

FINAL PLAT

# WAUKEE TOWNE CENTER PLAT 5 WAUKEE, IOWA

Doc ID: 009126400020 Type: PLAT  
Recorded: 09/22/2023 at 09:03:19 AM  
Fee Amt: \$102.00 Page 1 of 20  
Dallas County Iowa  
ReNae Arnold RECORDER  
File#  
BK 2023 PG 14102

INDEX LEGEND	
COUNTY:	DALLAS
SUBDIVISION:	WAUKEE TOWNE CENTER PLAT 3
LOT:	1, 2, 3, 4
CITY:	WAUKEE
PROPRIETOR (S):	WAUKEE TOWNE CENTER, LLC
REQUESTED BY:	MIKE PIERSON
PROFESSIONAL LAND SURVEYOR:	JEFFREY A. GADDIS, PLS 18381
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, URBANDALE, IA 50322 PHONE: 515-276-4884
RETURN TO:	

WAUKEE TOWNE CENTER, LLC, 611 MONTICELLO DRIVE, BURLINGTON, IA 52601

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT
3	EASEMENT
4	EASEMENT DETAIL

**LEGAL DESCRIPTION**  
LOTS 1, 2, 3, 4, WAUKEE TOWNE CENTER PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2023, PAGE 10316 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 5.04 ACRES MORE OR LESS.

**LAND AREA**  
5.04 ACRES  
219,606 SQ. FT.

**BASIS OF BEARINGS**  
THE FINAL PLAT BEARINGS ARE BASED ON THE WEST LINE OF LOTS 2, 3, 4, WAUKEE TOWNE CENTER PLAT 3 ASSUMED AS 500°04'43"E

**PROFESSIONAL LAND SURVEYOR NOTES**

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1/10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1/5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
5. IF THIS FINAL PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A GIP "X" WILL BE SET IN FORTLAND CEMENT CONCRETE (P.C.C.) OR A "MAG NAIL" WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

**BOUNDARY CLOSURE REPORT**

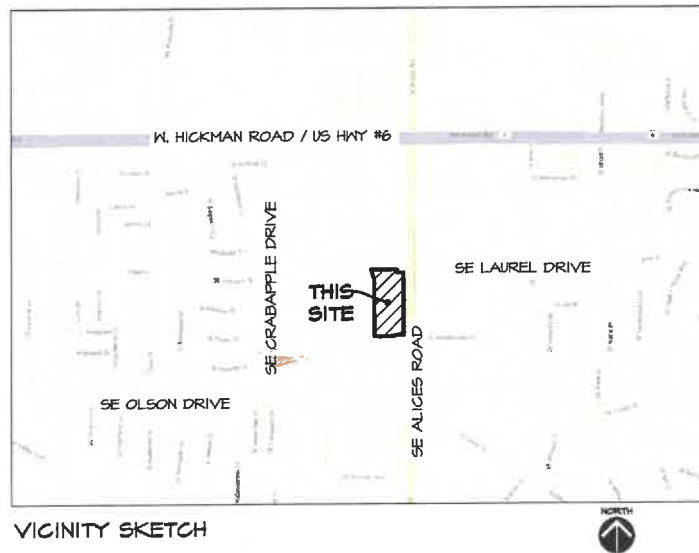
SEGMENT #0 : LINE NORTH: 429.0804' EAST: 2683.2287'	SEGMENT #8 : LINE COURSE: 584°44'09"E LENGTH: 276.67' NORTH: 1625.6514' EAST: 2612.2663'
SEGMENT #1 : LINE COURSE: 584°55'17"W LENGTH: 30.91' NORTH: 429.0804' EAST: 2652.2587'	SEGMENT #9 : LINE COURSE: 500°04'43"E LENGTH: 35.00' NORTH: 1540.6515' EAST: 2612.3144'
SEGMENT #2 : CURVE LENGTH: 66.04' RADIUS: 300.00' DELTA: 012°37'14" TANGENT: 33.18' CHORD: 65.96' COURSE: 583°36'37"W COURSE IN: 500°04'43"E COURSE OUT: N12°42'03"W RP NORTH: 629.0381' EAST: 2652.6703' END NORTH: 421.6471' EAST: 2586.7085'	SEGMENT #10 : LINE COURSE: 584°44'09"E LENGTH: 70.00' NORTH: 1540.3281' EAST: 2682.3156'
SEGMENT #3 : CURVE LENGTH: 66.04' RADIUS: 300.00' DELTA: 012°37'14" TANGENT: 33.18' CHORD: 65.96' COURSE: 583°36'37"W COURSE IN: N12°42'03"W COURSE OUT: 500°04'43"E RP NORTH: 1214.3570' EAST: 2520.7504' END NORTH: 414.3570' EAST: 2521.8562'	SEGMENT #11 : LINE COURSE: 500°04'43"E LENGTH: 661.25' NORTH: 429.0783' EAST: 2683.2204'
SEGMENT #4 : LINE COURSE: 584°55'17"W LENGTH: 148.58' NORTH: 414.1531' EAST: 2372.5784'	PERIMETER: 2073.00' AREA: 219606.48 SQ. FT. ERROR CLOSURE: 0.0080 COURSE: 518°32'56"W ERROR NORTH: -0.00159' EAST: -0.00786'
SEGMENT #5 : LINE COURSE: N00°04'43"W LENGTH: 558.21' NORTH: 1472.3626' EAST: 2371.8125'	PRECISION: 1: 258918.75
SEGMENT #6 : CURVE LENGTH: 114.36' RADIUS: 250.00' DELTA: 026°12'54" TANGENT: 58.21' CHORD: 113.54' COURSE: N87°11'07"W COURSE IN: 584°55'17"W COURSE OUT: N63°42'23"E RP NORTH: 1472.0196' EAST: 2121.8127' END NORTH: 1582.7830' EAST: 2345.4466'	
SEGMENT #7 : CURVE LENGTH: 45.75' RADIUS: 100.00' DELTA: 026°12'54" TANGENT: 23.28' CHORD: 45.36' COURSE: N87°11'07"W COURSE IN: N63°42'23"E COURSE OUT: 584°55'17"W RP NORTH: 1621.0601' EAST: 2435.6001' END NORTH: 1626.9210' EAST: 2335.5443'	

