

FINAL PLAT

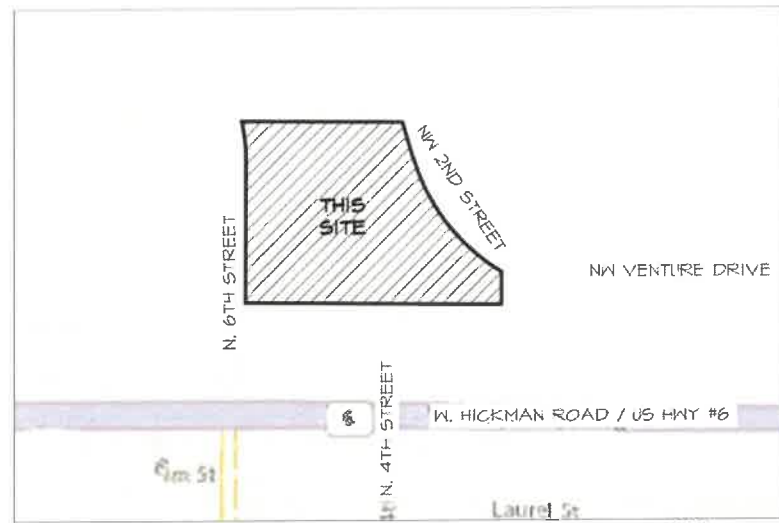
WAUKEE CROSSING PLAT 5

WAUKEE, IOWA

1A WAUKEE NW 2ND, LLC & 1A WAUKEE NW 2ND II, LLC
201 RIVERPLACE, STE 400, GREENVILLE, SC 29601

2023-17625
RECORDED: 11/27/2023 02:06:48 PM
RECORDING FEE: \$112.00
COMBINED FEE: \$112.00
REVENUE TAX: \$
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

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



VICINITY SKETCH

LEGAL DESCRIPTION

PARCEL 21-B1, PARCEL 2-B2, PARCEL 2-B3, AND PARCEL 2-B4 OF OUTLOT 'V', WAUKEE CROSSING PLAT 2, OFFICIAL PARCELS RECORDED IN BOOK 2022 PAGE 14807 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA CONTAINING 23.17 ACRES MORE OR LESS.

LAND AREA

23.17 ACRES
1009,451 SQ. FT.

BASIS OF BEARINGS

THE FINAL PLAT BEARINGS ARE BASED ON THE SOUTH LINE OF OUTLOT 'V', WAUKEE CROSSING PLAT 2 AND WAS MEASURED AS N84°29'09" E. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD83(2011) SOUTH ZONE GRID NORTH.

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 PROVIDED TO THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLATS RECORDING DATE.
5. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABELED AS "EXISTING".
6. 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 'HAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL #040460355F MAP REVISED DECEMBER 7, 2018.

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
(SEE FEMA FLOOD MAP SERVICE CENTER FOR EFFECTIVE MAPS)

BOUNDARY CLOSURE REPORT

NORTH: 54018.561' EAST: 1535039.9710'

SEGMENT #1 : LINE
LENGTH: 846.64'
DELTA: 042°05'00" TANGENT: 403.93'
CHORD: 154.00' COURSE: S31°36'16"E
COURSE IN: N13°26'14"E COURSE OUT: S31°21'15"W
RP NORTH: 540223.7100 EAST: 1536444.4441'
END NORTH: 584307.1083 EAST: 1536403.1565

SEGMENT #2 : LINE
LENGTH: 147.96'
DELTA: 042°05'00" TANGENT: 403.93'
CHORD: 154.00' COURSE: S31°36'16"E
COURSE IN: N13°26'14"E COURSE OUT: S31°21'15"W
RP NORTH: 540223.7100 EAST: 1536444.4441'
END NORTH: 584307.1083 EAST: 1536403.1565

SEGMENT #3 : CURVE
LENGTH: 171.22' RADIUS: 1050.00'
DELTA: 042°05'00" TANGENT: 403.93'
CHORD: 154.00' COURSE: S31°36'16"E
COURSE IN: N13°26'14"E COURSE OUT: S31°21'15"W
RP NORTH: 540223.7100 EAST: 1536444.4441'
END NORTH: 584307.1083 EAST: 1536403.1565

