

FINAL PLAT

WAUKEE TOWNE

CENTER PLAT 4

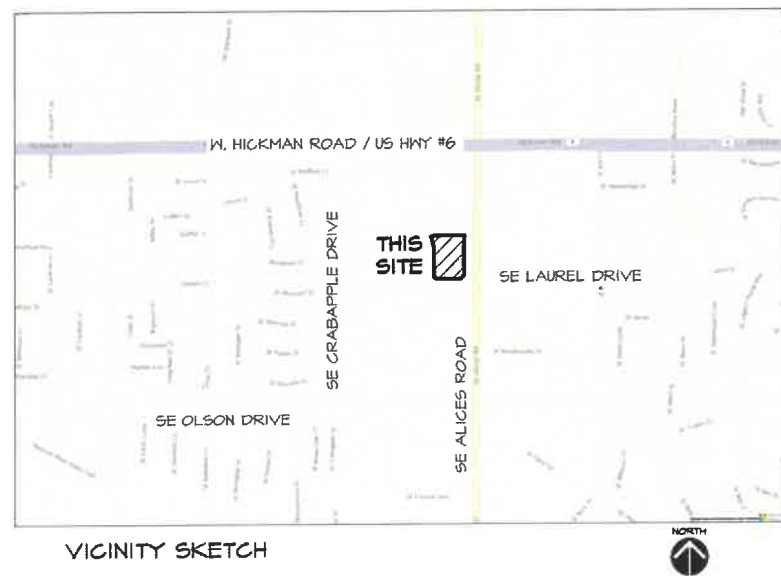
WAUKEE, IOWA

Doc ID: 009126390017 Type: PLAT
 Recorded: 09/22/2023 at 08:43:43 AM
 Fee Amt: \$87.00 Page 1 of 17
 Dallas County Iowa
 ReNae Arnold RECORDER
 File#
BK 2023 PG 14101

INDEX LEGEND	
COUNTY:	DALLAS
SUBDIVISION:	WAUKEE TOWNE CENTER PLAT I
LOT:	LOTS 5-7
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
RETURN TO:	2400 86TH STREET, URBANDALE, IA 50322 PHONE: 515-276-4884

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

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT



LEGAL DESCRIPTION

LOTS 5, 6, & 7, WAUKEE TOWNE CENTER PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 27825 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE DALLAS COUNTY, IOWA AND CONTAINING 3.23 ACRES MORE OR LESS.

LAND AREA

3.23 ACRES
140,964 SQ. FT.

BASIS OF BEARINGS

THE FINAL PLAT BEARINGS ARE BASED ON THE EAST LINE OF LOT 2, WAUKEE TOWNE CENTER PLAT I ASSUMED AS N00°04'43"W.