**FLOOD ZONE**  
ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.  
COMMUNITY-PANEL #1404C0355F MAP REVISED DECEMBER 7, 2018.

COMMUNITY	NUMBER	PANEL	SUFFIX
DALLAS COUNTY	1404	C0355	F
CITY OF WAUKEE	140610	0320	F

\*\*\* FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE \*\*\*  
PLEASE SEE FEMA FLOOD SERVICE CENTER FOR CURRENT MAPS  
WWW.FEMA.GOV  
FEMA REGION VII, 1221 WARD PARKWAY, KANSAS CITY, MO 64114  
1-877-336-2627  
FEMA.MAPS.SPECIALIST@RISKMAPCDS.COM

**FINAL PLAT**  
APPROVED BY: Waukee City Council  
DATE: 09/18/2023  
SIGNED: *[Signature]*



VICINITY SKETCH

**PROPERTY OWNER:**

WAUKEE TOWNE CENTER, LLC  
611 MONTICELLO DR.  
BURLINGTON IA 52601  
CONTACT: MIKE PIERSON

**ZONING/LAND USE**

EXISTING:  
PD C-1, COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT  
(BK. 2022, PG. 20201)

**SETBACKS**

C-1  
FRONT YARD = 30 FEET  
SIDE YARD = 0 FEET  
SIDE YARD = 30 FEET / IF ADJACENT TO 'R' DISTRICT  
REAR YARD = 100 FEET (AS PER PD)  
MAXIMUM HEIGHT = NO MINIMUM EXCEPT WHEN ADJACENT TO AN R-1,  
R-2 OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40  
FEET AND 1 STORY OR 14 FEET FOR ACCESSORY BUILDING

**OWNER MAINTENANCE NOTES**

1. LOTS 1-5 ARE SUBJECT TO AN OPERATION AND EASEMENT AGREEMENT RECORDED  
IN BOOK 2022, PAGE 25314 AT THE DALLAS COUNTY RECORDER'S OFFICE.

