

REMINGTON POINTE PLAT 2

FINAL PLAT

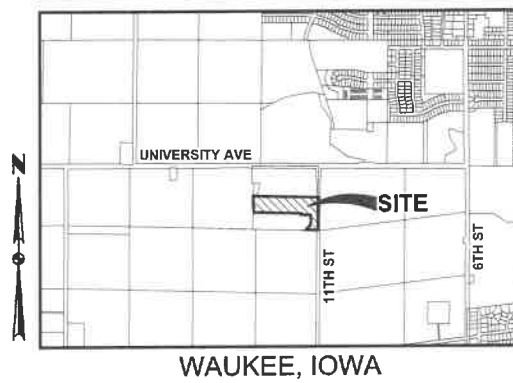
2024-02039
 RECORDED: 02/15/2024 02:52:56 PM
 RECORDING FEE: \$182.00
 COMBINED FEE: \$182.00
 REVENUE TAX: \$
 RENAE ARNOLD, RECORDER
 DALLAS COUNTY, IOWA

INDEX LEGEND
 LOCATION: PART OF PARCEL "22-148"
 SECTION 01-170N-R27W
 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTED BY: REMINGTON POINTE, LLC
 PROPRIETOR: 9550 HICKMAN RD STE 100
 CLIVE, IA 50325
 SURVEYOR: MATTHEW J. THOMAS, PLS
 PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC
 & RETURN TO: 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDER

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 02/05/2024
 SIGNED: *[Signature]*

VICINITY MAP



WAUKEE, IOWA

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' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- OUTLOT 'Z' SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

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

ZONING

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

FRONT SETBACK = 30'
 REAR SETBACK = 30' FOR DWELLING, 40' FOR OTHER PRINCIPAL PERMITTED USES
 SIDE YARD SETBACK = 15' TOTAL / 7' MIN ONE SIDE

DATE OF SURVEY

JULY 10, 2023

PLAT DESCRIPTION

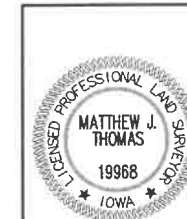
A PART OF PARCEL "22-148" AS SHOWN ON THE AMENDED PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24967, BEING A PART OF GOVERNMENT LOT 1 AND A PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 NORTH OF THE 5TH P.M., ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "22-148"; THENCE NORTH 88°57'45" WEST ALONG THE SOUTH LINE OF SAID PARCEL "22-148", A DISTANCE OF 263.28 FEET; THENCE NORTH 44°44'15" EAST, 122.62 FEET; THENCE NORTH 22°28'32" EAST, 73.55 FEET; THENCE NORTH 04°37'24" EAST, 44.59 FEET; THENCE NORTH 08°49'10" WEST, 44.59 FEET; THENCE NORTH 04°47'03" WEST, 70.39 FEET; THENCE NORTH 88°45'35" WEST, 195.00 FEET; THENCE NORTH 01°14'25" EAST, 30.00 FEET; THENCE NORTH 88°45'35" WEST, 803.67 FEET; THENCE NORTH 10°51'32" WEST, 15.01 FEET; THENCE SOUTH 79°08'28" WEST, 70.00 FEET; THENCE NORTH 88°45'35" WEST, 119.54 FEET; THENCE NORTH 01°14'25" EAST, 135.00 FEET; THENCE NORTH 88°45'35" WEST, 16.82 FEET TO THE WEST LINE OF SAID PARCEL "22-148"; THENCE NORTH 01°14'25" EAST ALONG SAID WEST LINE, 205.00 FEET; THENCE SOUTH 88°45'35" EAST, 1361.60 FEET TO THE EAST LINE OF SAID PARCEL "22-148"; THENCE SOUTH 00°25'17" WEST ALONG SAID EAST LINE, 685.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.09 ACRES (526,545 SQUARE FEET).

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

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°30'57"	800.00'	49.09'	N09°06'04"W	49.08'
C2	10°50'47"	800.00'	151.44'	N01°55'12"W	151.22'
C3	0°43'37"	1500.00'	19.03'	N03°52'00"E	19.03'
C4	93°57'38"	25.00'	41.00'	N44°15'36"E	36.56'
C5	6°13'25"	835.00'	90.70'	N00°23'29"E	90.65'
C6	0°39'31"	1535.00'	17.65'	N03°49'57"E	17.65'
C7	0°47'54"	1465.00'	20.42'	S03°54'09"W	20.42'
C8	6°52'01"	765.00'	91.69'	S00°04'11"W	91.63'
C9	85°23'45"	25.00'	37.26'	S46°03'42"E	33.91'
C10	90°49'08"	25.00'	39.63'	N45°49'51"E	35.61'
C11	89°10'52"	25.00'	38.91'	N44°10'09"W	35.10'
C12	90°00'00"	25.00'	39.27'	S46°14'25"W	35.36'
C13	90°00'00"	25.00'	39.27'	N43°45'35"W	35.36'
C14	102°05'58"	25.00'	44.55'	S40°11'27"W	38.88'
C15	0°03'31"	835.00'	0.86'	N10°49'47"W	0.86'
C16	77°57'34"	25.00'	34.02'	N49°46'48"W	31.45'
C17	21°54'58"	25.00'	9.56'	S14°19'19"E	9.50'

FILE: N:\2023\221170\221170-FINAL PLAT 2.DWG
 PLOT DATE: 1/27/24
 PLOTTED BY: MATTHEW J. THOMAS



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.
 MATTHEW J. THOMAS, P.L.S. DATE: 2/12/24
 LICENSE NUMBER 19968
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 & 2