PROFESSIONAL LAND SURVEYOR NOTES

- 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.
- 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.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
- IF THIS FINAL PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT "X" WILL BE SET IN PORTLAND 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 #1 : CURVE LENGTH: 141.83' RADIUS: 363.00' DELTA: 022°24'08" TANGENT: 71.88' CHORD: 141.03' COURSE: N116°41'17"W COURSE IN: S84°55'11"W COURSE OUT: N67°31'09"E RP NORTH: 2020.4935' EAST: 2002.0625' END NORTH: 2154.2374' EAST: 2337.4768'	SEGMENT #9 : CURVE LENGTH: 141.83' RADIUS: 363.00' DELTA: 022°24'08" TANGENT: 71.88' CHORD: 141.03' COURSE: N116°41'17"W COURSE IN: S84°55'11"W COURSE OUT: N67°31'09"E RP NORTH: 2020.4935' EAST: 2002.0625' END NORTH: 2154.2374' EAST: 2337.4768'
SEGMENT #2 : LINE COURSE: S00°04'43"E LENGTH: 293.44' NORTH: 1760.3291' EAST: 2682.0869'	SEGMENT #10 : CURVE LENGTH: 48.51' RADIUS: 147.50' DELTA: 018°52'00" TANGENT: 24.51' CHORD: 48.35' COURSE: N76°48'17"E COURSE IN: S22°31'43"E COURSE OUT: N03°45'43"W RP NORTH: 2023.0422' EAST: 2344.2283' END NORTH: 2170.2743' EAST: 2384.5502'
SEGMENT #3 : LINE COURSE: S45°05'34"W LENGTH: 49.35' NORTH: 1125.4900' EAST: 2641.1847'	SEGMENT #11 : CURVE LENGTH: 77.57' RADIUS: 1608.00' DELTA: 002°45'50" TANGENT: 38.79' CHORD: 77.56' COURSE: N87°21'34"E COURSE IN: S03°55'16"E COURSE OUT: N01°09'26"W RP NORTH: 566.0384' EAST: 2444.5049' END NORTH: 2173.7104' EAST: 2462.0341'
SEGMENT #4 : LINE COURSE: N84°44'04"W LENGTH: 250.82' NORTH: 1726.6464' EAST: 2346.3173'	SEGMENT #12 : LINE COURSE: N40°00'00"E LENGTH: 221.50' NORTH: 2173.7104' EAST: 2683.5341'
SEGMENT #5 : CURVE LENGTH: 391.2' RADIUS: 25.00' DELTA: 081°59'35" TANGENT: 24.85' CHORD: 35.25' COURSE: N44°54'31"W COURSE IN: N00°15'42"E COURSE OUT: S89°55'17"W RP NORTH: 1751.6461' EAST: 2346.4315' END NORTH: 1751.6116' EAST: 2371.4316'	PERIMETER: 1511.71' AREA: 140963.00 SQ. FT. ERROR CLOSURE: 0.0053' COURSE: S38°55'58"W ERROR NORTH: -0.00418' EAST: -0.00334'
SEGMENT #6 : LINE COURSE: N00°04'43"W LENGTH: 118.10' NORTH: 1869.7115' EAST: 2371.2646'	PRECISION: 1: 284284.91
SEGMENT #7 : LINE COURSE: N02°24'00"W LENGTH: 148.13' NORTH: 2017.7116' EAST: 2365.0665'	
SEGMENT #8 : LINE COURSE: N00°04'43"W LENGTH: 3.22' NORTH: 2020.4936' EAST: 2365.0621'	

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #19049C0355F MAP REVISED DECEMBER 7, 2018.

COMMUNITY	NUMBER	PANEL	SUFFIX
DALLAS COUNTY	M0260	0355	F
CITY OF WAUKEE	M0618	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, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
 1-877-336-2821
 FEMAMAPSPECIALIST@RISKMAPGDS.COM

FINAL PLAT
APPROVED BY: Waukeee City Council
 DATE: 09/10/2023
 SIGNED: *William P. ...*

LEGEND

- FOUND SECTION CORNERS
- ▲ FOUND CORNERS (5/8" IR. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- △ SET SECTION CORNER (5/8" IR. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (5/8" IR. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- - - EXISTING PROPERTY LINES
- - - PROPOSED LOTS
- - - EASEMENT LINES
- - - BUILDING SETBACK LINES (B.S.L.)
- - - CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- IR. IRON ROD
- IP. 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.H. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

