

INDEX LEGEND

LOCATION: PT. PARCEL "22-148"
SECTION 01-78-27
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: REMINGTON POINTE, LLC

PROPRIETOR: REMINGTON POINTE, LLC
9550 HICKMAN RD STE 100
CLIVE, IA 50325

SURVEYOR: MATTHEW J. THOMAS

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

REMINGTON POINTE PLAT 1

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP

REVISIONS	DATE
FIRST SUBMITTAL	08/14/23
FIRST SUBMITTAL	07/18/23

OWNER / DEVELOPER

REMINGTON POINTE, LLC
9550 HICKMAN RD STE 100
CLIVE, IA 50325

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

JULY 10, 2023

PLAT DESCRIPTION

A PART OF PARCEL "22-148" AS SHOWN ON THE AMENDED PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24967, BEING A PART OF GOVERNMENT LOT 1 AND A PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 NORTH OF THE 5TH P.M., ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "22-148"; THENCE SOUTH 00°25'17" WEST ALONG THE EAST LINE OF SAID PARCEL "22-148", A DISTANCE OF 650.07 FEET; THENCE NORTH 88°45'35" WEST, 1266.86 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1535.00 FEET, WHOSE ARC LENGTH IS 149.54 FEET AND WHOSE CHORD BEARS NORTH 06°57'11" EAST, 149.49 FEET; THENCE NORTH 09°44'38" EAST, 61.20 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1465.00 FEET, WHOSE ARC LENGTH IS 60.59 FEET AND WHOSE CHORD BEARS NORTH 08°33'33" EAST, 60.58 FEET; THENCE NORTH 89°53'05" WEST, 126.41 FEET TO THE WESTERLY LINE OF SAID PARCEL "22-148"; THENCE CONTINUING NORTH 89°53'05" WEST ALONG SAID WESTERLY LINE, 41.17 FEET; THENCE NORTH 00°07'02" EAST ALONG SAID WESTERLY LINE, 362.29 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "22-148"; THENCE SOUTH 89°53'05" EAST ALONG THE NORTH LINE OF SAID PARCEL "22-148", A DISTANCE OF 187.44 FEET; THENCE SOUTH 89°36'42" EAST ALONG SAID NORTH LINE, 1213.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.64 ACRES (855,446 SQUARE FEET).

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

ZONING

C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT (OUTLOT 'Y')

FRONT YARD: 30 FEET
SIDE YARD: NO MINIMUM, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET.
REAR YARD: 30 FEET

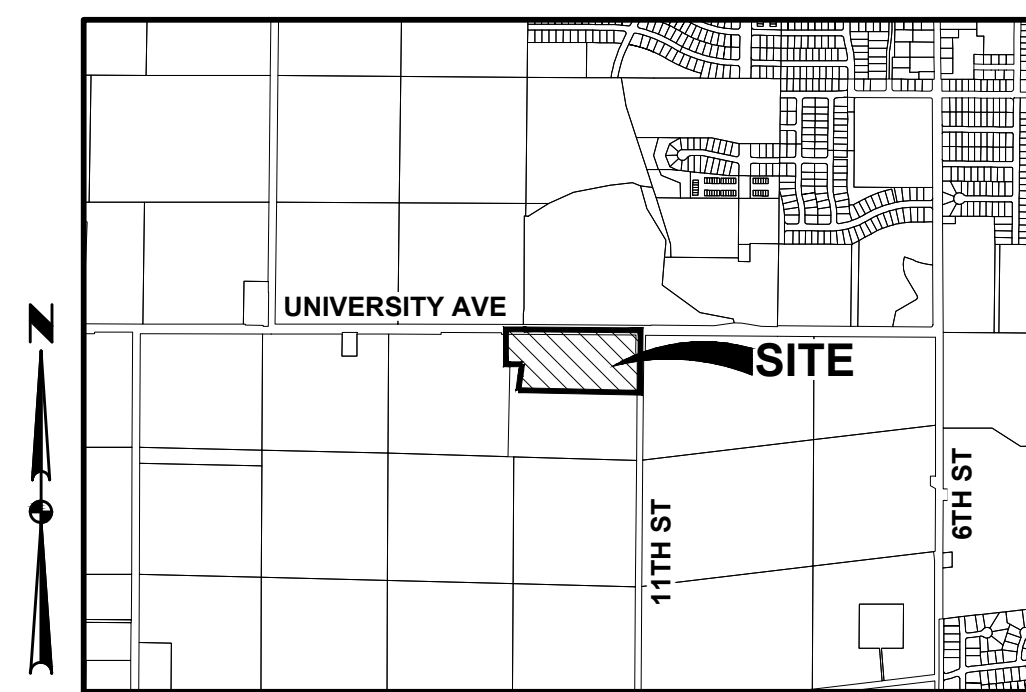
R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT (OUTLOT 'Z')

FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
REAR YARD: 30 FEET

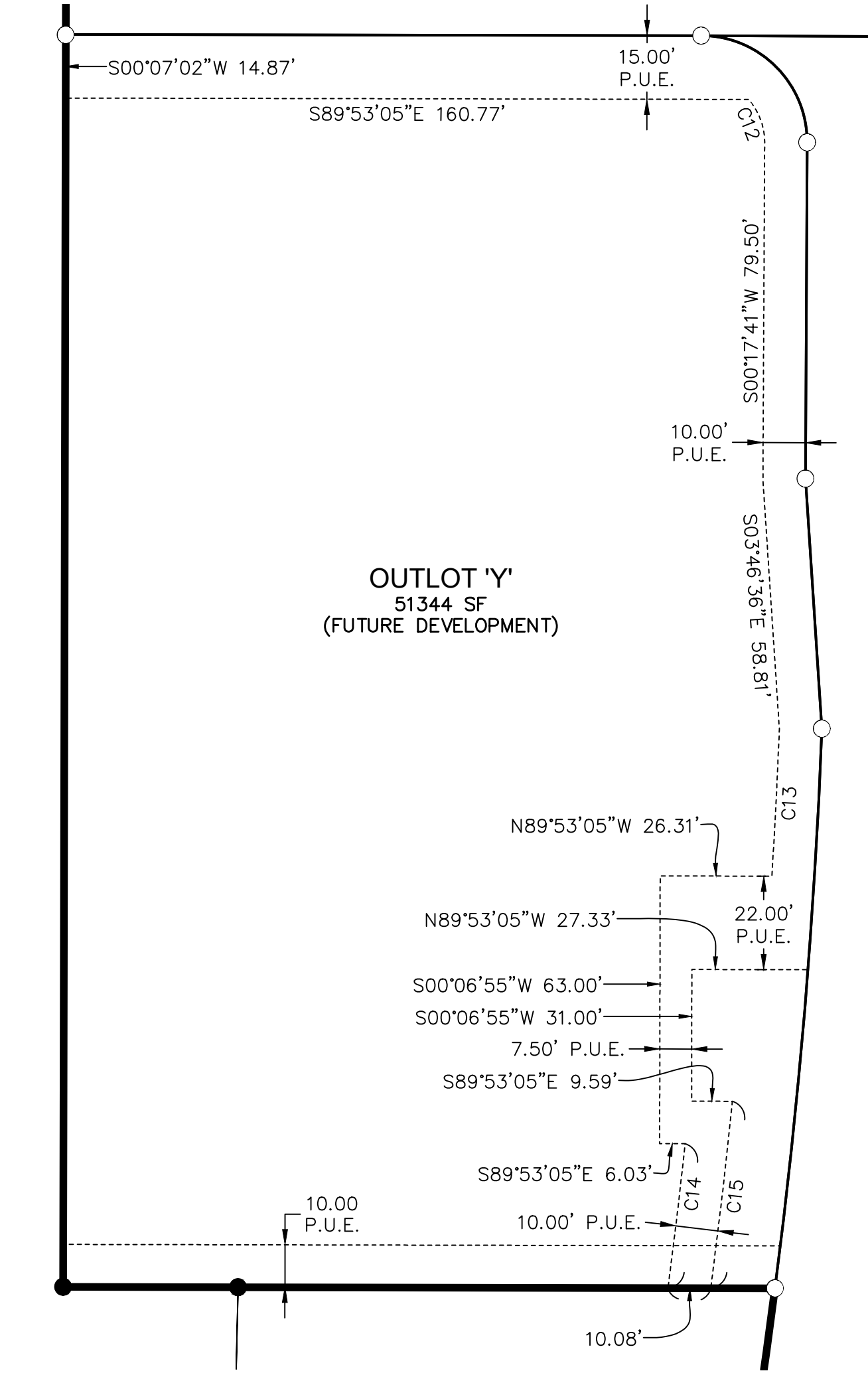
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°34'55"	1535.00'	149.54'	N06°57'11"E	149.49'
C2	2°22'10"	1465.00'	60.59'	N08°33'33"E	60.58'
C3	5°10'16"	1465.00'	132.22'	S04°47'20"W	132.17'
C4	89°47'29"	25.00'	39.18'	S44°36'04"E	35.29'
C5	5°26'32"	1465.00'	139.15'	N07°01'22"E	139.10'
C6	7°32'26"	1535.00'	202.02'	N05°58'25"E	201.87'
C7	89°56'08"	25.00'	39.24'	N45°15'45"E	35.34'
C8	90°01'59"	25.00'	39.28'	N44°35'42"W	35.37'
C9	5°30'49"	1500.00'	144.35'	N06°59'13"E	144.29'
C10	9°26'57"	1500.00'	247.38'	N05°01'09"E	247.10'
C11	1°58'20"	1465.00'	50.43'	N08°45'28"E	50.42'
C12	41°59'23"	15.00'	10.99'	S20°42'01"E	10.75'
C13	1°21'48"	1455.00'	34.62'	S02°54'20"W	34.62'
C14	1°21'44"	1440.00'	34.23'	S06°49'12"W	34.23'
C15	1°44'59"	1450.00'	44.28'	S06°34'30"W	44.28'
C16	61°48'01"	25.00'	26.97'	N58°42'41"W	25.68'