**DEVELOPER:**

WAUKEE TOWNE CENTER, LLC  
611 MONTICELLO DRIVE  
BURLINGTON IA 52601  
CONTACT: MIKE PIERSON

**PROJECT MANAGER:**

ED ARP  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, SUITE #12  
URBANDALE IOWA 50322  
515-276-4884  
ARP@CECLAC.COM

**PROFESSIONAL LAND SURVEYOR:**

JEFFREY A. GADDIS, PLS 18381  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, SUITE #12  
URBANDALE, IOWA 50322  
515-276-4884 EXT 221  
GADDIS@CECLAC.COM

**LEGEND**

▲	FOUND SECTION CORNERS
●	FOUND CORNERS (5/8" I.R. WELVE CAP #18381 UNLESS OTHERWISE NOTED)
△	SET SECTION CORNER (3/8" I.R. WELVE CAP #18381 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (5/8" I.R. WELVE CAP #18381 UNLESS OTHERWISE NOTED)
---	PLAT BOUNDARY
---	EXISTING PROPERTY LINES
---	PROPOSED LOTS
---	EASEMENT LINES
---	BUILDING SETBACK LINES (B.S.L.)
---	CENTERLINE STREET
D.	DEEDED BEARINGS & DISTANCE
P.	PREVIOUSLY RECORDED BEARINGS & DISTANCE
M.	MEASURED BEARINGS & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
P.O.R.	POINT-OF-REFERENCE
P.O.B.	POINT-OF-BEGINNING
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT

**CERTIFICATION**

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.

September 21, 2023  
DATE  
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381  
RENEWAL DATE IS DECEMBER 31, 2024  
FOR SHEETS COVERED BY THIS SEAL.

SHEETS 1 - 4

**RETURN TO:**  
CIVIL ENGINEERING CONSULTANTS  
ATTN: JEFFREY A. GADDIS, PLS  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322  
PHONE: 515-276-4884  
EMAIL: GADDIS@CECLAC.COM