REVISIONS

DATE	DESCRIPTION
01/13/24	FOURTH SUBMITTAL
12/06/23	THIRD SUBMITTAL
08/14/23	SECOND SUBMITTAL
07/19/23	FIRST SUBMITTAL

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

TECH: *[Signature]* REVIEW: *[Signature]*

ENGINEER: CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

REMINGTON POINTE PLAT 2
FINAL PLAT

1 / 2
 2211.767

REMINGTON POINTE PLAT 2

FINAL PLAT

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	---

DATE	REVISIONS
01/13/24	FOURTH SUBMITTAL
12/06/23	THIRD SUBMITTAL
09/14/23	SECOND SUBMITTAL
07/18/23	FIRST SUBMITTAL

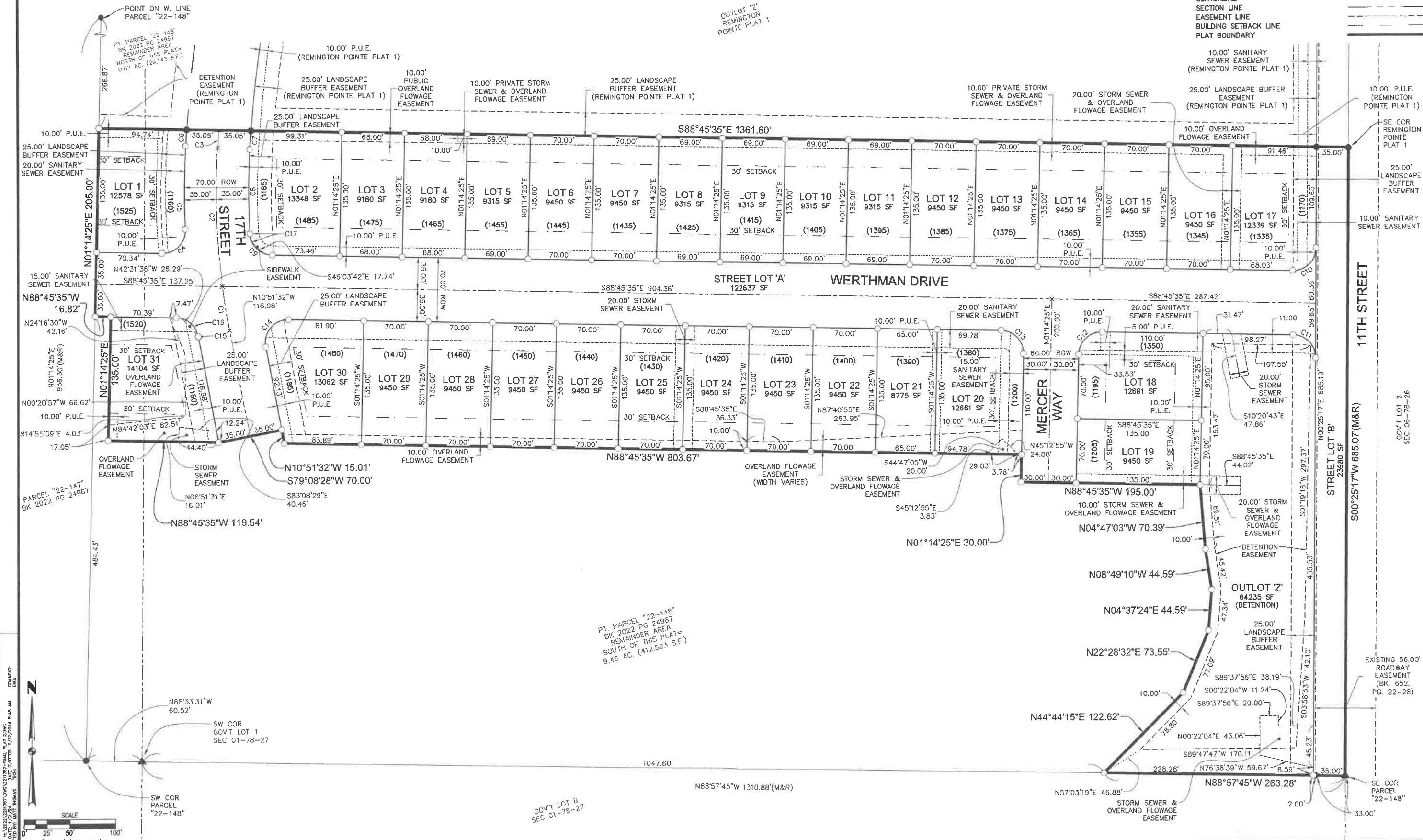
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: [REDACTED]
 ENGINEER: [REDACTED]

REMINGTON POINTE PLAT 2
FINAL PLAT

WALUKEE, IOWA

2211.767



FILE: 14-10023-211797-000-0211797-FINAL PLAT 2.DWG
 CONSULT: [REDACTED]
 PLOTTED BY: [REDACTED]

PT. PARCEL "22-148"
 BK 2022 PG 24967
 REMAINDER AREA
 SOUTH OF THIS PLAT=
 9.48 AC. (412,823 S.F.)

GOVT LOT 8
 SEC 01-78-27

GOVT LOT 2
 SEC 06-78-26

EXISTING 66.00'
 ROADWAY EASEMENT
 (BK. 652,
 PG. 22-28)