SEGMENT #4 : LINE
LENGTH: 167.40'
DELTA: 042°05'00" TANGENT: 403.93'
CHORD: 154.00' COURSE: S31°36'16"E
COURSE IN: N13°26'14"E COURSE OUT: S31°21'15"W
RP NORTH: 540223.7100 EAST: 1536444.4441'
END NORTH: 584307.1083 EAST: 1536403.1565

SEGMENT #5 : LINE
LENGTH: 1.14'
DELTA: 042°05'00" TANGENT: 403.93'
CHORD: 154.00' COURSE: S31°36'16"E
COURSE IN: N13°26'14"E COURSE OUT: S31°21'15"W
RP NORTH: 540223.7100 EAST: 1536444.4441'
END NORTH: 584307.1083 EAST: 1536403.1565

SEGMENT #6 : LINE
LENGTH: 340.98'
DELTA: 042°05'00" TANGENT: 403.93'
CHORD: 154.00' COURSE: S31°36'16"E
COURSE IN: N13°26'14"E COURSE OUT: S31°21'15"W
RP NORTH: 540223.7100 EAST: 1536444.4441'
END NORTH: 584307.1083 EAST: 1536403.1565

SEGMENT #7 : LINE
LENGTH: 749.42'
DELTA: 042°05'00" TANGENT: 403.93'
CHORD: 154.00' COURSE: S31°36'16"E
COURSE IN: N13°26'14"E COURSE OUT: S31°21'15"W
RP NORTH: 540223.7100 EAST: 1536444.4441'
END NORTH: 584307.1083 EAST: 1536403.1565

SEGMENT #8 : CURVE
LENGTH: 201.35' RADIUS: 835.00'
DELTA: 013°48'51" TANGENT: 101.6'
CHORD: 200.86' COURSE: N06°41'46"W
COURSE IN: N84°14'18"W COURSE OUT: N76°23'45"E
RP NORTH: 584985.5807 EAST: 1534223.4054
END NORTH: 54018.5632' EAST: 1535039.9710'

PERIMETER: 4276.16' AREA: 1009451.22 SQ. FT.
ERROR CLOSURE: 0.00000' COURSE: N15°00'35"E
ERR: NORTH: 0.00208' EAST: 0.00117'

PRECISION: 1:532306.25

INDEX LEGEND

COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	WAUKEE CROSSING PLAT 2
LOT:	OUTLOT 'V'
PARCELS:	PARCELS 22-B1, 22-B2, 22-B3, 22-B4
PARCEL ID:	1228325004, 1228325005, 1228325006, 1228325007
PROPRIETOR (S):	1A WAUKEE NW 2ND, LLC & 1A WAUKEE NW 2ND II, LLC
REQUESTED BY:	1A WAUKEE NW 2ND, LLC & 1A WAUKEE NW 2ND II, LLC
PROFESSIONAL LAND SURVEYOR:	JEFFREY A. GADDIS
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC.
RETURN TO:	ATTN: JEFFREY A. GADDIS 2400 86TH STREET, JRBDANDALE, IA 50322

LEGEND

▲	FOUND SECTION CORNERS
●	FOUND CORNERS (5/8" I.R., IN BLUE CAP #1030) UNLESS OTHERWISE NOTED)
△	SET SECTION CORNER (5/8" I.R., IN BLUE CAP #1030) UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (5/8" I.R., IN BLUE CAP #1030) 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
I.R.	IRON ROD
I.P.	IRON PIPE
BL, XXX P6 XXX	COUNTY RECORDER'S INDEXING BOOK
P.O.R.	POINT-OF-REFERENCE
P.O.B.	POINT OF BEGINNING
R.O.M.	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 CONSTITUTION AND LAWS OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 8361 DATE November 6, 2023
RENEWAL DATE IS DECEMBER 31, 2024

ALL SHEETS COVERED BY THIS SEAL: SHEETS 1-4

PROPERTY OWNER:

1A WAUKEE NW 2ND, LLC &
1A WAUKEE NW 2ND II, LLC
201 RIVERPLACE, STE 400
GREENVILLE, SC 29601

DEVELOPER:

