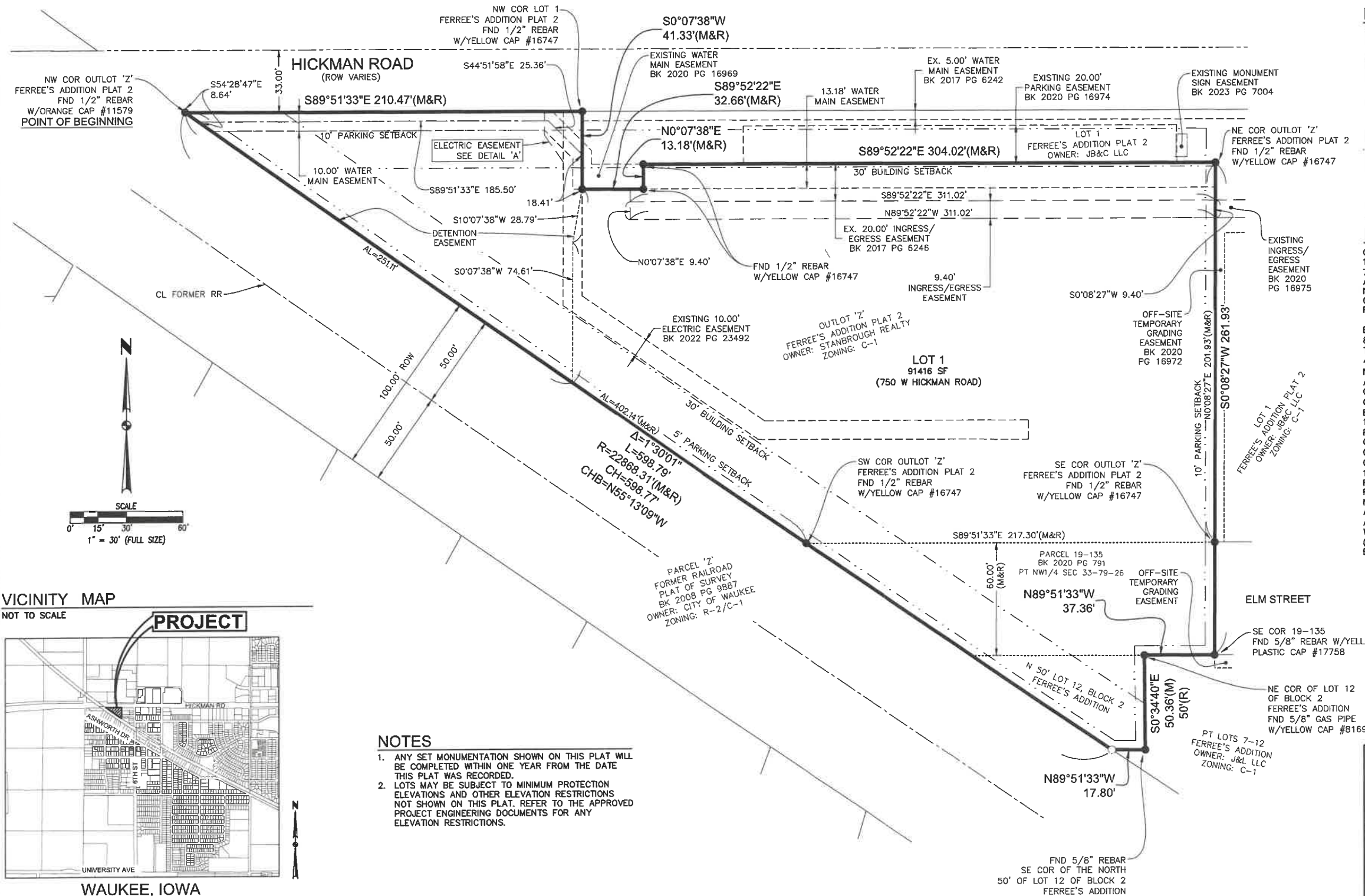
DATE OF SURVEY
 JANUARY 2, 2020

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400

BULK REGULATIONS
SETBACKS:
 FRONT: 30 FEET
 REAR: 30 FEET
 SIDE: NO MINIMUM, EXCEPT ADJACENT TO ANY R DISTRICT THEN 30 FEET

Doc ID: 009096440014 Type: PLAT
 Recorded: 08/02/2023 at 09:38:57 AM
 Fee Amt: \$72.00 Page 1 of 14
 Dallas County Iowa
 ReNae Arnold RECORDER
 File#
BK 2023 PG 11106

FINAL PLAT
APPROVED BY: Waukee City Council
 DATE: 08/10/2020
 SIGNED: *Guilma D. Schubert*



PLAT DESCRIPTION
 OUTLOT 'Z', FERREE'S ADDITION PLAT 2, AN OFFICIAL PLAT AND PARCEL 19-135 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2020, PAGE 791 AND PART OF LOT 12 OF BLOCK 2, FERREE'S ADDITION, AN OFFICIAL PLAT AND A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 89°51'33" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Z', 210.47 FEET; THENCE SOUTH 00°07'38" WEST CONTINUING ALONG SAID NORTHERLY LINE, 41.33 FEET; THENCE SOUTH 89°52'22" EAST CONTINUING ALONG SAID NORTHERLY LINE, 32.66 FEET; THENCE NORTH 00°07'38" EAST CONTINUING ALONG SAID NORTHERLY LINE, 13.18 FEET; THENCE SOUTH 89°52'22" EAST CONTINUING ALONG SAID NORTHERLY LINE, 304.02 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 00°08'27" WEST ALONG THE EASTERLY LINE OF SAID OUTLOT 'Z' AND THE EAST LINE OF SAID PARCEL 19-135, A DISTANCE OF 261.93 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 19-135; THENCE NORTH 89°51'33" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 19-135, A DISTANCE OF 37.36 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 03°40' EAST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 50.36 FEET; THENCE NORTH 89°51'33" WEST, 17.80 FEET TO THE NORTHEAST LINE OF PARCEL "Z" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2008, PAGE 9887, BEING FORMER RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID NORTHEAST LINE AND THE SOUTHWESTERLY LINE OF SAID OUTLOT 'Z' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 598.79 FEET AND WHOSE CHORD BEARS NORTH 55°13'09" WEST, 598.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.10 ACRES (91,416 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

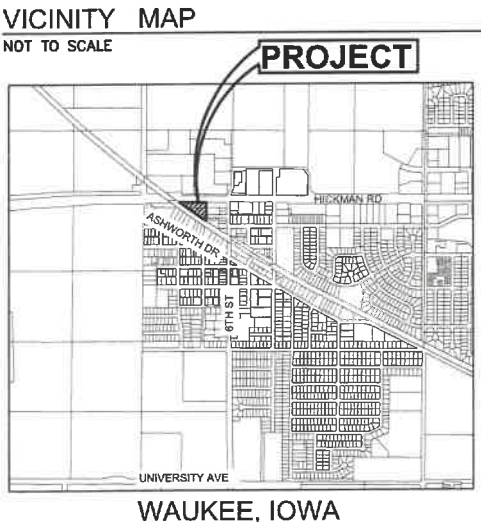
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	----	

- 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.

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.

Michael Brooner 7-31-2023
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET



DATE: _____
 REVISIONS: _____
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 TECH: JAE REVIEW:
 ENGINEER:
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
FINAL PLAT
 1906.308