

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
 COMPANY: COOPER CRAWFORD & ASSOCIATES
 RETURN TO: 475 S 50th ST., STE. 800, WDM, IA 50265
 COOPER CRAWFORD & ASSOCIATES

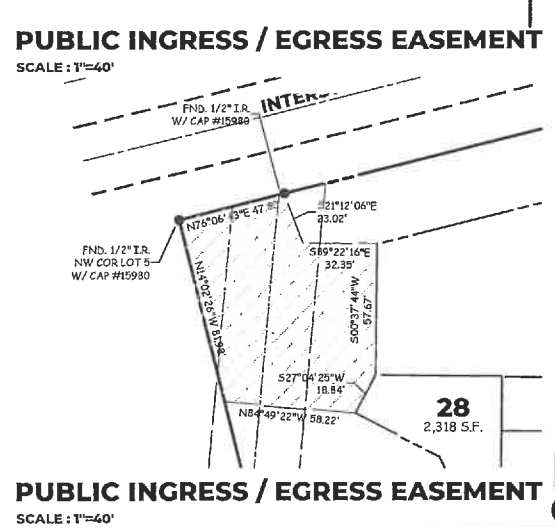
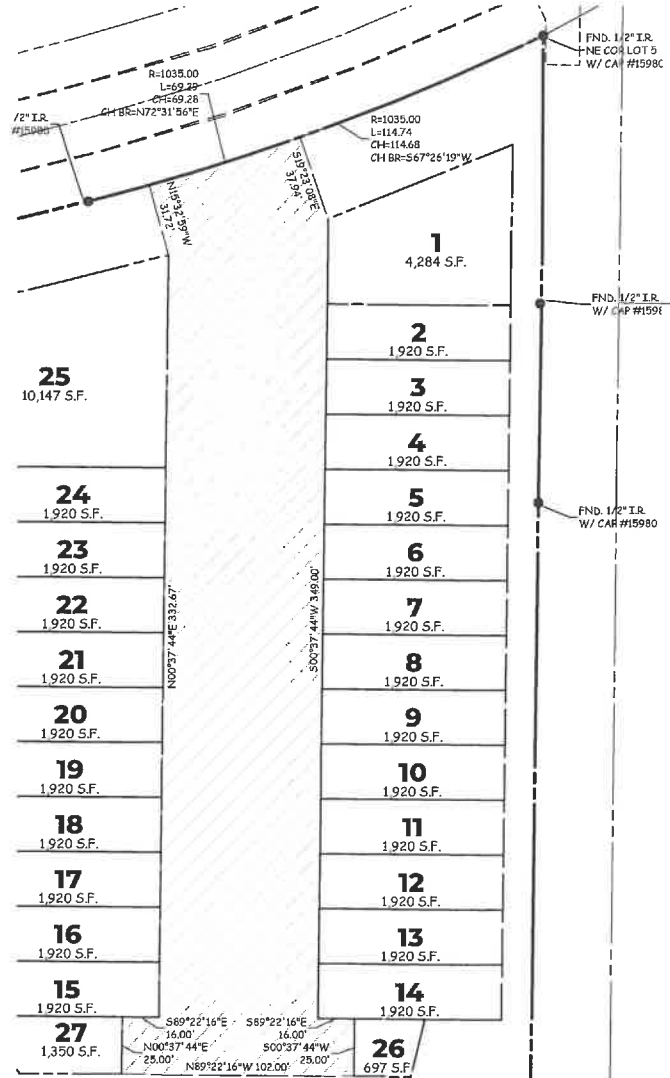
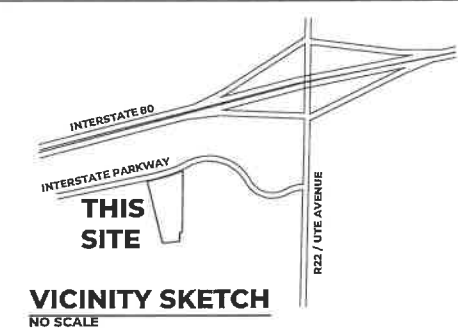
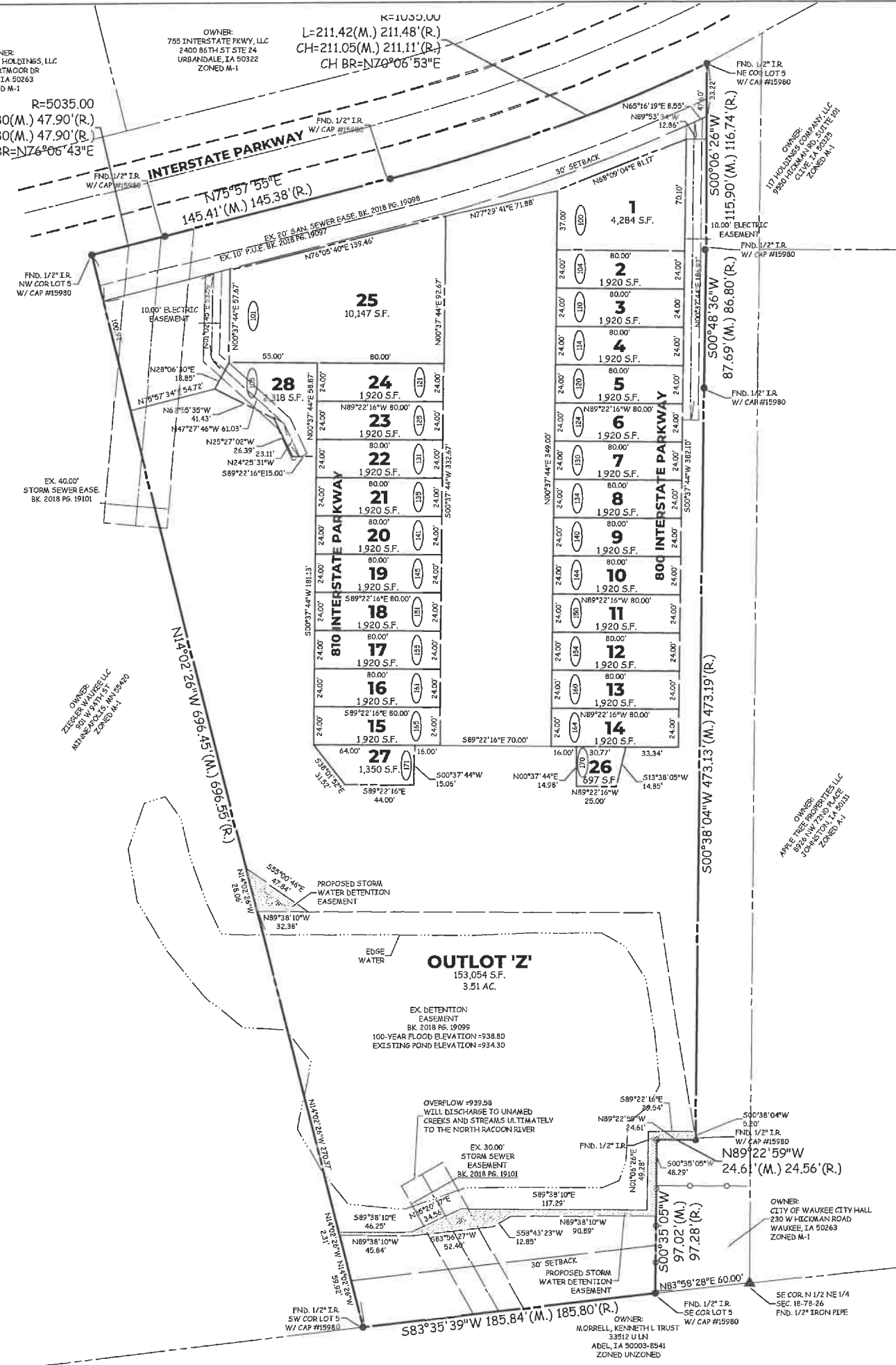
OWNER: JM SLOUK CITY HOLDINGS, LLC
 185 NE DARTMOUTH DR
 WAUKEE, IA 50263
 ZONED M-1