1A WAUKEE NW 2ND, LLC
201 RIVERPLACE, STE 400
GREENVILLE, SC 29601
ATTN: JONATHAN COCHRANE
PH: (864) 603-1148
EMAIL: JCOCCHRANE@REALTY1X.DEV.COM

SETBACKS

BULK REGULATIONS

FRONT YARD: 30 FEET
REAR YARD: 30 FEET
SIDE YARD: 15 FEET (IF ADJACENT TO 'R' DISTRICT)
ACCESSORY BUILDING: 30 FEET
INTERIOR SIDE YARD: 0 FEET

PROJECT MANAGER:

ED ASP
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #2
DES MOINES, IOWA 50322
515-276-4884
ART@CECLAC.COM

ZONING/LAND USE

R-3 RENTAL MULTI-FAMILY RESIDENTIAL, DISTRICT 4
PD-1 PLANNED DEVELOPMENT

PROFESSIONAL LAND SURVEYOR:

JEFFREY A. GADDIS
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #2
DES MOINES, IOWA 50322
515-276-4884
GADDIS@CECLAC.COM

OUTLOT NOTES:

1. OUTLOT 'V' SHALL BE MAINTAINED BY THE OWNERS OF LOTS 1 & 2.

FINAL PLAT

APPROVED BY: Waukee City Council

DATE: 09/06/2022

SIGNED: *Jeffrey A. Gaddis*



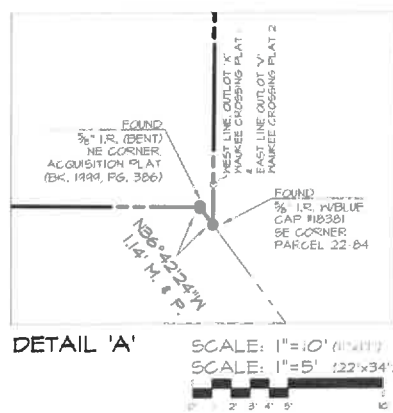
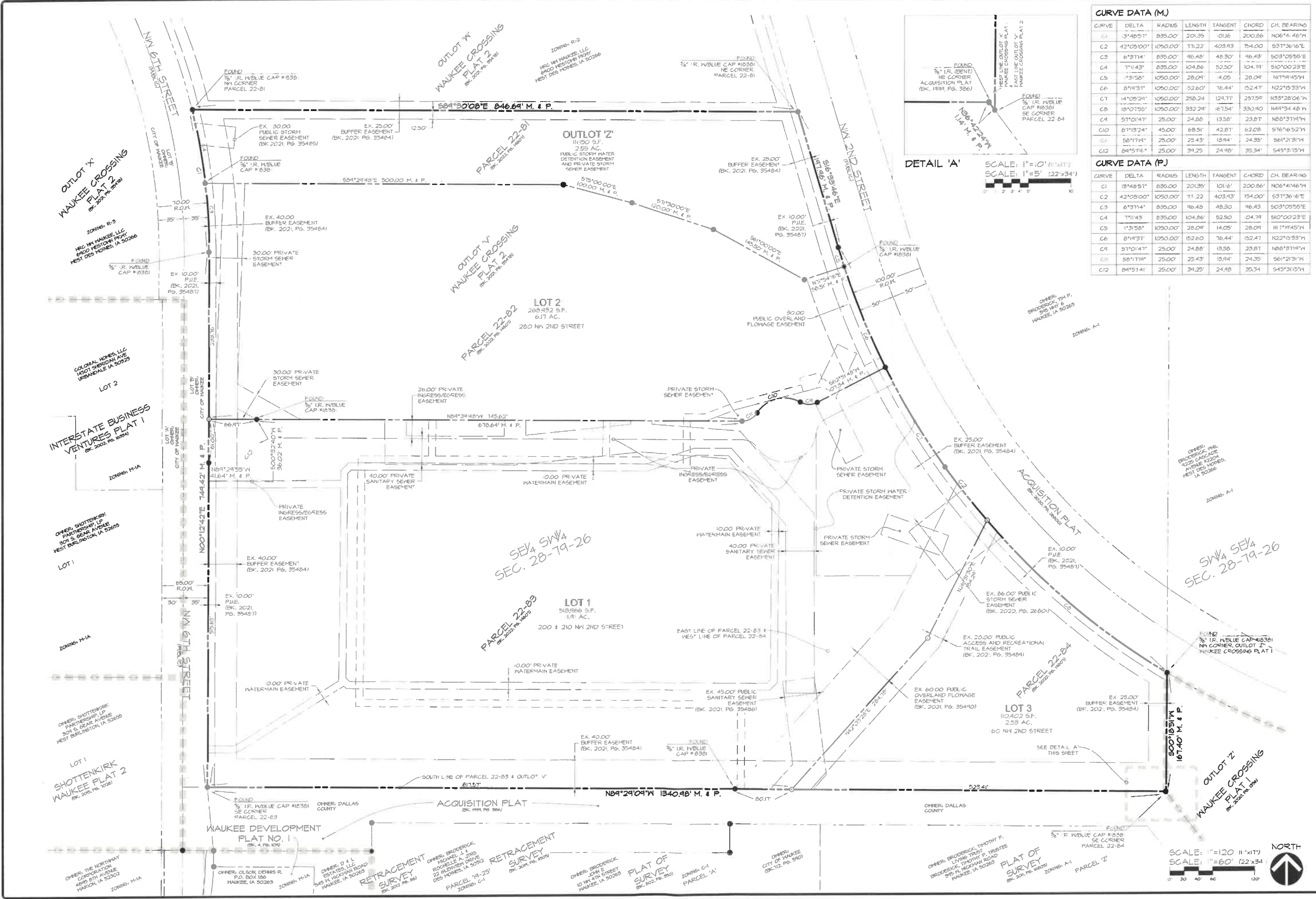
RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
JRBDANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: GADDIS@CECLAC.COM

