

INDEX LEGEND

LOCATION: PT. SE1/4 NW1/4 SEC 32-79-26 WAUKEE, DALLAS COUNTY, IOWA
REQUESTED BY: WAUKEE PARTNERSHIP, LLC
PROPRIETOR: 3900 WESTOWN PKWY STE 100 WEST DES MOINES, IOWA 50266
SURVEYOR: MATTHEW J. THOMAS, PLS
PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC
& RETURN TO: 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515-369-4400

OWNER / DEVELOPER

WAUKEE PARTNERSHIP, LLC
CONTACT: JENNIFER ELLISON
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266
PH: (515) 727-0356

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

AUGUST 23, 2023

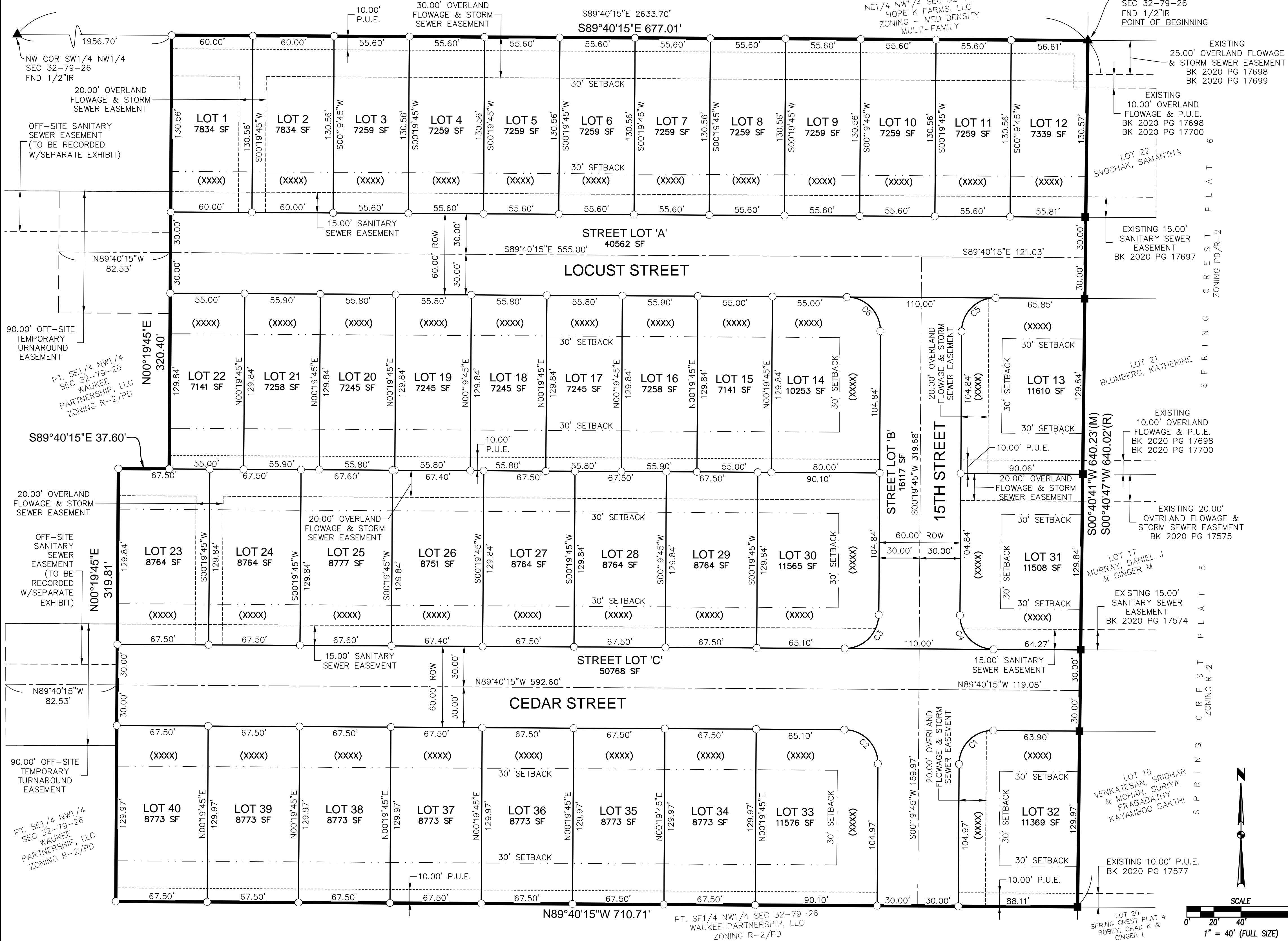
SPRING MEADOWS PLAT 1
FINAL PLAT

PLAT DESCRIPTION

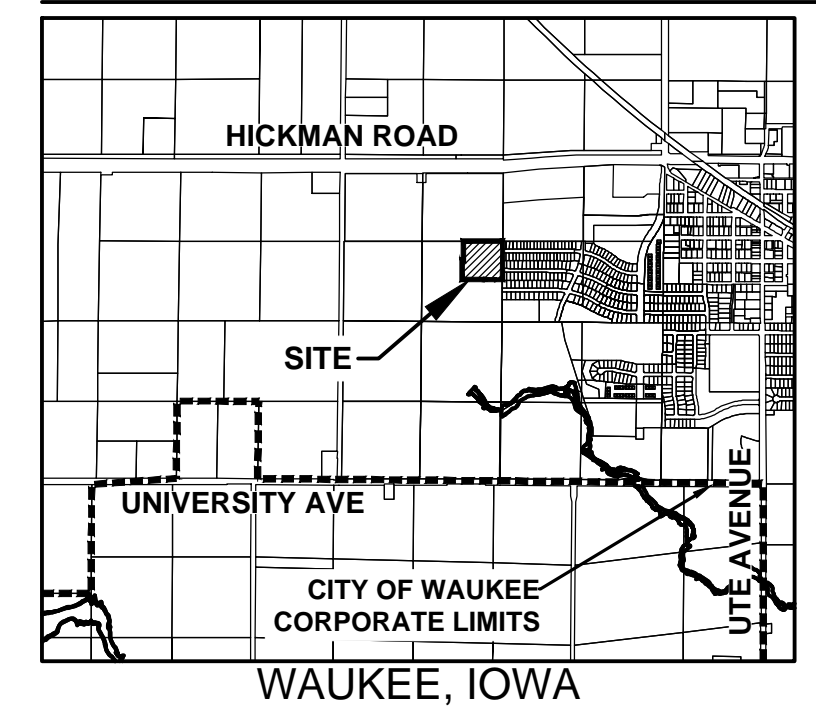
A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00°40'41" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 640.23 FEET; THENCE NORTH 89°40'15" WEST, 710.71 FEET; THENCE NORTH 00°19'45" EAST, 319.81 FEET; THENCE SOUTH 89°40'15" EAST, 37.60 FEET; THENCE NORTH 00°19'45" EAST, 320.40 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°40'15" EAST ALONG SAID NORTH LINE, 677.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.20 ACRES (444,208 SQUARE FEET).

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



VICINITY MAP (NOT TO SCALE)



CURVE DATA

Table with columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Lists curve data for C1 through C6.

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', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.

ZONING AND BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT AREA: 8,000 SF
MINIMUM LOT WIDTH: 65 FEET
FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: TOTAL 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
REAR YARD SETBACK: 30 FEET

PD: PLANNED DEVELOPMENT DISTRICT
MINIMUM LOT AREA: 7,000 SF
MINIMUM LOT WIDTH: 55 FEET
FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 5 FEET
REAR YARD SETBACK: 30 FEET

LEGEND

Legend table defining symbols for FOUND and SET markers, and line styles for various boundaries and easements.

Professional seal for Matthew J. Thomas, PLS, License #19968, dated 1998. Includes a large 'PRELIMINARY' watermark and 'NOT FOR CONSTRUCTION' text.

Vertical sidebar containing project title 'SPRING MEADOWS PLAT 1 FINAL PLAT', company logo 'CIVIL DESIGN ADVANTAGE', address '4121 NW URBANDALE DRIVE URBANDALE, IA 50322', phone '(515) 369-4400', and revision table.