R=5035.00
 L=47.80(M.) 47.90'(R.)
 CH=47.80(M.) 47.90'(R.)
 CH BR=N76°06'43"E

OWNER: 755 INTERSTATE PKWY, LLC
 2400 85TH ST STE 24
 URBANDALE, IA 50322
 ZONED M-1

K=1033.00
 L=211.42(M.) 211.48'(R.)
 CH=211.05(M.) 211.11'(R.)
 CH BR=N70°06'53"E

Doc ID: 009124860034 Type: PLAT
 Recorded: 09/20/2023 at 09:17:10 AM
 Fee Amt: \$172.00 Page 1 of 34
 Dallas County Iowa
 ReNae Arnold RECORDER
 File#
BK 2023 PG 13948



FINAL PLAT
I-80 WEST INDUSTRIAL PARK PLAT 3

800 INTERSTATE PARKWAY, WAUKEE
OWNER / APPLICANT

NEXT PHASE DEVELOPMENT LLC
 REID TAMISTEA
 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**
- EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
 - THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
 - LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
 - OUTLOT 'Z' AND ALL PRIVATE UTILITIES SHALL BE MAINTAINED BY AN H.O.A.

LEGEND

—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
○	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
NR.	NOT RADIAL

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
 LICENSE # 1045
 DATE: 12/31/2023

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
 8-30-2023

JOB NUMBER
CC 2698

AS-BUILT:
FINAL PLAT
 I-80 WEST INDUSTRIAL PARK PLAT 3

SHEET
1 OF 1