DATE: PRINTED ON September 21, 2023  
DESIGNED BY: JAG  
DRAWN BY: LH

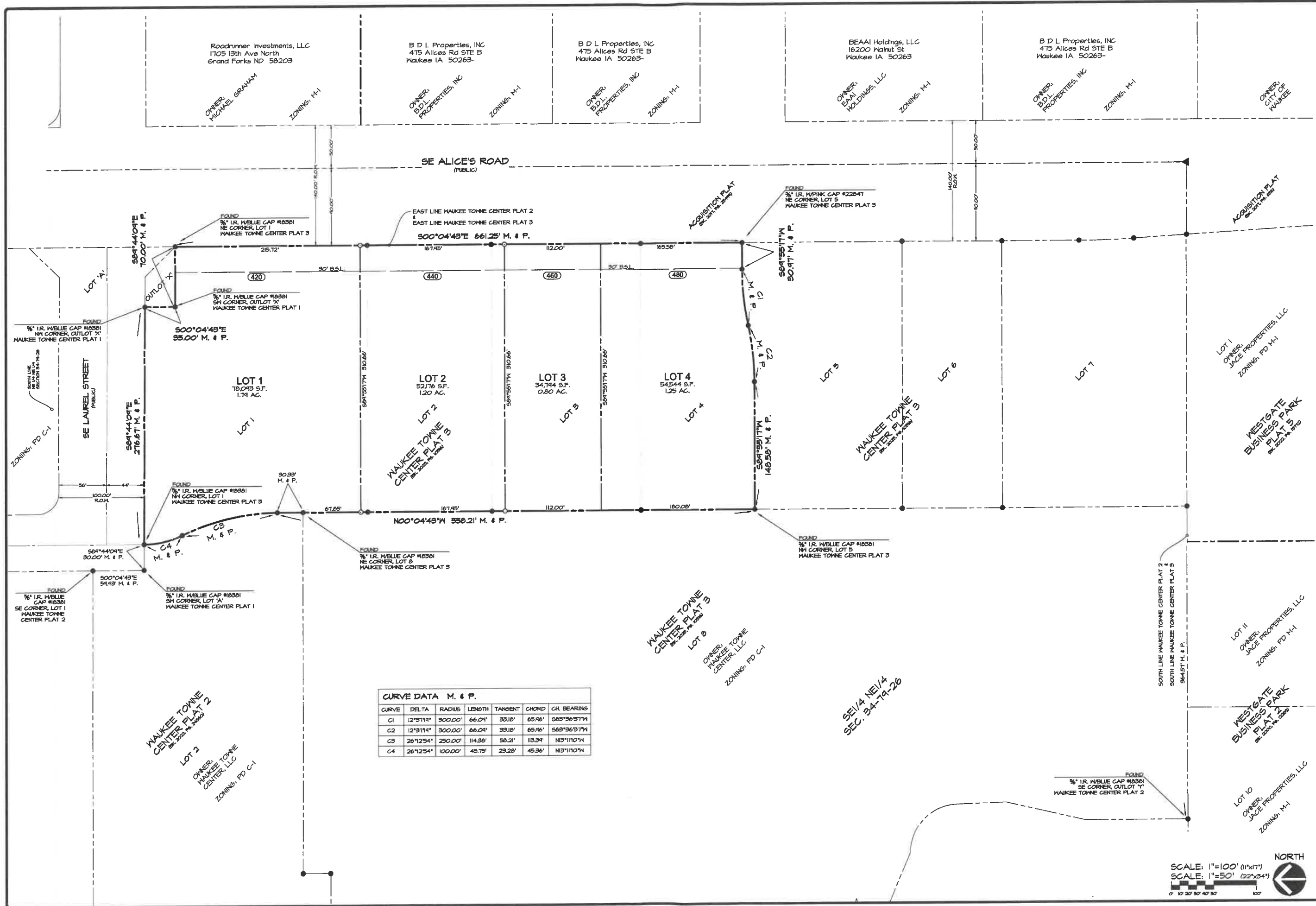
WAUKEE TOWNE CENTER PLAT 5  
COVER

SHEET  
OF 4  
A-2238

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 mail@ceclac.com



04/12/2024 10:00:00 AM, C:\Users\jgarcia\OneDrive\Documents\2024\04\12\2024\041224\041224.dwg, 11



**WAUKEE TOWNE CENTER PLAT 2**  
 LOT 2  
 OWNER:  
 WAUKEE TOWNE CENTER, LLC  
 ZONING: PD C-1

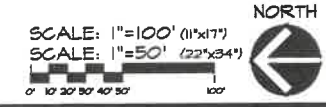
**WAUKEE TOWNE CENTER PLAT 3**  
 LOT 8  
 OWNER:  
 WAUKEE TOWNE CENTER, LLC  
 ZONING: PD C-1

**WESTGATE BUSINESS PARK PLAT 11**  
 LOT 11  
 OWNER:  
 JACE PROPERTIES, LLC  
 ZONING: PD M-1

**WESTGATE BUSINESS PARK PLAT 12**  
 LOT 10  
 OWNER:  
 JACE PROPERTIES, LLC  
 ZONING: M-1

**WESTGATE BUSINESS PARK PLAT 13**  
 LOT 1  
 OWNER:  
 JACE PROPERTIES, LLC  
 ZONING: PD M-1

CURVE DATA M. & P.					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH. BEARING
C1	12°51'11"	300.00'	66.01'	33.18'	65.96° S83°36'37"W
C2	12°51'11"	300.00'	66.01'	33.18'	65.96° S83°36'37"W
C3	26°12'54"	250.00'	114.36'	56.21'	N13°11'10"W
C4	26°12'54"	100.00'	45.75'	23.28'	N13°11'10"W



DATE:	PRINTED ON:	September 21, 2023
DATE OF SURVEY:	DESIGNED BY:	JAG
	DRAWN BY:	LJH

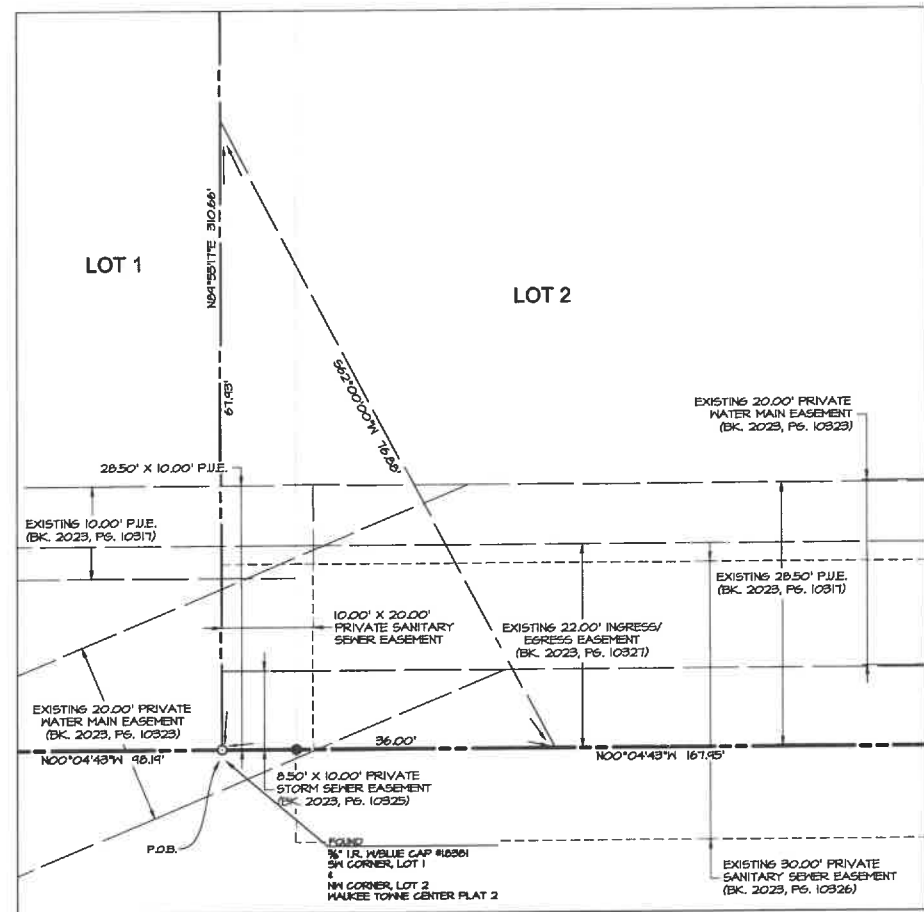
**Civil Engineering Consultants, Inc.**  
 2400 86th Street - Unit 12 - Des Moines, Iowa 50322  
 515.276.4884 - mail@cecinc.com