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



DATE: 2023/11/6
2ND SUB: 2022/08/10
1ST SUB: 2022/07/15
DATE OF SURVEY: 2021/05/14
DESIGNED BY: JAG
DRAWN BY: LJP

WAUKEE CROSSING PLAT 5
WAUKEE, IOWA
COVER



CURVE DATA (M)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARINGS
C1	3°48'51"	835.00'	201.35'	01.16'	200.86'	N06°41'46"W
C2	42°05'00"	1050.00'	171.22'	403.93'	754.00'	S31°36'16"E
C3	6°37'14"	835.00'	96.48'	48.30'	96.43'	S03°05'55"E
C4	7°11'43"	835.00'	104.86'	52.50'	104.71'	S10°00'23"E
C5	1°31'58"	1050.00'	28.04'	14.05'	28.04'	N17°19'45"W
C6	8°19'37"	1050.00'	52.60'	76.44'	152.47'	N22°15'33"W
C7	14°05'29"	1050.00'	258.24'	124.77'	257.59'	N33°28'06"W
C8	18°07'55"	1050.00'	332.24'	167.54'	330.40'	N44°34'48"W
C9	57°01'47"	25.00'	24.88'	13.56'	23.87'	N88°37'19"W
C10	87°13'24"	45.00'	68.51'	42.87'	62.08'	S76°16'52"W
C11	58°17'19"	25.00'	25.43'	13.94'	24.35'	S61°21'31"W
C12	84°51'41"	25.00'	34.25'	24.48'	35.34'	S43°31'15"W

CURVE DATA (F)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARINGS
C1	3°48'51"	835.00'	201.35'	01.16'	200.86'	N06°41'46"W
C2	42°05'00"	1050.00'	171.22'	403.93'	754.00'	S31°36'16"E
C3	6°37'14"	835.00'	96.48'	48.30'	96.43'	S03°05'55"E
C4	7°11'43"	835.00'	104.86'	52.50'	104.71'	S10°00'23"E
C5	1°31'58"	1050.00'	28.04'	14.05'	28.04'	N17°19'45"W
C6	8°19'37"	1050.00'	52.60'	76.44'	152.47'	N22°15'33"W
C7	14°05'29"	1050.00'	258.24'	124.77'	257.59'	N33°28'06"W
C8	18°07'55"	1050.00'	332.24'	167.54'	330.40'	N44°34'48"W
C9	57°01'47"	25.00'	24.88'	13.56'	23.87'	N88°37'19"W
C10	87°13'24"	45.00'	68.51'	42.87'	62.08'	S76°16'52"W
C11	58°17'19"	25.00'	25.43'	13.94'	24.35'	S61°21'31"W
C12	84°51'41"	25.00'	34.25'	24.48'	35.34'	S43°31'15"W