VICINITY MAP



DETAIL 'A'



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.
- STREET LOTS 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE.

FILE: H:\2022\2211786\2211786-FINAL PLAT 1.DWG
DATE PLOTTED: 8/14/2023 10:45 AM
PLOT BY: ADR/ERD/AHL

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.

PRELIMINARY
NOT FOR CONSTRUCTION

MATTHEW J. THOMAS, P.L.S.
LICENSE NUMBER 19968
DATE

MATTHEW J. THOMAS, P.L.S.
LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 & 2

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

REVISIONS: _____ DATE: _____

TECH: _____ REVIEW: _____

ENGINEER: _____

REMINGTON POINTE PLAT 1
FINAL PLAT

WAUKEE, IOWA

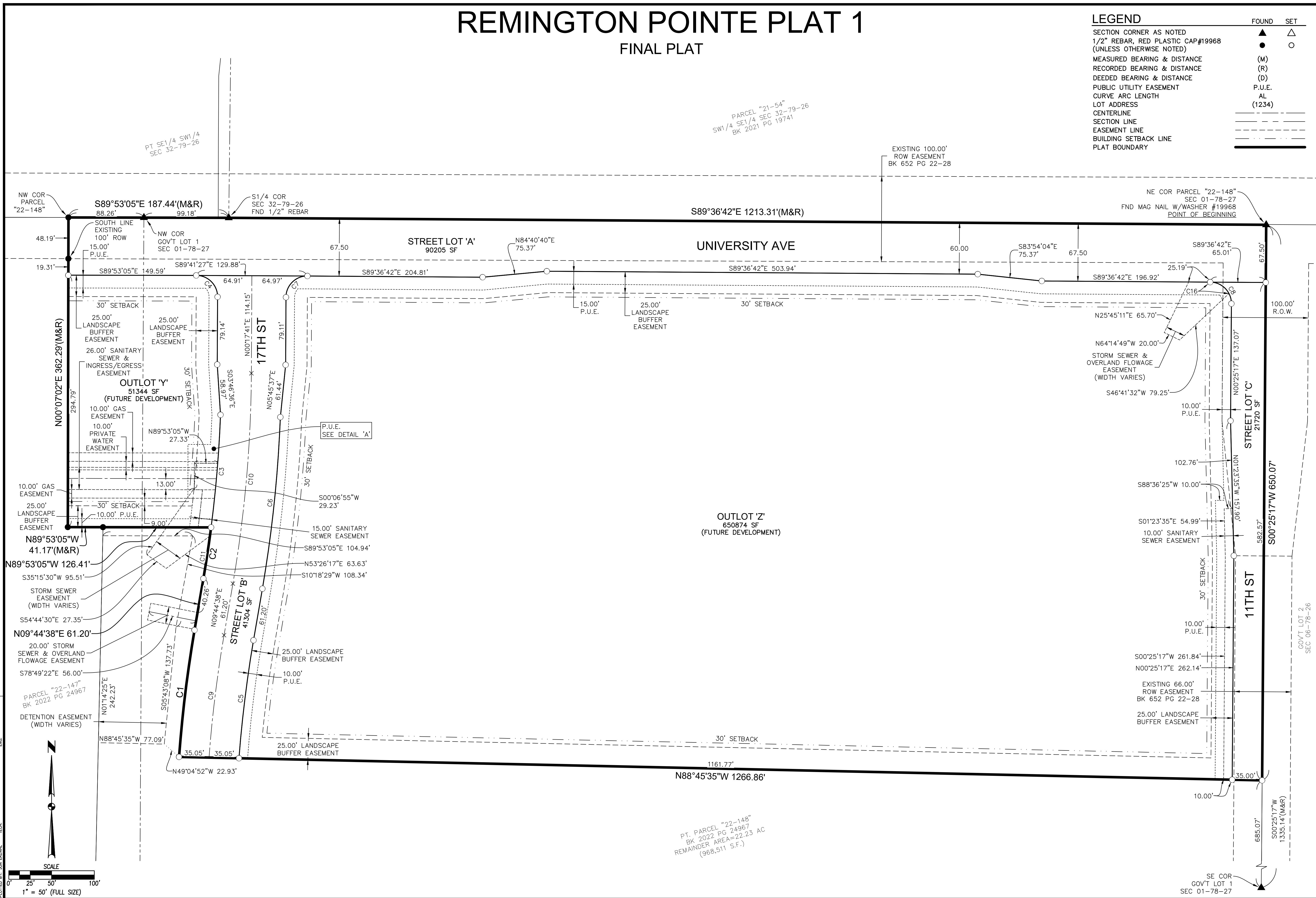
1 / 2
2211.766

REMINGTON POINTE PLAT 1

FINAL PLAT

LEGEND	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP #19968 (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	---	

REVISIONS	DATE
FIRST SUBMITTAL	08/14/23
FIRST SUBMITTAL	07/18/23



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 URBANDALE, IA 50322
 PHONE: (515) 369-4400



REMINGTON POINTE PLAT 1
FINAL PLAT

2 / 2

2211.766

COMPUTER: ENCL
 DATE: 8/14/2023 10:45 AM
 PLOTTED BY: ADR/ERD/AHL
 FILE: H:\2022\2211766\2211766-FINAL PLAT 1.DWG

PT SE1/4 SW1/4
 SEC 32-79-26

PARCEL "21-54"
 SW1/4 SE1/4 SEC 32-79-26
 BK 2021 PG 19741

EXISTING 100.00'
 ROW EASEMENT
 BK 652 PG 22-28

GOV'T LOT 2
 SEC 06-78-26

PT. PARCEL "22-148"
 BK 2022 PG 24967
 REMAINDER AREA=22.23 AC
 (968,511 S.F.)