**WAUKEE TOWNE CENTER PLAT 5**  
 WAUKEE, IOWA  
**FINAL PLAT**

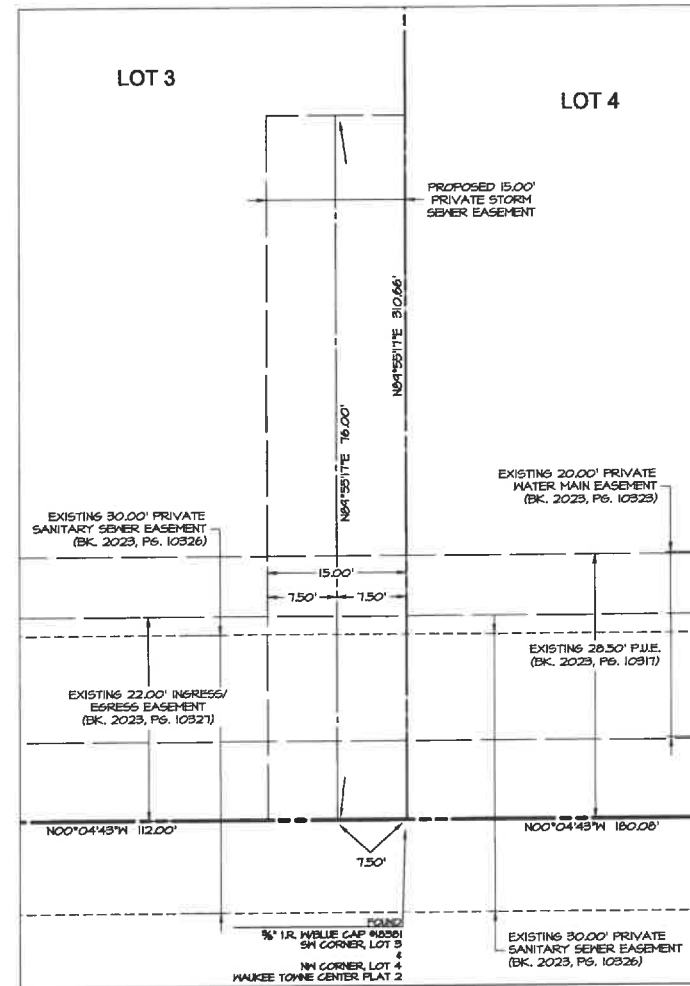
SHEET  
 OF 4  
 A-2230





DETAIL 'A'

SCALE: 1"=20' (11"x17")  
 SCALE: 1"=10' (22"x34")



DETAIL 'B'

SCALE: 1"=20' (11"x17")  
 SCALE: 1"=10' (22"x34")

DATE: PRINTED ON September 21, 2023  
 DATE OF SURVEY: JAN. 05, 2022  
 DESIGNED BY: JAG  
 DRAWN BY: L.J.H.

Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12, Des Moines, Iowa 50322  
 515.276.4884, mtl@ceclac.com



WAUKEE TOWNE CENTER PLAT 5  
 WAUKEE, IOWA  
 EASEMENT DETAIL

SHEET  
 4  
 OF 4

A-2230