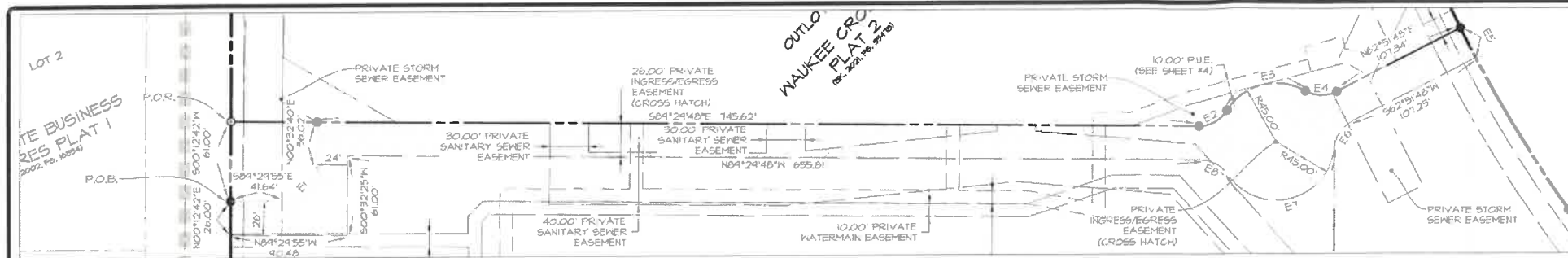
Civil Engineering Consultants, Inc.
2400 86th Street - Unit 12 - Des Moines, Iowa 50322
515.276.4884 - mail@cecinc.com

CEC

DATE: 2023/11/16
2ND SURV: 2022/08/10
1ST SURV: 2022/07/15
DATE OF SURVEY: 2022/05/14
DESIGNED BY: JAG
DRAWN BY: L.J.H.