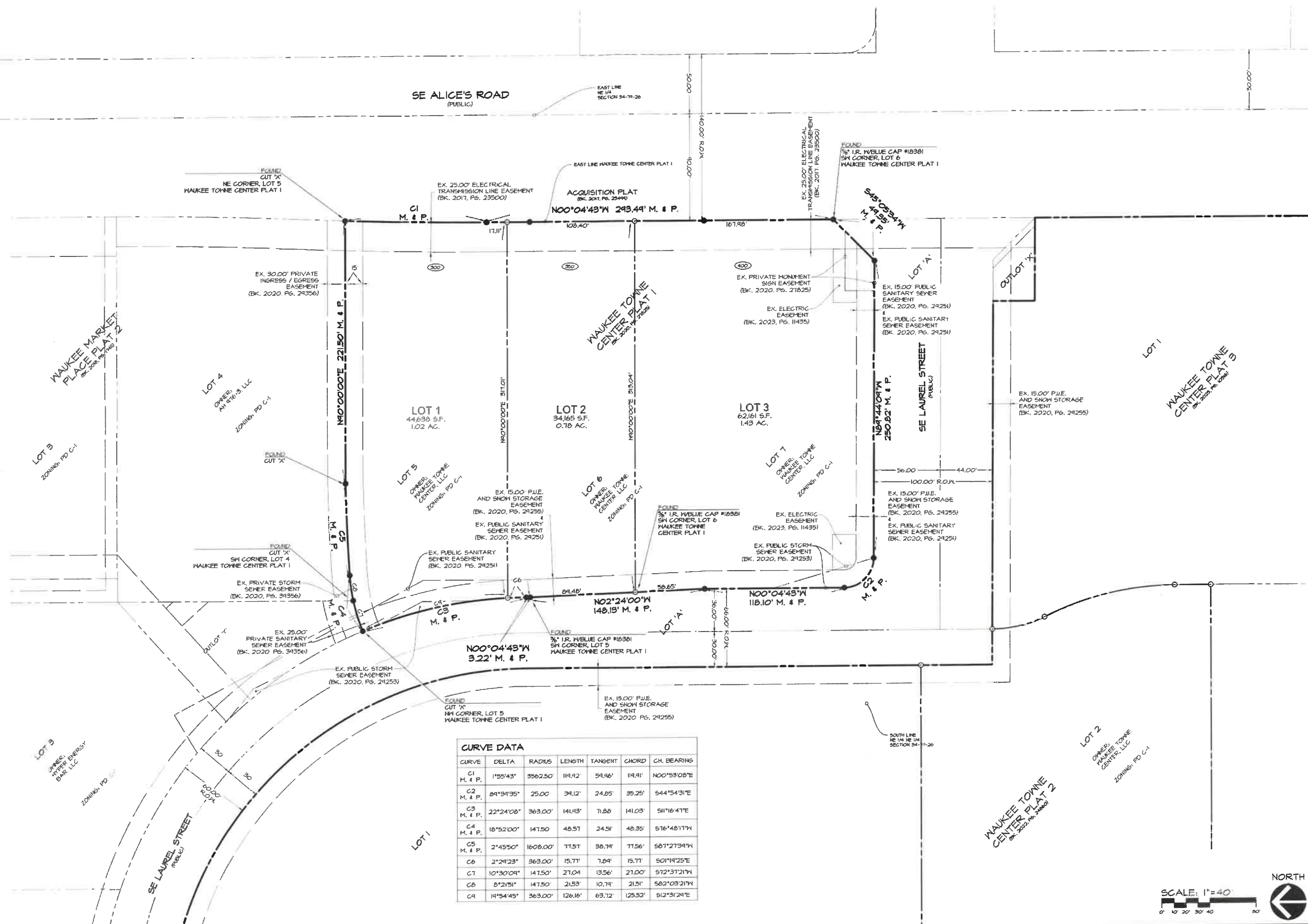
CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 JEFFREY A. GADDIS, IOWA LICENSE NO. 18381
 September 21, 2023
 DATE
 SHEETS COVERED BY THIS SEAL: SHEETS 1 - 2

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



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 mail@ceclac.com
CEC
 PRINTED ON September 21, 2023
 DATE OF SURVEY: JAN. 05, 2022
 DESIGNED BY: JAG
 DRAWN BY: LJT
WAUKEE TOWNE CENTER PLAT 4
COVER
 SHEET
 OF 2
 A-2237



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1 M. & P.	1°55'43"	3562.50'	114.92'	54.96'	119.91'	N00°53'08"E
C2 M. & P.	89°34'35"	25.00'	34.12'	24.85'	35.25'	S44°54'31"E
C3 M. & P.	22°24'08"	363.00'	141.43'	71.88'	141.03'	S11°16'41"E
C4 M. & P.	18°52'00"	147.50'	48.57'	24.51'	48.35'	S76°48'17"W
C5 M. & P.	2°45'50"	1608.00'	71.57'	38.74'	71.56'	S87°27'39"W
C6	2°24'23"	363.00'	15.77'	7.84'	15.77'	S01°14'25"E
C7	10°30'04"	147.50'	27.04'	13.56'	27.00'	S72°37'21"W
C8	8°21'51"	147.50'	21.53'	10.74'	21.51'	S82°03'21"W
C9	14°54'45"	363.00'	126.16'	63.72'	125.52'	S12°31'24"E