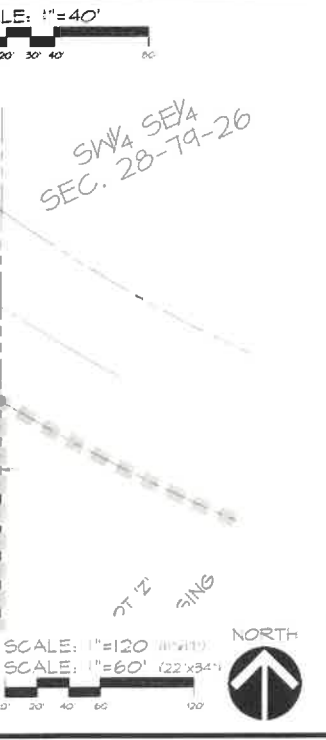
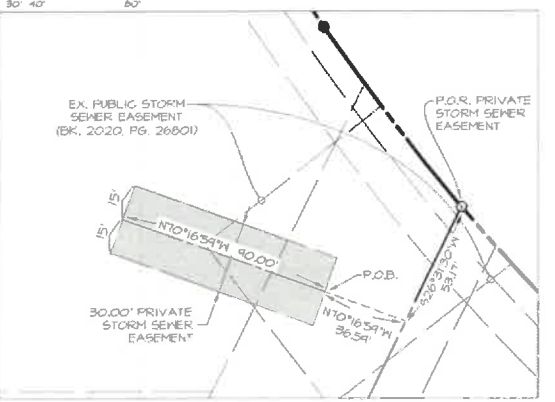
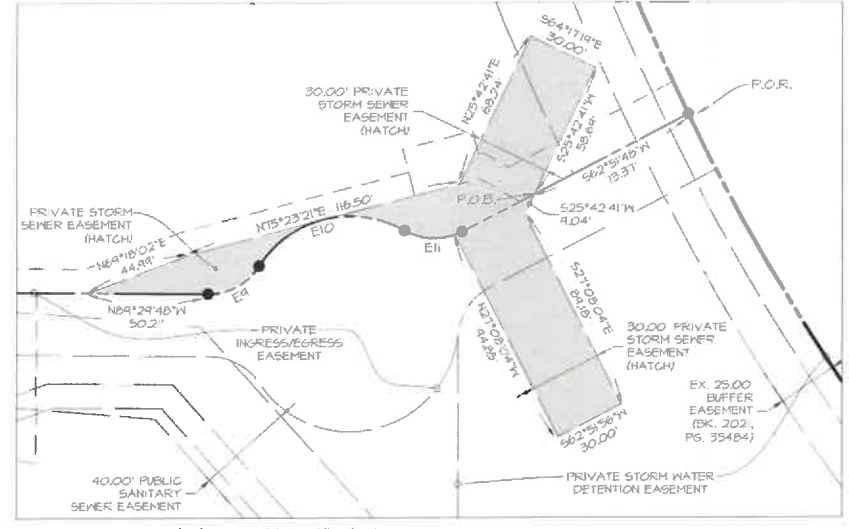
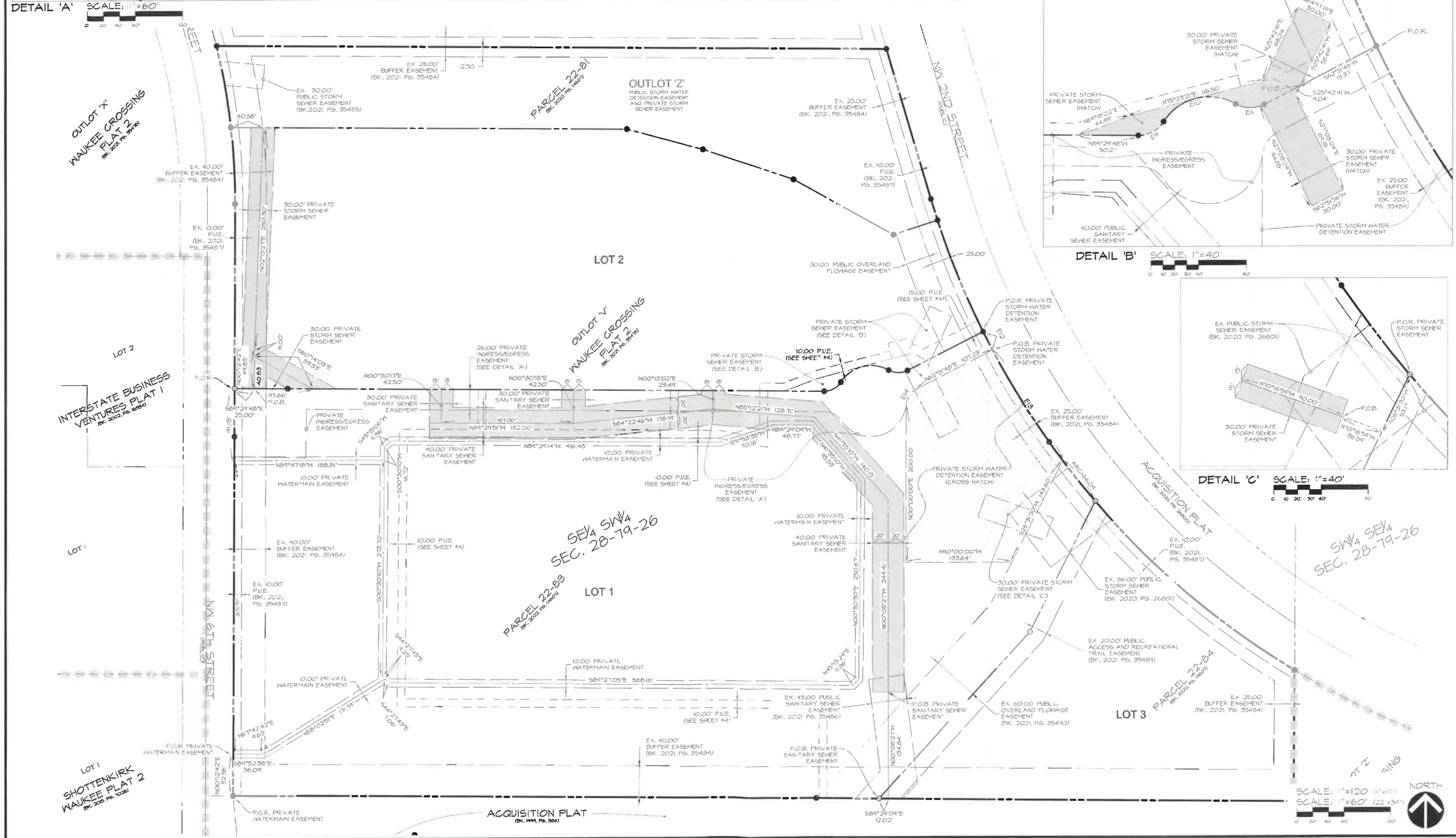
Waukee Crossing Plat 5
Waukee, Iowa
FINAL PLAT

SHEET 4
A-2146



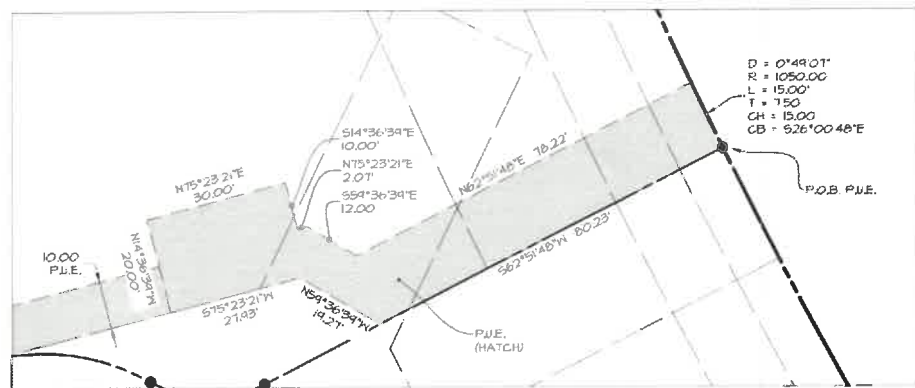
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
E1	84°51'41"	25.00'	34.25'	24.98'	35.34'	N45°31'55"E
E2	56°11'14"	25.00'	25.43'	9.94'	24.35'	N6°12'31"E
E3	87°13'24"	45.00'	68.51'	42.87'	62.08'	N76°16'52"E
E4	57°10'41"	25.00'	24.88'	13.58'	23.61'	S68°37'14"E
E5	1°25'08"	1050.00'	26.00'	13.00'	26.00'	S21°01'55"E
E6	97°07'41"	25.00'	24.93'	13.61'	23.91'	S84°17'51"W
E7	141°07'50"	45.00'	110.84'	127.54'	84.87'	S76°10'34"W
E8	56°14'19"	25.00'	24.54'	13.36'	23.57'	N61°22'40"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
E9	58°17'14"	25.00'	25.43'	13.94'	24.35'	S61°21'31"W
E10	87°13'24"	45.00'	68.51'	42.87'	62.08'	S76°16'52"W
E11	49°36'01"	25.00'	21.64'	11.55'	20.91'	N84°54'28"W
E12	1°25'08"	1050.00'	26.00'	13.00'	26.00'	S21°01'55"E
E13	97°03'54"	1050.00'	166.5'	83.25'	165.98'	S32°22'28"E
E14	57°07'41"	25.00'	24.93'	13.61'	23.91'	N84°17'51"E



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

WAUKEE CROSSING PLAT 5
 WAUKEE, IOWA
 EASEMENT DETAILS



SCALE: 1"=40' (11"x17")
SCALE: 1"=20' (22"x34")

LOT 2

OUTLOT 'V'
WAUKEE CROSSING
PLAT 2
(BK. 2021, PG. 2648)

SE 1/4 SW 1/4
SEC. 28-79-26

PARCEL 22-89
(BK. 2022, PG. 1420)

LOT 1

LOT 3

ACQUISITION PLAT
(BK. 1991, PG. 206)

SCALE: 1"=80' (11"x17")
SCALE: 1"=40' (22"x34")



DATE:	2023/11/16
2ND SUB. DATE:	2023/08/10
1ST SUB. DATE:	2022/07/15
DATE OF SURVEY:	2021/05/14
DESIGNED BY:	JAG
DRAWN BY:	LJH